

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
January 24, 2024

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, January 24, 2024, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 6:15 p.m.

Council members present included Mayor Lehner, Vice Mayor Fisher, Ms. Duvall, Mrs. Hall, Mr. Scott, Mr. Suddith and Mr. Sullivan.

Staff members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Planning and Development Director Tom Robillard, City Planner Ryan Homs, Economic Development Manager Amy Schrimpf and Community Information Manager Mary Azbill.

Mr. Bill Nosil and son and Mr. Sterling Abernathy were also present.

Mr. Greeson briefly reviewed the agenda for tonight's City Council meeting.

Vice Mayor Fisher distributed documents received from First Suburbs regarding household affordability and homelessness.

Mr. Greeson stated that, per Council's request, short-term rentals will be discussed including number of properties in Kettering and regulating options.

Mr. Homs presented information regarding short-term rentals (STRs) defining them as any housing unit that is rented for a short period of time. In 2022, House Bill 563 was introduced to prohibit local jurisdictions from regulating short term rentals; however, this legislation was not approved by the Ohio General Assembly.

An outside company stated that Kettering has 99 short term rental properties among 27,500 housing units. Mr. Homs stated that the minimal complaints he has received from neighbors include vehicles in the street, disruptive parties, noise and not knowing who is staying in a dwelling. Kettering's zoning code does not include a short term definition. Some jurisdictions have no regulations while others have adopted standards requiring licensure to operate short term rentals. Xenia allows short term rentals, and Centerville and West Carrollton adopted a moratorium while research is completed. Yellow Springs has heavy restrictions as does Dublin where distance requirements are in place. STRs are banned in Oakwood.

Options for Kettering are to do nothing; modify regulations to ban STRs in all zoning districts; allow with restrictions; or modify with limited rules and regulations.

Mr. Sullivan asked if Centerville will allow STRs in certain areas. Mr. Homs stated STRs will likely be banned everywhere in Centerville except within their architectural preservation district.

Mr. Suddith asked about licensure rates. Mr. Homs estimated \$250 to \$300.

Mr. Suddith asked who would be responsible for overseeing this. Mr. Homs stated that Planning and Development would oversee it.

Mr. Scott asked what the trend looks like compared to the current 99 STRs. Mr. Homs stated Kettering had 62 last year.

Mayor Lehner asked about nuisance calls. Mr. Homs stated these are not disproportionate complaints.

Mayor Lehner asked what problems the City is experiencing relative to STRs. Mr. Homs stated there is currently not a big issue; however, if one arises, Kettering has no regulations.

Mayor Lehner asked that the City ensures to address problems if they arise. Mr. Homs has ability to revoke license. Currently, we don't have ability to regulate people coming and going. If there's a problem, we would use the noise ordinance and parking, etc. violation of some street codes.

Mr. Scott stated that STR guests would be exemplary compared with regular renters.

Mr. Robillard stated that complaints have not been a problem; however, if the number of STRs increase, it could impact affordable housing for long-term renters.

Mrs. Hall prefers option number one—do nothing—as it helps short term medical staff and provides a way for people to earn money by renting their homes.

Vice Mayor Fisher stated that STRs in Kettering should be monitored.

Ms. Duvall stated that the City's current code would need to be revised.

Mr. Scott stated that option number four -- requiring modifications to be made to allow STRs with limited regulations-- is the way to proceed for now, and noted that running an STR is like a business.

Mr. Suddith mentioned that Xenia does not allow campers in back yards and includes existing dwellings.

Mr. Sullivan stated that families likely will not want STRs next door and asked to consider what residents would want.

Mr. Homsy stated that 60% of homes in Kettering are single family dwellings.

Mr. Suddith stated that the City has the tools to enforce property problems. IF KPD isn't seeing a repetitive event, cleaning up the code is acceptable.

Mr. Suddith suggested mimicking Xenia as a first step.

Mayor Lehner asked City staff to work with the Law Department on a draft plan.

Mr. Greeson asked if Xenia had a maximum set for number of guests. Mr. Homsy stated that Hamilton has licensure requirement. Kettering could modify its definitions of motel and hotel for STRs.

Ms. Duvall expressed concern that entire apartment buildings become STRs. Mr. Robillard stated that apartments would be covered by hotel and motel language. For instance, STRs would include single units or duplexes, and 10% or more of the overall units cannot be STRs.

Mr. Greeson reviewed agenda items with Mayor Lehner.

Rosewood Landscaping – Mr. Bergstresser explained that resolutions 10 and 11 apply to this landscaping project. Number 10 would allow the City to move forward with the project. This resolution would amend the original to cover the difference from the initial amount requested. The request for quotes for landscaping around the front of the building came back high, and the City chose to regroup, reject the quotes and wait for a better bidding climate to get a reasonable price. The price difference is \$133,400, and the Parks Foundation will cover the \$74,600 overage. Resolution number 11 changes the resolution passed in 2021 to allow grant funds to be expended for the Parks Foundation.

Mr. Scott asked if the Parks Foundation is raising the funds. Mr. Bergstresser stated they have the money and that they continue to raise funds. Mr. Scott asked about the benefactors. Mr. Bergstresser stated that Nancy Cartwright is a contributor, as well as investments.

Pledge of Allegiance – Ms. Duvall requested permission to ask each elementary school to have a student lead the Pledge of Allegiance at one Council meeting per month starting in September. Mr. Greeson stated that City staff would coordinate this with principals.

Board of Community Relations (BCR) – Ms. Duvall stated that a non-City Pride event would be held June 14, and BCR would like to attend to promote Juneteenth. There were no objections.

At 7:07 p.m., Vice Mayor Fisher made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for the purposes of Personnel Matters; and Conference With Attorney, seconded by Mr. Scott. The motion passed unanimously upon roll call.

At 7:30 p.m., the Council exited Executive Session and went back on public record.

The City Council Workshop Meeting adjourned at 7:30 p.m.

ATTEST:

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PEGGY LEHNER  
MAYOR

LASHAUNAH D. KACZYNSKI  
Clerk of Council