

**GRAND HAVEN CHARTER TOWNSHIP BOARD**  
**MONDAY, AUGUST 12, 2019**

**WORK SESSION – 6:00 P.M.**

1. The Board discussed short-term rentals (STRs) and additional regulations / prohibitions.

Attorney Bultje reviewed two memoranda regarding guidelines for a STR regulatory ordinance and Zoning ordinance amendment.

Public Comments included:

- a) Noah Selby-Theut (*13257 Greenleaf Lane*) is a resident of Fox Hollow and moved to this subdivision because rentals were not allowed. Believes STRs undermine the fabric of the neighborhood. Wants to ban STRs.
- b) Bryan Link (*13266 Greenleaf Lane*) is a one-year resident of Fox Hollow and lives behind a STR and has complained because of frequent noise problems and believes it has changed the character of the neighborhood. Wants to ban STRs.
- c) John Sommers (*Florida*) has a nephew who lives in Ohio and purchased a home in Fox Hollow this past March for use as a vacation home and STR. Does not support the selective enforcement that is occurring and felt the attorney's letter was too harsh.
- d) Richard Bullington (*12857 Wilderness Trail*) appreciates the attention that the elected officials and staff are giving to STRs. Believes STRs erode the integrity of neighborhoods. He has lost a peaceful neighborhood. Any STR regulations should include a minimum duration of stay (*e.g. one-week as opposed to a single night*). The regulations should also examine fire safety issues.
- e) William Greene (*13407 Redbird Lane*) believes there is a consensus of opinion to regulate STRs because STRs change the character of communities.

After public comments were received, the Board discussed the possible STR regulations including:

- ✓ Septic systems and the public health regulations which could impact the number of people allowed in STR units;
- ✓ Support the use of SLU permit for STRs. (*Administrative approval could be used for residential units that allow two weeks or less per calendar year.*)
- ✓ STRs should not allowed in subdivisions.
- ✓ Knox boxes should be required to allow fire/rescue entry.
- ✓ Inspections should be utilized for all rental units.
- ✓ Minimum of seven days for STRs. Examine maximum number of weeks per calendar year.
- ✓ Examining proximity of Day Care facilities might be included in the SLU process.

Attorney Bultje and staff will draft STR rules into both a zoning ordinance amendment and a regulatory ordinance and schedule another work session to review the same.

## REGULAR MEETING

### I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:04 p.m.

### II. PLEDGE TO THE FLAG

### III. ROLL CALL

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

**Board members absent:**

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

### IV. APPROVAL OF MEETING AGENDA

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

### V. APPROVAL OF CONSENT AGENDA

1. Approve July 22, 2019 Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$490,522.30 (*A/P checks of \$383,468.45 and payroll of \$107,053.85*)
3. Re-appoint John Heinritz, Dan Luckey, Rob Robbins and Alompradith Sphabmixay to the DDA Board for a three-year term ending on August 31, 2022
4. Re-appoint Joy Gaasch to the North Ottawa Community Hospital Board for a three-year term ending on June 30, 2022
5. Re-appoint Phil Chalifoux and Dave Reenders to the Planning Commission for a three-year term ending August 31, 2022
6. Re-appoint Mary Jane Belter to the North Ottawa Recreation Authority for a three-year term ending August 31, 2022
7. Re-appoint Jacquelyn Thoroughman and Mary Jane Belter to the Parks and Recreation Committee for a two-year term ending August 31, 2021

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

### VI. OLD BUSINESS

None

### VII. NEW BUSINESS

1. **Motion** by Treasurer Kieft supported by Clerk Larsen to approve Resolution 19-08-01 that authorizes the petition for maintenance, improvement and consolidation of the Beechtree Drains and Drainage Districts. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Larsen, Gignac, Kieft, Meeusen, Redick, Behm, Reenders  
Nays:  
Absent:

VIII. REPORTS AND CORESPONDENCE

1. Committee Reports
  - a. Personnel Committee will meet on Wednesday, August 21<sup>st</sup> at 7:00 a.m.
  - b. The Parks and Recreation Committee met last Thursday to define Phase 1 of the Schmidt Heritage Park. Costs are being compiled.
2. Manager's Report
  - a. July Building Report
  - b. July Enforcement Report
  - c. June Legal Review
3. Others
  - a. Trustee Meeusen asked whether MCC is seeking a millage for the community college. Manager Cargo noted that he was not aware of any MCC millage proposal; but, that if a millage is sought, the millage would have to the same rate as what is charged in Muskegon County.

X. PUBLIC COMMENTS

None

XI. ADJOURNMENT

**Motion** by Clerk Larsen and seconded by Treasurer Kieft to adjourn the meeting at 7:24 p.m. **Which motion carried.**

Respectfully Submitted,



Laurie Larsen  
Grand Haven Charter Township Clerk



Mark Reenders  
Grand Haven Charter Township Supervisor