

GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, JANUARY 13, 2020

WORK SESSION

Supervisor Reenders called the work session meeting of the Grand Haven Charter Township Board to order at 6:00 p.m.

Staff noted that information that had previously been provided, including a recent section from the Michigan Township's Association regarding Short Term Rentals (STRs). Staff noted that they are looking for final direction from the Board on how to proceed and whether additional enforcement should begin on any STRs due to the delay in implement proposed regulations.

Discussion was held in verifying whether properties were included in certain associations and whether language in covenants or bylaws specifically excluded rentals. The Board noted an article regarding STRs in the January Michigan Township's magazine.

Discussion was held regarding PREs and enforcement of PRE rules from the State for properties that rent their residence for more than two weeks.

It was noted that about 41% of the 51 known STRs are owned by Township residents. 49% are owned by individual that do not live within the Township. It is unclear on the resident status of the remaining 10% of STRs. The 51 STRs parcels identified account for about 7/10th of 1% of the parcels in the Township

It was noted that the proposed STR regulations were not restricting rights – since short term rentals are not an allowable use under current rules – rather the rules are generating additional property rights.

Manager Cargo noted that staff would begin enforcement on one or more additional STR properties adjacent to Pottawattomie Bayou that had generated complaints, unless there were objections by the Board. (*Enforcement has occurred on four properties.*) No objections were raised.

The Board instructed staff to complete the following:

- ✓ Include language that would require the Ottawa County Department of Public Health to inspect/certify both septic systems and wells (*e.g., upgrade from class II to class III*). Also, to prohibit shared wells.
- ✓ Include language requiring liability insurance for renters – amount not specified.
- ✓ Include language reducing six-day minimum stay to 3-days during off season.

Public Comments included:

1. Jaramie Curtice (15981 Mercury Drive) noted that many web sites that market STRs provided additional liability insurance for the property owner.
2. Richard Bullington (12857 Wilderness Trail) stated that STRs are becoming intolerable within his neighborhood; are a constant headache and that relief is needed.

3. Kris Riera (18110 Forest Drive #16) is located within the Shore Acres Subdivision, was the Association Treasury for 18 years for the 23 homes within the development, and that the Association monitors STRs within their development.
4. Marcie Barber (11840 Lakeshore Drive) does not consider her property to be in a neighborhood due to the 55-mph speed limit of Lakeshore Drive and believes their property is appropriate for an STR.
5. Ross VandeWege (10975 Lakeshore Drive) stated that their STR is a second house and that rents offset the costs. Wants minimum stay to be reduced from the proposed six-days.
6. Richard Barber (11840 Lakeshore Drive) stated that basing the STR map on platted properties is too broad, his property is not in a neighborhood because of the 55 mph traffic on Lakeshore; and, six night minimum stay is too long.
7. Susan Heiwe (14520 178th Avenue) stated that neighbors do not oppose her STR rentals and that she needs the rents to pay for the property.

REGULAR MEETING

I. **CALL TO ORDER**

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:06 p.m.

II. **PLEDGE TO THE FLAG**

III. **ROLL CALL**

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

Board members absent:

Also, present were Manager Cargo, Human Resources Director Dumbrell, 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 December 9, 2019 Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$915,338.56 (A/P checks of \$718,030.39 and payroll on 12/18/2019 of \$92,254.34 and payroll on 12/31/2019 of 105,053.83)

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

VI. **PUBLIC HEARING**

Supervisor Reenders opened the public hearing on the “Grand Region Joint Parks &

Recreation Plan” at 7:08 p.m.

Community Development Director Fedewa noted that the current Township recreation plan expired on December 31st and that an update plan will need to be adopted prior to applying for any recreation grants. The adoption of the plan will need to occur prior to February 1st.

The updated plan is mostly minor changes to reflect changes that occurred over the previous five-years – such as the Schmidt Heritage Park.

Public Comments included:

1. Laird Schaefer (12543 Wilderness Trail) noted that although the plan had been made available for the 30 days required, because of the holidays many did not have an opportunity to review the 258-page plan. Recommended that the resolution be tabled.

There being no further public comments, Supervisor Reenders closed the hearing at 7:12 p.m.

VII. OLD BUSINESS

1. **Motion** by Trustee Redick supported by Clerk Larsen to postpone action of the Proposed Restated Firearm Ordinance until the January 27th Board meeting. This constitutes the first reading. **Which motion carried.**
2. **Motion** by Treasurer Kieft supported by Trustee Redick to approve the Final Plan for Lincoln Pines Subdivision No. 2. **Which motion carried.**
3. **Motion** by Clerk Larsen supported by Treasurer Kieft to postpone action on Resolution 20-01-01 that approves the 2020-2024 Grand Region Joint Parks & Recreation Plan until the January 27th meeting to provide the public further opportunity to review the document. **Which motion carried,** with Trustee Redick voting no.

VIII. NEW BUSINESS

1. **Motion** by Treasurer Kieft supported by Trustee Gignac to approve Resolution 20-01-02 amending the Employee Educational Expenses Policy, Section 12.12 of the Personnel Policies and Procedures Manual, effective immediately. **Which motion carried** pursuant to the following roll call vote:
Ayes: Larsen, Gignac, Kieft, Meeusen, Redick, Behm
Nays: Reenders
Absent:

IX. REPORTS AND CORESPONDENCE

1. Committee Reports
2. Manager’s Report
 - a. December Building Report
 - b. December Ordinance Enforcement Report
 - c. December Public Services Report

- d. Final Review of 2019 Project List
- 3. Others

IX. PUBLIC COMMENTS

1. Laird Schaefer (12543 Wilderness Trail) noted the increase in emergency runs for the Fire/Rescue Department and that many of the runs were due to Health Pointe or the Village at Rosy Mound. Recommended that the Board draft a policy for reimbursement for properties with multiple calls for emergency service.
2. Ed Everhart (12087 Bluewater) questions whether his parcel is part of a legal plat and provided information for staff to review. Does not believe STRs need to regulate.
3. Susan Vanse (14873 Mercury Drive) does not believe that the Board understands STRs, and that STRs provide a place other than a hotel room.
4. Doug Vanse (14873 Mercury Drive) notes that they screen renters very closely and have a good rating through their STR website. Parcel is an old resort property that has been rented for 50 years.
5. Christina Gorza (Lakeshore Drive) believes the six-day minimum is too high.
6. George DeWild (12103 Bluewater) agrees with Everhart that his property is not in a subdivision and recommended delay of the STR regulations until a ruling by the Michigan Supreme Court.
7. Lee Fisher (Park Township) introduced himself as a candidate for County Prosecutor with endorsements from the current County Prosecutor and Sheriff.
8. Fitz Fitzgerald (Holland Township) provided information on shoreline erosion and materials available for property owners.

X. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 8:10 p.m. **Which motion carried.**

Respectfully Submitted,



Laurie Larsen

Grand Haven Charter Township Clerk



Mark Reenders

Grand Haven Charter Township Supervisor