

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 23, 2021

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00pm.

II. ROLL CALL

Members present: Cousins, Mesler, Taylor Hesselsweet, Reenders, Lemkuil, Chalifoux, Wilson

Members absent: Wagenmaker

Also present: Manager Cargo

**Without objection**, Cousins instructed Cargo to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

**Without objection**, the minutes of the October 18, 2021 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Text Amendment and Overlay Zone Map – Short-Term Rentals (STRs)

Cousins opened the hearing at 7:03pm.

Cargo provided an overview through a memorandum dated November 18<sup>th</sup> and noted the following:

- ✓ STRs are not an allowable use under the Zoning Ordinance.
- ✓ 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 – but, the COVID-19 pandemic limited large public gatherings and delayed the approval of the drafted 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.
- ✓ The STR ordinance will allow all property owners the opportunity to lease their properties as STRs for a maximum of two weeks each year.

Attorney Bultje noted that property owners that are not included in the STR Overlay Zone will be required to seek both a rezoning and a SLU to operate an STR.

Public comments included the following:

1. Marcie Barber (*384 Burgess Drive, Galesburg, Michigan*) owns a STR property at 11840 Lakeshore Drive and believes that the number of complaints regarding STRs does not justify the proposed regulations. She also feels the approval process is being rushed.
2. Chad Aerts (*13171 Rich Street in Robinson Township*) owns a rental property at 17784 Brucker Street and wants to use this parcel for a STR and wants to be included in the Overlay Zone.
3. Jenna Wenger (16044 Robbins Road) noted the pending STR legislation and did not believe the Township should adopt STR regulations.

There being no further public comments, Cousins closed the hearing at 7:31pm.

#### VIII. OLD BUSINESS

Planning Commissioner Taylor noted a possible conflict of interest because she has rented an STR from one of the persons that provided public comment and recused herself, leaving the table.

Hesselsweet did not believe that Terry Trails development should not be included in the STR Overlay Zone since their covenants restrict rentals to 29 days or more. Cargo noted that if the Terry Trails Association wishes to be removed from the STR Overlay Zone, a request should be emailed to his attention.

The Planning Commission members requested certain clarifications on the STR ordinance. But, no changes were recommended.

**Motion** by Chalifoux, supported by Hesselsweet, to recommend to the Township Board approval of the Zoning Text Amendment and Map addressing an Overlay Zone for Short-Term Rentals with the understanding that the elected officials will be considering the addition of certain existing STR properties to the Overlay Zone map. **Which motion carried unanimously.**

Planning Commissioner Taylor returned to the table.

#### IX. EXTENDED PUBLIC COMMENTS – None

#### X. ADJOURNMENT

**Without objection**, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Handwritten signature of William D. Cargo in black ink.

**William D. Cargo**  
Acting Recording Secretary