

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
SEPTEMBER 3, 2026**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on September 3, 2026, at 5:30 p.m. at the Anderson Center. Present were the following members:

Paul Sian, John Halpin, Tom Caruso

Also, present when the meeting was called to order, Eli Davies, Planner I, Travis Clark, Planner I, and Reagan Bletzinger, UC Co-op. A list of citizens in attendance is attached.

Mr. Caruso motioned and **Mr. Halpin** seconded for **Mr. Sian** to be acting chair for the meeting.

Approval of Agenda

Mr. Davies stated that there were no modifications to the agenda.

Mr. Caruso moved, **Mr. Halpin** seconded to approve the Agenda for September 3, 2026, which was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Davies said there were a couple of small clerical changes with dates and titles to the June or August meeting minutes.

Mr. Halpin moved, **Mr. Caruso** seconded to approve the Minutes from June 4, 2026 & August 6, 2026.

Vote: 3 Yeas

Staff and members of the public were asked to raise their right hand and swear or affirm to the following oath as read by **Mr. Sian**: 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 **Mr. Sian**.

Consideration of Case 17-2026 BZA

Mr. Davies gave a summary of the staff report for Case 17-2026 BZA.

Mr. Caruso asks if the applicants have management on board. **Mr. Davies** asks for clarification. **Mr. Caruso** asks if there is any intent to hire managers for the property.

Mr. Sian asked for clarification where 7856 State Rd was in relation to 7877 State Rd. **Mr. Davies** confirmed the location on the map.

Mr. Richard Keith Waller, 7877 State Rd, applicant, stated that they have no plans to use a property management company. He also stated that the goal was to sell the property, however there is a cloud on the deed that needs to be resolved before sale. Creating the short-term

rental was a decision to make the most of the property until sale of the property can ultimately occur. No intent to put it into a separate company.

Mr. Robert Ribariu, 7901 State Rd, stated that he does not see the applicants there often and wanted to ask how often they are at the property. He believes the house can only fit six tenants max, however there is a maximum of eight guests proposed for the short-term rental. He also stated that there has already been a death involving the swimming pool in the past, and he fears having to step in to save someone. He expressed concerns related to a lack of flotation and safety equipment. He also questioned whether the condition regarding service of food applies to cookouts. **Mr. Sian** clarified that the food production conditional refers to the applicant's preparation of food served to members of the public, not personal food prepared by tenants. **Mr. Ribariu** also expressed concerns regarding the upkeep of the pool and presented a photo of the pool at the property in question, noting the green color of the water.

Mr. Halpin asked for clarification on the issue in photo submitted. **Mr. Ribariu** replied that the water shouldn't be green, and the pool has a blue/white lining. **Mr. Halpin** made a comment regarding the water at the Lincoln Memorial Reflecting Pool. **Mr. Ribariu** emphasized that the water in the pool at the property shouldn't be that green from experience.

Mr. Sian asked when the photo was taken and whether the Board could keep the photo. **Mr. Ribariu** stated the photo was taken on September 2, 2026, around 2:30pm, and that the board could keep the photo.

Mr. Caruso asked what the cause of the color would be, **Mr. Ribariu** speculated that there may be chlorination or treatment issues, and the pool needs adequate treatment every 3 or 4 days. He recalled the pool was converted from a chlorine system to a saltwater system. He mentioned that there is an automated pool skimmer, but it isn't enough to prevent water issues.

Ms. Angela Campos, 7867 State Road, expressed her concern about short-term rentals taking houses that could fit families on the market. She acknowledged it was the applicant's intention to sell and appreciates the situation. She asked whether there was a limit on the number of short-term rentals that can be in a certain area as it affects neighborhood integrity.

Mr. Waller stated that he was unaware of the history of the pool, but he agreed to put more flotation devices around the pool. He stated that they were out of town for a week, and the pool recently regreened due to the tree in the yard dropping leaves. He clarified the pool is not a saltwater pool. It is a chlorine pool with a sand filter.

Mr. Sian asked how many bedrooms are in the residence. **Mr. Waller** clarified that it is a 4-bedroom house with a king bed in the basement, two queen beds, a pull out, and a sleeper sofa. He stated he anticipates less than eight tenants being more typical, with likely travel nurses, students, and medical residents working at the nearby hospital. He reaffirmed that the goal is to sell it and he expects the cloud will be resolved in next 30-180 days. A long term rental would offer more flexibility to sell when the cloud gets resolved.

Mr. Sian asked where the applicant currently lives. **Mr. Waller** replied he lives at 7920 Driftwood, Florence, KY. He added that he grew up in northern Kentucky, but he and his wife are both in Anderson daily.

Mr. Waller stated there are ring doorbell cameras with microphones, and there will be ID verification to ensure identity of tenants.

Mr. Caruso asked the applicant to confirm if he is using Airbnb. **Mr. Waller** confirmed he is. **Mr. Caruso** clarified that earlier when he asked about management, he was asking about the host platform which often has restrictions that help with safety. **Mr. Waller** emphasized that he wants to sell the house, so he's also committed to keeping the property well maintained.

Mr. Sian asked the applicant to confirm if the Township's conditions are suitable. **Mr. Davies** confirmed that the management condition is satisfied by the owners being local while the property is rented. **Mr. Waller** stated he will fulfill all conditions and asked how to be compliant with the Fire and EMS condition. **Mr. Davies** instructed him on how he can work with Planning and Zoning to go into the county dispatch system.

Mr. Sian asks if his homeowner's insurance knows it will be a short-term rental. **Mr. Waller** stated he was waiting for approval from the Township before informing insurance it would be a short-term rather than a long-term rental.

Mr. Ribariu asks if the short-term rental will disappear after sale. **Mr. Davies** states that the conditional use typically runs with the land. The Township's legal counsel has been comfortable with conditional uses expiring if the property owner accepts the condition. **Mr. Sian** asked the applicant if they would object that once the property is sold the short-term rental would no longer be valid. **Mr. Waller** stated he has no issue with it ceasing to be a short-term rental after sale.

Mr. Caruso moved to close the public hearing. **Mr. Halpin** seconded the motion.

Vote: 3 Yeas

The public hearing was closed at 6:02 PM.

Deliberation of Case 17-2026 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. Halpin 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 five conditions. **Mr. Caruso** seconded.

Vote: 3 Yeas

Consideration of Case 18-2026 BZA

Ms. Bletzinger gave a summary of the staff report for Case 18-2026 BZA.

Ms. Melissa M. Frantz, 2946 Treeknoll Ct, applicant, summarized her request, stating that her family member, whose health is in decline, is no longer able to use the upstairs section. The addition is necessary for the family to remain in the home. The addition has been designed as a natural addition which will match the aesthetic of the rest of the structure. The variance request for a 15' setback to 5' is just at the closest point. She added that the location was specifically chosen to minimize reworking of the existing structure and provide the most natural extension of the house. She stated she appreciated the findings of the staff report. She stated that she spoke to all neighbors that look at the property from each panhandle, and they were all in support of the development. She also brought two letters of support from residents that adjoin the property. She did not have time to submit them with the application but brought them to the meeting.

Mr. Eric Beck, 2960 Tree Knoll Ct, stated that he and his wife live in the adjacent property to the rear, and they are in full support of the addition. The addition is necessitated by a health issue, and he confirmed that the project will not affect them negatively.

Mr. Caruso asked Mr. Beck what he does for a living. **Mr. Beck** replied that he is the Hamilton County Engineer.

Mr. Tony Osterlund, 6858 Treeridge Dr, stated that he and his wife own the adjacent property to the west, and that he doesn't believe the addition or setback will adversely affect the views. He added that he sees it as an all-around good variance.

Mr. Caruso moved to close the public hearing. **Mr. Halpin** seconded the motion.

Vote: 3 Yeas

The public hearing was closed at **6:15**

Deliberation of Case 18-2026 BZA

The Board discussed a variance request for a 18'-4" x 39'-4" addition, with a front yard setback of 33' where 50' is required, and a side yard setback of 5' where 15' is required per Article 3.3, C, 2, a & b of the Anderson Township Zoning Resolution.

Mr. Caruso motioned to approve variance request for a cat foster and adoption lounge where small animals are boarded, with a setback of 71.9' from a Residence District where 100' is required per Article 3.14, B, 2, of the Anderson Township Zoning Resolution with two conditions. **Mr. Halpin** seconded.

Vote: 3 Yeas

Consideration of Case 19-2026 BZA

Mr. Davies gave a summary of the staff report for Case 19-2026 BZA.

Mr. Caruso asked for clarification on the 3 staff recommendations. **Mr. Davies** stated the conditions.

Ms. Cecilia Temple, 8370 Holiday Hills Dr, applicant, stated that she and her husband own the property and live across from the property at 8379 Holiday Hills Drive. She stated that they have taken good care of it and wanted to rent it out short-term. She uses Airbnb for hosting and identity verification. She added that she was unaware of the Township's requirements and wanted to do the right thing by getting the conditional use approved. The house rules allow 6 people, and there is no intention to allow more. She stated that she has had many tenants who are often former residents of the township who come to visit family. She added that the neighbors have no issues as the property is primarily used on weekends. The applicants manage and keep up property themselves and have contact with all neighbors in the case of any issues.

Mr. Caruso asked how long they have been operating the property as a short-term rental. **Ms. Temple** responded that it has operated for three years with only one problem, where a deer ate some flowers and she shushed the deer through the security camera system, and the tenants called the police in suspicion of a prowler.

Mr. Caruso asked for more information about the cameras and whether they recorded sound. **Ms. Temple** replied that there are outdoor cameras and one in the basement for personal asset protection. She added that there are microphones and speakers also outside for communication and safety. She also emphasized the quality of tenants she's had rent the property.

Mr. Sian asked about age restrictions. **Ms. Temple** stated she believes it is 21 or 25, and monitors tenants using Airbnb to ensure no one is using false information.

Mr. Sian asked if there are objections to the three conditions recommended by staff. **Ms. Temple** confirmed she could comply with the request and emphasized their 5-star rating on Airbnb and has no objection to the conditions outlined by staff.

Mr. Caruso moved to close the public hearing. **Mr. Halpin** seconded the motion.

Vote: 3 Yeas

The public hearing was closed at **6:31**

Deliberation of Case 19-2026 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. Halpin 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 four conditions. **Mr. Caruso** seconded.

Vote: 3 Yeas

Decision and Journalization of Case 12-2026 BZA

Mr. Caruso motioned to deny a variance request for a 6' high privacy fence in the side yard where fences cannot exceed 4' in height and must be at least 75% open per Article 5.2, A, 9 of the Anderson Township Zoning Resolution. **Mr. Halpin** seconded.

Vote: 3 Yeas

Decision and Journalization of Case 16-2026 BZA

Mr. Caruso motioned to deny a variance request for a 10' x 12' accessory structure in the front yard area where accessory structures must be located in the rear yard required per Article 5.2, A, 7 of the Anderson Township Zoning Resolution. **Mr. Halpin** seconded.

Vote: 3 Yeas

Decision and Journalization of Case 17-2026 BZA

Mr. Halpin 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 five conditions. **Mr. Caruso** seconded.

Vote: 3 Yeas

Decision and Journalization of Case 18-2026 BZA

Mr. Halpin motioned to approve variance request for a cat foster and adoption lounge where small animals are boarded, with a setback of 71.9' from a Residence District where 100' is required per Article 3.14, B, 2, of the Anderson Township Zoning Resolution with two conditions. **Mr. Caruso** seconded.

Vote: 3 Yeas

Decision and Journalization of Case 19-2026 BZA

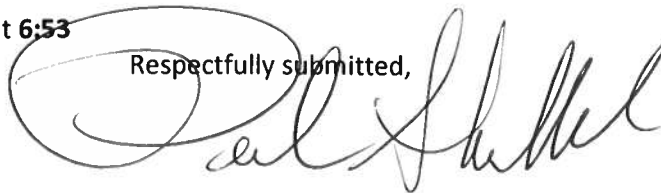
Mr. Halpin motioned to approve a conditional use request for a Short-Term Rental per Article 5.4, I, 15, of the Anderson Township Zoning Resolution with four conditions. **Mr. Caruso** seconded.

Vote: 3 Yeas

The next meeting is scheduled for Thursday, October 1, 2026, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at 6:53

Respectfully submitted,

A large, stylized handwritten signature in black ink, appearing to read 'Paul Sheckels', is written over the text 'Respectfully submitted,'.

Paul Sheckels, Chair

