

**PLANNING COMMISSION
MEETING MINUTES
November 6, 2019 @ 7:00 PM**

Members present: Paul Trumble, Doug Dewey, Dan Steiner, Tom Sheneman and Linda Cran.
Absent: None.
Also present: Steve Barnard,Carolynn Nichols, Dean Crandall, Dave Martin and Sue Mahan.

The Chairman called the meeting to order at 7:00 pm.

The Pledge of Allegiance to the U.S. flag.

The Chairman requested Public Comment. Dave Martin introduced himself to commission. Public comment closed.

AGENDA:

It was moved by Sheneman, seconded by Cran, that the agenda be approved with changes. Motion carried – Unanimous.

MINUTES:

It was moved by Dewey, seconded by Sheneman, to approve the October 2, 2019 meeting minutes as written. Motion carried – Unanimous.

ZONING ADMINISTRATOR REPORT - STEVE BARNARD:

Township Law E-Letter Handout:

October 2019 Common Public Road Issues – Shortage of road gravel

George and Grace Bacon – Rental Unit Complaint:

- Letters sent to George and Grace Bacon and rental property owners at 4622 S. East Torch Lake Drive: Brian & Marguerite Thurgate and Timothy & Kim Thurgate.
- No responses sent to township.

Milton Township Short Term Rental Ordinance:

Met with Zoning Administrator, Christopher Weinzapfel to discuss how Milton Township regulates and enforces their Short Term Rental Ordinance.

Milton Twp. is currently holding hearing on Amendments to Ordinance.

Torch Lake Township, Zoning Administrator – Deborah Graber

Communications regarding Short Term Rental Ordinance

- Main objective is to gain compliance
- Township has taken a few individuals to court by issuing municipal civil infractions and currently has one individual that is in violation of court order
- Challenge – chasing down 30 or more sites and owners.

Justin Thiede – Legislative Assistant

Information requested – Short Term Rentals

Eleven (11) bills in the legislature regarding topic – Short Term Rentals

- HB 4046, HB 4554, HB 4555, HB 4556, HB 4557, HB 4558, HB 4559, HB 4560, HB 4561, HB 4562, HB 4563

Weaver – Torch Lake/Steiner Road:

Mr. Weaver has moved shed and is compliant with ordinance.

OLD BUSINESS:

Sheneman – Mini Houses

Discussion followed:

- Dean Crandall addressed the commission: BOCA Code standards and restrictions for room size.

Discussion followed.

The Chairman asked the members for input and/or interest in pursuing language and standards for: Mini Homes/Tiny Houses/Small Houses

It was moved by Sheneman, seconded by Cran that the Mini House/Tiny Houses/Small Houses be **TABLED**. All present – voting yes.

Sheneman – Fifth Wheels

Discussion followed:

- Seasonal Use
- RV Rentals
- Keep language as is currently written

The Chairman asked the members for input and/or interest in pursuing additional or modified language with standards relating to RV's/Fifth Wheels.

It was moved by Sheneman, seconded by Dewey, to **TABLE** discussions on RV's/Fifth Wheels until a question or issue is brought before commission. All present – voting yes.

Master Plan Update:

- Barnard reported that he is waiting for Williams and Works to reply to his questions and will follow-up.
- No update.
- Handouts – A practical Guide to Effectively Regulating Short-Term Rentals on the Local Government Level and Short-Term Rental Ordinance Recommendations and Information on House bills.

Trumble reported that he had a discussion with an owner of a Short-Term Rental and he expressed no interest in an ordinance.

Discussion followed:

Concerns: Noise, parking, limit number of guest, no fireworks, no loud music, register with township and establish a manager within area of rentals, educate and enforcement.

Township – Survey: Short-Term Rentals

Chairman requested that the Zoning Administrator seek sample surveys from Williams & Works.

Discussion followed.

NEW BUSINESS:

There was none.

2020 Meeting Dates:

It was moved by Sheneman, seconded by Cran, that the meeting schedule be approved as follows:

January 8, 2020
February – NO MEETING
March 4, 2020
April 1, 2020
May 6, 2020
June 3, 2020
July 1, 2020
August 5, 2020
September 2, 2020
October 7, 2020
November 4, 2020
December 2, 2020

Motion carried – all present voting yes.

ELECTIONS – COMMISSION

The Chairman requested that the 2020 Commission positions be on the agenda in December.

- Chairman
- Vice Chairman
- Secretary

PUBLIC COMMENT:

The Chairman requested Public Comment. Dean Crandall addressed the commission on Short-Term Rentals and Long-Term Rentals.

The Chairman stated that the State of Michigan wants to set the guidelines, rules and regulations and eliminate control at the local level. Public comment closed at 8:15 p.m.

The meeting adjourned at 8:14 p.m.

Chair, Paul Trumble

Secretary, Linda Cran