

**Borough of Edinboro
Public Hearing Minutes
Ordinance 628
February 12, 2024**

OPENING:

Deputy Mayor Horne called the hearing regarding ordinance 628 to order at 6:21 PM.

ROLL CALL: Council members present were Mary Ann Horne, Pat Davis, Mark Eisert, George Gast, Kelly Gheres, and Amanda Frantz-Mamani. Absent was Aaron Gast.

Other officials present were Borough Manager Jason Spangenberg and Solicitor Tim Wachter. Citizens present were Mary Ann Mook, Curtis Hals, Denise Knoebel, Nate Latimer, Alyssa Dobson, Lee McTeigue, Chris Groner, Tracy Gast, Gina Mussett, Terrie Swanson, Annette Smith, Mary Ann Mook, John Stachowiak, Scott Hale, Pamela Hale, Meighan Lloyd, MJ Campbell, Ray Overholt, and Dan Beggs.

DISCUSSION:

Manager Spangenberg stated that ordinance 628 would establish the zoning districts in which short-term rentals would be permitted to operate. As drafted, ordinance 628 would allow short-term rentals in zones C-1, C-2, RLB, R-3, and R-4. A Special Exception through the Zoning Hearing Board would be required for short-term rentals to operate in the R-1, R-1A, and R-2 districts.

Gina Mussett, 305 Lakeside Drive, asked how grandfathering would be handled for short-term rentals existing prior to the passage of this ordinance. Solicitor Wachter stated that the Ordinance Review Committee recommended adding verbiage to clarify that existing properly licensed short-term rentals would be allowed to remain without needing to acquire a variance.

Terrie Swanson, 506 Erie Street, asked for clarification regarding the intent of ordinance 628 and when new short-term rentals would be approved. Manager Spangenberg noted that this ordinance would only determine which zoning districts would permit short-term rentals, and new licenses would not be issued until the ordinance is passed. He briefly discussed the separate ordinance 627, which is still in the works and would establish the rules and regulations for short-term rentals.

Tracy Gast, 12475 Lakeview Drive Washington Township, asked why there is a need for separate rental regulations for short-term versus long-term. Solicitor Wachter discussed the Slice of Life PA Supreme Court ruling that established the need for specific permitting of short-term rentals.

Scott Hale, 102 Billing Drive, noted that Lakeside residents would also be impacted by the existence of short-term rentals and asked about how they would be regulated. Solicitor Wachter stated that ordinance 627 still needs to be finalized, which would set the rules and regulations for short-term rentals, and that violations of the regulations would lead to the property owner losing their rental license. Manager Spangenberg stated the importance of the pending ordinance 627 and encouraged public input for how short-term rentals would be regulated.

Gina Mussett asked how the existing zoning map was created, noting potential inconsistencies in how properties are zoned. Manager Spangenberg stated that the zones were determined decades ago. Solicitor Wachter explained the process for rezoning, which goes through the Edinboro Planning Commission.

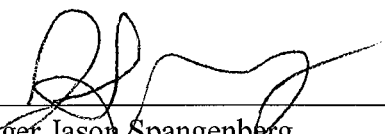
Curtis Hals, 136 Maple Drive, asked if existing short-term rentals would need to reapply. Manager Spangenberg stated that they would not need to reapply.

Terrie Swanson asked if long-term rentals are restricted in any zoning districts. Manager Spangenberg stated that long-term rentals cannot be restricted in any zones, due to the Fair Housing Act.

ADJOURNMENT:

Deputy Mayor Horne moved for adjournment, and the hearing was adjourned at 6:44 PM.

ATTEST:



Manager Jason Spangenberg



Mayor Aaron Gast