

ANDERSON TOWNSHIP BOARD OF ZONING APPEALS

APRIL 2, 2026

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on April 2, 2026, at 5:30 p.m. at the Anderson Center. Present were the following members:

Jennifer Barlow, Paul Sian, Greg Kuenning, Tom Caruso

Also, present when the meeting was called to order, Eli Davies, Planner I, Stephen Springsteen, Planner I, and Johnny Wettengel, Co-op. A list of citizens in attendance is attached.

Staff and members of the public were asked to raise their right hand and swear or affirm to the following oath as read by **Ms. Barlow**: Do you swear or affirm, to tell the truth, the whole truth and nothing but the truth, so help you, God?

Staff and those testifying replied "yes" to the oath issued by **Ms. Barlow**.

Approval of Agenda

Mr. Sian moved, **Mr. Kuenning** seconded to approve the Agenda for **April 2, 2026**, which was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Sian moved, **Mr. Kuenning** seconded to approve the minutes incorporating the corrections recommended by Mr. Kuenning for the **March 5, 2026**, Board of Zoning Appeals meeting.

Vote: 4 Yeas

Consideration of Case 8-2026 BZA

Mr. Wettengel gave a summary of the staff report for Case 8-2026 BZA.

Mr. George Vredeveld, 3311 Hickory Creek Dr, applicant, stated that the home is in his wife Kristi Vredeveld's trust. He explained that they purchased a cottage in Michigan where they plan to spend time away from home. They have lived at the property for 18 years and would like to keep it occupied while they are away and cover some of the maintenance costs.

Mr. Kuenning asked for more information about Home Hop. **Mr. Vredeveld** replied that they looked at different options for listing their property and did not find a good fit among the local companies. He explained that Home Hop started in Cleveland and has expanded to the Columbus and Cincinnati markets. He recalled that they have seven homes in Cincinnati with full time representation in the area.

Mr. Sian asked if they have a local office. **Mr. Vredeveld** replied that they contract with local property management companies. He added that one of his good friends who lives close to the property is a general contractor who would assist in monitoring the property. He emphasized that they will be screening tenants to ensure they are compatible with the property and neighborhood.

Mr. Sian asked who would respond to complaints and how quick the response would be. **Mr. Vredeveld** replied that there is a contact list for the neighborhood, and neighbors will have his and his wife's contact information along with the property management firm. He explained that he and Kristi manage a couple of homes for family members in the area, so they are familiar with needing to be accessible for concerns.

Mr. Sian asked whether they know who the local point of contact will be. **Mr. Vredeveld** replied that regular maintenance would continue under the same contracts which are already in place such as for landscaping, pool maintenance, and general maintenance. The property management firm would manage interior cleaning.

Mr. Sian asked if he knew what the rent would be. **Mr. Vredeveld** replied that he didn't have an exact number, but the property would bring in around \$10,000 per week during the peak summer months. He emphasized that the motivation for the request is not financial despite the attractive amount of revenue.

Mr. Steve Bogner, 3313 Hickory Creek Dr, expressed his support for the request. He stated that he is probably one of the closest neighbors to the property. He has known the family for years and trusts them to look after their property and respond to neighbors' concerns. He would rather see the house used than be vacant when the Vredevelts are out of town.

Mr. Sian asked **Mr. Bogner** to note on the map where his house is in relation to 3311 Hickory Creek.

Ms. Amy Molley, 3318 Hickory Creek Dr, explained that she is not opposed but has some concerns. She asked whether granting this request would invite other homes to have rentals. She asked how long the rentals would be and whether the property would be rented year-round if the Vredevelts decided to live in Michigan full time. She expressed her concern about people unfamiliar with the neighborhood causing disruption when driving through the private drives in the neighborhood.

Mr. Sian asked **Ms. Molley** to clarify where her house is in relation to 3311 Hickory Creek Drive.

Mr. Springsteen addressed her concerns regarding the leasing period and the ability of other properties to become STRs in the neighborhood. He also clarified the distinction between short-term and long-term rentals from a zoning perspective.

Mr. Kuening asked if the STR use could be revoked. **Mr. Springsteen** answered that it is a possibility, but so far that has not happened. So far, the only issues brought to the Township's attention regarding STRs have occurred at unpermitted STRs.

Mr. Vredeveld responded that financially, there is no circumstance where they would keep the house and operate a full-time short-term rental. No amount of rent would offset the opportunity cost. He explained that they have strong ties to the area and have no intention to leave their home beyond vacations. He acknowledged **Ms. Molley's** concern about traffic and that he shares the concern as someone who has lived in the neighborhood for so long. He

explained that operating the property as a STR gives more flexibility to the owner to remove a tenant or come back from vacation earlier than initially scheduled.

Mr. Kuenning asked if **Mr. Vredeveld** felt confident that he would have that flexibility in the contract for the property. **Mr. Vredeveld** replied that Home Hop asked what his primary concern was and he replied that his top concern is having renters who are a good fit for the property. He stated that he was impressed with the company's ability to screen potential renters.

Mr. Sian moved to close the public hearing. **Mr. Kuenning** seconded the motion.

Vote: 4 Yeas

The public hearing was closed at 5:57 pm

Deliberation of Case 8-2026 BZA

The Board discussed a conditional use request for a Short-Term Rental per Article 5.4, I, 15 of the Anderson Township Zoning Resolution.

Mr. Sian motioned to approve a conditional use request for a Short-Term Rental per Article 5.4, I, 15 of the Anderson Township Zoning Resolution with one condition. **Mr. Kuenning** seconded.

Vote: 4 Yeas

Election of Acting Secretary

Mr. Kuenning nominated **Mr. Sian** to serve as Acting Secretary for the April 2, 2026, meeting of the Board of Zoning Appeals. **Ms. Barlow** seconded the nomination.

Vote: 4 Yeas

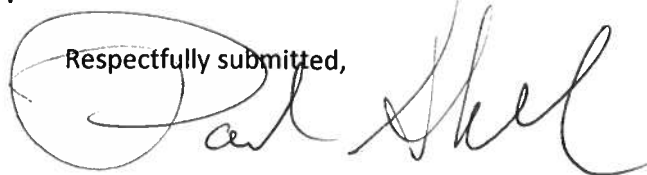
Decision and Journalization of Case 8-2026 BZA

Mr. Sian motioned to Halpin a variance request for an 18' x 30' inground pool in the front yard, where pools are only permitted in the rear yard per Article 5.2, A, 7 of the Anderson Township Zoning Resolution with 1 condition. **Mr. Kuenning** seconded.

4 yeas

The meeting was adjourned at 6:04pm

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Paul Sheckels", written over a circular stamp or seal.

Paul Sheckels, Chair

