

Statement from Cindy Ruzak

Statement read at Town Board meeting July 10, 2018, given to PC 7/16/18

I am formally requesting that the Town Board put a priority on the rewriting of the bed and breakfast section of the ordinance to permit increased activities and number of rooms in direct correlation to acreage on which the property is located, as well as resolving other process and enforcement issues with illegally operating short term rentals, and implementing those changes.

From many conversations I know that you are aware that the recent proliferation of illegally operating short term rentals, often called AirBnBs, along with a lack of strong penalties for non-compliance and a deficiency in effective enforcement has negatively impacted the business of those SUPs that have been authorized. In my own case our business is down 25% this summer. The flood of available usually inexpensive options has put even more pressure than before on B & Bs that are professionally run as a business to offer more amenities in order to justify charging the room rates needed to be sustainable.

Recently, partially in recognition of this fact, Old Mission Inn was granted approval by the township to move forward to get a liquor license to operate a restaurant as an alternative source for generating income needed as a result of a significant reduction in revenue from room accommodations. Yet after years of public hearings, conversations, committee debate, shuffling between committees, the submission of a completely written version of the proposed language for changes submitted by Christina and myself, and general consensus on what needs to be done to create parity in the ordinance nothing has happened.

This request goes back 15 years, with discussion and the process intensifying about 3 to 4 years ago. While changes over the years have been made to the winery ordinances to recognize changing market conditions of what needs to be allowed for those entities to be successful, and those operating under either grandfathered or non-conforming use definitions being permitted additional scope of activities and size; the operational shackles remain for the 2 B & Bs currently operating under that section of the ordinance, both of which are on large parcels of land that can serve to mitigate impact of such activities.

These combining factors, unintentionally perhaps, create a state of unfair competition, inequity and lack of parity in land use.

17 years ago the Board quickly made a decision in recognition of market conditions to allow B & Bs to actually cook breakfast. I am asking for a similar expeditious process to let existing B & Bs have the tools necessary to successfully and fairly compete in the accommodations market. Please take what has already been written as a proposed accommodations ordinance, make amendments or changes, but please do something soon to alleviate this inequity.

Peninsula Twp. Planning Commission;

7/16/18

I am again asking the PC members to consider the following requested changes to the Bed & Breakfast SUP ordinance separately from the larger scope discussion of short-term rentals. The actual wording has been presented previously in multiple committees and two PC public hearings. For the reasons mentioned in my statement to the Town Board at last Tuesday's meeting (see attached), resolution of the inconsistencies in zoning, and action on the following has become more urgent.

Since these issues have been battled between committees and dovetailed with other members agendas or interests, the basic request initially made has become clouded. So to bring this back to just a few things on which I am requesting you find consensus in order to move forward to the TB for adoption, the requests are:

- 1) To allow B&Bs on parcels greater than 5 acres, more rooms (5). This is in keeping with the spirit of the ordinance as written of having the impact no greater than that of a single family residence
- 2) To allow a slightly larger scope of guest activities, again no greater than that of a single family residence, then meals breakfast.
 - A) Additional amenities such as hors d'oeuvres, lunch to go boxes cookies at night; or services.
 - B) Allow small gatherings of persons staying at the inn plus a small number of ~~and~~ their guests; for such

things as family reunions, corporate team building outings; weddings. Again at a minimal size no greater than that of a single family residence in impact.

3) To allow ^{host} a temporary manager periodically in an owner occupied residence used as a permanent primary residence.

or even better to allow a professional manager, supervised by owner of the primary residence, as long as that professional manager is also a part owner (paid by percentage of revenue versus salary)

Gordon -

Please provide (or read) this letter to the PL meeting 2/16 as I am unable to attend, as well as a copy of my statement to the FR.

Thanks to all for your consideration

- Cindy Ruzak
1994 Council Rep.

RESOLUTION DISSOLVING PARK COMMISSION

**PENINSULA TOWNSHIP
BALLOT RESOLUTION SUBMITTING THE QUESTION OF
DISSOLUTION OF PARK COMMISSION TO THE TOWNSHIP
ELECTORS
RESOLUTION NO. 2018-07-24 #1**

WHEREAS, the Park Commission currently governs, maintains, and operations the Parks in Peninsula Township; and

WHEREAS, the Township is concerned about the Park Commission's ability to continue to maintain and operate the Parks in Peninsula Township and believes that management of the Parks would be more consistent, beneficial, efficient, less costly, and more robust if the Park Commission was dissolved and the responsibility for maintaining the Parks were with the Peninsula Township Board, so it wishes to submit this Resolution to the Township electors for their approval.

NOW, THEREFORE, BE IT RESOLVED that there shall be submitted to the electors of Peninsula Township, Grand Traverse County, at the November 2018 election to be held on the 6th of November, 2018, the following proposals:

DISSOLUTION OF PARK COMMISSION PROPOSAL

Shall the Peninsula Township Park Commission be dissolved pursuant to MCL 41.426g thereby transferring all powers and duties and all assets and liabilities of the Peninsula Township Park Commission to the Peninsula Township Board of Trustees?

YES

NO

BE IT FURTHER RESOLVED that the Peninsula Township Board of

Trustees hereby certifies to the Peninsula Township Clerk the foregoing questions as the appropriate ballot wording for the submission of this proposition to the electors of the township at the November 6, 2018 election.

BE IT FURTHER RESOLVED that the election shall be held in accordance with Chapter XXVII, the General Election Law of the State of Michigan.

BE IT FURTHER RESOLVED that the Peninsula Township Clerk is hereby authorized and directed to carry out all statutory duties as set forth in the General Election Law of the State of Michigan as shall be necessary to implement this resolution and submit the proposition approved herein to the electors of the township at the November 6, 2018 election.

At a regular meeting of the Board of trustees for Peninsula Township held on July 24, 2018, _____ moved for adoption of the foregoing resolution and _____ supported the motion.

Voting for:

Voting against:

The Supervisor declared the resolution adopted.

Rob Manigold, Supervisor

Joanne Westphal, Clerk