

*ANDERSON TOWNSHIP BOARD OF TOWNSHIP TRUSTEES  
May 1, 2025*

*Lexi Lausten, Trustee Chair  
Joshua S. Gerth, Trustee Vice Chair  
R. Dee Stone, Trustee  
Brian M. Johnson, Fiscal Officer*

**Mrs. Lausten** called the meeting to order and welcomed attendees including: Fiscal Officer Brian Johnson, Township Administrator Vicky Earhart, Assistant Township Administrator for Operations Steve Sievers, Assistant Township Administrator for Human Resources Suzanne Parker, Planning & Zoning Director Paul Drury, Public Works Director Eric Luginbuhl, Law Director Margaret Comey, Anderson Township Fire & Rescue Chief Richard Martin, Sheriff's Department Lt. Dave Downing, Fiscal Office Clerk Katie Arnold, Director of Finance Tammy Disque, Facilities Manager Mark Magna, Assistant Events Coordinator Michelle LeGault and Planning and Zoning Co-Op Logan Vaughn.

**CALL TO ORDER 8:30 AM**

**MOTION TO ADOPT AGENDA**

**Mrs. Lausten** moved to adopt the agenda. **Mrs. Stone** seconded the motion.

**Mr. Johnson** called the roll: **Mrs. Lausten, yes; Mr. Gerth, yes; Mrs. Stone, yes.**

**STAFF UPDATES / PROPOSALS**

**Airbnb Registration and Related Fees**

**Mr. Drury** presented current short-term rentals in the township, and stated the total was about 15 properties known to staff. Some current short-term rental owners are also township residents.

**Ms. Disque** stated she contacted Airbnb. Airbnb does not collect any tax revenue unless there is state legislation requiring it. Rental owners would need to self-report income, and it would be the Township's responsibility to collect the tax.

**Mrs. Comey** presented the 2008 resolution currently in place and the Ohio Revised Code, which limits the tax to 3%. She presented the history of hotel tax collection at the county level.

**Mr. Gerth** shared what he found on Airbnb's website regarding various properties in the township and their availability.

**Mrs. Stone** stated concerns with Riverbend expansion and additional properties becoming short-term rentals. She inquired about adding tax collection into the zoning conditional use permit.

**Mrs. Lausten** voiced concern with corporations buying multiple properties and changing the Township's landscape.

**Mrs. Earhart** stated that state legislators are considering two short-term rental bills. One would give additional authority for regulations, the other would limit most regulations. Mrs. Earhart asked the Board for their direction on a resolution for consideration at the May 15<sup>th</sup> meeting.

**Mr. Gerth** stated it made sense to put the mechanism in place to allow for the tax collection.

**Mr. Johnson** stated that regulations require Airbnb and Vrbo to issue Form 1099-MISCs to entities receiving more than \$600 in rental income through them, so the revenue is reported to the IRS.

#### Veterans Village

**Mrs. Earhart** and **Mr. Drury** presented proposals in Clermont County communities that would create housing for veterans. **Mr. Gerth** inquired about something similar at Anchor. Staff stated it was not possible in that area. The Township acquired some properties with flood mitigation FEMA funds, which limits what can go on the property. Also, there is no infrastructure in place, and it would bring additional residents to an industrial zone.

**Mr. Drury** also stated “tiny homes” as being proposed in Clermont County are not permitted in Hamilton County.

**Mrs. Earhart** asked the Board for guidance moving forward. Next steps remain undetermined.

#### Small Business Grants or Loans

**Mrs. Earhart** presented the economic tools townships have to help small businesses. **Mrs. Comey** stated lending was prohibited in the State Constitution and reviewed various legal obstacles.

**Mr. Gerth** shared his belief in a space in the township for business owners to gather and grow like Hamilton County Alloy. He asked staff to contact Hamilton County Alloy and see if a satellite office in Anderson Center is possible.

#### Vape Stores

**Mrs. Comey** presented legal restrictions to limit vape stores. She stated there is no ability to limit the number of stores and any attempt to regulate through zoning could result in a lawsuit.

**Mr. Drury** stated staff did not have a consensus on the lights in the Vape Shops’ windows and would further investigate the light intensity.

#### Anderson Center – Third Place Proposal

**Mr. Drury** presented a staff proposal to add seating on Anderson Center’s plaza. There was also discussion about renting space vs. always being open to the public.

**Mrs. Stone** and **Mrs. Lausten** both gave positive feedback.

**Mr. Seivers** mentioned lights were being added around Anderson Center for safety, as residents moved into Vantage apartments.

**Mr. Magna** updated the Board about geese management around the lake at Anderson Center. **Mrs. Lausten** stated she noticed an improvement from the prior year.

#### Old Fort Conceptual Design Proposal

**Mr. Seivers** stated staff wants to investigate an open area near the river at Old Fort, like a passive park, and that a proposal for the study would be on the agenda for the May 15 meeting.

There was discussion regarding a general history of the area and the area's current uses.

**Mr. Gerth** asked if affordable housing would be possible in that area. Staff noted similar limits to the properties regarding funds used to purchase the land, flood plain, lack of infrastructure, and noted the land was inaccessible when flooded.

#### Operation Center Update

**Mrs. Earhart** updated the Board on the Zoning Appeals Board's PUD approval. The Board had questions about lighting and the recycle center's removal. The Board also requested the Township work with the Tree Committee regarding landscaping.

**Mr. Sievers** mentioned the Township is conducting a survey at the recycle center and more information on resident recycling will be available after the survey.

**Mrs. Stone** stated she wants residents to be able to view the current building in some form next to the renderings for the new building. Brief discussion ensued regarding the project's timing.

**Mr. Magna** presented his estimated timeline for bid preparation and award. Mr. Magna stated late 2025 would be the earliest possible date. There was a discussion regarding cost increases given the current economic uncertainty and an Anderson Insights' article about the center.

#### Gungadin Erosion, Stormwater District

**Mr. Sievers** described some yards losing up to a foot a year to erosion. He mentioned one way to those affected by creating a special district. The Board asked for guidance, as startup would be an involved process. There was a brief discussion regarding the erosion and its impact. The Board had no issue with staff moving forward with surveys.

#### Hamilton County Engineer Road Resurfacing

**Mr. Seivers** wanted to confirm the Board's support for helping with county road improvements, given Township residents benefit the most. The Board confirmed its opinion that resurfacing roads in Anderson benefit the residents. Mr. Seivers reviewed examples of previous resurfacing projects, and a brief conversation ensued.

#### Emergency Preparedness

**Mrs. Earhart** updated the Board on various staff Emergency Preparedness training courses, including general emergency preparedness, point of dispensing, and cyber threats. She

highlighted the cybercrime training confirmed multiple ways risks were already being minimized and highlighted one area that has since improved. She highlighted the importance not just of staff training for emergency preparedness, but also resident education.

**Chief Martin** presented a tornado map and recapped opening the Hamilton County EOC for emergency dispatch. He noted the Township areas of concern for wildfires, and stated road access to areas and access to water would help contain a situation here. He stated manmade threats with terror activities are also an area of concern. Chief Martin relayed to the Board multiple emergency response plans in place.

#### Legislative Update and Property Tax Relief

**Mrs. Earhart** talked about House Bill 96, the dispensary host community fees, and short-term rentals. She stated County Auditor Miranda requested to attend an upcoming Board meeting to help advertise property tax relief measures, as did State Representative Baker and County Commissioner Driehaus. Mrs. Earhart stated she would continue to update the Board.

#### Community Engagement Survey

**Mrs. Earhart** shared a preliminary version of the Park District's Community Engagement Survey prepared by Brandstetter Carroll. **Mr. Gerth** acquired the survey from Brandstetter Carroll, as the Park District had not provided an update. Mrs. Earhart presented the Community Engagement Study's history and that the Park District executed Brandstetter Carroll's contract, but the Township agreed to pay half the cost.

Board members expressed concern about the survey's content and the Park District's lack of communication. There was continued discussion about the survey's questions and purpose, and ensuring all stakeholders can participate and voice their opinions. **Mrs. Stone** noted the survey asked for feedback. She also mentioned that new amenities would need to be paid for.

#### Trend Report for Planners Discussion

**Mr. Drury** shared information gained from a recent conference attendance, and how community planning is evolving toward foresight and trends. Examples included "Act Now", "Prepare and Learn", and "Watch" buckets. Current trends include a changing nuclear family definition, more people having pets vs. children, and waiting longer to have children. Prepare and Learn items included housing needs for smaller families, new and more intense health risks. The Watch Bucket included the massive energy need AI brings to a community, while providing few jobs.

**Mrs. Earhart** confirmed November 6 would be the half-day continuation of the meeting.

**Mrs. Lausten** moved to retire to Executive Session to consider the appointment, employment, or compensation of a public employee or official as permitted by Ohio Revised Code Section 121.22(G)(1) and to consider the purchase or sale of property as permitted by Ohio Revised Code Section 121.22(G)(2). **Mrs. Stone** seconded the motion.

**Mrs. Lausten, yes; Mr. Gerth, yes; Mrs. Stone, yes.**

**Mrs. Lausten** moved to return from Executive Session. **Mrs. Stone** seconded the motion.

**Mrs. Lausten, yes; Mr. Gerth, yes; Mrs. Stone, yes.**

Decisions arising from Executive Session

**Motion 25-501-01**


**Mrs. Stone** moved to appoint Amy Broghamer and Kevin Comerford to the Anderson Township Park District Board of Commissioners for three-year terms that begin on May 1, 2025. **Mrs. Lausten** seconded the motion.

**Mr. Johnson** called the roll: **Mrs. Lausten, yes; Mr. Gerth, yes; Mrs. Stone, yes.**

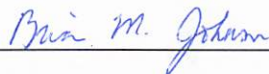
**MOTION TO ADJOURN**

**Mrs. Stone** moved to adjourn the meeting. **Mrs. Lausten** seconded the motion.

**Mrs. Lausten, yes; Mr. Gerth, yes; Mrs. Stone, yes.**



Lexi Lausten, Chair

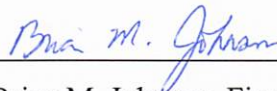


Brian M. Johnson, Fiscal Officer

**CERTIFICATION**

The undersigned duly elected and acting Fiscal Officer of Anderson Township, Hamilton County, Ohio, hereby certifies that the foregoing is a true excerpt from the minutes of a regular meeting, including the roll call votes thereat, of the Board of Township Trustees of said Township held on the 26<sup>th</sup> day of June 2025, and that said minutes have been duly entered upon the Journal of said Township.

This day 26<sup>th</sup> day of June, 2025.



Brian M. Johnson, Fiscal Officer