Rock River Township - PC Work Session Mtg

Approved Minutes for May 8th, 2023

Called to order 6:07

Roll Call – Bunce, McLaughlin, Johnson, Shega (Rondeau to come in later)

Guests: Dan Johnson, Kathy LaRock, Dawn Rondeau, Jana Hytinen, Mr. Porter

Rowan – reviewing what we have thus far. Renee, wants to review what we wanted in the beginning – wants to make sure we give something the Trustees will sign off on. Conditional use vs actual permitting for instance. Various areas take various actions. (See outline) Went over the outline and pros and cons. Permitted use has a surety of what can occur on the property. RB – a neighbor has a child who needs to sleep and might complain towards noise. We’ve only got 5 VRs so far but will have many more in the near future. If this is a permitted process, how do we consider complaints? We only have standards for gravel, junk, etc. Conditional can be potentially arbitrary. Why is mine different, etc?

Why can’t we use General Standards that we already have? The ordinance Tammy typed up might cover this. Can we put this into a General Standards guideline?

We are not charged with a long term rental outline, only with the short term rental by the board. There are many differences between the two. We need we do one at a time. Board asked us for VR conditional use guidelines laid out, not long term rental guidelines.

Short term rental – definitions – commercial use of renting for less than a period of 30 days. We are going to break down our current definition of tourist cabin into smaller ones. For a time frame, less than 30 (32) days should work for the STR. Long term can rent month to month if they choose to do so. For tiny house, can we use tiny house or house with wheels. Noted again – “Our permitting process goes first so the building inspector goes next.”

Need the following definitions:

Occupant

Parking space

Special events

Shall we have a separate permit for a special permit? We want to have a definition for use then. We can take this up another time.

Straw vote – 2-3 in favor of permitted use instead of conditional use. (Shega, McLaughlin, & Rondeau in favor.)

Change – on which forms? Commercial vs residential? Violation fees: $250 – $150

Much discussion on where specific ordinances are needed. Are they needed for Permitted Use and not Conditional Use? Needed for permitted use. Much discussion on how to enforce? Can permitted be enforced easier than conditional? No clear answers on this – a lot of back and forth discussion.

General standards will clarify what is necessary. From the current 804 general standards – keep 1/4/5/6/7/8(degrade)/9. (in addition to the other outlines)

Rental form – applicant can be owner only. An affidavit needs to be signed with the re-registration that no significant changes have been made.

Can finish at next meeting. Our regular meeting is on the 12th.  We need a work session prior to that. Work session meeting set for May 22nd at 6:00.

Public comment:

Dawn Rondeau – elections are coming up and board actions will be looked at then.

Kathy LaRock – nothing is written in stone at this point.

Meeting adjourned at 8:35

Submitted by T. Shega