

JOINT TOWN BOARD/PLANNING COMMISSION MEETING

1/23/18

Present: I. Wunsch, M. Peters, L. Serocki

Absent: M. Sanders, J. Westphal

Also present: B. VanDenBrand, N. Heller, C. Deeren, D. Sanger, G. Hayward, M. Elliott, C. Peterson

Meeting called to order: 1:06 PM

Junk Ordinance

Reviewed submitted Junk definitions. Fifteen days could be a problem if working on getting machinery functioning. Building materials can be outside for long periods of time during construction. Enforcement Officer and Zoning Administrator can give 15 days notice; if violator is working on the problem, time frame can be extended. Definitely keep all items out of road right-of-way. Exempt property owners falling under GAAMPS?

Want a good definition. What needs to be cleaned up and how many days to do it. Have to look at circumstances; junk will be treated differently depending on circumstance. Look into MAEAP guidelines. Flexibility needed for staff and for property owners. Brian will review comments and put into a revised ordinance.

Short-term Rental

People are not following the ordinance at this time. Some property owners are renting the entire house. Other property owners are on-site and are renting 1 or 2 bedrooms. The guests in the owner-occupied rooms cannot use kitchen or invite others in to visit. Maybe look at a tier system with Tourists Room on the bottom and B&B at the top. If allow Tourist Room would that be for one room or two? Look at the impacts on the neighborhood; want to maintain character.

Can have a permitting system that would limit number of houses with Tourist Rooms and limit how close these homes can be to other Tourist Rooms. Too many rentals in a neighborhood could change character. Permitting system would be first come, first serve. Permitting process would be streamlined from B&B, but will still make demands on staff time. Process would allow neighbors to make comments prior to permit. Permit would be renewable; 1 year? 3 years? If problems occur from rental, permit could be revoked or not renewed. Do not want new use to evolve into commercial use. Make sure that houses are not built to specifically become multiple rooms for rent.

Suggestion made to allow some changes in two current B&Bs and then eliminate that ordinance.

Need to define what the Township wants and then enforce it to make it work. Draft policy for next meeting will allow one bedroom tourist rooms. Twenty-five will be allowed and must go through the permitting process. They must be 1500 feet from other rentals and they must be owner-occupied. How does Code Enforcement request proof of owner-occupied? That is the problem now with house rentals.

Next meeting February 6, 2018 at 1 PM.

Meeting adjourned: 3:15 PM

1/27/18 laws