

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, DECEMBER 9, 2019**

WORK SESSION – 6:00 p.m.

1. **Motion** by Trustee Redick by Trustee Gignac to enter closed session at 6:01 p.m. for the purpose of conducting the superintendent’s annual performance evaluation pursuant to the Open Meetings Act and the Superintendent’s request. **Which motion carried**, pursuant to the following roll call vote:

Ayes: Redick, Gignac, Kieft, Meeusen, Behm, Reenders

Nays:

Absent: Larsen

Motion by Trustee Redick supported by Trustee Gignac to exit the closed session at 6:44 p.m. **Which motion carried.**

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: Behm, Kieft, Meeusen, Redick, Reenders, and Gignac

Board members absent: Larsen

Also, present were Manager Cargo, Community Development Director Fedewa, Human Resources Director Dumbrell, and Attorney Bultje.

Motion by Trustee Meeusen and seconded by Trustee Behm to appoint Treasurer Kieft as the Temporary Clerk for tonight's Board meeting. **Which motion carried.**

IV. APPROVAL OF MEETING AGENDA

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

V. APPROVAL OF CONSENT AGENDA

1. Approve November 25, 2019 Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$361,224.45 (*A/P checks of \$238,165.38 and payroll of \$123,059.07*)
3. Approve 2020 Board Meeting Dates

Motion by Trustee Meeusen and seconded by Trustee Gignac to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. PRESENTATION

Loutit District Library Director John Martin (*with Library Board members Caryn Lannon and Cathy Rusco*) provided an update on the library through the Annual Report and the recently adopted Strategic Plan.

VII. OLD BUSINESS

Consultant Khorey (McKenna Associates) provided a PowerPoint presentation on the New Zoning Ordinance and discussed his memoranda on the proposed 200' setback from the Ordinance High Water level.

Community Development Director Fedewa provided a PowerPoint presentation on the proposed Short-Term Rental regulations.

The following public comments were received regarding the proposed New Zoning Ordinance:

- Brian Page (10321 Lakeshore Drive) is opposed to the 200' setback requirement along Lake Michigan and questions the long-term ramifications.
- Marc Bedrosian (11263 Lakeshore Drive) is opposed to the 200' setback requirement along Lake Michigan and question the scientific basis of the 580.5' regulatory ordinance high water level.
- Randell Price (11025 Lakeshore Drive) does not want the Township to become involved in Lakeshore regulations when the State of Michigan already provides regulation.
- George DeWild (12103 Bluewater Road) is opposed to the 200' setback requirement along Lake Michigan and believes the rules impacts small lot owners differently than large lot owners.
- Jerry DePersia (14441 South Highland Drive) is opposed to the prohibition on seawalls and believes the Township should leave Lakeshore regulations to the State of Michigan.
- Marilyn Hazard (18329 Hillside Drive) is opposed to the prohibition on seawalls and questions how residents can rebuild if they lose their cottages along the lake with the proposed 200' setback requirement.
- Sue DenHerder (12065 Bluewater Road) owns a cottage that was recently renovated and is opposed to the 200' setback requirement along Lake Michigan.
- Amy Stuursma (12113 Bluewater Road) is a third-generation cottage owner and believes the Township should leave Lakeshore regulations to the State of Michigan.
- Ed Everhart (12087 Bluewater Road) is opposed to the 200' setback requirement along Lake Michigan and sees no public benefit.

- Donald Lipinski (14579 South Highland Road) wants the lakeshore regulations to remain with the State.
- Ray Swanson (11724 Garnsey) had questions regarding an apparent conflict regarding supremacy within the Zoning Ordinance draft.
- Dan Burkington (South Highland Association) believes that the lakeshore regulations should remain with the State.
- Kathy Olds (12885 Wilderness Trail) disagrees with the 200' setback proposal and the proposed prohibition on seawalls.

The Board discussed the proposed 200' setback and seawall regulations. Supervisor Reenders wants to leave the regulations on lake front properties with the State of Michigan. Trustee Behm agrees that State regulation of the lakeshore is sufficient.

Supervisor Reenders noted that the building height definition should be amended to follow the Building Code; the definition of "Hospital" should be amended; and, parking lots should have concrete edges and low rolled curbs. Also, Supervisor Reenders is concerned with the PUD limit for two to four units.

1. **Motion** by Trustee Meeusen supported by Trustee Behm to eliminate the section containing the prohibition of seawalls and the section containing the 200' setback from the regulatory ordinance high water level requirement for Lakefront properties from the proposed Zoning Ordinance. **Which motion carried.**

Without Objection, Supervisor Reenders allowed for a short recess.

Supervisor Reenders called the meeting back to order after a short recess and allowed public comments on short-term rental regulations (STRs).

- Kathy Olds (12885 Wilderness Trail) opposes the short-term rental regulations and notes that STRs have a positive impact on tourism and have not created any difficulties within her association.
- Matt Olds (12885 Wilderness Trail) believes that the Grand Haven area is a resort town and that limits on STRs will be damaging to property owners. There needs to be an exception process.
- Todd Brower (14690 Pepperidge Avenue) appreciates the prohibition on short-term rentals.
- Mindi Freng (17411 Buchanan Street) purchased home on Buchanan with the understanding it would be a STR and cannot afford the home without the income from STRs.
- Keith LeCruix (16922 Timber Dunes) lives adjacent to the golf course and wants to use

his resident as a STR for golfers.

- Kevin Freng (17411 Buchanan Street) believes that the STR map is arbitrary, didn't know his house was part of a subdivision and wants to allow weekend rentals.
- Marty Murphy (12061 Bluewater Road) supports allowing STRs and believes that his STR creates no problems.
- Jill Scott (18209 Shore Acres Road) owns a house on the lake that is rented for about 12 weeks each summer for the past 20 years. She inherited the house and needs the STR income to afford the property.
- Dale Gathergood (17262 Timber Dunes Drive) live on the golf course and believes the 16-week limitation is too short and that 6 day minimum is too long.
- Doug Vanse (14873 Mercury Drive) believes that existing STRs should be grandfathered and opposes the current regulations as drafted.
- Susan Vanse (14873 Mercury Drive) supports allowing STRs and believes the Township should address the problems that certain STRs create and not prohibit STRs.
- Marsha Aerts (Brucker Street) believes that rather than prohibiting STRs that STRs with a "buffer" should be allowed.
- Michelle Hornstrand (Highland Association) is a third-generation renter and believes that larger lots do not need STR regulations.
- Susan Heine (14520 178th Avenue) believes that STRs should be allowed on larger lots (e.g., $\frac{3}{4}$ of an acre).
- Lisa Royce (Spring Lake) is a landlord of rentals and believes that STRs are good for the economy and tourism.
- Richard Barber (11840 Lakeshore Drive) opposes the STR regulations. His property is within a subdivision; but is secluded. The ordinance is not needed.
- Marcie Barber (11840 Lakeshore Drive) thinks any prohibition on STRs should be based upon complaints, prohibiting STRs could harm property values, duration of stay should be limited and STRs should be allowed beyond 16 weeks.
- Ray Swanson (11724 Garnsey) recommended the Township review the STR regulations from Ferryburg.

The Board discussed the proposed STR regulations.

Trustee Redick noted that he would like additional time to consider the STR regulations and noted that perhaps the Board was not sufficiently exact in developing the text and map.

2. **Motion** by Trustee Meeusen supported by Trustee Behm to table the proposed Zoning Ordinance, Zoning Map, and Short-Term Rental Regulation Ordinance until the January 13th Board meeting to provide staff and the Board an opportunity to consider the concerns expressed. **Which motion carried.**

3. **Motion** by Trustee Gignac supported by Trustee Redick to approve Resolution 19-12-01 that adopts the final budget amendments for FY 2019. **Which motion carried** pursuant to the following roll call vote:
 Ayes: Redick, Gignac, Kieft, Meeusen, Behm, Reenders
 Nays:
 Absent: Larsen

4. **Motion** by Trustee Meeusen supported by Trustee Behm to approve Resolution 19-12-02 that increases the water connection fees in order to cover all actual costs. **Which motion carried** pursuant to the following roll call vote:
 Ayes: Meeusen, Behm, Gignac, Reenders, Redick, Kieft
 Nays:
 Absent: Larsen

VIII. NEW BUSINESS

1. **Motion** by Treasurer Kieft supported by Trustee Meeusen authorizing the revisions of the Paid Time Off (PTO) Policy, as submitted. **Which motion carried** pursuant to the following roll call vote:
 Ayes: Reenders, Kieft, Redick, Meeusen, Gignac, Behm
 Nays:
 Absent: Larsen

2. Discussion was held regarding amendments to the Firearms Ordinance related to devices that shoot blanks. The Board instructed staff to prepare the amendments without “pellet guns” for a first reading on January 13th.

3. Discussion was held regarding exterior holiday lighting decorations at the Township administrative complex. The Board instructed staff to compile cost estimates for holiday lighting for the 2020 holiday season.

IX. REPORTS AND CORESPONDENCE

- a. Correspondence was reviewed
- b. Committee Reports – It was noted that the Personnel Committee for Wednesday is cancelled.
- c. Manager’s Report, which included:
 - i. November Building Report
 - ii. November Ordinance Enforcement Report
 - iii. November Public Services Report
- d. Others

X. PUBLIC COMMENTS

None.

XII. ADJOURNMENT

Motion by Trustee Redick and seconded by Trustee Behm to adjourn the meeting at 10:14 p.m. **Which motion carried.**

Respectfully Submitted,

William Kieft III
Grand Haven Charter Township Temporary Clerk

Mark Reenders
Grand Haven Charter Township Supervisor