



ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT

CASE NUMBER 8-2026 BZA

3311 HICKORY CREEK DRIVE

FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON APRIL 2, 2026.

APPLICANT: George & Kristi Vredeveld, on behalf of Kristi Vredeveld TR, property owner.

LOCATION & ZONING: 3311 Hickory Creek Drive
Book 500, Page 154, Parcels 3 and 4 - "AA" Residence.

REQUEST: A conditional use request for a Short-Term Rental (STR) per Article 5.4, I, 15 of the Anderson Township Zoning Resolution.

SITE DESCRIPTION:
Tract Size: 8.57 Acres
Frontage: Approximately 42' on Hickory Creek Drive
Topography: House sits atop ridge sloping away in all directions
Existing Use: Single Family Residence with barn

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
<i>North:</i>	"AA" Residence	Single Family Residence
<i>South:</i>	"AA" Residence	Single Family Residence
<i>East:</i>	"AA" Residence	Single Family Residence
<i>West:</i>	"AA" Residence	Single Family Residence

PROPOSED DEVELOPMENT: The applicant is proposing to operate a Short-Term Rental (STR) in an existing house through Home Hop, which the applicant states is a professional property management company with 115 STRs, many of them "executive style homes." The applicant plans to implement high value rent for stays of 5+ nights with strict screening tools to prevent unwanted guests. The STR would be operated as a conditional use in accordance with Anderson Township Zoning Resolution Article 5.4, I, 15.

HISTORY: George & Kristi Vredeveld have owned the property since 2008. The residence was issued a zoning certificate in September of 1988 and constructed in 1989. In January 2004, a zoning certificate was issued for an accessory structure as approved by Case 4-2004 BZA. In June of 2017, a zoning certificate was issued for a basement addition.

FINDINGS: To authorize by the grant of a special zoning certificate after a public hearing, the Board of Zoning Appeals shall make a finding that the proposed conditional use is appropriate in the location proposed. The findings shall be based upon the general considerations set forth in Article 2.12, D, 8 as well as the designated specific criteria for specific uses (Short Term Rental) contained in Article 5.4, I, 15.

General Criteria in Article 2.12, D, 8, a:

Staff is of the opinion that the proposed use would comply with the spirit and intent of the Anderson Township Zoning Resolution and with the district purposes by meeting the conditional use standards.

Staff is of the opinion that the proposed STR will not have an adverse impact on adjacent properties. The use will be consistent with a single-family dwelling. The nearest adjacent home is approximately 370' away and heavily screened.

Staff is of the opinion that the proposed STR will respect natural, scenic, and historic features of significant public interest. There will be no impact on public services. The applicant has stated that the property will be maintained to the highest standards, preserving the natural and scenic qualities of the area.

The conditional use is in accordance with the following areas of the Township's Comprehensive Plan:

The project is consistent with the following goal and initiative in the "Housing" chapter of the 2022 Comprehensive Plan, which states:

"Anderson Township is home to diverse housing options to meet changing demographics and market demands"

"Encourage the development and redevelopment of a variety of housing styles and densities in appropriate areas of the township"

Specific Criteria in Article 5.4, I, 15

Short- term Rental (h), (l), (m), (s), (v), (x)

*h. The vehicular use area shall be located and designed so as to minimize impact on the neighborhood. **The applicant has stated that all parking will be contained on property at the end of an approximately 600' driveway.***

*l. Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties. **The applicant states that a noise monitoring system will be installed in the home which will notify the property manager/owners if tenants are too loud. Additionally, the applicant has stated that exterior video cameras will be installed.***

*m. No exterior alterations of an existing structure shall be made that depart from the residential character of the building. All new structures shall be compatible in residential design with the surrounding neighborhood. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible. **No exterior alterations or new structures are proposed.***

*s. All exterior lighting shall be directed away from adjacent residential properties. **The applicant has stated there will be no changes to the existing lighting, none of which are directed at adjacent properties.***

*v. The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents along with a structured procedure whereby resident's grievances may be filed with the Township and resolved by the facility. **The applicant stated all neighbors in the neighborhood have contact information for the property owners and have been invited to contact them with any questions or complaints. They have also been provided with contact information for the property management company.***

*x. Meals shall be served only to guests or residents of the facility and not to the general public. **No meals will be served.***

**STANDARDS TO BE
CONSIDERED:**

To authorize by the grant of a special zoning certificate after a public hearing, the Board of Zoning Appeals shall make a finding that the proposed conditional use is appropriate in the location proposed. The findings shall be based upon the general considerations set forth in Article 2.12, D, 8 as well as the designated specific criteria for specific uses (Short Term Rental) contained in Article 5.4, I, 15.

General Criteria in Article 2.12, D, 8, a:

- (1) Spirit and intent. The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with purposes.
- (2) No adverse affect. The proposed use and development shall not have an adverse affect upon adjacent property, or the public health, safety and general welfare.
- (3) Protection of public services. The proposed use and development should respect, to the greatest extent practicable, any natural, scenic, and historic features of significant public interest.
- (4) Consistent with adopted plans. The proposed use and development shall, as applicable, be harmonious with and in accordance with the general objective of the Township's Comprehensive Plan and/or Zoning Resolution.

Specific Criteria in Article 5.4, I, 15

Short- term Rental (h), (l), (m), (s), (v), (x)

h. The vehicular use area shall be located and designed so as to minimize impact on the neighborhood.

l. Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.

m. No exterior alterations of an existing structure shall be made that depart from the residential character of the building. All new structures shall be compatible in residential design with the surrounding neighborhood. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible.

s. All exterior lighting shall be directed away from adjacent residential properties.

v. The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents along with a structured procedure whereby resident's grievances may be filed with the Township and resolved by the facility.

x. Meals shall be served only to guests or residents of the facility and not to the general public.

Disclaimer: This staff recommendation is based on the facts known to the author at the time the recommendation was made. Staff attempted to use those known facts to analyze the relationship of those facts to the standards set forth in the Zoning Resolution for the particular issue and property before the BZA, and in keeping with past decisions of the BZA. The BZA members have an obligation to consider all of the evidence that is entered into this case during the BZA hearing through the sworn testimony of the witnesses, as well as the documents submitted as part of the witnesses' testimony. The staff recommendation should be considered as part of the evidence before you. The Zoning Resolution empowers the BZA to make reasonable interpretations of the Zoning Resolution, to judge the credibility and reliability of the witnesses, and to decide each case based on the evidence presented during the BZA hearing process.