

EAST BAY CHARTER TOWNSHIP  
East Bay Charter Township Hall  
1965 N. Three Mile Road  
Traverse City, MI 49696

Special Board Meeting  
Thursday, January 4, 2018

**Call Meeting to Order:** Supervisor Friend called the meeting to order at 5:34pm.

**Pledge of Allegiance:** was recited by all in attendance.

**Roll Call:** Board Members Present: Beth Friend, Bryan Marrow, Glen Lile, Tracey Bartlett, Sue Courtade, Andrea Hentschel and Mindy Walters

Also Present: Planner Rick Brown, Zoning Administrator Leslie Couturier, Township Attorney Bryan Graham

**Presentation of the Agenda (5:36)**

Friend said that short term rentals would be discussed this evening.

**Review for Conflict of Interest: (6:31)**

None presented

**Public Comment (5:37)**

None

**Correspondence: (5:38)**

Letters on short term rentals were received from Ken Weaver, Shawn Smith, Renae Hansen, and Beccy Janis.

**New Business:**

**1. Short Term Rental – Ordinance Recommended by the Planning Commission (5:39)**

Planner Brown said that the purpose of this meeting was to delve further into the short term rental issue. He mentioned the history of discussion on the topic at all levels. Planner Brown reviewed a Powerpoint with trustees which gave highlights of the short term rental issue thus far. Township Attorney Graham gave his comments regarding policy on short term rentals and reminded board members that not everyone will be happy and any outcome will be a compromise of many opinions. The proposed policy outlines and gives reasons for abuse of the regulations. The discretion of any enforcement will be given to the board. Trustees discussed equality in enforcement. Trustees also took time to gauge where they stood on the matter of short term rentals and determined that overall, they were in favor

of something to regulate the rentals but wanted nothing too stringent. All agreed that it would be a tough decision but a compromise was needed in the matter. Attorney Graham talked with Trustees regarding a licensing ordinance vs. a zoning ordinance. Walters gave the perspective of the ordinance from a Planning Commission standpoint and why it was forwarded to the Board for review and approval at this point.

Board members reviewed and discussed the document by section and made some suggestions to Section 5 which included removing the last sentence in item a; changing language in item b regarding completed applications; and changing item e to read "seven township business days." Section 6 of the proposed document was discussed at length and it was decided to remove language pertaining to deed restrictions in item a. Parking on rental property was discussed and Attorney Graham said that language which stated that vehicles could be parked on rental property in accordance with the East Bay Township zoning ordinances was applicable. In item f, trustees agreed to remove the exact times and add "container for the purpose of collection or disposal." Board members also agreed that staff needed to find out the legal requirements for smoke detectors and carbon monoxide detectors in homes before making any determinations about item l (1). Discussion occurred around the septic requirements and trustees agreed to have staff research the issue and the sanitary code before making any decisions.

**Public Comment (8:05)**

John Pack of 824 Webster Street commented on short term rentals. He manages the Cherry Tree Inn and is concerned that short term rentals will hurt the community.

Nicole Hewitt of Traverse City asked about condos that are built for rentals. She also commented on educating realtors in the area about short term rentals.

Paul Gonzales of Munson Avenue asked board to reconsider Section 2 as proposed regarding a thirty day rental period. He also commented on penalties and water protection.

Theresa Woods, an owner of a vacation rental business said much of the language in the proposed ordinance is already policy in their rental homes.

Nancy Gonzalez of 707 Munson Ave. asked about more future commercial enterprises in residential areas. She feels the township will be destroyed by short term rentals.

Mary Wadzine of Prouty Road commented on the care and consideration of the topic and thanked the board for their time spent on the proposed ordinance.

**Adjournment:** Friend adjourned the meeting at 8:29.