

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, FEBRUARY 24, 2020**

WORK SESSION

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

1. **Motion** by Trustee Redick supported by Clerk Larsen to enter Closed Session at 6:01 p.m. to discuss legal opinion regarding a proposed settlement offer regarding the pending Swiftney STR ordinance enforcement and related matters. **Which motion carried** pursuant to the following roll call vote:

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

Nays:

Absent:

Motion by Trustee Redick supported by Trustee Gignac to exit Closed Session at 6:27 p.m. **Which motion carried.**

2. Staff presented information on utilizing an Overlay Zone approach to determine where Short-Term Rentals (STRs) would be allowed within the Township.

After discussion, the Board instructed staff to utilize the Overlay Zone approach to determine where STRs would be authorized within the Township by special exception – beyond the two-weeks that all property owners would qualify. The Board recommended the following standards when examining STRs that are currently operating outside of Zoning regulations:

- ✓ Does the property have a lengthy history of STR (*e.g., beyond a decade*);
- ✓ Does the property have a history of complaints regarding any STR usage (*e.g., properties with complaints from neighbors or others would not be included within the STR Overlay zone*);
- ✓ Is the property located within a traditional subdivision or platted development (*i.e., these areas will typically be excluded unless significant extenuating circumstances exist*);
- ✓ Is the property large (*e.g., larger acreage*), heavily screened, or located in an area where the possibility of complaints (*e.g., noise, parking, etc.*) would be reduced.

It was noted that the aforementioned criteria may be expanded based upon further input and that additional public work sessions and hearings will occur.

It was noted that properties not included would have the possibility of seeking a zoning amendment to STR Overlay zone.

It was noted that the current draft contains a provision whereby multiple complaints could lead to revocation of the STR special exception rights. Staff were instructed to ensure that this would also apply to the two-week STR provision for all properties.

Public comments included the following:

- i. Mary Peterson (11865 Chickory Drive) believes the STR ordinance should be referred to a special committee that has STR owners represented.
- ii. Marcie Barber (2685 Wild Coyote Trail, Galesburg) noted that their STR property is “red” on all three maps. Opined that the six-day minimum stay is too restrictive.
- iii. Richard Barber (2685 Wild Coyote Trail, Galesburg) expressed concern over the rules regarding septic systems and opined that the 16-week limitation on STRs is too restrictive.
- iv. Kris Riera (205 North Division Street, Spring Lake Village) opined that the insurance requirements are too great and that shared wells should be allowed.
- v. Michelle Hornstrand (17954 Brucker Street) noted that her property is currently “red” and was advised to contact staff regarding any extenuating circumstances that might exist on the property that would allow qualifying for STR.
- vi. Kevin Freng (1341 Cornell Drive SE, Grand Rapids) noted that their property on Buchanan Street is in the “red” and expressed concerns about the definition of rentals.

Staff indicated that the next draft of the STR ordinances would be brought before the full Board at either the March 9th or March 23rd work session.

REGULAR MEETING

I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:02 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: Larsen, Redick, Behm, Reenders, Gignac, Meusen, Kieft
Board members absent:

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

IV. APPROVAL OF MEETING AGENDA

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

V. APPROVAL OF CONSENT AGENDA

1. Approve February 10, 2020, Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$511,928.33 (*A/P checks of \$387,842.13 and payroll of \$124,086.20*)
3. Approve Engineering Agreement with Prein & Newhof and Design Forum for Lobby Roof Leaks (\$8,950)
4. Approve Low Bid for Connecting Municipal Water to Township Parks (\$45,254)
5. Approve Bid Documents for Lakeshore Pathway Resurfacing
6. Approve Proclamation for National Library Week 2020

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

VI. OLD BUSINESS

1. **Motion** by Trustee Gignac supported by Clerk Larsen to approve Resolution 20-02-02 that adopts the “Carry Forward” budget amendments for Fiscal Year 2020. **Which motion carried** pursuant to the following roll call vote:

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

Nays:

Absent:

2. **Motion** by Clerk Larsen supported by Trustee Redick to approve Resolution 20-02-03 that updates the Township’s Poverty Exemption Policies pursuant to requirements of state law. **Which motion carried** pursuant to the following roll call vote:

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

Nays: Meeusen

Absent:

3. **Motion** by Treasurer Kieft supported by Trustee Behm to adopt the Water Interconnection Contract between the North Ottawa Water System and the West Michigan Regional Water Authority and authorize the Township Supervisor and Clerk to execute the Contact. **Which motion carried.**

VII. NEW BUSINESS

1. Staff noted that lakefront property owners adjacent to the Brucker Street Road end have requested that the Township financially participate with efforts to address shoreline erosion. Neighbors are concerned that without the Township participating and installed shoreline erosion protection that erosion on the public land will negatively impact their properties.

At this stage, the cost for permit and engineering would be \$6,950 – if the Township signs the engineering agreement. However, actual construction estimates for the proposed shoreline erosion design is about \$1,000 per foot – or about \$130k.

The Board expressed concern regarding whether the project would impede access to the lake for construction equipment. The Board instructed staff to refer the request to the Public Works Committee.

2. Staff noted that the Pigeon Creek Schoolhouse Preservation Society has requested that Grand Haven Charter Township accept the donation of the Pigeon Creek One-Room Schoolhouse – located at 168th Avenue and Pierce Street.

The Board instructed staff to refer the request to the Parks and Recreation Committee.

VIII. REPORTS AND CORRESPONDENCE

1. Committee Reports

2. Manager's Report
 - a. January Public Services Report
 - b. January Legal Review
3. Others

IX. PUBLIC COMMENTS

1. Susan Heine (*14520 178th Avenue*) noted her lot is in the "red" and was advised to contact staff regarding any extenuating circumstances that might exist on the property that would allow qualifying for STR.
2. Mindi Freng (*1341 Cornell Drive SE, Grand Rapids*) noted her property on Buchanan Street is in the "red" and believes that STRs should be allowed at this location.
3. Susan Vanse (*14873 Mercury Drive*) Thanked the Board for the adjustments made. Opined that the six-day limit is too restrictive.
4. Doug Vanse (*14873 Mercury Drive*) Thanked the Board for the new map. Opined that the six-day limit and the 16-week limit are too restrictive.
5. Ed Everhard (*12087 Bluewater Road*) objects to the regulation of STRs. Stated that he owns parcel on Bluewater that is a residual of a 1925 plat. Expressed concern regarding the STR rules for wells and septic systems.
6. Richard Cromwell (*18008 Brucker Street*) opined that STRs create a benefit for businesses; that the six-day limit is too restrictive and that a 2-day rental would be more appropriate.
7. Juanita Bocanegra (*707 Garden Ridge Drive, Holland*) introduced herself as a candidate for 58th District Court Judge.
8. Fitz Fitzgerald (*421 Felch Street, Holland*) opined that the language regarding wells and septic system are too specific and restrictive.

X. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 7:56 p.m. **Which motion carried.**

Respectfully Submitted,



Laurie Larsen

Grand Haven Charter Township Clerk



Mark Reenders

Grand Haven Charter Township Supervisor