

MINUTES
Short-Term Rental Special Committee
April 9, 2024 4:30pm
Glen Lake Community Library

Meeting called to order at 4:30. It was noted that this would be a short meeting due to a scheduling conflict with the library.

Committee members present: Bob Chase, Carey Ford, Meg Walton, March Dye
Also present: 17 members of the public

Roy Sonnema & Debra DeWitt asked that the Addendum to their letter of 4/3/24 be read out loud. Dye read it.

Dye also responded to the points made in the addendum:

“This is a rushed, opaque process”

This process started in 2019 with a Seasonal rental Committee. The housing numbers were updated in June of 2023. The Committee of Council was appointed in July of 2023. The current committee was appointed in November of 2023 and has been working on their charge since January 4, 2024.

“Key data is missing or may not be reliable”

The data for the number of STRs was gathered by looking on websites such as Airbnb, Home To Go, Vacasa and Vrbo. 40 were identified by this means. 15 were identified by talking to neighbors or owners of STRs. At **no time** were anonymous requests for information sent to homeowners by the STR committee.

“Key information has been difficult to get or is still missing”

The Village office has copies of all the drafts, information gathered and maps used in the meetings. The 2020 and 2023 reports were on line from the time they were submitted.

Once the draft Ordinance and related documents are completed they will be given to Council to do with as they see fit. This committee has no authority other than to draft the documents.

Comments were heard from the audience concerning not being allowed to speak until the end of the meeting.

Carey Ford commented on the work of the committee saying she felt the committee has overstepped their task. There was some confusion as to the purpose of the committee - to create a “registration ordinance” or a “registration, ordinance and other documents” This was due to a misprint in the Council minutes which was corrected at the next meeting.

Meg Walton felt obligated to read an MSU article stating that STRs are a commercial activity. We agreed not to put that into the ordinance unless advised to by our attorney.

The Draft Ordinance #6 was projected on the screen with the changes made agreed upon by the committee at the last meeting.

Some members of the public suggested at the last meeting that they write down their comments and send them to the committee. We went over the suggestions:

1. Deleting the Purpose of the Ordinance and substituting the resident's Guiding Principles. The Committee agreed to keep our version.
2. Use a percentage to determine the Cap instead of a hard Cap. We are considering this.
3. Take out the "Grandfather Clause" - we decided this would be an issue to be brought to the attorney.
4. We changed the definition of special event to read "A gathering that occurs and causes significant disruption to neighbors and the surrounding community."
5. We added "completely and accurately " to Section 4:D
6. We discussed where the fee should be posted - in the Village Fee Schedule as well as on the Instruction letter. Was discussed where to find the information concerning the Cap.
7. We agreed to not list all the ordinances, instead say: "All Village, Township and County ordinances must be complied with."
8. Safety: It was noted that building and fire codes change and that older houses are not required to be up to code. Suggested to take this out.

We also made some other minor changes to the ordinance.

Comments were taken from the audience. Due to lack of time it was again suggested to send in written comments .

It was noted that committee meetings are not run the same as Council Meetings.

Meeting was adjourned at 5:25

Submitted by March Dye

Next meeting is April 16th , 4pm at the Library