

**CITY OF HIGHLAND HEIGHTS**  
**Planning & Zoning Regular Meeting Minutes**  
**April 14, 2026**  
**Approved: May 12, 2026**

On Tuesday, April 14, 2026 at 7:00 p.m. Chairperson Crawford called the regular meeting of the Planning and Zoning Commission to order at 176 Johns Hill Road.

**Roll Call:** Chairperson Steve Crawford. Commissioners Joe Krebs, Scott Reincke, John McNabb, Gene White, Christie Fillhardt. A quorum was present.

**Commissioner Absent:** Audrey Koester.

**Staff Present:** City Planner, Dave Geohegan; City Clerk/Treasurer, Jeanne Pettit; Attorney, Michelle Eviston.

**Staff Absent:** Zoning Administrator.

**Minutes for Approval**

- **Planning & Zoning regular meeting minutes from March 10, 2026:** These minutes were previously e-mailed to the Commissioners and City Staff.
  - **Action Taken:** Commissioner Krebs made a motion to approve the Planning & Zoning regular meeting minutes of March 10, 2026. Seconded by Commissioner Reincke. Discussion: None.
  - **Roll Call:** Commissioners McNabb, yes; Krebs, yes; Fillhardt, yes; Reincke, yes; White, yes; Crawford, yes. The minutes are approved.

**Announcements:** None

**Correspondence:** None

**Scheduled Guests:** None

**Staff Reports**

- City Planner – Dave Geohegan – Short-Term Rentals
  - Many cities don't allow short term rentals within residential areas due to problems that have been increasing over the years.
  - Highland Heights is a more desirable location for short-term rentals because of the university with its prospective students and visiting families; we are close to downtown Cincinnati and the new music venue off Kellogg Avenue.
  - Currently, there are 5 Airbnbs in Highland Heights. One of the benefits is revenue generated from short term rentals. Some of the problems are that Highland Heights has older subdivisions, on narrow streets, with little or no parking. Additionally, there are young professionals looking for smaller, affordable housing and short-term rentals drive up the price of housing. There is an argument that short-term rentals are not conducive to a community culture with the constant turn-over of new neighbors.
  - Most cities enact some or all of the following: licensing, registration, specific zoning requirements, conditional use permits, occupancy permits, fees and occupancy tax similar to hotels, and meeting emergency services standards. Some municipalities put a cap on the number of residences that can be used as short-term rentals within the community and/or a minimum stay requirement. Some require the owner to be on the premises.
  - We are starting to see that the industry is trying to police itself. They will work with cities and require owners to provide, and have, a local point of contact.

