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Subject: Empire STRs
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Ms Dye,

Let me start by extending my appreciation to you and the STR committee for your hard work. I appreciate the effort on a very necessary though difficult and contentious topic.

I live as a permanent resident at 11399 S Lake Michigan Dr and am delighted to call Empire my home. I am strongly in support of appropriate regulation and licensing of short term rentals in Empire. Too many communities up and down the lakeshore have not gotten out in front of this issue and have suffered negative consequences. I've personally had discussions with city leaders in two lakeshore communities who regret not being more proactive in regulating and licensing STRs. I lived in Saugatuck and have had first hand experience with out-of-control STRs. Unregulated STRs will change a community for the worse and the last thing we want to see is private equity 'investing' in Empire. In addition unregulated STRs can have a negative impact on property values and this has been well documented in the Lake Tahoe area.

I am not in favor of outlawing STRs, as some communities have done, and think reasonable oversight and licensure makes sense.

- STRs are a business and should be recognized as such. We are pleased that STR Draft #5 recognizes this fact.

- I would support strict occupancy definition and limits. Two persons per bedroom makes sense and has precedence. This is logical and reasonable for a number of reasons not the least of which is fire safety.

- Logical vehicle limits and parking parameters should be clearly defined.

- Having a 'local' contact is an absolute necessity and 'local' should be clearly defined. -STRs should be regularly inspected for safety purposes and other communities have designated this responsibility to the local fire department.

- Finally, it would seem appropriate that all STRs have their septic systems regularly inspected by the health department. We all know that South Bar Lake is in a precarious position and has been impacted by inadequate septic oversight and we can't afford to lose this valuable resource.

Thank you again for the work you and the committee have accomplished

John K Ludlow MD
Sent from my iPad