

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
August 8, 2022

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, August 8, 2022 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

Present: Mike Freehling, Tony Korican, Charlie Olszewski, Marc Florian, Glenn Youngstedt, Andy Barbott, and Chris Miller.
Absent: None.
Also present: Jim Pheifer, Building Official and Recorder, Judy Lang.

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

APPROVAL OF MINUTES

Korican, seconded by **Olszewski** motioned to approve the minutes of the regular meeting minutes of July 11, 2022 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date has issued 19 permits for single family dwellings, last year there were 22. For the month of July 2021 there were 4 permits issued for single family dwellings. For the month of July 2022 there were 0 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$7,446,670. This year they are at \$8,112,283.

In 2021, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$14,948,345. In 2022, total construction values were at \$16,145,595.

In the month of July were 344 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

Set public hearing for a Daycare, Group - Special Land Use application submitted by Angela Rhodes.

Miller, seconded by **Florian** motioned to set a public hearing for a Daycare, Group Special Land Use application submitted by Angela Rhodes to September 12, 2022 at 6:00p.m.

No discussion. All Ayes. Motion carried.

UNFINISHED BUSINESS

A. Follow up on Air BNB houseboats.

Attorney Dienes is still reviewing this issue. **Miller** noted that Saugatuck recently passed an ordinance to ban air bnb houseboats.

B. Research Sub-Committee Report

Nothing to report.

PUBLIC COMMENTS

Charles Lukas of 3255 Chicago Avenue, Stevensville, MI 49127 – presented the following:

We are in need of your help in keeping ours a peaceful neighborhood community quality of life. Short-term rental property is increasing in our neighborhood west of I-94 along Lake Michigan. We are asking the township to provide notice, in writing to all renters and owners of Township regulations and enforcements.

I have sample handouts from other communities showing how that can be accomplished.

The examples show how our township can place important neighborhood regulations in the hands of both renters and owners to the benefit of both. Let's also keep in mind benefits to the immediate full-time residents as well as a reduction in calls for law enforcement. When I presented our suggestions to Police Chief Soper he thought the handouts would be very helpful to his officers. The examples demonstrate how various towns along the Lake Michigan coast deal with the issue of short-term renters and rental property owners.

The zoning people I spoke with in these communities are all looking for ways to welcome visitors and at the same time make sure that owners and renters receive accurate and complete information. Some examples of what some of these communities require are:

- 1) Owner is required to provide a copy of neighborhood information, regulations, and enforcement to their renters.
- 2) Owner is required to provide a form for renters to sign acknowledging receipt of regulations.
- 3) Owner is required to place a sign in the rental property window listing owner contact information and telephone number.
- 4) St. Joe requires to place a sign in the rental property to install a land line telephone to aid the 911 emergency operator.
- 5) Inform the renter of the rental address in case a 911 call is made from a cell phone.

I hope the example we have provided will lead to an examination of township Short Term Rental procedures to see where information and communication can be improved.

Terrence Riddel of 4750 Berrien Path, Stevensville, MI 49127 – expressed the problems he has with renters in his backyard, because the rental owners don't communicate to the renters it is a private beach.

Jim Pheifer, the Building Official and Zoning Administrator went through the process of what happens when a complaint is received regarding a rental unit and the steps that are available to use for enforcement. Few complaints have been received regarding rentals.

Florian stated that he will talk to **Chief Soper** at the Police Department to rectify the any disconnects between the Police Department and the Building Department regarding complaints on rental units.

Youngstedt noted that he would like to see a cap on the number of rentals in the Township.

After discussion, **Freehling** noted that they will discuss the issue and decide whether to pursue the matter further.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:42 p.m.

The next regularly scheduled planning commission meeting will be held on September 12, 2022 at 6:00 p.m.