



VILLAGE OF HOBART
COUNCIL OF THE WHOLE
VILLAGE HALL
110 COURT ST.
HOBART, OHIO 45678

March 21, 2026

VILLAGE OF HOBART – COUNCIL MEETING MINUTES

REGULAR MEETING / **EMERGENCY SESSION** / SHADOW SESSION
(circle/bold one)

Date: 2/13/2026 TIME: 7:03 PM LOCATION: Hobart Village Hall – Annex B

I. CALL TO ORDER

Chair, Martha Elkins, called the meeting to order at 7:07 PM.

II. ROLL CALL

Present:

- Martha Elkins, Chair of Council – Central
- Harold Gunn – North Fork
- Jeremy Puck – Canal
- Gary Sloan – Riverfront
- Gene Shoemaker – At-Large
- Dee Harker – Gallia
- Linda Jo Cavanaugh – The Heights / N. Hobart

Absent:

- Mayor Velma T. Chiggins – Acting authority passed to the Civic Committee Chair

Quorum? **Yes** / No

III. PUBLIC COMMENT

Seventeen (17) residents registered to speak. Civic Keys were checked at the door per Civil Control Code §201.01. Two residents were turned away for expired tokens. One resident attempted to register a puppet as a co-speaker and was denied per standing policy.

Raymond Doolin, Chief Code Enforcement Officer, addressed Council first at the request of Chair Elkins. Doolin summarized the enforcement timeline regarding the property at the 100 block of Court Street, including the Notice of Clarification (January 28, 2026), the subsequent Notice of Non-Compliance issued by the Office of

VILLAGE COUNCIL MINUTES

Zoning and Code Compliance on February 8, 2026, and the ten-day compliance window. Doolin stated that the operator had not complied and that the listing remained active on SortOfHome as of the date of this session. Doolin spoke for four minutes and twelve seconds. Chair Elkins waived the three-minute limit without objection.

Mabel Orr (3 minutes) spoke regarding noise from short-term guests parking on Sycamore Lane. Stated she had filed two complaints with Public Safety, neither acknowledged. Chair Elkins noted the complaints would be forwarded.

Carl Birch (2 minutes, 41 seconds) asked whether the Village had authority to regulate platforms headquartered in Columbus. Solicitor was not present. Question was tabled.

Unnamed resident (faltered at 1 minute, 9 seconds) began a statement about property values and trailed off. Chair Elkins thanked the speaker.

Gene Shoemaker (speaking from Council, not public comment) interjected to ask if the time capsule had been “making that noise again.” Chair Elkins ruled the comment out of order.

Remaining speakers addressed various concerns including sewer capacity, guest parking, unfamiliar vehicles on Route 3, and one request (denied) to read aloud from the Civil Control Codebook. Public comment was closed at 8:14 PM after all registered speakers had been heard or had faltered.

IV. EMERGENCY BUSINESS

Item 1 – Short-Term Rental Activity / SortOfHome Platform

- Council reviewed enforcement actions taken by the Department of Civil Control and Enforcement regarding unpermitted short-term rental activity at a Court Street commercial property.

- Chief Code Enforcement Officer Doolin confirmed that a Notice of Non-Compliance was issued February 8, 2026, citing Civil Control Code provisions regarding hospitality use, transient accommodation, and zoning classification.

- The operator has not removed the listing. The platform (SortOfHome) has since restructured its service model from a short-term rental marketplace to what it describes as a “membership-based hospitality network.”

- Council Member Gunn asked whether the cease-and-desist remained enforceable given the platform change. No determination was made. Solicitor was not present.

- Council Member Cavanaugh moved to direct the Solicitor to review the enforceability of existing notices under the revised platform classification. Seconded by Council Member Puck. Motion carried 6-0 (Shoemaker abstained, citing unrelated concerns about subterranean vibrations).

VILLAGE COUNCIL MINUTES

Item 2 – Civil Control Code Review

- Council Member Sloan raised concern that existing Code language does not adequately define “membership-based” hospitality or distinguish it from short-term rental activity.
- Chair Elkins directed the Civic Committee to review Chapter 307 (Transient Occupancy) and Chapter 412 (Commercial Use Classifications) for possible amendment.
- Timeline: Recommendations due by the next Regular Session.

Item 3 – Correspondence from SortOfHome, Inc.

- Clerk Trask reported receipt of a letter from SortOfHome legal counsel (Columbus) dated February 11, 2026, asserting that the platform operates as a membership organization and not a lodging service, and that local zoning enforcement is preempted by state commerce provisions.
- The letter was entered into the record. No action taken pending Solicitor review.
- Council Member Shoemaker asked if the letter mentioned the time capsule. It did not.

V. EMERGENCY / SHADOW ITEMS

No items emerging from darkness

VI. ANNOUNCEMENTS

- Next Counting Hour: February 19, 3:00 – 4:11 PM
- Next Regular Meeting – March 5, 2026, 7:03 PM
- Observances – None

VII. ADJOURNMENT

Time: 9:03 PM

Respectfully submitted,

[Digital Signature]

Evie Trask

Village Clerk