

CONSENT AGENDA

Additional Correspondence

Joanne Westphal

From: Rob Manigold <supervisor@peninsulatownship.com>
Sent: Tuesday, March 27, 2018 10:44 AM
To: Christina Deeren; Planner; 'Marilyn Elliott'; 'Alan Couture'; 'Donna Hornberger'; 'Isaiah Wunsch'; 'Laura Serocki'; 'Monnie Peters'; 'Susan Shipman'; 'Brad Bickle'; 'Joanne Westphal'; 'Margaret A. Achorn'; 'Maura A. Sanders'; 'Warren L. Wahl'
Subject: FW: Short term rentals

-----Original Message-----

From: john@stringsbymail.com [<mailto:john@stringsbymail.com>]
Sent: Tuesday, March 27, 2018 10:03 AM
To: SUPERVISOR@PENINSULATOWNSHIP.COM
Subject: Short term rentals

Hello Rob:

Please have this message distributed to all township board and planning commission members. I would like to be copied on that distribution.

Thank you

Dear board and commission members,

I am writing to express my grave concern for the recent efforts to legalize short term rentals. With all due respect for the effort that has gone into trying to create a format in which they could exist without running rampant, it is clear to me that this problem cannot be controlled.

With all the issues our township has struggled to enforce previously, adding one more virtually unenforceable task is irresponsible.

The township would have to visit every property claiming to be following the regulations on a weekly basis to have any chance of avoiding violations of the proposed licensed owner occupied and operated use.

By not allowing any short-term rentals the township establishes an ordinance that can be enforced. Watching for, citing, and fining any instances of a short term rental in our township is an attainable task, as opposed to attempting to monitor and enforce this as an allowed use.

Additionally, the evidence is clear that in the past both in Peninsula Township and elsewhere significant disruptions of neighborhood quality will inevitably occur if this use is allowed. We have been down this road before we need to stay off this road now and in the future.

Respectfully submitted

John A. Wunsch

Joanne Westphal

From: Susan Piehl <officemanager@peninsulatownship.com>
Sent: Tuesday, March 27, 2018 10:28 AM
To: Gordon; Christina; Brad; Isaiah; Joanne; Marge; Marge A.; Maura; Rob; Warren; Alan Couture; Donna Hornberger; Laura Serocki; Marilyn Elliott; Monnie Peters; Susan Shipman
Subject: FW: Letter re airbnb

From: louis santucci <santucci.louis@gmail.com>
Sent: Thursday, March 22, 2018 11:17 PM
To: Susan Piehl <officemanager@peninsulatownship.com>
Subject: Letter re airbnb

would you please give each member a copy of this letter

TO: Peninsula Township Board and Planning Commission Members
FROM: LOUIS SANTUCCI, IRENE VAN HARTEN, MARC SANTUCCI, DEBBIE SANTUCCI

All of our experiences with Airbnb, both as a guest and host, have been positive. While hosting we have had the opportunity to meet travelers from around the world; and, while staying as a guest at an Airbnb location we are able to avoid sterile pricey hotel/motel chains and learn about a community by quietly blending in.

Some Peninsula residents view short term rental restrictions as a good thing, others do not favor some of the aspects of the restrictions and process. Whichever side you lean towards, we are fortunate we live in a democracy where everyone in the community can be heard. There might be only a few people against Airbnb and only a few people for it, but all are heard.

Unfortunately now one bad story communicated repeatedly, such as the situation in the Murphy/Peters letter, has been heard too often, like a broken record that keeps going. The one bad apple story, has been addressed and should now rightfully be placed among the bushel of dozens of stories of happy respectful visitors to our peninsula. So the answer, if truth be told, is not more rules or stories, but more civility.

As we move about my daily routines, running errands, visiting stores and libraries, we have often asked our neighbors, acquaintances, friends, their thoughts on the issue, whether they are against the idea of having Airbnbs on our Peninsula. we have yet to encounter anyone who opposes it. So my understanding of why their is opposition to Airbnb is simply that there is a fear of a negative impact on the bucolic nature of the peninsula, or the simple desire to somehow obtain an elite status by becoming an isolated invisible gated community.

Personally, we take pride in our peninsula and enjoy sharing with others the great things it offers. we want to showcase a vibrant community that embraces new ideas. Addressing change is a part of our history. Early farmers settled here, helped maintain the beauty of the rural community and then houses were built. These forefathers recognized the opportunities that came with change, embraced and guided it. What would the early residents think about us closing out others, even for just a short period of time.

Receiving money by opening our doors to guests is not our primary reason for hosting. While some might consider it a commercial activity because money changes hands, we don't really need the fees received, instead we consider meeting different people the true enriching experience.

In addition, the Michigan tax assessor rules state for example that houses used as Bed and Breakfast establishment are sometimes classified residential and sometimes classified commercial. If the main use of the house is as a private residence and the bed and breakfast is only a minor use, the property should be classified residential. If the primary use is to generate income similar to a motel, the property should be classified commercial. Clearly the same rules would apply to a home used for an airbnb.

It would appear that those opposed to the idea of airbnbs think that somehow having guests in our home will alter the peninsula's unique attributes. We totally disagree with this view. If that were true than no guests such as family or friends should be allowed in this private enclave of the few who can afford to live here. That is not a recipe for a vibrant community but rather one for a stagnant insular one.

Let us not build a wall around the Peninsula. Rather let us find ways to share what we have with those who want to enjoy it, if even for a short period of time.



GRAND TRAVERSE BAY

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March 27, 2018

Peninsula Township
Township Board
13235 Center Rd.
Traverse City, MI 49686

Dear Peninsula Township Board Members,

We understand that you will consider approving amendments to Sections 6.9.3.7 and 7.4.7 of the Zoning Ordinance at tonight's Township Board meeting. The Watershed Center advocates for clean water in Grand Traverse Bay and acts to protect and preserve its watershed. We've been closely following these amendments as they've moved through the administrative process. We previously submitted comments to the Planning Commission regarding Sections 6.9.3.7 and 7.4.7 and are pleased to see the adoption of some of our suggestions. We applaud these amendments as we believe wetland setbacks and floodplain protections are important tools for protecting water quality. Both wetlands and floodplains provide a number of ecosystem services including filtration, flood attenuation, groundwater recharge, shoreline stabilization, and wildlife habitat.

Please let us know if we can be a resource to Peninsula Township as you move forward with these amendments or other protective ordinances related to water quality.

Sincerely,

Heather Smith
Grand Traverse BAYKEEPER®

CONSENT AGENDA

New Item

Park Maintenance Bids

Vendor	Application	Insurance	Signature	Recom(2)	Bids by Year				Cost/hour
					2018	2019	2020	2021	
R Wilkinson	Y	on file	Y	Y	74338	76568	78871	81237	\$30-35
Johnson Outdoors	Y	Y	Y	Y	89890	89890	89890	89890	\$35
Equity Enterprises	Y	Y	Y	Y	131900*	138585*	145470*	152770*	n/a

*Does not include septic waste removal from toilets
n/a Not available/provided by vendor