

MINUTES
Short-Term Rental Special Committee
January 16, 2024 2pm Library

Meeting Called to Order at 2pm

Committee Members Present: March Dye, Meg Walton, Bob Chase, Carey Ford

Also present: 11 members of the public

We went over the results of the calls made to other municipalities:

Bob Chase -

Lake Township - Ordinance Adopted September 2023

Have a newly hired Code Enforcement Officer (\$25/hr) to deal with STR registration and management and will branch into other areas in the future.

Registration - \$500 Annual

1200 housing units - 150 Cap - 12.5% (46 applicants so far)

Onekema Township - Ordinance Adopted February 2023

Clerk handles all the paperwork - few problems

Registration - \$100 Annual

1000 Housing units - No Cap - 60 STR

Wrote their ordinance to put burden on the owner. No inspections.

March Dye

Village of Suttons Bay - Ordinance Updated June 2023

Use Granicus for identifying STR - are being over charged.

Registrations handled in office by staff. Fees \$500/3 years

Suggested we look at the Township of Suttons Bay - new ordinance.

530 Housing Units - Cap of 45 - 59 STR now. Are at 11% want 8.5%

Township of Suttons Bay - New Ordinance ready for approval

1154 Housing Units - Considering Cap of 150 - 13%

Village of Northport -Registration Ordinance adopted 2015 - being redone

Handled in house with no oversight and no fees.

410 Housing Units - 34 registered

Village of Empire - 366 housing units, 54 STR (excluding commercial) 14.7%

Meg Walton

Village of Benzonia - Ordinance Adopted 2022

Registration handled by office staff, Enforcement Zoning administrator

Occupancy rules based on State Of Michigan Occupancy code.

357 housing units - Cap of 20 - 5.6% 6 registered

No problems Fees \$200 bi annual

Village of Elberta - Ordinance Adopted June 2021

Paperwork by office - Enforcement by Zoning Administrator

\$250 yearly fee No problems

208 Housing Units - Cap of 25 - 12% - 18 registered

Carey Ford

Village of Elk Rapids - Ordinance Adopted August 2020

1211 Housing Units - 77 Registered - no cap -6.4%

Answering service for problems. Could not contact office. Will update when she contacts them
City of Frankfort - Ordinance adopted Feb. 2023 (Registration for 1 1/2 years previously)
Paperwork handled in house by dedicated employee.
Most STR owners get three year permit - \$1000
Builders grabbed permits - no need to prove you are renting.
Main complaints - property rights.
970 Housing Units - Cap of 120 - 12.4% (6 on waiting list)

Summary:

Most contacts have encouraged us to do everything in house.
3 Village Staff most effected - Bob Hall, Derith and Alacia
A part time person could be hired to do paperwork
Bob Hall is not interested in “Babysitting” the process but would be willing to enforce.
March will contact people to talk to us (Josh Mills, Zachary Hillyer)

Public Comments:

There were comments on the need to keep the sense of community and to know your neighbors and forming long term relationships . Even if they are seasonal you know them and look out for their property when they are gone.

There were comments on STR owners keeping their property looking nice, as a way to keep inherited property in the family, as being important for business owners.

It was suggested that we need to work together to come to a compromise.

Meeting Adjourned 4 pm.

Next meeting to be determined.

Minutes provided by March Dye and Carey Ford