Planning Commission Meeting January 9, 2023

Meeting called to order by Chairman Don Johnson,

Pledge of Allegiance

Question on Minutes requested by Chairman. Motion to Accept by Rowan Bunce, Second by Ron LeJeune. Motion Carried Unanimously (MCU).

Agenda for approval, Motion to accept by Bunce to accept, Second by Shega. MCU

Attendance, Johnson, Bunce, Rondeau, Shega, LeJeune present.

Elections explained by Chairman, Motion by Bunce for Don Johnson to chairman, second Shega, MCU. Motion by LeJeune for Rondeau as vice chair, seconded Shega, MCU. Motion for LeJeune to Secretary, MCU.

Setting of Regular Meeting dates, April 10, July 10, Oct 9, of 2023. January 8 2024, at 1900.

COMMUNICATIONS: Letter in support of the Tourist Cabin/Vacation Rental removal from Resource Production.

Zoning Administrators Report from Jason McCarthy. Rezoning of RP10, error in discovery of written verses on line for Town Development. The Maki request is now processed. Zoning complaint about area on Frey Road. Talked to Attorney Zappa about Grandfathering. Signage on vehicle complaint. Public hearing is null and void that was done for Mr. Maki. Cost of this for news paper is $300. LeJeune question as to what was the zoning at the time the concessions was started on the Frey Road. Set back on existing structures? Rondeau with more questions on parking and set backs for buildings.

OLD BUSSINESS: Master Plan the Maps are back from CUUPAD. Plan to have Master plan done in April? LeJeune, CENSUS question that it is correct because of COVID. Bunce comment about that variances went put in the master plan; he will do that. We will use CENSUS data because that is the best we have.

NEW BUSSINESS: Moratorium of Vacation Rentals for six months while Planning Commission works on the issues. Discussion on the time of six months to accomplish the Fees and Vacation Rentals. Public hearing on RP10 zoning. Question on receiving a request for Vacation Rental during the moratorium, but it is in RP10. If the request is before settling the RP10 amendment. That application would be in what status? Question, why have moratorium on something that is not a problem at this time. Further discussion on why we need to meet soon to set the fees for applications. Moratorium not to exceed six months. This moratorium was made by the TWP Board. There of three ways to bring a request to the Planning Commission, Section 1101. Member Rondeau brings forth that the TWP Board made and past a motion to amend the ordinance. Jason why are all these people here? Floor opened to the public on the moratorium. Tommy Johnson has submitted a request, months ago and now he has to wait further. Question as to this where application is? Meeting falls under open meetings act because there would be a quorum. Meeting January 16, 2023. Topic of establish a moratorium.

Motion by town board to remove Tourist Cabin/Vacation rental of off RP10 district, we as the planning commission are required to take that to a public hearing. Chair person opened the floor to public even though the official hearing. Concern that public comments will go into the meeting tonight. Planning Commission to take information to the TWP Board after public hearing. Discussion on when the meeting will be held. Zoning administer is requiring twenty days’ notice to get things done on his end. Date settle of February 6 2023 to hold public hearing, to remove the vacation rental/tourist cabins from RP10. LeJeune brought up that there was information from Michigan Municipal league, Michigan Township Association, and the Attorney should be brought to the members of the Planning Commission for making the discission. Shega, bought up there was to be a cap on VRBO’s. That this motion would then take the place of the cap. Bunce brought forth the concept of 1% cap of tax roll homes be 10 total for the town ship. Rondeau questioning the rational of putting the burden of VRBO on people who are already close together versus a person that is 40 acres between houses be denied. Bunce availability of services for the people of the area and the people who live out in RP10 want to be out in the woods and left alone. Letter from Monica Wiess from Chatham Michigan. Letter read by Chairmen. Rondeau brings forth that these VRBO’s are done one buy one under conditional use. Process is good as he is concerned. He reached out to Onata TWP for there zoning issues. They used CUPPAD to do the research to do the survey and bring back the suggestion. That way there was no issue of “we said so”. Spoke to Patty Bergdahl, Skandia TWP PC chair person. No problems. Ishpeming TWP Lindsey Bean they look at VRBO being positive because the increase in their tax base. Buy the run-down homes and fix them up as a source of income. Panning Chair of Chocolay TWP They have no distinction between short-term and long-term rentals. He reached out to Chocolay because they are denser than we are. If they have three complaints in a year they are no longer allowed to register as a rental. Master Plan Economic Development trend that is being seen home occupations and cottage industries should be encouraged through out the community. He feels we continue the course were on. We let thee people use their properties as they see fit under present zoning. Johnson reached out to Autrain TWP and ask if they have any CAPs. Mr. Carr said no caps. There zoning ordinance does not show any restrictions for VRBOs on any area. They take each application on its own merit. Jon Lindquist leave it alone, people are just trying to nitpick where they go, it is good for the economy here, were not running into problems with our neighbors, just leave everyone to hell alone. Plain and simple. Jean Verbrigghe. Submitted a letter that the current process is a good one it is equitable for every one in the area. To just start putting limits on where they can be would not be equitable to the people in other areas. If we have a good process for vetting them we continue with the process we have. Dawn Rondeau, about their experiences in SchoolCraft County. That the company that handles it had to have rental agreement for noise and other restrictions. Where as there are problems to VRBOs there are solutions, allow the people to make some money and bring up our tax base. Mr. Case that the conditional use process put into place years ago is a good one. What do you do when people ditch this process and do it illegally? There are three legal ones and many illegal ones. If the process is so good why are the people not following the process? Rondeau, why make things so complicated that is just as good as not having any process at all? Jason spoke that the enforcement process is different than the ordinance process. He spoke on the present process and how it works. Health safety and welfare. Pastor Tom on the cost of this process for us to go through short term verses long term rentals. LeJeune Contacted Laurie Goodwin who is on Skandia Planning Commission and she bought up something we may want to think about in the future, Camp Grounds, in future ensure safety. Called Limestone TWP and talked to I think was the clerk, they don’t have zoning. But they have not had any problems with VRBO. Onata, is hearing rumors that some campgrounds are in the wind too. Brought up to town board, the TWP supervisor says they rely on the neighbors to tattle on the next-door neighbor, that how we enforce our zoning. We are not gaining much by making a bunch of laws that will be ignored. Martha Verbrigghe on the rating processes of past customers that are posted. Therefore, the owners can turn away poorly rated renters. All of theirs meet fire standards for doors window handicap accessible. The word is that the state is looking at this process and then we could be regulated by the state. House bill 47 22. Bunce people are coming to the board with concerns. Dawn Rondeau there is an avenue for those concerns. Shega that every one needs to look at both sides of the story and try to understand the other persons point of view. The conversations were all over and Secretary could not keep up with them. Clarification of January 16 meeting time. Comment Tara Rondeau that hey have a VRBO next to them and no problems. So how many people are complaining of these VRBOs? LeJeune Trustee Case at the township meeting you stated you had petitions and other documents. He responded he will bring them to the public meeting. Frank Hohn spoke that he is against capping or restricting VRBO.

TWP nondiscrimination statement. Bunce giving report on the past DEI being in the Master Plan. Lamerre spoke to questioning sexual orientation not constitutional. Lejeune point of order. This does not belong at this meeting. LeJeune point of order. The PC voted the DEI statements out of the master plan. Further the TWP supervisor asked trusty Bunce to hold a meeting with me, Pastor Tom and others to meet on this. It has not happened. Jena Hytinen, business owner, spoke on the concerns of having this policy, concern with hiring of handicap, pregnant, difficulties in hiring and being sued. Dawn Rondeau brought forth complain that she was ask during November TWP that the letter from the Attorney be made public. She then sent email in December asking again why? The attorney weighed in that this is not necessary and we have Michigan Compiled Laws also that cover such things, we are just adding another layer to the process That is not necessary. Pastor Tom spoke that this is not really necessary. Jean Verbigghe that any time we do things radiantly is not needed we just open ourselves up to more complications. Jena Hytinen spoke of being on a jury where the person was found guilty of discrimination. Bunce requested show of hand to drop it and he would follow the wishes of the people. He declared it would be dropped.

Complaint about concessions stand operating with out proper permits. Mrs. Swajenen told zoning administrator that she did permits in 2000 including LMAS health department for the business was not aware that she needed other permits. He feels of feuding is between owners and hopes this can be resolved. Rondeau, there has to be equal and fair enforcement across the TWP otherwise we have no zoning ordinance at all. Waiting on determination from the attorney. LeJeune how would you find out whether that particular ordinance was changed or not ten years ago. That is what is going on.

LeJeune we table the Fees and other items on agenda until next meeting. Bunce second. MCU

Public Comment: Jean Verbigghe thanks the board for its efforts. Dawn Rondeau on past practice to keeping in place PC members. Trustee Case that it is a three-year appointment.

Motion to adjorn MCU