

# MAJOR QUESTIONS

## Short Term Rental Discussion

FOR MARCH 17, 2020 BOARD MEETING

LEELANAU TOWNSHIP BOARD

FOR  
August 11<sup>th</sup>  
SJ

### Major Questions to be resolved in STR Ordinance:

1. **Does the Township Board (TB) wish to establish a limit on the number of STR permits issued per year in Leelanau Township?**
  - Does the TB feel that there are too many STR's at the present time?
  - A limit seems to create hysteria from STR owners who are concerned about getting a permit.
  - The TB can establish a limit at a later date if they choose.
  - Suttons Bay Township has a limit of 150, however, there are only 40 permits issued annually.
  - The Planning Commission recommended a limit of 150-200.
2. **Does the TB wish to establish a maximum occupancy for a STR?**
  - SBT did not establish a maximum occupancy.
  - The Planning Commission (PC) recommended that occupancy be limited to 3 occupants per bedroom approved on a Health Department Permit.
  - During Public Comment there have been concerns expressed about over-occupancy and over-use of septic systems.
  - Not every STR will have an approved Health Department Permit.
3. **Does the TB wish to require septic inspections or pumping.**
  - During Public Comment there have been concerns expressed about over-use and failure of septic systems.
  - PC recommended proof of septic tank pumping (annually).
4. **Does the TB wish to limit the maximum number of nights per year that can be rented as a STR?**
  - PC had discussions of 90 day limit to no limit.
  - Public comment was split on this topic.

5. **How far can the designated Local 24 Hour Contact be from the STR?**
  - PC recommended 60 minutes, to allow TC Management Companies to be contact.
  - The personal contact can be by effective by phone – not always has to be in-person.
6. **Who should be responsible for notifying neighbors of the local contact?**
  - Twp. permit agent?
  - Applicant?
7. **SBT Ordinance exempts STR's who rent less than 14 nights per year.**
8. **Administration & Enforcement**
  - Zoning Administrator or other designated official.
  - Compliance Monitoring Companies available & provide valuable information.
  - 24 hour hotline service available with Host Compliance.
  - Must consider cost and workload.
  - Fee will be determined later and should cover administration, monitoring, & enforcement.
  - Violations are a Civil Infraction and/or revocation of permit. Legal Counsel should review this section.
  - Adopt Policies & Procedures to accompany this ordinance that covers the application, renewal, and fee processes.
9. **Should there be an appeals process to the township board?**
10. **Effective Date?**