

# **Williamsburg Township Board of Trustees Minutes**

## **Public Hearing ZC 1-25**

### **October 27, 2025**

The Williamsburg Township Board of Trustees met on Monday, October 27, 2025. Mr. Bainum called the meeting to order at 6:45 p.m. All joined in the Pledge of Allegiance to the Flag. Guy Bainum, Gary Jordan, and Bari Henning answered the roll call. Mr. Bainum opened a Public Hearing on ZC 1-25 for the approval or denial of a zone change from B-1 to B-2 on Parcel 52-35-05A-105. Present for the Public Hearing were Fiscal Officer Doug Lefferson, Maintenance Supervisor/Zoning Administrator Brian Tatman, Emergency Services Chief Jason McCarthy, Charlie Maklem, Randy and Donna Mercer, Pamela and Michael Daly, Daniel Knapke, Michael Pope, Sue Madsen, Mike Madsen, Jody Wilson, and Michael and Donna Bach. Mr. Daly owner of the parcel provided some opening remarks summarized below:

- He indicated they have enjoyed their 3 years at the site with no problems that they know of
- He described the condition of the model homes when he purchased them
  - Water had not been turned on for 6 years, there were rats, the little house had been gutted, the kitchen in the big house had been gutted
- The buildings were rehabbed for a year and a half
- He indicated since opening they have had great guests, they provide a binder of local restaurants, and are complimentary to the nearby wedding venue
- He would like to petition ODOT to be able to replace the fence, would like to make the property more beautiful, and leave the valley alone
- The plan is to add a third house at the top on the other side of the driveway with a residential look and same look and use as the other two buildings
- Mr. Daly referenced the County Commissioners document that mentioned septic on the property. He indicated that new septic systems were done for the other houses and would be completed for the new structure with either leach lines at the bottom or a mound system at the top. He indicated it doesn't make sense to look at in more detail until they get through this process.

Mr. Pope, Chair of the Williamsburg Township Zoning Commission, stated the Commission sent to the Trustees a recommendation to change the zoning from B-1 to B-2. He indicated the new structure would be similar to the others already there, the County guidelines would be followed and the sewer would be ok, saying he had no problem with it. Mr. Pope said it was the parcel by the pond and showed a photo. Mr. Madsen asked if this was a wedding venue or BNB. Mr. Daly said it would be the same uses as the other houses and they were not going to compete with the wedding venue. Mr. Madsen asked how many people would be staying there. Mr. Daly said it would be smaller than the others with 3 bedrooms. Mr. Knapke said he had no problem with short-term rentals, but he indicated short-term rentals involve residential zoning at every Airbnb across the country. Mr. Henning said it was not Airbnb. Mr. Daly said it is not a bed and breakfast they do not live there or serve meals. He indicated that Airbnb is just a marketing platform, stating his buildings are commercial use with 6 cleaning crew. Mr. Henning said it is just lodging, has to be hotel/motel, has to be B-2. Mr. Daly indicated he was careful and went to professionals/authorities for the right direction. Ms. Madsen asked if the properties were being taxed as commercial or residential. Mr. Daly said he had some discussions with the Clermont Convention Bureau about the right treatment. Mr. Henning said the County does have a hotel/motel tax. Ms. Madsen indicated residential zoning or hotel/motel would bring revenue into the Township. Mr. Daly said the B-2 is not bringing in tax revenue now. Mr. Knapke reiterated it should be treated as residential. Ms. Madsen said she appreciates them keeping the property nice. There being no further discussion, Mr. Bainum motioned to adopt the zone change of ZC 1-25, Parcel #52-35-05A-105 from B-1 to B-2. Mr. Jordan second. All yeas. Mr. Bainum closed the Public Hearing at approximately 7:07 pm.

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Fiscal Officer

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Chairperson