

GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, JUNE 24, 2019

WORK SESSION – 6:00 P.M.

1. The Board discussed expanding upon the Township's current “Ethics Policy” and reviewed an MTA article and “Code of Conduct” language.

Because the Township already has a basic ethics policy as part of the Administrative Policy and Procedures Manual; because all of the department directors are covered by “Codes of Ethics” from their respective professional associations, and because any in appropriate conduct will be discussed in the “sunshine” of public meetings, the Board determined that additional language or codes of conduct were not necessary.

2. The Board discussed the regulation of short-term rentals and possible approaches to the issue. The Board noted that short-term rentals – under certain limits – may be a good “free market” use of some residential properties.

It was also noted a Michigan Court of Appeals ruling (*i.e., Reaume vs. Spring Lake Township*) clearly established that short-term rentals are a commercial use of property, not a residential use. This removes any uncertainty regarding whether short-term rentals are allowed under the Township’s current Zoning Ordinance.

The Board instructed staff to establish guidelines for a short-term rental ordinance and establish a more formalized inspection process for rental properties for the following reasons:

- a) Because the number of short-term rentals will continue to increase within the Township – especially with developments like the Nicklaus designed golf course;
- b) Because the nature of Airbnb type of enterprises is evolving with large number of residential properties being purchased for strictly commercial purposes;
- c) Because there are complaints arising from certain short-term rentals which could change the integrity of established residential neighborhoods and violate the expectations of nearby single-family homeowners;
- d) Because short-term rentals can inflate sale prices by allowing commercial ventures in residential neighborhoods which may impact affordable housing;
- e) Because the short-term rentals that are occurring are likely in violation of allowable uses under the Township’s Zoning Ordinance;
- f) Because short-term rentals may be appropriate if certain guidelines and limitations are regulated – such as:
 - ✓ Parking;
 - ✓ Duration of stay;
 - ✓ Safety inspections pursuant to the Fire Code;
- g) Because it is unclear what – if any – state regulations may occur with regards to short-term rentals; and,
- h) Because some rentals are being marketed with likely Fire Code violations (*e.g., improper egress windows, improper door locks, lack of smoke/carbon monoxide detectors, etc.*).

REGULAR MEETING

I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: Meeusen, Behm, Redick, Reenders, Larsen, and Kieft

Board members absent: Gignac

Also, present was Manager Cargo and Community Development Director Fedewa.

IV. APPROVAL OF MEETING AGENDA

Motion by Trustee Meeusen and seconded by Trustee Behm to approve the meeting agenda. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve May 28, 2019 Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$637,612.38 (*A/P checks of \$407,367.52 and payroll of \$230,244.86*)
3. Approve Agreement with PM Blough, Inc. for Joint Parks and Recreation Plan Update and Survey (*\$6,000*)
4. Approve Agreement with Nederveld to update Schmidt Heritage Park Conceptual Plan with Phase I designation and Const Estimate (*\$1,500*)
5. Approve Board of Review appointments
6. Approve Resolution of Recognition - North Ottawa Community Health System 100 Year Anniversary - NOCH Day Proclamation

Motion by Clerk Larsen and seconded by Trustee Redick to approve the items on the Consent Agenda. **Which motion carried.**

VI. OLD BUSINESS

1. **Motion** by Trustee Redick supported by Trustee Meeusen to approve the Final Plat for Stonewater Subdivision No. 1. **Which motion carried.**
2. **Motion** by Treasurer Kieft supported by Trustee Behm to adopt Resolution 19-06-01 authorizing the operation of streetlights and said operational costs billed to the property owner and authorize the Supervisor to sign the Special Assessment Lighting District agreement for Stonewater Subdivision No. 1. **Which motion carried** pursuant to the following roll call vote:
Ayes: Redick, Kieft, Reenders, Behm, Meeusen, Larsen
Nays:
Absent: Gignac

VII. NEW BUSINESS

1. **Motion** by Trustee Meeusen supported by Trustee Redick to approve the Eighth Amendment to the Sewer Agreement that details the use of a \$2.5 million grant from the State of Michigan. Further, Supervisor Reenders and Clerk Larsen are authorized to execute the proposed 8th amendment on behalf of Grand Haven Charter Township. **Which motion carried.**

VIII. REPORTS AND CORESPONDENCE

1. Supervisor's Report – Reenders presented a gift of art from North Ottawa Community Hospital to celebrate the 100th anniversary of the hospital/health system.
2. Committee Reports – Trustee Redick noted that NORA has launched a new website and is considering a millage rate to cover their operations (*not capital expansion*) that would be on a 2020 ballot.
3. Manager's Report
 - a. May Building Report
 - b. May Enforcement Report
 - c. May Public Services Report
 - d. April Legal Review – including an update on the Health Pointe tax exemption
4. Others – It was noted that with the high-water levels that electrical services on docks may present an increased safety risk.

X. PUBLIC COMMENTS

Charles Todd Brower (*14690 Pepperridge*) noted problems with short term rentals, including trash collection and maintenance.

XI. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 7:20 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen
Grand Haven Charter Township Clerk

Mark Reenders
Grand Haven Charter Township Supervisor