

PENINSULA TOWNSHIP  
JOINT TB/PC COMMITTEE  
3/14/18

Present: M. Peters, L. Serocki, I. Wunsch  
Also Present: N. Heller, G. Hayward  
Meeting started: 1:08 PM

Short-term rental--Licensing language not completed for review. Ordinances prepared by Deeren and Ruzak discussed (revised B&B and draft Country Inn ordinances).

The revised B&B appears to rewrite current B&B ordinance to allow owner-occupied room rentals. If it is decided to use licensing for owner-occupied rentals, this ordinance could be looked at to differentiate between owner-occupied room rental and B&B.

Country Inn ordinance was discussed. If property incorporated 40 acres, there could be 36 guest. Also there could be 20 events a year with under 249 guests at each event. Also, no notification to Township prior to event. Discussed parking with events. Should there be an ag component to the SUP? Would equivalents be used for additional rooms (similar to Winery-Chateau)?

Planning Commission will be discussing short-term rentals at March 19th meeting. Best way to introduce ordinances is to discuss work done by committee. Some of these topics have not been reviewed by entire Planning Commission. Will discuss intensity and use. Determined best way to begin discussion would be to look at the gamut of rentals (new and proposed):

**TOURIST ROOMS/BOARDING ROOMS/NEW TITLE?** NEW CONCEPT--1 or 2 rooms rented in an owner-occupied home. No meals, adequate parking, no disturbance to neighbors. Wunsch will discuss licensing with attorney. This would be a one-year license.

**B&B** CURRENT--look at current ordinance to allow increased room with additional acreage and indoor events for registered guests (similar to proposed ordinance language in 2016).

**COUNTRY INN** NEW CONCEPT--establishment that could have 3 rooms on 10 agriculturally zoned land with an additional room for each additional 5 acres, up to 9 rooms with up to 4 guests per room.

**HOUSE RENTAL** CURRENT--A property owner may rent a non-owner occupied dwelling, provided that the minimum length of time that the dwelling may be rented is 30 consecutive days.

Hayward will change language in proposed drafts prior to meeting. Wunsch will discuss licensing with attorney. Attorney's opinion will be discussed on the 19th.

Meeting adjourned: 2:27 PM

3/16/18 laws