

ZONING ADMINISTRATOR'S REPORT

NOVEMBER 2020

BINGHAM TOWNSHIP

PREPARED BY STEVE PATMORE

For December 2020 Township Board Meeting

LAND USE PERMITS ISSUED

DATE	TOTAL	NEW HOMES	ADDITIONS	ACCESSORY BUILDINGS	OTHER
November 2020	2	0	1	1	0
Year To Date 2020	33	9	10	14	0
YTD 2019	48	16	12	17	3
YTD 2018	53	19	9	23	2
YTD 2017	59	22	16	20	1
YTD 2016	45	19	9	16	1
YTD 2015	44	14	14	10	6
YTD 2014	31	6	6	17	2

20-032 Accessory Building (garage) – 11021 E. Hilltop Rd.

20-033 Additions – 6051 S. West Bayshore Drive.

Land Divisions

- Several questions & discussions on Land Divisions & Boundary Line Transfers

Zoning Board of Appeals:

- No Activity

Short Term Rental Administration

- Started taking Applications on November 5, 2020.
- 24 Applications received on first day.
- 32 Applications received in November.

Other Work:

- Implementation of the new Short-Term Rental Ordinance - process and procedures. Many questions.
- Site Plan Review for commercial project on Bingham Road.
- Several other questions on commercial uses.
- Attended FEMA Flood Map Webinar – FEMA is updating maps for Leelanau County. We will need to amend our Floodplain Ordinance next year to acknowledge these new maps.

SAMPLE

Short Term Rental Permit

Bingham Township, Leelanau County

Permit No.: 21-008

Date Issued: December 21, 2020

Fee Paid: \$300.00 - ch#1003

Effective Date: January 1, 2021

Expiration Date: December 31, 2021

Parcel ID: 001-520-003-00

Location: 3711 S. Lee Point Rd.

Under the provisions of the Bingham Township Ordinance No. 2020-1019-01, a permit is hereby issued to:

Owner: Lee H. Gardner Trust

Phone No.: (317) 370-8705

Address: 11500 Snowfield Ct.

Email: lhgardner@me.com

Traverse City, MI 49686

for the operation of a short term rental at the location indicated on this permit; subject to the restrictions, limitations, standards, and requirements specified in the Ordinance and the Policies and Procedures established by the Bingham Township Board.

Bingham Township shall not be held liable for any damages resulting from the operation of a short term rental under this permit.

Applicant/Agent: Lee Gardner

Phone No.: _____

Address: _____

Email: _____

Local Contact Person: Cayman Oltersdorf

Phone No.: (231) 218-8892

Address: 311 N. St. Joseph St.

Email: rentals@oltersdorf.com

Suttons Bay, MI 49682

Maximum Occupancy Allowed: 6 Persons ages 6 years and older

Special Conditions / Remarks: _____

Approved By:

Steven W. Patmore

Date:

12/21/2020

Steven W. Patmore, Zoning Administrator

Subject to:



Short Term Rental Ordinance (Bingham Township Ordinance No. 2020-1019-01)

Standard Conditions of Short Term Rental Permits on Page 2

General Rules of Short Term Rentals in Bingham Township on Page 3 (must be posted)

SAMPLE

**Bingham Township, Leelanau County
Short-Term Rental Permit Conditions
Pursuant to Bingham Township Ordinance 2020-1019-01**

These Conditions apply to all Bingham Township Short-Term Rental Permits:

1. This Permit is not transferrable to a different Owner.
2. This Permit does not supersede any applicable deed, subdivision, or condominium restriction or covenant that may prevent the rental of this dwelling on a short-term basis. Nor does this permit supersede any applicable private road or shared driveway agreement.
3. The number of occupants age 6 or over in the Short-Term Rental shall not exceed the maximum number listed on this Short-Term Rental Permit.
4. The maximum number of rental nights per calendar year for a Short-Term Rental is one-hundred eighty (180) nights.
5. The short-term rental may be rented no more than two (2) occurrences (turn-overs) in any seven (7) night period.
6. This permit is for the short-term rental of the entire dwelling.
7. The Owner is responsible for Occupants complying with the attached Occupant Rules that are derived from the Short-Term Rental Ordinance, and must post a copy of the Short-Term Rental Permit and these Occupant Rules in a conspicuous place in the rental.
8. The Local Contact Person must be available during the Short-Term Rental period and shall have access to the property and the authority to assume management of the unit and take remedial measures if necessary.
9. The Owner is responsible for providing adequate trash facilities and pick-up to prevent overflowing of trash.
10. The Owner is responsible for providing adequate off-street parking areas. There shall be no on-street parking for short-term rentals or parking in a shared road or driveway.
11. Rental activity must cease immediately if the wastewater disposal system stops functioning.
12. The Owner must contact Bingham Township if there is a change to the Local Contact Person.
13. Bingham Township will notify neighboring property owners of the issuance of this permit and provide contact information of the Local Contact Person and Short-Term Rental Owner.
14. The Owner is responsible for payment of any State of Michigan Usage Taxes.
15. The rental of a property on a short-term basis may affect the assessment and/or property taxes on the property.
16. Short-Term Rental Permits in good standing may be renewed for the next calendar year by submitting an Application, renewal fee, and septic pumping documents, if required. Renewal Applications will be accepted starting on October 1 of the previous year. If the Permit is not renewed by the end of February of the permit year, the Permit Holder will lose their renewal status and must re-apply.

SAMPLE

Bingham Township, Leelanau County
Short-Term Rental Permit
Occupant Rules
Pursuant to Bingham Township Ordinance 2020-1019-01

1. The number of occupants age 6 or over in the Short-Term Rental shall not exceed the number listed on the Short-Term Rental Permit issued by Bingham Township.
2. All parking associated with the Short-Term Rental shall be out of any public or private road right-of-way or shared driveway. The parking shall be entirely on-site in a garage, driveway, or improved parking area.
3. Special events, outdoor events, lawn parties, gatherings, weddings, bachelor or bachelorette parties or similar activities are not allowed on the property for more than the maximum number of allowed occupants.
4. Pets are subject to the Leelanau County Animal Control Enforcement Ordinance, including the requirement that dogs not being allowed to whine, yelp, bark, or howl for a period of ten minutes or longer. Pets shall be secured on the property or on a leash at all times.
5. Fireworks are only allowed as provided for in the current Bingham Township Consumer Fireworks Ordinance, which follows State of Michigan restrictions on Consumer Fireworks.
6. Fires are allowed only within provided devices or locations. Fires shall not be left unattended and must be fully extinguished. Only clean, dry wood may be burned.
7. Trash must be contained in properly sealed receptacles. There shall be no overflow of trash on to the ground.
8. Noise must be limited to that which does not disturb the quiet, comfort, or repose of a reasonable person of normal sensitivities. Quiet hours shall be from 11:00 p.m. to 8:00 a.m. Quiet hours relates to any noise that would prevent sleep within neighboring properties.
9. Rental activity must cease immediately if the wastewater disposal system stops functioning.

To: Bingham Township

From: Mathew Cooke, Community Planner

Re: Bingham Township Planning

My name is Mathew Cooke and I will be taking over planning duties for Suttons Bay Township and Bingham Township for Kathy Egan. I wanted to provide a little bit about myself for you. I grew up downstate in the Ann Arbor area, specifically Belleville. I attended Eastern Michigan University for Political Science and History. In 2016, I moved to Traverse City, where I had vacationed and visited family growing up, to take a job with Grand Traverse County in their Planning and Development department.

In November of 2017, I left Grand Traverse County to work for Antrim County as the Deputy County Administrator. At the end of 2018, I graduated from Central Michigan University with my Master of Public Administration degree. In March 2019, I was presented an opportunity to work at Networks Northwest as a Community Planner. I took this opportunity in order to focus, learn, and grow in the planning side of public service.

Outside of work, and COVID restrictions, I try to be involved in the community through work with Special Olympics, Big Brothers Big Sisters, Safe Harbor, and more. I enjoy the recreation opportunities that the region allows for from snowmobiling in the winters to hanging out on the beach in the summer. If there is anything you would like to know or discuss with me, I am always available to do so.