

MINUTES
Short-Term Rental Special Committee
April 16, 2024 4pm
Glen Lake Community Library

Meeting called to order at 4pm.

Committee members present : Carey Ford, March Dye, Meg Walton, Bob Chase
Also present: 12 members of the public.

Dye stated that public comments would be limited to the last 15 minutes of the meeting.

Dye also commented on the charge of the committee noting that everything that has been done on this committee has been done in good faith and based on the intended charge of the committee. (Information on the intent of the charge can be found in the Village office.)

Dye recommended for the sake of good will and moving on, that the ordinance be called a Registration Ordinance saying she did not feel it would change the intent or content very much.

Walton commented on the rise of internet platforms, difficulty of business' finding housing for employees, the renting of property as a commercial activity, this is a step to move us to a thriving community and the council's part in the process. A more detailed account can be found in the attachment.

The STR application form was discussed. Changed to a registration form. Minor changes were made. It was suggested to add under owner certification "The current onsite waste disposal system is adequately sized for the maximum occupancy listed." Was noted that this could be a form on which status of previous use as a STR could be added.

Carey will find out from Frankfort how they handle licenses issued for various time periods.

The Good Neighbor Guide was gone over. Minor changes were made concerning Local 24-hour contact person and garbage.

The instructions for applying for a STR license was looked at.

The draft ordinance was looked at. The ordinance was named as a registration ordinance. The "grandfathered" definition was removed as well as requiring proof for such status. It was decided that this could be put in the registration since it would only apply to the first year. It was suggested stating somewhere that a STR is a commercial activity.

The Section 4 H was removed concerning intention to use as a STR.

Comments were heard from the public concerning parking, timing of applying, wording for fire extinguishers and egress, occupancy and septic, home businesses, the word

license, definitions used, zoning ordinance instead of police power and having a real number of STR before setting a cap.

Meeting was adjourned at 5:30.
Next meeting to be determined.

Meg Walton Comments STR Committee Meeting 04/16/2024

- Historically we were a working diverse community
- The rise of internet platforms, like AIRBNB, VRBO, incentivized the STR movement into desirable communities like Empire.
- At a Fall Housing Summit I heard that it is difficult if not impossible for businesses to find housing for employees to work in this county
- This ordinance/ registration is one small step to move us to a thriving diverse community with a balance of residents, full or seasonal and visitors.
- We don't need to create a new approach, we can learn from the past committee's work, other communities up and down the Lake Michigan shore, court cases, and professional organizations
- I feel that the renting of property, whether long term or short term is a commercial activity and should be addresses as such.
- Registration, regulation, inspection, fees, implementation and enforcement will all be determined by the council and the process that is established by the General Law and Village Act and the Zoning and Enabling Act. All Michigan Law. Legal opinions will be rendered and the public will be heard. Clearly it won't be the loudest voices or angriest residents. I hope it will be a compromise that everyone can accept and move forward on as a community.