

WORTH TOWNSHIP PLANNING COMMISSION MINUTES

JULY 6, 2022, AT 6:30 P.M.

6903 S. LAKESHORE RD., LEXINGTON, MI 48450

CALL TO ORDER: Chairman Wilson called meeting to order at 6:30 p.m.

ROLL CALL: Members Present: John Cuppen, Stan Lessard, Boni Lillibridge, Tom Gilbert, Byron Wilson.

Also Present: John Yatros, Zoning/OEO and Gregory Stremers, Township Attorney.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Motion by Lessard, supported by Gilbert to approve the agenda as submitted. Motion carried.

APPROVAL OF MINUTES: Motion by Lessard, supported by Gilbert to approve the minutes of May 4, 2022. Motion carried.

ANNOUNCEMENTS AND CORRESPONDENCE: Secretary Lillibridge stated that there was no correspondence except a letter that would be read during the public hearing.

PUBLIC HEARING: AN ORDINANCE TO AMEND CHAPTER 300 OF THE WORTH TOWNSHIP ZONING ORDINANCE TO ADD A NEW ARTICLE XVIV-KNOWN AS SHORT TERM RENTALS.

- Chairman Wilson opened the Public Hearing at 6:32 p.m.
- Secretary Lillibridge read the Notice of Public Hearing as published in the Sanilac County News on June 15, 2022, and June 22, 2022. Also published in the Jeffersonian on June 17, 2022, and June 24, 2022, in accordance with MCL 125.3103.
- Secretary Lillibridge read a letter of correspondence from Beth Rogers-Ammon stating that she is a property owner in the Blue Water Beach subdivision and the property is rented seasonally from June-mid October as a Short-Term Rental. Ms. Rogers-Ammon stated that she completely supports the proposed Worth Township Short-Term Rental ordinance.
- Chairman Wilson explained the Public Participation Procedure and invited comments concerning the proposed ordinance.
- A question was asked concerning the R1 and R2 zoning. Mr. Yatros explained that R1 zoning are lots that are platted less than 100 feet and R2 zoning are platted 100 feet or more. Mr. Stremers commented that most of the R1 zoning is on the East side of M-25 and is in the cottage district along the lake.
- Public Comments:

1. **Diana Bott**, 7329 Shoreward was concerned how the ordinance would be enforced. She stated that she is all for the Short-Term Rental ordinance.

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2. **Frank Mossett**, 9411 McMullen Cir, Fenton, MI (Owner of Lakeshore Retreats) stated that he is completely in support of the ordinance. He recommended detailed inspections for rentals and need to show a proof of insurance. Asked that the Township allow time for the rental agents to change their rules.
3. **Sue Lauzon**, 7316 Lakeview Dr. asked if the Township could have a list of agents and how to contact the agent.
4. **Tracy Kritzman**, 7652 Schroeder (Town & Country Realty) asked about the process because as a buyers' or sellers' agent, they will need to disclose if someone is buying a piece of property and are going to be using it as a VRBO.
5. **Diana Nielsen**, 7329 Elm Rd. stated that she is pleased with the Short-Term Rental ordinance. She stated that the management company that she has requires there to be someone on 24-hour call when she has a renter. She likes the idea of a list and gives her phone number to her neighbors in case of a problem.
6. **Ted Roskey**, 7073 Backer Rd. (Keller Williams Realty) doesn't like the Short-Term Rental.
7. **Branden Mack**, 6217 Lakeshore Rd. asked why the homeowner can't have the county inspect the property and make sure it is up to code. It's a \$75.00 fee. He also inquired about bedroom size and is there a size requirement. Will there be different fees for out of state owners?
8. **Joe Zajak**, 7404 Ivy Rd. stated that he thinks that the ordinance is outdated, and we don't need it.
9. **Maryann Parker**, 7259 Elmwood Rd. stated that Airbnb has a neighborhood support that if there is a party or disturbance, contact Airbnb and they will contact the host.
10. **Jon Whitener**, 7987 Lakeview Dr. commented about the garbage can requirement and it seems excessive. Questioned section concerning local agent requirements; if homeowner lives within the 100-mile radius, is an agent required? Is section 300.175.A.6 subjective using the word "annoy"? Would like to see higher permit fees for out of state owners.
11. **Shawndra Pileri**, 7306 Huron Bay suggested the Township have a list/database for bad renters.
12. **Scott Rivard**, 7987 Lakeview Dr. asked if homeowner lives within 100 miles and the do not have a designated agent, do they have to be available 24/7? He also asked for definition of improved parking

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Chairman Wilson stated that if there are no more public comments, we will now close the Public Hearing. Public Hearing is now closed at 7:43 p.m.

MOTION:

Motion by Gilbert, supported by Lessard, to approve the Short-Term Rental Ordinance as written.

ROLL CALL VOTE:

Ayes: Cuppen, Lessard, Gilbert, Lillibridge, Wilson

Nayes:

Motion carried.

RECESS: Chairman Wilson called for a five-minute recess at 7:45 p.m.

CALL TO ORDER: Chairman Wilson called the meeting back to order at 7:55 p.m.

TRUSTEE REPORT:

Mr. Cuppen said that he would like to revisit the subject of Roadside Memorials. Mr. Cuppen stated that he heard that there are restrictions from the county and MDOT on how close the memorials can be to the highway. The county said that they would rather the Township make their own ordinance. A suggestion was made to send a resolution to the Township Board for an ordinance for a time limit for roadside memorials.

Mr. Gilbert presented the Fee Schedule to the Planning Commission. He said that he wasn't able to get the Planning Commission's budget that was approved by the Board but would get it and email it. The Planning Commission's pay increased by \$5.00 per person per meeting and the budget increased \$2,000.00 from last years budget. Last years budget was \$3500.00 and this year it is \$5,600.00.

OLD BUSINESS:

Master Plan-Chairman Wilson stated that the new Master Plan needs to have the Sewer District and the lagoons added to the Future Land Use Map. Mr. Lessard said that we also need the current U.S. census to update the Master Plan. Mr. Cuppen stated that we should look into expanding the industrial area which is already zoned industrial. Mr. Lessard said that there is a closed toxic waste dump on Burns Line Rd. and has been closed for decades. Mr. Yatros said

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that Wade Trim compiled the census information for the last Master Plan. Chairman Wilson suggested a Bicycle Trail along the East side of M-25.

NEW BUSINESS:

Chairman Wilson requested that Mr. Lessard and Ms. Lillibridge work on the March 6, 2019, ordinance changes and bring it to the Planning Commission at the August 3, 2022, meeting for review.

MOTION to Adjourn by Gilbert, supported by Lessard at 8:33 p.m. Motion Carried.