

## September 24, 2019 PLANNING COMMISSION MEETING

**Call to Order:** The meeting was called to order at 7:00 pm by Chair Craig VanMelle

**Roll Call:** Members present: Harry Smith, Craig VanMelle, Tammy Taylor, Rose Ann Wendt, Kurt Vanderscheer. Absent: Brian McCartney-Zoning Administrator

**Pledge of Allegiance was recited.**

### **Open Discussion on Non-Agenda Items/Public Comment**

- a. Short Term Rentals
  - i. Craig VanMelle began the discussion by stating what the Township Attorney has advised:
    1. If you live in R-1- R3 zones, any rental is considered Commercial
    2. It is illegal in Michigan unless your Township states differently
    3. There are multiple House Bills that have not been approved yet to address the issue of short term rentals state wide.
    4. She may have guidance by the end of the year, but the current issues are beyond the scope of the Township.
  - b. Tim and Carol Catherine addressed the Commission regarding their Homeowners Association
    1. Tim would like to know if the Township will be enforcing this?
      - a. Craig stated that Brian McCarty would send a letter and that it would be up to the Board to determine the next steps.
    2. Tim stated he wanted to be sure the HOA was in alignment with the Township
    3. Carol mentioned that Casco Township has developed rules for short term rentals.
      - a. Craig asked if she would like to see Valley Township adopt an ordinance similar to Casco's?
        - i. Carol stated she would.
  - c. Ann Roth asked if there were negotiations presently between the Township and the Homeowner that the Planning Commission is aware of?
    - i. Craig said not that he was aware of.
  - d. Chase Harden spoke to the fact that he currently has rental property in Valley Township and believes in homeowner's rights and he specifically chose not buy in and HOA for this reason.
    - i. He believes that having the short term rentals brings visitors to our community and is a good thing.
    - ii. He stated he would like to see the Township embrace short term rentals.
  - e. Tim Catherine expressed again that his concern regarding the short term rentals is really about quality of life. He bought into an Association and agreed to the bylaws for a reason.
  - f. Tony Garofalo said they had a similar issue in Indian Shores. Their HOA spoke to the violators and they stopped. Had Wildwood Shores tried this approach?
  - g. Peg Nawrocki said they had spoken to the Homeowner. The Homeowner in turn got a lawyer. She is concerned that the HOA is responsible for the road and there has been excess traffic on the road.
  - h. Craig ended the conversation by stating we would reach out to the attorney to what conversations are being had and will check with Brian for a firm stance.

**Approval of the Agenda:** Tammy Taylor made a motion supported by Craig VanMelle to approve the Agenda for September 24, 2019 with a change to the order of events by moving the Open Discussion to follow the Pledge of Allegiance. Motion passed.

**Approval of Draft Minutes:** Craig VanMelle made a motion supported by Tammy Taylor to approve the minutes of August 27, 2019. Motion passed.

**Old Business:**

- i. Master Plan Review
  - i. Tammy Taylor will request official notice be sent to neighboring communities of the Planning Commission's intent to begin review of the Master Plan.
- ii. Chapter One:
  - 1. Page 1-4, change number of people located in Valley Township to 2200.
  - 2. Page 1-5, change the number of dwellings to 837.

**New Business**

- a. NA

**Zoning Board of Appeals/Zoning Administrator Reports**

- a. NA

**Adjournment:**

Adjournment by acclamation at 8:27 pm

Respectfully submitted  
Tammy Taylor, Secretary