

# Rock River Township Planning and Zoning Commission

## Regular Meeting Agenda

**October 10, 2022**

**Call to Order:** 7:11 p.m.

**Pledge of Allegiance:** Led by chairperson Johnson

**Roll Call:** Don Johnson, Jon Rondeau, Sarah McDougall, Rowan Bunce, Ron LeJeune

**Guests:** Lorna Miller, Erik Blackburn, Trevor Case, Ray Miller, Melinda Savola, Tammy Shega, Cindy Kallio, Kathy Takkinen LaRock, Beverly Parkinson, Dan Johnson, Sandy Girard, Wilma Hill, Victoria Sherlund, Jeremy Sherlunc, Kit Fortney,

**Approval of Agenda:** Motion by McDougall, 2nd by LeJeune -all in favor/motion carries

**Approval of Minutes:** Motion by Bunce, 2nd by LeJeune-all in favor/motion carries

**Public Comment** None

### **Open Conditional Use Permit Hearing for Blackburn Vacation Rental:**

Comments made by Jason McCarthy, Zoning Administrator, to explain conditional use permit and current concerns with proper contacts.

Comments made by Mr. Blackburn as to current status of rental.

Comments made by Lorna Miller, neighbor to Blackburn, expressing concerns about potential renter interaction with cattle and farm animals, in particular snowmobiles and heavy traffic.

Comments made by Sandra Girard, neighbor to Blackburn, expressing concerns about snowmobile traffic on surrounding private property and number of occupants allowed at rental.

Comments made by Melinda Savola, property manager for Blackburn, regarding who to contact with potential concerns about rental and renters.

Comments made by Victoria Sherlund, neighbor to Blackburn, expressing concerns about renter pets posing a threat to chickens and other small farm animals.

Comments made by Kit Fortney, expressing concerns about potential issues with vacation renters.

Comment by Tammy Shega expressing concern about lack of limit on number of conditional use permits granted for vacation rentals.

Comments by Jason McCarthy addressing some of the public comments and concerns about the rental.

**Permit Hearing closed to public comment:** 7:38 p.m.

Planning commission discussion to answer public questions and concerns regarding snowmobile access to public roads and trails to avoid use of private property.

Limiting renter access to property to be addressed by conditional use permit. Snowmobiles to be limited to driveway and ET-Road.

Requiring pets to be tied at all times to be addressed by conditional use permit.

Limiting number of tents allowed in yard of rental to be addressed by conditional use permit.

Renters will be required to follow state law in regards to noise decibel levels.

Overview of rental rules applied to rental provided by Melinda Savola.

Offer by Blackburn to clearly mark the property line of neighbors property for renters.

Concerns expressed by Ray Miller regarding miscommunication by planning commission about original conditional use permit hearing.

Motion to approve conditional use permit by LeJeune, 2nd Rondeau. Roll call vote: Ron-aye Rowan-aye, Johnsons-aye, McDougall-aye, Rondeau-aye. All in favor-motion carried.

**Close Conditional Use Hearing** 8:05 p.m.

**Open Conditional Use Permit Hearing for Tourist Cabin Allowance in Town Development District:** 8:10 p.m.

Proposal to amend the zoning ordinance to allow for conditional use permits for tourist cabins within the town development district in Eben Junction.

Suggestion by Trevor Case to cap the number of tourist cabins allowed.

Motion to approve amending the zoning ordinance to allow for conditional use permits for tourist cabins within the town development district in Eben Junction. 2nd by Rondeau. Roll Call Vote-LeJeune-aye, Bunce-aye, Johnson-aye, McDougall-aya, Rondeau-aye. All in favor, motion carried.

**Close Conditional Use Hearing** 8:23 p.m.

**Open regular meeting:** 8:23 p.m.

### **Planning Commission Quarterly Meeting**

**Zoning Report:** Provided via e-mail to commission members by McCarthy.

**Old Business:** Township Master Plan close to completion. Map in process of being edited to include road names. Final draft to be available by the January 9th meeting.

Suggested additions: Penalties for not getting permits for future use. Increasing fees for permit applications suggested to cover costs.

**New Business:**

Air-bnb cap discussion. Suggestion to allow for only 1% of taxable units to be allotted for conditional use permits for vacation rentals. This would allow for a total of 10 rentals.

Concerns expressed that a cap would limit potential for people to generate revenue from their investments.

Concerns expressed that it would be difficult to change a cap once implemented.

Motion by LeJuene to table Air-bnb cap discussion until January 9th, 2023 meeting. 2nd by Rondeau. Roll Call Vote: LeJuene-aya, Bunce-no, Johnson-aye, McDougall-aye, Rondeau-aye. Motion carried 4-1

Comment by Tammy Shega that long term rentals are in short supply and should be encouraged in the community.

**Public Comment:**

Suggestion by Cindy Kallio to increase the frequency of Township Planning Commission meetings to address concerns about the vacation rental issue in a more timely manner.

**Motion to Adjourn:** By Bunce, 2nd by LeJuene. All in favor-motion carried.

**Adjournment:** 9:05 p.m.