



Meeting Minutes Draft

Planning Commission Regular Meeting

Saturday August 17, 2024 9:00 a.m.

Present 6

- I. Meeting Called to Order at 9:00 am
- II. Pledge of Allegiance -- Southwell
- III. Roll Call of Members Present
 1. Present Southwell, Allen, Shaw, Fletemier, Buttermore, Nothstine
 2. Also Present Andersen
- IV. Adoption of Agenda – Southwell
 1. Motion to Adopt agenda Shaw by supported by Nothstine
 - Motion Carried
- V. Adoption of the Minutes of last meeting
 1. Motion to Approve as written by Shaw, supported by Nothstine
 - Motion carried
- VI. Declaration of conflict of Interest
 1. None
- VII. Report of Township Board Representative to Planning Commission – Shaw
 1. The Township Board has requested that the Planning Commission to define consequences for Green Belt Violations in terms of fine and possible reparations.
 2. To be added to the Agenda for the next Planning Commission Meeting
- VIII. Report of Planning Representative to the Zoning Board of Appeals – Buttermore
 1. None
- IX. Old Business
 1. Short Term Rentals
- X. Public Hearing
 1. Call to order of Public Hearing 9:05 AM Southwell
 2. Review Sequence of Events leading to present proposals – Fletemier
 - Fletemier review the document as posted on the Blue Lake Township website and provided in the handouts. (Blue Lake Township Short Term Rentals Sequence of Events)
 3. Review of Procedure to Enact ZO Amendments – Fletemier

- Fletemier reviewed document from the Township attorney describing the detail process for the review and implementation of items for the Planning Commission.
4. Review of September 21, 2023 Letter to Township Board – Southwell
 - Southwell Reviewed the Letter sent to the Township Board
 5. BLT Short Term Rental Ordinance amendments – Fletemier
 - Public comment – 3 minutes each
 - Fletemier reviewed the Changes to the Short Term Rental License Ordinance.
 - Motion by Fletemier to delay public input to after item 6 as the two changes work together and the changes to Section 4,12 should be reviewed. Supported by Shaw
 - Motion Carried
 6. BLT Zoning Amendments Section 4.12 -- Fletemier
 - Public comment – 3 minutes each
 - Elizabeth Burnette Crooked Lake - non resident
 - Residential Goals and objectives preserve the integrity of neighborhoods and residential criteria
 - VRBO on the small lake changes the nature of the lake, families who have lived there for generations are imposed upon by the short Term rentals. Different feeling of short terms vs long terms and effects lake.
 - Tim Booth
 - Crooked Lake – All who are here are hypocrites. Was a camp on the lake at one time, motors jet ski's. Forgetting the reason people came here. If people respect each other neighbor's. Issue is community Area is an upper Blue Collar community, Short Term rentals help to allow people to rent. Short Term rentals eliminated \$10M in income in our community.
 - Property Rights – All are hypocrites.
 - Kurt Hale –
 - When and how is the tax structure going to be addressed;
 - The Planning Commission does not address Tax Issues. The properties are not being rezoned.
 - Short Term Rentals are existing non-conformances
 - Theodore Hurtz
 - Garbage due to snowmobiles and off road. Garbage cans / bottles
 - Must change zoning.
 - Bar and Store are zoned commercial.
 - Gus Dahlgren 0 STR on Starvation Lake
 - If it's a short term rental – Reference letter

- Stacia Lyon
 - Crooked Lake – not a permanent resident.
 - Grandfather in is a difficult thing.
 - Suggests for the Commission to consider.
 - Longer rental periods
 - Limitations based on parcel number.
 - Does 35 mean that they can be restricted per lake. ■
- Tim Lyons
 - Renewal process – rubber stamp?
 - Cindy Andreson – reviewed renewal process
- Janet Gruley
 - Does the license require that they clean out their septic.
 - Septic in Kalkaska are defined by number of bedrooms and managed by DHS #10.
- Mike Nichols
 - 21 registered on Big Twin
 - 2 active – how many are active?
- Troy Roberson
 - Owner of Starvation Lake Store
 - Possible litigation issue with taxation on Commercial Zoned Properties being taxed at a higher rate than Properties performing a Commercial Operation (Short Term Rental) on a property zoned Residential.
 - Lawyers reviewed the process.
- Dan Dalhgren
 - Basically eliminating Short Term Rentals based on the method.
 - Has an income property – because it cannot sell as a short Term rental.
 - Does not understand why they are taking it away.
- Judy Dalhgren Stavation Lake –
 - Commercial vs residential
 - Containers on residential are they zoned Commercial in.
- Jackie Newberry
 - Short Term Rental license holder non-resident
 - 3 houses up for sale – dropped prices due to lake of sales
 - Big Twin house run down sat there bought fixed it up. People come in and make income for the community.
- Mike Cipriano
 - Tired of the drama the last 2 years – a lot of angst in the

community.

- Being able to rent out properties on a short term basis helps
- The 35 count – how was the arrived at .
- 400 voters – ignores the higher paying property tax payers.
- Permanent Residents vs short Term Rental – Mostly empty during the week. It's not the short Term rental owners, it's the owners. They are there to enjoy the lake and relax and enjoy.
- For those that don't have rentals – would like to support more people being able to use the property as.
- Tracy Nichol – Big Twin
 - Formerly rented on Big Blue prior to
 - 482 actual voters 70% of our properties are non-voters. 30% are voters.
 - Kids are noisy, it's normal and a joy.
 - Good Neighbors can talk to people they don't know.
 - Just be neighborly
 - Quantity need to change.
- Addison Cipriano
 - Many questions submitted
 - Voice of property owners versus voters.
 - Can there be a survey or referendum
 - Ignoring the 75% of non-voters
 - Listen to the noise throughout the year.
 - Tolerance should be extended to occasional renters.
 - Choose to be tolerant.
 - Very stressful
- Elizabeth Burnette
 - Frequency of rentals and 30 days versus 2 weeks.
 - Any rental under 30 days qualifies as a Short Term Rental
- Troy Roberson –
 - Questioned Summer vs Winter for rentals periods.
 - No difference in the season in which a rental happens
- Daryl Allison Bush - North Crooked Lake
 - Full Time resident
 - Move here to be away from the city – environment is important
 - Growth and Change is really hard.
 - Area is an ATV Mecca

- More people – Impact is hard to see
- Roads are becoming torn up.
- Christine Mulenberg – STR on corner
 - Has an STR and funding. Cleaning lady is paid and supported by the STR

7. Planning Commission Comment and input–

- Fletemier asked does any one have a comment on why short term rentals are or are not commercial?
 - Dahlgren – Commercial is no different than a short term rental
 - Commercial vs residential – IF the property is owned by an individual vs corporation does it matter – no
- Tony – Number of 35 when will it be reevaluated.
 - Not up for evaluation.
- Caleb Walters – Sqaw Lake
 - Parents on Hutchin Lake near Holland. Large lot off the lake want a number of slips on the lake. Short Term rentals are neighborly.
 - Would rather have families as neighbors than Short Term Rentals.
 - Does not want big corporations coming in.

8. Adjournment of Public Hearing

- Buttermore move to close the public hearing, supported by Shaw
- Motion carried closed at 11:01

9. Discussion

10. Motion to approve both the changes to the Short Term Rental Ordinance and the Changes to Zoning Ordinance Section 4.12 by Shaw, Seconded by Allen

- Motion Carried

XI. New Business

1. Compatible Renewable Energy Ordinance – Southwell
 - **Cindy Andersen – Attending CREO Seminar**

XII. Planning Commission Member Comments and Input

XIII. Public Comment

1. None

XIV. Confirm Date of Next Planning Commission Meeting.

- October 22 2024 7:00 PM

XV. Adjournment Motion to adjourn by Shaw supported by Buttermore

1. Adjourned at 11:46 am

Respectfully Submitted by:

Attested to:

Todd Fletemier, Secretary

Dave Southwell, Chairperson

These minutes are not official until approved by the Blue Lake Township Planning Commission at the next scheduled meeting.