

## Planning & Zoning Meeting Minutes

15 November 2023

Meeting called to order at 6:35 p.m.

Pledge of Alliance-Rebecca Marasco

Moment of Silence-Rebecca Marasco

Roll Call

Members Attending: Rebecca Marasco, Jilana Wilson, Jim Fennemore

Absent: Luke Thomas, John Willard

*Jim made a motion with a second by Jilana to excuse Luke and John's absence. Rebecca, Jilana, Jim, Aye. None Opposed. Motion carried.*

Staff Attending: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town Manager

Attendees: Olusayo Fadiran, Mike Marasco

### **Adoption of Agenda:**

*Jim made a motion with a second by Jilana to approve the agenda as presented. Rebecca, Jilana, Jim, Aye. None Opposed. Motion carried.*

### **Adoption of Minutes:**

*Jim made a motion with a second by Jilana to approve the minutes as presented. Rebecca, Jilana, Jim, Aye. None Opposed. Motion carried.*

### **New Business:**

Conditional Use Airbnb-82 Pepperwood Drive

The current owner, Mr. Fadiran, will be moving in a few months to California for work obligations. Mr. Fadiran is seeking a conditional use to use his townhome at 82 Pepperwood Drive as an Airbnb/short term rental. Mr. Fadiran stated that he would love to use his townhome as an Airbnb/short term rental. This is something he has not done before and would like to have the experience of trying this way to see how it works. He feels this is the best way for him to preserve the value of the townhome.

*Mr. Fadiran loves the town of Wyoming and loves the community in the Greens at Wyoming and only wants to preserve that. Mr. Fadiran would be using a rental agency, Vacasa Guest Works, that handles rentals such as these Airbnb's/short term rentals. Using a rental agency is the best way for him to make sure that the townhome is properly taken care of since he will not be living here. Will be contracting cleaners from out of Dover to come and clean in-between rentals. Information was presented to the committee on Vacasa Guest Works for review, company has been in business for over twenty years plus years (20+). Mr. Fadiran stated that a yearly income estimates of thirty-three (\$33,000.00) to forty thousand dollars (\$40,000.00) would be what he could*

expect from this type of lease. Mr. Fadiran also stated that this will bring people to the area.

Jilana questioned how long is the lease for? Mr. Fadiran stated that the lease is for at least a year, he does have a ninety-day (90) trial with Vacasa. Jilana also questioned if Mr. Fadiran was going to California and never coming back. Mr. Fadiran stated that he could possibly come back, and with his job he does travel. Can always stay at townhome when he is in town. Rebecca questioned pertained to how long are the rentals for? Mr. Fadiran stated that they can go from two (2) days up to two (2) weeks, but no longer than thirty (30) days. Jim had a concern regarding to what would happen if the rental got trashed. What happens then? Mr. Fadiran advised that Vacasa Guest Works will handle any and all issues that may arise pertaining to the rental unit.

Tabled- until December 19<sup>th</sup> planning and zoning meeting.

**Old Business:**

Airbnb's-Tabled until more information can be obtained and council can seek council from town solicitor.

**Next Regular Meeting:**

Tuesday December 19<sup>th</sup>, 2023 @ 6:30 p.m.

**Public Comments:**

- None

**Adjourned:**

*Jim made a motion with a second by Jilana to adjourn the meeting at 7:15 p.m. Rebecca, Jilana, Jim, Aye. None Opposed. Motion carried.*

Roseann Lamar  
Town Clerk