

COUNCIL OF THE WHOLE MEETING

Topic: Tiny houses

May 29, 2024

Council President Thad Eikenbary called the meeting to order at 6:00 p.m. and noted the topic was tiny houses.

Ringwald, Kallas, Bowers, Agler, Dettrow, and Marshall were present.

Mayor Markward summarizes chapter 150 has zoning rules. If someone wants to appeal, they take it to board of appeals. Numerous requests were made under minimum square footage.

Hall Block, 401 S. Washington St. Van Wert, OH presents presentation sharing details of tiny homes. A tiny home by definition is typically 500 sq. ft or less. Zoning appeals suggested around 600 sq. ft. this would be labeled as a "cottage". 8 homes in Van Wert are already under 500 sq. ft. Hall stated tiny homes can be built at same quality as other existing structures. There is concern of tiny homes lowering property values, but Hall states that he doesn't think the size will bring down value and that there are many large homes that do bring property value down that are presented poorly.

Mary Jo Hammond, 111 S. Linn St., Convoy, OH was present and ran presentation for Mr. Block.

Marshall asked about cost of 600 sq. ft. home. Block answered in a \$10k+ range depending on quality factors. Bowers states they can be as expensive as \$60k depending on what the builder wants in the home.

Kallas is clarifying that zoning officials are pushing for 600 sq. ft. minimum.

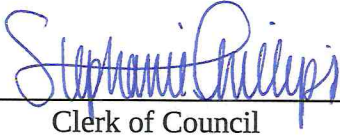
Eikenbary states that the zoning is about setting a baseline for the bulk of requests, not that anything under this baseline couldn't be approved.

Markward states any citizen has a right to an appeal or to apply for a variance. Any decision the zoning officials make can be appealed and taken to City Council (whether that be the owner or a neighbor).

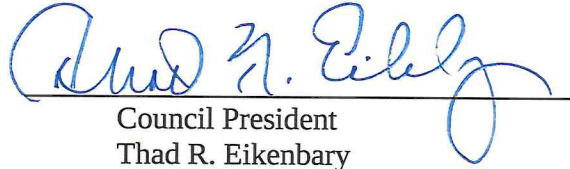
Fleming expressed concern about maybe not the initial owner, but where it may end up in "2nd generation". Where the initial owner may only be looking at revenue.

Mark Davis, 402 S. Tyler, reminds council that most people are requesting to transform 1-2 car garages to tiny homes to maximize property space, but a barrier is that city would require separate utility, address, sidewalk, sewer, etc.

Meeting was adjourned at 6:28 p.m.



Clerk of Council
Stephanie R. Phillips



Council President
Thad R. Eikenbary



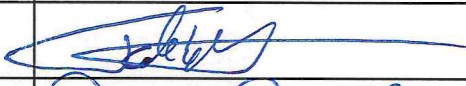


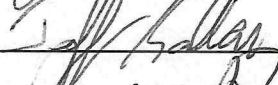

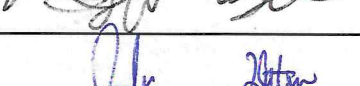

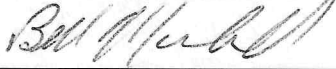
May 29, 2024

DATE

TOPIC: Tiny Houses

Date: 05/29/2024

COUNCIL/CITY MEMBERS

Mayor Ken Markward	
Safety Service Director Jay Fleming	
Auditor Erika Blackmore	
Law Director John Hatcher	
President Thad Eikenbary	
Jana Ringwald	
Jeff Kallas	
Judy Bowers	
Jeff Agler	
Jordan Dettrow	
Julie Moore	
Bill Marshall	

TOPIC: Tiny Houses

Date: 05/29/2024

MEMBERS OF THE PUBLIC

Print Name	Address
Marelo Hammond	111 S. Linn St Conway
KERRY	221 N. Wall St. Van Wert
Maurice Diller	1041 Elm U. W. OH.
Randy Baker	415 S. Chestnut ST Van Wert
Cervant Johnson	1217 David St VAN OH
Hall Black	401 S Washington St
Joe Jared	113 W MAIN
Mark Davis	

April 10, 2024

Two recommendations from the Board of Zoning Appeals

- 1) This definition of Cottage/Tiny Home would be added to the definitions in Ordinance § 150.03 DEFINITIONS
- 2) Cottage/Tiny Homes would then be added as a Conditional use under R1, R2 and R3 (§ 150.15)

COTTAGE / TINY HOME - Definition

Residential dwelling constructed on a permanent foundation with a minimum of 600 sf living area. Maximum of two units per parcel having separate utilities and mailing addresses. Off street parking (Ord 150.30) and basic yard requirements (Ord 150.20) must be met or a variance requested. Required to be onsite construction or an approved modular home unit with construction plans.



The City of Van Wert

Definition:

A “tiny” house is a home with less than 500 sq feet of living space. (321 N. Race St just sold with 416 sq feet)

A “cottage” home is more than 500 sq feet but less than traditional homes. Unique style, smaller size, asymmetrical designs, stone or wood accents. Most common are the English, Nordic, Coastal and French styles.

We have zoning and ordinances already in place for someone to build a single home. This will not change for a “tiny” or “cottage” home .

As for the aesthetics of the home that too is already in place. Everyone must maintain their yard and home (150.20).

The suggested proposal is to make it a maximum of 500 square feet for tiny. A cottage, or an ADU residential, a minimum of 500 sq feet and maximum of 2,000 sq feet. Can be used as a rental property (airbnb, rental, ect.)

No more than two ADU’s per property if it allows. Individually metered utilities (not necessarily to the main) and no extra parking required(150.30). A separate mailing address per unit.

A responsible person must live in one of the homes or the homeowner themselves. (227 N. Cherry St. has two ADU’s and a primary house on one lot with 637, 400, and 632 sq ft)

Homes already have to submit detailed plans. If new, You must get Health Dept. involved for water/sewage and soil testing.

ALL THINGS “TINY”!

What size is considered a TRUE tiny home?

500 sq. feet or less

The smallest tiny foundation home is 196 sq ft in the USA

What is the difference between a “tiny” and a “cottage”?

A Tiny is 500 sq.ft. or less

A Cottage is 600 sq.ft. or more

What is needed for TINY homes to truly be an option in Van Wert?

1. Square footage needs to be reduced for EXISTING structures to UNDER 500 sq ft
2. Square footage for a NEW Build foundation home should be UNDER 500 sq ft
3. We need to allow for THOW, container, shed, garage and just using a small section of a home (ex: bedrooms or basements)
4. Allow loft space to be as low as 3 ft in height to highest peak of ceiling and still be considered a living space/bedroom
5. Tiny home must have egress windows in lofts for emergency exits
6. We need to allow them to be the PERMANENT residence if the owner wishes
7. We need to allow for the tiny home to be on the property W/OUT the existing home
8. We need to also realize that even permanent structured homes can be off grid
9. Make a builder's guide that describes the regulations in plain language that is easier for citizens to read

Why go tiny on a Permanent foundation?

Own the land

Design flexibility

Less maintenance

Traditional utility hook ups

Property will appreciate in value

Easier to get a bank loan (small mortgage)

Less bills means more money in the bank for other things

To take care of family (adult kids and parents) and still give them privacy

Will A Tiny Home Lower Property Values?

The answer is **No!**

According to Realtor.com Tiny homes are appreciating in value faster than the traditional size home. They believe that the value is just going to keep rising. The denser development increases neighborhood property tax values overall, increasing what the jurisdiction can receive from an area.

What lowers property values is:

Bad neighbors

Crime areas

Bad schools

Registered Sex offenders

Interest rates

Foreclosures

The economy

Noise pollution

Park Model vs. Tiny Home

Park Models

are built to the ANSI A119.5 code for recreational vehicles and NOT meant to be lived in year round

Tiny Homes

are built to the traditional standard of a home and ARE meant to be lived in year round!

Counties W/up and running tiny communities

THOW community/village zoning

Recreational Tiny Home

Must have either landscaping or skirting around tiny home

Said they have less trouble from the tiny community of 28 residents than the rest of the town

The tiny community residents are from all over and have showed respect for the area, neighbors, and their own property (house and space it's on) then most of the traditional residents. Also stated how friendly everyone has been to the rest of the community

Different Tiny Houses We Could Be Facing In The FUTURE!



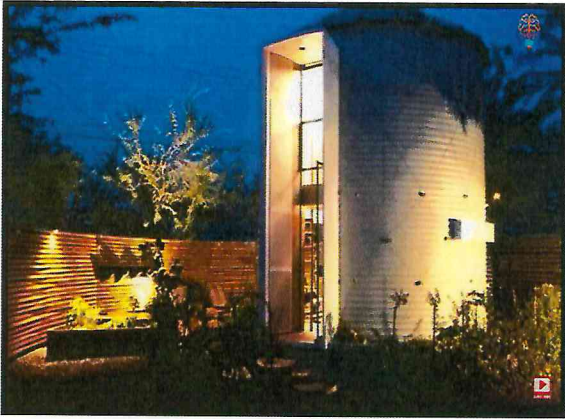
Tiny on Wheels.



Shed to Tiny on foundation.



Tiny House on foundation.



Grain Silo to Two Story Tiny.