

**GRAND HAVEN CHARTER TOWNSHIP BOARD  
WEDNESDAY, NOVEMBER 29, 2021**

**SPECIAL MEETING – BUDGET WORK SESSION**

I. CALL TO ORDER

Supervisor Reenders called the special 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:** Reenders, Kieft, Larsen, Behm, Meeusen, Wagenmaker, Redick (*arrived 7:53 p.m.*)

**Board members absent:**

Also present was Manager Cargo and Assistant Planner Hoisington

IV. APPROVAL OF THE MEETING AGENDA

**Motion** by Trustee Meeusen, supported by Trustee Behm to approve the meeting agenda regarding Short-Term Rentals. **Which motion carried.**

V. PUBLIC COMMENTS (*On Agenda Items*)

1. Richard Barber (*384 Burgess Drive, Galesburg, Michigan*) does not support the STR regulations.
2. Marcie Barber (*384 Burgess Drive, Galesburg, Michigan*) stated that she and her husband are very careful and responsible owners of an STR. Believes that the adoption of the STR rules are being rushed.
3. Susan Heine (*Chicago, Illinois*) has been renting for 8 years. STRs in the summer; lives on site in the winter.
4. Michelle Hornstrand (*1752 Brogen Drive, New Lenox, Illinois*) has been renting for 13 years on a 1.6-acre parcel and wants to be part of the STR Overlay Zone.
5. Kris Reira (*Spring Lake, Michigan*) rents the property as a STR and needs the payments. Feels that the STR regulations are rushed, especially as related to County health rules and the insurance requirements.
6. Jenna Wenger (*16044 Robins Road*) Leases STRs in Northern Michigan. Believes that STRs are good for local businesses providing new opportunities (*e.g., lawn care, etc.*).

VI. NEW BUSINESS

Manager Cargo provided an overview of the STR memorandum dated November 24<sup>th</sup> and noted the following:

- ✓ STRs are not currently an allowable use under the Zoning Ordinance and that enforcement is complaint-based.
- ✓ STRs are defined by the Michigan Supreme Court as commercial enterprises.

- ✓ STRs negatively impact both the availability and cost of housing – and there is already a defined shortage of housing in the Township.
- ✓ STRs can change the character of residential neighborhoods because of their commercial nature.
- ✓ The Township Board had planned to move ahead with a three-prong approach to regulate STRs in March of 2020 – but the COVID-19 pandemic limited large public gatherings and delayed the approval of the STR ordinances.
- ✓ Township staff will be providing recommendations to the Board regarding existing STR properties and which properties should be included in the STR Overlay Zone at the Special December 3<sup>rd</sup> Board meeting with three of the main factors being years of STRs, whether complaints have occurred and the roadway which abuts the property. Traditional neighborhoods located on subdivision roads will likely be excluded. However, some properties recommended for inclusion under the STR Overlay Zone may be included in platted developments or private roads. STRs in the Overlay Zone with an approved SLU can be used as an STR for a period of up to two years before a renewal is required.
- ✓ The STR ordinance will allow all property owners the opportunity to lease their properties as STRs for a maximum of two weeks each year.
- ✓ Property owners that are not included in the STR Overlay Zone will be required to seek both a rezoning and a Special Land Use to operate an STR.

Manager Cargo noted that the limit on the length of STRs and the number of weeks that a property could be rented as an STR would be difficult for staff to enforce and recommended that the Board consider a “binary” approach with properties being considered a STR without limits on length or duration for STRs.

After discussion by the Board, staff was instructed to amend the Zoning text to limit the definition of STRs to less than 28 days – removing duration limits or weeks of rental allowed. (*This will not impact the definition of limited STRs.*) Further, the STR Regulator Ordinance will be amended to amend the definition of STRs and the elimination of Section 5, (l) that limits STRs to 16 weeks per year.

STRs with wells or septic systems must be approved by the Ottawa County Department of Public Health for use with an STR.

**Motion** by Treasurer Kieft supported by Clerk Larsen to postpone consideration of the Zoning Text Amendment and the Overlay Zone Map addressing Short-Term Rentals, with the proposed text amendments, until a special Board meeting on Friday, December 3<sup>rd</sup>. This is a first reading. **Which motion carried.**

**Motion** by Trustee Meeusen supported by Trustee Behm to postpone consideration of the Regulatory Ordinance addressing Short-Term Rentals, with the proposed text amendments, until a special Board meeting on Friday, December 3<sup>rd</sup>. This is a first reading. **Which motion carried.**

## VII. PUBLIC COMMENTS/QUESTIONS

1. Manager Cargo noted that the Special Meeting on Friday, December 3<sup>rd</sup> regarding the

- second reading of the STR ordinances and Overlay Map would begin at 5:00 p.m.
2. Marcie Barber (384 Burgess Drive, Galesburg, Michigan) noted that a PC member was recommended to recuse herself during discussion of STRs because she leased a STR from one of the people who spoke during the public hearing. She also asked if the upcoming special board meeting could be broadcast electronically.

VIII. ADJOURNMENT

**Motion** by Clerk Larsen supported by Trustee Behm to adjourn the meeting at 7:54 p.m.  
**Which motion carried.**

Respectfully Submitted,



Laurie Larsen  
Grand Haven Charter Township Clerk



Mark Reenders  
Grand Haven Charter Township Supervisor