GRAND HAVEN CHARTER TOWNSHIP
NOTICE OF ORDINANCE ADOPTION

NOTICE IS HEREBY GIVEN that Ordinance No. 596 has been adopted by the Charter Township of Grand Haven, Ottawa County, Michigan:

AN ORDINANCE AND MAP TO AMEND THE GRAND HAVEN CHARTER TOWNSHIP ZONING ORDINANCE TO ADD THE SHORT-TERM RENTAL OVERLAY ZONE AND TO PERMIT SHORT-TERM RENTALS AND LIMITED SHORT-TERM RENTALS IN THE TOWNSHIP; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

The proposed Ordinance has been posted at the office of the Township Clerk, 13300 - 168th Avenue, Grand Haven, Michigan and on the Township’s web site: www.ght.org.

The Ordinance was first introduced at a regular meeting of the Township Board on November 29, 2021. Copies of the proposed Ordinance are available upon request at the office of the Township Clerk.

[Signature]
Kristi DeVerney, Deputy Clerk
Grand Haven Charter Township

Posted Legal Ad: December 7, 2021
ORDINANCE NO. 596

ZONING TEXT AMENDMENT AND MAP ORDINANCE

AN ORDINANCE TO AMEND THE GRAND HAVEN CHARTER TOWNSHIP ZONING ORDINANCE TO ADD THE SHORT-TERM RENTAL OVERLAY ZONE AND TO PERMIT SHORT-TERM RENTALS AND LIMITED SHORT-TERM RENTALS IN THE TOWNSHIP; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

GRAND HAVEN CHARTER TOWNSHIP, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Short-Term Rental Overlay Zone. Chapter 9B of the Zoning Ordinance shall be added and shall state in its entirety as follows.

SECTION 9.01 FINDINGS AND STATEMENT OF PURPOSE.

Short-Term Rentals have historically been considered a commercial use, not historically permitted in residential zoning districts. Furthermore, the Township is committed to preserving the residential character of Township neighborhoods, minimizing potential nuisances, and maintaining the Township’s small-town character and scenic beauty. The Township intends to protect its residents and visitors from the potentially negative or harmful effects that can arise from commercial rentals, including the potential impact on the appearance, tranquility, and standard of living in the Township’s prime residential areas.

However, the Township also recognizes the potential benefits of tourism and additional lodging opportunities for visitors, as well as the financial benefit that Short-Term Rentals can bring to property owners in the Township. Therefore, the Township wishes to achieve a balance between these considerations by providing that Short-Term Rentals are allowed as special land uses, based upon a consideration of the standards in Section 12.04 and in the Short-Term Rental Overlay Zone.

SECTION 9.02 PERMITTED USES.

The uses permitted in the Short-Term Rental Overlay Zone shall be the uses permitted in the underlying zoning district, plus Short-Term Rentals as special land uses.
SECTION 9.03   DESIGN REQUIREMENTS.

The design requirements of the underlying zoning district shall apply to the Short-Term Rental Overlay Zone.

SECTION 9.04   PROPERTY INCLUDED IN THE SHORT-TERM RENTAL Overlay ZONE.

The property in the Township included in the Short-Term Rental Overlay Zone is illustrated in the diagram attached as Exhibit A, which is to be added to the zoning map established per Section 2.02 of the Zoning Ordinance.

SECTION 9.05   SPECIAL LAND USE STANDARDS.

For special land uses, the following standards shall be considered.

(A) A Short-Term Rental must be located in the Short-Term Rental Overlay Zone.

(B) A Short-Term Rental must comply with the Township’s Rental Regulation Ordinance, as now or subsequently amended, or any successor ordinance.

Section 2. Rental Regulations. Section 14.16 of the Zoning Ordinance shall be added and shall state in its entirety as follows.

SECTION 14.16   RENTAL REGULATIONS.

(A) Limited Short-Term Rentals, because of the time limitations placed upon them, are permitted by right in all zoning districts, as long as the use of the rented property is permitted by the terms of this Ordinance.

(B) Rentals that are longer than and thus do not qualify as Short-Term Rentals are permitted by right in all districts, as long as the use of the rented property is permitted by the terms of this Ordinance.

(C) Notwithstanding any other provision in this Section or in this Ordinance, all rental property in the Township must comply with all other Township ordinances, all Ottawa County requirements, and all applicable State and Federal laws.

Section 3. Limited Short-Term Rental Definition. Section 21.02 (A) (51A) of the Grand Haven Charter Township Zoning Ordinance (the “Zoning Ordinance”) shall be amended to include the following definition.
Limited Short-Term Rental. The rental of any Dwelling for any one (1) or two (2) rental periods of at least six (6) days but not more than fourteen (14) days, not to exceed fourteen (14) days total in a calendar year.

Section 4. Short-Term Rental Definition. Section 21.02 (A) (99A) of the Zoning Ordinance shall be amended to include the following.

Short-Term Rental. The rental or subletting of any Dwelling for a term of less than twenty-eight (28) days. This definition does not include the use of Campgrounds, hotel rooms, transitional housing operated by a non-profit entity, group homes such as nursing homes and adult foster care homes, hospitals, or housing provided by a substance-abuse rehabilitation clinic, mental-health facility, other health-care related clinic, or housing for farm labor

Section 5. Effective Date. The foregoing amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on December 3, 2021, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after a first reading of the amendment by the Township Board on November 29, 2021. This Ordinance shall be effective on December 15, 2021, which date is eight days after publication of the Ordinance as is required by Section 401 of Act 110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Mark Reenders, Township Supervisor

Laurie Larsen, Township Clerk

CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on December 3, 2021. The following members of the Township Board were present at that meeting: Reenders, Larsen, Kieft, Meeusen, Wagenmaker, Redick, Behm. The following members of the Township Board were absent: none. The Ordinance was adopted by the Township Board with members of the Board Reenders, Larsen, Kieft, Meeusen, Wagenmaker, Redick, Behm voting in favor and members of the Board no members voting in opposition. Notice of Adoption of the Ordinance was published in the Grand Haven Tribune on December 7, 2021.

Laurie Larsen, Clerk
Grand Haven Charter Township