

Date: September 2, 2020						
Meeting Minutes – Worth Township Planning Commission			Draft: RJM	Approved: 10-7-2020		
Regular Meeting – Via Teleconference						
Call to Order	Open: 6:30 PM			Close:		
Pledge of Allegiance/Roll Call	Present	Martin	Pavelich	Wilson		Pass/Fail
Motion Number & Description	Excused					
20-9-2-1: Motion to approve the Agenda.			2nd	1st		P
20-9-2-2: Motion to approve the meeting minutes of August 5, 2020			2nd	1st		P
20-9-2-3: Motion to approve Dick Martin as Secretary.			1st	2nd		P
20-9-2-4: Motion to adjourn the meeting.			1st	2nd		P

SUMMARY OF PUBLIC COMMENTS:

John Yatros led the discussion on short term rentals stating the problem had grown in the last two years and several people are now angry. One home that advertised 20 occupants, had over 34 cars parked throughout the neighborhood blocking right of way. These same people exhibited loud and obnoxious behavior and discharged fire works well in the early morning hours. One group of young women had a bachelorette party and were seen tossing an eight-foot inflatable penis around the beach in afternoon while families were using the beach. John felt Great Lakes Shores was the worst area. John also spoke of one group of renters who taped-off the community steps because they thought the steps were their private property because they were close to the house they were renting.

Byron Wilson asked if the four subdivisions were chartered? And if they were, he felt they could pass regulations regarding short term rentals. Kelly answered, saying there is no Subdivision Association in Roehl's Beach.

Alicia Wenzinger spoke-up and said only a couple of renters are 'spoiling it' for everybody. She rents her house in 'The Heights' area and does not take last minute renters. Most of her renters schedule one year in advance and are repeat renters and family members. All are well behaved. She had neighbors that kept-up her renters until 3 AM. She said it's not just renters who act-up.

Pete Caroselli lives in Orchard Beach. The property to the North (8517 Lakeview) and to the South (8533 Lakeview has two houses) of his are often rented to 15 or 20 people. He said it was horrific on weekends when they come in, act-up, get drunk, smoke pot, use abusive language, stay up late setting off firecrackers until 4 AM. They get confrontational when asked to quiet

down. He has called the police and when they come, things quiet down and then get rowdy again. Mr. Caroselli recommends the Township establishes an ordinance that controls the number of people allowed in a per, per home and the parking.

Joe Zajac stated he has several very nice remodeled Airbnb's in Lexington Heights. He feels most of his renters are well behaved and most of the problems come from local hoodlums in the area. He also said the landlords in the community were advised as to what behavior is expected of renters. Mr. Zajac also said that Airbnb has a system where clients as well as properties are rated. If a client causes problems they can be 'black balled' and not allowed to rent again. Most of his rentals are for seven days or more. Mr. Zajac feels because of Airbnb's rating system, it controls the type of clients that use their services and these clients typically are well behaved customers. He stated there are several other rentals in Lexington Heights with repeat renters who have no problems and, he believes most of the complaints come from the same chronic complainers.

Boni Lillibridge from Great Lakes Shores represents the 'Concerned Associations Committee' representing Great Lakes Shores, Huronia Heights, Lexington Heights and Blue Water Beach subdivisions. Ms. Lillibridge agrees that the problem in Great Lakes Beach involves Vacation Rentals by Owners Vacation Rental by Owner (VRBO) and not Airbnb rentals which are more controlled. When the weekend comes you can tell it's going to be loud with late nights. A fraternity rented the house at 7322 Lakeview Dr. and put up their fraternity flag and began drinking. They used profane language and stayed-up until 2 & 3 in the morning. They were rowdy and blocked the streets with their cars. The same problem exists on other streets too. Ms. Lillibridge said the Burcthville Short Term Rental ordinance would work well in controlling weekend rentals that seem to be the problem. She stated there are no problems with weekly renters.

Mike Watson, president of the Great Lakes Shores subdivision confirmed the presidents of the four subdivisions had a meeting and felt the weekend rental problem should be discussed with the Planning Commission. He further stated we need some guidance from the Township.

Jacqui Kohler from Blue Water Beach spoke-up and said she was on their board for four years in a Public Relations position. She said there are four Airbnb's in her subdivision. Ms. Kohler went on to say we have issues. The Airbnb people sometimes bring in groups of 20 or more people. The owners of the Airbnb don't monitor how many people are actually staying in the rentals. We also have parking issues. People from other subdivisions come into Blue Water Beach and one of the rentals in Huronia Heights even had a map on how to get to our beach. Cars and golf carts without Blue Water Beach stickers will be towed at the owner's expense. We need an ordinance similar to Burcthville to control these problems.

Alicia Wenzinger pointed out similar problems like parking, loud noise, rowdy, drug addled and drunken behavior is also a local problem. She doesn't believe the Burcthville Short Term Rental Ordinance would solve those problems.

Joe Zajac agreed with Ms. Wenzinger.

Sam McKim lives in Roehl's Beach and said they have a new rental (8319 Lakeshore) owned by a Canadian who is grossly impolite when anybody attempts to talk to her about what is going there. She has a two-bedroom house and advertised (on Airbnb) it slept 18 people. In one instance there were 18 people and they invited another 18 renters who didn't have beach access. So, we ended up with a very large Crowd; with 12 to 14 cars on one lot. When my neighbors contacted the owner and told what was happening, she said "It was interesting that you could count". There are some owners who are good neighbors and make sure their renters are good neighbors too, and there are some who are not. We are blessed with one who is not. We had a wonderful little community where everyone is friends and this rental has totally disrupted everything. They were smoking pot on the beach and some grandparents had to leave with their grandchildren because the fumes were so strong. We have no control of who comes in. It is true we have people come in from all over world and some are very nice people and some are not. The owner obviously doesn't exercise any discretion or controls at all. I've reviewed the Burcthville Ordinance it seems to fit like a glove. Sam went on to mention the specifics of the ordinance and said he highly recommends the Planning Commission takes a good solid look at it. Sam also said the Burcthville Ordinance seems reasonable and is fair to both sides. It keeps out the weekend rentals for parties and still allows the owners to rent their properties.

Joe Zajac agreed with Sam McKim and said "if you do two or three-day rentals you get bad clientele, if you get up to four or seven-day rentals you will get great clientele".

John Yatros whether I am on the street or in the office I get all the complaints. My job is ordinance enforcement and I have to bring before The Board or Planning Commission when these questions come up. I am not trying to put anybody out of business or do away with things. It's an item that's worth it to the Township.

Jim Singles lives at 9316 Lakeshore right next-door to the Airbnb at 8319 Lakeshore. I would like to echo what Sam McKim said about Burcthville, it might be very important. We experienced a lot of noise and rowdiness this summer because of the Airbnb. To the point where I put-up a six-foot fence at the back of my property. I would be very supportive of the Planning Commission looking at something like the Burcthville Ordinance. I think that would help the entire Township.

Boni Lillibridge & Jacquie Kohler both feel the owners that rent their property should be registered with the Township. And if the rented property is not registered, the owner should pay a hefty fine. They feel that way we know who owns the property too.

Walt Badgerow was in agreement with the comments made about having the Planning Commission meetings in person in the Township Hall. He felt there was plenty of room for social distancing with a reasonable number of public guests. Walt also said he believes that neighbors should call the Sheriff and the Fire Department if roads are blocked or do not allow rescue vehicle access through a subdivision.

Michelle Hirschfield thanked the Planning Commission for holding their meeting via Teleconference because it allowed more people to attend who could not leave their home. She said it was done nicely and she just wanted to thank the Planning Commission. Michele also felt a lot more people can attend teleconference meetings who are tax payers.

Jacquie Kohler wanted to thank the Planning Commission for the opportunity allow the people who live here and those who have a second home up here to have a voice. It was very nice to call-in.

Mark Warden from Roehl's Beach said people were parking on his property. He wanted to know if should ask the people to move their car. Mark was advised that if he felt comfortable, he could ask them to move their car, and if they refused, he should to call the Sheriff.

After the meeting was adjourned, **Matt Meyer** spoke-up and said "we have one hell of a problem with trespassers in the Township". You can't even go in your own back yard because we have trespassers, it's not safe. One neighbor shot at a trespasser on my property so we have to do something in the Township. I don't think there is anybody that doesn't feel we have a problem with trespassers. We have got to do something about trespassers because someone is going to get shot and hurt. Trying to find the police or somebody is like trying to find a \$100 bill in a hurricane. When people with guns come on to your property there is no recourse for the land owner to do anything. We need an ordinance in Worth Township. In one instance a neighbor confronted a hunter who shot a deer on Matt's property. He told the hunter to go ask Matt for permission to hunt on his property. The hunter told the neighbor to go to hell and walked away. When the neighbor walked out to check the deer, the hunter fired over the neighbor's head, or at him. Matt said he owned his property for over 40 years and it is posted. Every year he kicks people out. The DNR has one person covering two counties and it does not provide adequate service for either county. Matt feels Worth Township should have an enforceable trespassing ordinance. Matt feels there should be something like "the Castle Law" but, he doesn't want to hurt anybody.

Mark Warden and **Michele Hirschfield** also feel there is a need for an enforceable trespassing law in Worth Township.