Village of South Jacksonville

PLANS COMMISSION AND ZONING BOARD OF APPEALS MINUTES FROM THURSDAY MARCH 9, 2023 MEETING

CHAIRMAN: Larry Moore-- MEMBERS: Tom Tiffin, Ted Deen, Billy Leib, Justin Dewitt, and Steve Stewart.

Meeting was called to order at 7:00 PM by Chairman Larry Moore, Pledge of Allegiance given, Roll Call taken with all Members (5) being present, Over 30 people in attendance in the Crowd, Agenda Approved, with 4 People signed up to speak at the meeting .

DISCUSSION ITEM:	
PURPOSE OF THE MEETING WAS TO Hear a request from Ms. Ashley Lam Hoa, who owns a house located at 1710 Linden street, South Jacksonville, in order to secure a "Special Use" permit in a R3 Residential Sub-division in order to operate an "Air B&B" or short-term Rental. Ordinance has been passed previously prohibiting this type of Operation unless approved by this Board and if approved, then sent on to the Board of Trustees for their Consideration.	
Ms. Hoa spoke first, citing information that :Short Term Rental" or Air B&B, is a preferred way of Staying Overnight versus a motel and that the rates are usually cheaper and that Air B& is furnished and has more to offer. Ms. Hoa also made reference to one of the first customers of her B & B, in the fact they had to be removed and them and their belongings ended up being in the from yard until escorted off by the police. Now she has better	

Communications , with rules against Parties, Excessive Noise, Where to Park, and people being screened better.	
Tom Tiffin (board member) asked if there was records available to her about the potential clients who want to rent her house.	Ms. Hoa response was her first customers there were no records available to her then, and but the potential clients now have a "comment" section following their response and reviews are given by previous Hosts.
Larry Moore asked the question as to how many family or different renters are allowed to used the premises, meaning that in the beginning, Ms. Hoa had rented the premises to three different unrelated people.	But Ms. Hoa was no only renting the premises to one "related" family. There are 3 bedrooms in the home.
Mr. Stewart (Board Member) asked what happens when if there were problems with tenants, then who calls who and who responds to a situation.	Ms. Hoa responded that she has contacted the families on both sides of the residence, instructing them to call her. She also said that she has Sound Monitor and a camera on the doorbell in order to monitor activity in the residence. Ms. Hoa, said they would Manage complaints and take care of them.
Justin DeWitt (Board Member) asked if a Short Term Lessee would be subjected to same terms, conditions and regulations as a Long Term Lessee.	No Answer from Ms. Hoa.
Larry Moore Asked if Her Insurance Company was Aware that she was operating a B and B Business at this location, using it as a Daily Rental	Ms. Hoa responded "No"
Lady in the Crowd : wanted to know if there was every any physical contact with the Renters	Ms. Hoa, responded, that no, everything was done "On Line" or on the Telephone.
Tom Tiffin asked: what about Air B&B Insurance and are people covered	Ms. Hoa responded the Patrons of Air B&B have very Limited Insurance. And Liabilities.
Ted Deen: asked about Pets,	Ms. Hoa, No Pets Allowed.
J.W, COLEMAN: From the Crowd, a neighbor to this location wanted to know about the "Pain and Suffering" experienced by Members of the Neighborhood in the event something happened and who would be responsible for any "Happening" or repercussions.	Ms. Hoa said that she has a better process of screening her clients now. And that is all she said.
Jim Ringle -- Neighbor made the statement that he has lived in this neighborhood for over 50 years and has always been Single Family	**PAGE 2**

Residence. Questions why we need an Air B&B, AND LEAVE the over night stays to the Motels, not residences.	Ms. Hoa-- No reply
CASEY-- Lives on the South side of the Subject Property, Has Kids and made the statement about potential Violence and Murder, moved there because of believed to be a safe Neighborhood, Does not Like the Idea of Transients, Overnight Guests, and Potential Problems.	Ms. Hoa, No Comment
Shelly Shillings: Neighbor to the North, has two Kids, Same Concerns about her two kids being Outside with Potential Problems at the Subject House.	Ms. Hoa-- No Comment
Mr. Moore Introduced a Petition either "For or Against" the rezoning of the property that was available for public signing and information at Village Hall Approximately 2 Weeks before the Meeting.	28 People signed the Petition-- ALL AGAINST THE GRANTING OF THIS SPECIAL USE.
Peggy Jordan (NEIGHBOR) wanted to know about Parties, Etc. and that who would be responsible.	Ms. Hoa, said that she would.
Steve Stewart (Board Member) also brought up about questions about More Traffic and Guest are unaware of People walking in the streets as there are no sidewalks.	Ms. No Comment
NO FURTHER DISCUSSION-- VOTE WAS TAKEN TO GRANT THE "SPECIAL USE"	All Board Members, including Larry Moore, WITH THE EXCEPTION OF JUSTIN DEWITT, Voted NO TO GRANTING THE SPECIAL USE. 5—NO- 1--YES
NO OLD BUSINESS	
NEW BUSINESS	
Chief Hansell: wanted to aware the members and chairman of the Plans Commission of the Parking/Driving Problems that are associated with Bartlett Grain during the "Busiest" of delivery times. Bartlett has had probably over 100 (+) Tractor Trailer Trucks in line wanting to unload their Corn, Causing a Backlog of trucks on the Highway and streets around this area. The Village Police force has been called several times to direct Traffic in this area. Chief	**PAGE 3**

Hansell want the Plans Commission to be aware of this situation in the event, Bartlett wants to Expand their operation and plans for expansion should include "Plans" for an extended Driveway and parking for those trucks that want to unload.	
No Further New Business, Meeting was adjourned at 8:30 pm.	
Signed Acting clerk for Plans Commission	**PAGE 4**

Larry W. Morse 6-08-2023
Chairman Plans Commission
and Zoning Board of Appeals