

SPECIAL MEETING MINUTES
EAGLE HARBOR TOWNSHIP PLANNING COMMISSION
May 17, 2022

- **CALL TO ORDER**

- Meeting called to order by Chair Laura Bonde at 2 p.m.

- **ROLL CALL & RECOGNITION OF VISITORS**

- **MEMBERS PRESENT:**

- o Jeane Olson, Mary Beyers, Laura Bonde, Susan Hockings and Kerrie Richert.

- **MEMBERS ABSENT:**None

- **VISITORS PRESENT:**

- o Supervisor Rich Probst, Sam Raymond, Shelby Laubhan, Corey Howes, Marcia Raley, Patty Asselin, George Bailey and Don Keith
 - o On Zoom: Phil Boggio and Kathryn Wyeth

- **AGENDA APPROVAL AND ADDITIONS**

- Approval of Agenda:**Motion**by Mary Beyers, **second** bySusan Hockingsto approve the agenda as presented. **Vote:** 5 ayes. **Motion Carried.**

- **SCHEDULED PUBLIC HEARING:** None

- **MEETING MINUTES APPROVAL**

- **Motion**by Mary Beyers **second** by Kerrie Richertto approve the minutes of the May 5, 2022 Regular meeting.**Vote:** unanimous. **Motion Carried.**

- **OLD BUSINESS:**

- **Primary Tasks:**

- Short Term Rental Ordinance
 - o STR Survey Results: The Planning Commission reviewed the results of the STR Survey.
 - o Kerry Richert had compiled a list of short term rentals from the survey and determined there were 44 short term rentals in the township. Mary Beyers had a list of 9 more rentals that did not respond to the survey making a total of 53 short term rentals. With a total of 480 dwellings that puts the percentage of short term rentals at approximately 12% leaving no room for additional STR growth if the cap remains at 10 %. There were also 7 potential renters (people who were considering renting in the future.) There could be more that we are not aware of. Some had more than one unit on a parcel to rent. Resorts and Bed & Breakfasts were not included in this list. The 10% cap that was in the final draft is not realistic.
 - o The Planning Commission went thru the 1/27/2022 draft and compared it with the original draft. The following changes were made to the 1/27/2022 Draft:

Definitions

Paragraph Ia: **Changed** “are customarily” to “may be” and removed the last sentence starting with “Only properties.....”

Paragraph Ib: **Removed** the word “existing” at the beginning of the paragraph.

Paragraph Ic: **Reduced** the paragraph to one sentence: “Operator: **The person who is proprietor of a property or portion thereof used for a Short-Term Rental in any capacity.**”

Permitting

Paragraph Ila: **Removed** dates in a.i, a.iv. Dates will be added later.

Paragraph Ilb: **Removed** date in IIb. Date will be added later.

Paragraph Ilc: **Removed** percentage number - **discussion still needed.**

Paragraph Ild: Distance between rentals still **needs to be discussed.**

Paragraph Ile: **Changed** “registration certificate and a certificate of compliance” to “permit” **Removed** the last sentence of that paragraph starting with “The certificate.....”

Paragraph Ilf: **Move** to Violation section. Discuss change in wording when moved-i.e. **Change** “code” to “ordinance”, **change** “certificate” to “permit”

Paragraph Ilg: **Removed** the word “additional” before solid waste fees.

Paragraph Ilh: **Changed** the word “properties” to “short term rentals”. Need to contact attorney as to how to word that an owner cannot use a partner, spouse, any family member, LLC or any other legal entity or use any other means of holding more than 2(two) permits.

Paragraph Ili: **Removed** the word “property”. **Changed** “30 (thirty)” days to “60 (sixty)” days.

Paragraph Ilj: **Discussion needed**-Is this paragraph redundant?

Paragraph Ilk: **Add??** “Any rental unit rented 14 (fourteen) days or less per calendar year does not require a permit.”

Short Term Rental Standards

Paragraph Illa: Did we discuss sub-leasing?

Paragraph Illb: **Changed** the sentence to read: The local contact person must be available 24 (twenty-four) hours a day during the rental period and be able to respond within 60 (sixty) minutes to address any issues.

Paragraph Illd: **Discussion needed.**

Paragraph Ille: **Added back in** “in the garage or driveway as lot and neighborhood characteristics allow.”

Paragraph Illg: **Change** “must notify” to “will notify”.

Paragraph Illh: **Removed** entire paragraph.

Paragraphs IV, V, VI, VII and VIII still need to be reviewed.

During discussion it was suggested that we add to the Topics for Consideration

Reconsider definitions:

Tourist Homes- think about incorporating “short term rental” in the definition.

Family - redefine family-simplify?

- **PUBLIC COMMENTS:** Throughout the meeting there were comments and input from Sam Raymond, Shelby Laubhan, Patty Asselin, Phil Boggio, Kathryn Wyeth, Marcia Raley and George Bailey.
- **ADJOURNMENT**
Motion by Jeane Olson, **second** by Mary Beyers to adjourn. **Vote:** unanimous.
Meeting Adjourned at 5:11 p.m.

- CERTIFICATION –

I, the undersigned, Jeane Olson, the official Secretary of the Eagle Harbor Township Planning Commission, Keweenaw County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Planning Commission of said Township at a special meeting held on May 17, 2022.

Jeane Olson, Secretary
EHT Planning Commission