

**Borough of Edinboro
Public Hearing Minutes
Ordinances 627 & 628
June 10, 2024**

OPENING:

The hearing regarding ordinances 627 and 628 was called to order at 6:20 PM.

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

Borough Manager Jason Spangenberg was also present. Citizens present were Curtis Hals, Gina Mussett, Bill Sibbald, Kathy Sibbald, Pat Koloskee, Mary Ann Mook, Ray Overholt, Jane Crawford, Nancy Crawford, Jackie Rhen, Rick Larimer, Sharon Larimer, Judy Davenport, Mike Zahorchak, MJ Campbell, Mary Schenck, Dan Beggs, Andrew Olson, and Marti Martz.

DISCUSSION:

Manager Spangenberg stated that ordinance 627 would establish rules and regulations for short-term rental licensing, while 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-2, R-3, and R-4. Notably, short-term rentals would not be permitted to operate in the R-1 and R-1A districts.

George Gast discussed his opposition to language contained toward the beginning of ordinance 627 that discussed rentals being more likely to be a nuisance than permanent residents. Manager Spangenberg noted that such language is needed in any ordinance to justify why the ordinance is necessary, but it doesn't carry any legal weight in terms of regulations or enforcement. Mr. Gast stated his belief that ordinance 628 should allow short-term rentals to operate in the R-1 and R-1A districts with permission from the Zoning Hearing Board. Solicitor Wachter noted that such approval, via a Special Exception, would not allow the ZHB to deny such a request; it would only allow them to approve the request with certain additional requirements. Mr. Spangenberg noted his recollection that Mary Ann Horne (absent) was opposed to this option because the option to deny the applications would not exist even if the impacted neighbors all opposed the application. Mr. Spangenberg then stated his belief that it is important to keep the R-1 and R-1A districts preserved for single family housing, rather than turning into short-term rentals.

Rick Larimer asked for clarification about which neighborhoods are included in the R-1 and R-1A districts. Mr. Spangenberg stated that the North Skytop / Maple Drive area and the Hillcrest / Shelhamer area are R-1 and Terrace / Madeline are R-1A.

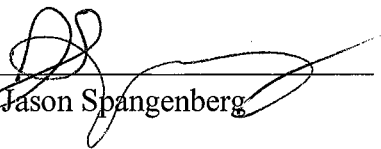
Kathy Sibbald asked if Council had looked into potential limits for how many short-term rentals could exist within a neighborhood or how close together they could be on a street. Manager Spangenberg noted that this was discussed at the ordinance committee meeting on May 22, but the committee did not express support for the idea at the time, so the solicitor was not asked to look into such research.

Rick Larimer stated that he was aware of communities in other states that limit short-term rentals to a certain percentage of houses within an area. Solicitor Wachter discussed research that his law firm had done for the Borough a few years ago as it related to limits on the quantity of and spacing for student rentals, and that research seemed to indicate that such restricts were not legal in Pennsylvania, which in part led to the removal of student rental licensing within the Borough.


ADJOURNMENT:

The hearing was adjourned at 6:35 PM.

ATTEST:



Manager Jason Spangenberg



Mayor Aaron Gast