

On 02/23/2024 11:53 AM EST Steve McNutt <[steve.tpesonline@gmail.com](mailto:steve.tpesonline@gmail.com)> wrote:

Hello to all Members of the Short Term Rental committee,

My wife and I have read the committee's minutes and the proposed STR Ordinance. It seems well thought out and researched, but we are concerned that proposed language may prevent us from ever launching our brand new STR. Therefore, if you'll permit us, we'd like to address our concern here:

Back in June of 2021, before we knew of any talk regarding a short term rental Ordinance, we purchased lot 59 in The New Neighborhood with the intent of using it as a STR during the peak tourist season and for our personal use in the off season. Unfortunately, with COVID, builders were booked solid and so it has taken an unusually long time to complete the build.

Today I'm happy to say we are on track to complete our home in late April 2024. It represents a huge investment for us. A lifetime of savings has gone into this special house.

I say special because the design of our home should be especially attractive to elderly renters. With 3 bedrooms including a first floor master bedroom and first floor laundry, we also expect it will also be very popular with families vacationing with their children and grandparents in tow. As we understand it, there are very few accommodations in the Village similar to our home being used as a STR. I mention all this because the proposed language in the STR Ordinance grandfathering existing STR's and capping the total number of STR's may prevent us from ever receiving a license unless language is added that enables our home to be grandfathered as an existing STR.

I understand that this is an unusual request considering we have not taken in a single renter. However to us, the request to grandfather our property makes sense since we began this project on 2021 with the explicit goal of making it a STR rental; long before the STR ordinance was even proposed.

I hope you can understand how the timing of this ordinance seems very unfair to us. For our part, we pushed and pushed this project along as much as we could but the fact remains, builders and all the trades are at or near capacity. We spent a lot of money building a home that we were going to be able to afford because the laws and ordinances at the time we purchased our lot allowed us to use it as a STR.

Today, we are asking this committee to modify the definition of Grandfathered in the final language of the STR ordinance to include STR homes currently under construction.

Please know that we did our homework before we bought our lot. Now it feels like local government may be changing the rules in the so called "middle of game"; potentially preventing us from completing our goals and dream for this home.

Our home was designed to help an aging demographic vacation more comfortable and more safely. Our home is deed restricted to a 6 person maximum occupancy. We will have parking designated in the back alley, not on the street to keep our neighborhood looking beautiful. And of course, we'd follow the guidelines in the STR ordinance.

We are already getting to know our neighbors and have communicated with them our intent. None have expressed concern. Some have said they might use our STR because their home feels crowded when family members visit. We are good neighbors and will become better neighbors over time.

Our new home should benefit local tourism and help increase property values while being as beautiful in the village as it is profitable to the village. To us, our home represents everything that local governments should be encouraging, not preventing.

We humbly ask this committee to consider our request to include language in the final draft of the STR Ordinance that allows our home to be grandfathered as an existing STR.

Respectfully,

Stephen and Sharon McNutt.

9974 W. South St

Empire, MI 49630

Cell for Steve: 419 350-1313