



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ TDD: (800)649-3777

CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, FEBRUARY 1, 2017 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk
ABSENT: Lyon, Churchill,
STAFF: Scott McNeil, Steve Schnell
GUESTS: Eric Boyd, Judy Ostwald, Carl Muscott, Roger Jacobs, Dana Stempky, Kathleen Hart, John Moore, Tony Matelski, John F. Brown, Cal Gouine, Charlie Veneros, Steve Shaw, Russell Crawford, Cheryl Crawford, C. Maziasz, Steve Crusoe, Austin Ross, Bill Stark, Peg Stark, Angela Chastain, Tom Wilson, Kimberly Heigle, Gene Fradette, Chris Kindsvatter, Christine English, Kevin Harrison, Roger Kopernik, Bethany Harrison, Steven Dubois, Cory Budnick

The meeting was called to order by Chairperson Croft at 7:00pm.

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Borowicz, to approve the agenda as presented. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk) 0 Nays, 2 Absent (Lyon, Churchill)

APPROVAL OF MINUTES

The January 18, 2017 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Ostwald, to approve the meeting minutes as presented. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk) 0 Nays, 2 Absent (Lyon, Churchill)

PUBLIC HEARING AND ACTION ON REQUESTS

No comments.

UNFINISHED BUSINESS

Review Of Sign Ordinance Relative To Content Based Regulation

Mr. McNeil stated that grammatical changes have been made to this proposed amendment. Mr. McNeil stated that the draft zoning ordinance amendment has been reviewed by legal counsel. Mr. McNeil stated that this amendment addresses signs placed in the right of way. Mr. McNeil explained that this ordinance amendment is proposed as a result of a Supreme Court decision where sign regulations based on the content or the message of a sign is unconstitutional. Mr. McNeil stated that this amendment removes any references to signs based on the message. Mr. McNeil stated that signs are to be regulated on placement, size, height, type of construction and condition under which the sign may be erected (sign subject to a contract). Mr. McNeil stated that a public hearing can be scheduled for the proposed amendment. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to schedule a public hearing for March 1, 2017. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk) 0 Nays, 2 Absent (Lyon, Churchill)

Use Terminology Review; Convalescent Homes

Mr. McNeil stated that the Planning Commission has made it a priority to review all the uses listed in the Zoning Ordinance. Mr. McNeil stated that those uses with common name meanings may be able to be included under a single common definition. Mr. McNeil stated that the Planning Commission is looking at consolidating uses, such as convalescent or nursing home, assisted living facility and elderly housing. Mr. McNeil reviewed the proposed definitions for assisted living center, health living center and adult day care center. Mr. McNeil explained that these definitions would replace the other similar terms in the Zoning Ordinance.

Mr. Freese referred to the definitions of assisted living center and healthcare living center and stated that "except a state licensed residential facility as defined under Public Act 110 of 2006." should be changed to "however, state-licensed residential facilities, as defined by Public Act 110 of 2006 are not subject to regulations under this ordinance."

Mr. Kavanaugh stated that mental and physical are included in the definitions and that is important.

Mr. McNeil stated that he will put this into an amendment format and bring it back to a future meeting of the Planning Commission to review.

NEW BUSINESS

2018 Capital Improvement Program Timeline

Mr. McNeil stated that notices requesting projects for 2018 were sent to agencies and departments of the county. Mr. McNeil stated that he also sent a letter inviting townships, who have a recreation plan or are part of the Cheboygan County Recreation Plan, to submit projects. Mr. McNeil stated that this timeline is the same timeline as last year. Mr. McNeil stated that this represents the same time frame and the same procedure. The Planning Commission members agreed that the time is acceptable.

Discussion Of Vacation Rentals

Mr. Schnell stated that previously he talked to the Planning Commission regarding vacation rentals. Mr. Schnell stated that he has received additional complaints in the past 2-3 years regarding transient rentals, which are also known as short-term rentals. Mr. Schnell stated that these are single family homes that are being turned into a commercial rental by the day or by the week. Mr. Schnell stated the most popular websites for transient rentals are vrbo.com and airbnb.com. Mr. Schnell stated that this is part of what is called a sharing economy. Mr. Schnell stated that vrbo.com has allowed a lot of people to offer their home for rent by the day or by the week. Mr. Schnell stated that approximately 2-3 years ago municipalities began hearing about these short term rentals. Mr. Schnell stated that there were negative and positive comments. Mr. Schnell stated that many communities found that this use was boosting property values and local income. Mr. Schnell stated that one of the property owners, that enforcement action was taken on, bought the home as an early retirement investment. Mr. Schnell stated that he realized these complaints needed to be addressed. Mr. Schnell stated that some of the complaints did not have to be addressed because they were not illegal since they were grandfathered. Mr. Schnell stated that the complaints that needed to be addressed occurred in the past few years and he did talk to legal counsel to confirm that in the Lake and Stream Protection Zoning District there isn't a permitted use to allow for short term rentals. Mr. Schnell stated that short term rentals are allowed by special use permit in Agriculture and Forestry Management Zoning District. Mr. Schnell stated that it could be allowed under boarding and lodging houses if the Planning Commission chooses to allow the use. Mr. Schnell stated that a use variance application has been submitted to the Zoning Board of Appeals. Mr. Schnell explained that the application has been tabled to allow for more discussion to occur. Mr. Schnell stated that this conversation is important. Mr. Schnell stated that when this use was previously discussed, he did not ask for a decision by the Planning Commission as to what to do next with this use. Mr. Schnell stated that right now the use is illegal and this has been confirmed with legal counsel. Mr. Schnell stated that he has heard positive and negative public comments regarding vacation rentals. Mr. Schnell stated that after this meeting he will provide a summary memo to the Cheboygan County Board of Commissioners to keep them updated on the conversations being held at the Planning Commission meetings. Mr. Schnell stated that cities, villages, and townships have different regulations than counties. Mr. Schnell stated that counties can't have blight ordinances and noise ordinances. Mr. Schnell stated that this type of use is being allowed in cities and villages and they also have licensing control over this type of use. Mr. Schnell stated that if there are 2-3 violations of the noise ordinance, then the license could be revoked. Mr. Schnell stated that there was a joint meeting with the City of Marquette City Council and City of Marquette Planning Commission. Mr. Schnell stated that over two years they held 20 public forums to discuss the topic. Mr. Schnell stated that they realized that the Planning Commission and City Council had different ideas of where they were going with short term rentals. Mr. Schnell stated that after this meeting he will provide a summary memo to the Cheboygan County Board of Commissioners to keep them updated. Mr. Schnell stated that some of the cons of short term rentals are that there are different neighbors all of the time and there is no one on site which is different from a bed and breakfast where the owner/manager lives on site. Mr. Schnell stated that there is the potential for more noise and a loss of long-term housing stock. Mr. Schnell stated that some of the pros of short term rentals are additional income, more tourist options other than a motel and resident owners can offset housing costs by renting out a room. Mr. Schnell stated the next steps will be getting feedback from the Planning Commission and the public. Mr. Schnell suggested holding a public forum and inviting other entities. Mr. Schnell stated that included in the Planning Commission packets was a letter from the Cheboygan Chamber of Commerce who has offered assistance to facilitate the conversation. Mr. Schnell stated that some of the lake associations do not allow short term rentals and for us to regulate short term rentals either helps the lake association or over-regulates. Mr. Schnell stated we would ask for feedback from the lake associations. Mr. Schnell stated that entities to add to the list include lake associations, realtors, home owners, residents

and other members of the public other organizations. Mr. Schnell stated that he does not want to draft anything at this point as he would prefer to hear feedback from the Planning Commission. Mr. Schnell asked the Planning Commission for guidance as to what they want him to do next.

Mr. Ostwald asked if Mr. Schnell has talked with Traverse City as they allow short term rental use in residential areas. Mr. Schnell stated he will contact Grand Traverse County. Discussion was held. Mr. Schnell stated that some of the ordinances that he researched have red zones where the short-term rentals were not allowed but there were certain areas where short-term rentals were allowed like along the waterfront. Mr. Schnell stated that it may take a long time to try and find the neighborhoods where short terms rentals are happening and where they are not happening.

Mr. Freese stated he is the Zoning Board of Appeals Chairperson and he is the bridge between the Planning Commission and the Zoning Board of Appeals. Mr. Freese stated that last week the Zoning Board of Appeals tabled a request for a short term rental. Mr. Freese stated that the Zoning Board of Appeals could have made a decision for this request but this issue deserves more than the Zoning Board of Appeals settling that one request only. Mr. Freese stated he is not convinced that the legal determination is really sound on whether it is or is not legal to rent for short terms. Mr. Freese stated that zoning determines land use and the question is if you can rent for 30 days or more why does that preclude from renting for 30 days or less. Mr. Freese stated he does not see the difference. Mr. Freese stated that after talking to legal counsel, the distinction seems to be made that the term transient is determined at a 30-day level. Mr. Freese stated you may want to look at the 30 days or less renters differently than you would the 30 days or more renters. Mr. Freese stated that at 30 days, the renters have certain rights. Mr. Freese stated that the right to evict is not instantaneous if the rental is for over 30 days. Mr. Freese stated that he does not see that with the 30 days or less renters, the owner's rights should be curtailed because it is for 30 days or less. Mr. Freese stated that in the Lake and Stream Protection Zoning District, single family dwellings are a permitted use by right. Mr. Freese stated the use of the dwelling by multi-families or multiple individuals not related, would not be covered by the single family dwelling definition, however, in the Lake and Stream Protection Zoning District there are multiple uses that are allowed for multi-families or multiple individuals not related. Mr. Freese stated that they are treated differently in that a single family dwelling is a use by right and the multi-family or multiple unrelated individual rental uses are allowed with a special use permit. Mr. Freese stated that a special use permit allows the Planning Commission to look at each individual use that comes under one of these definitions and review how or where it will be used and there are restrictions that can be placed by the Planning Commission on these uses. Mr. Freese stated that he is happy that the request was tabled because the Planning Commission should look at the broader picture. Mr. Freese stated the short term rentals in the Lake and Stream Protection Zoning District bring in a lot of money. Mr. Freese stated his concerns about depending on all of the Lake and Stream Protection property being occupied by people who have retired. Mr. Freese stated that retirees do not spend the money that young families spend. Mr. Freese stated that by limiting short-term rentals we are knocking out a significant portion of the income to this county. Mr. Freese stated that he does not believe this is a good idea. Mr. Freese stated that the problems that have come up in enforcement have been as a result of a few instances. Mr. Freese stated that the concerns have been regarding noise, vehicles, and watercraft. Mr. Freese stated Cheboygan County has a regulation that governs how many watercrafts on any piece of property and it is based on the amount of frontage. Mr. Freese stated if there are too many personal watercraft and boats the Zoning Department can issue a violation notice. Mr. Freese stated that nothing can be done if there are too many vehicles on the property. Mr. Freese stated if the vehicles are parked on the street then it is an issue with the Cheboygan County Road Commission. Mr. Freese stated that we can't govern noise, but the township, cities, and villages can govern noise. Mr. Freese stated that if we decide to allow short-term rentals it can be handled very easily. Mr. Freese stated that whether Cheboygan County allows or does not allow short term rentals, local associations can prohibit short term rentals. Mr. Freese stated that he believes we are cutting off our nose to spite our face if we prohibit short term rentals.

Mr. Kavanaugh stated that he agrees with Mr. Freese. Mr. Kavanaugh asked how many enforcement issues there have been regarding short term rentals. Mr. Kavanaugh stated that there are hundreds of these types of rentals and very few complaints. Mr. Kavanaugh stated that after a public hearing, the Planning Commission agreed to allow 180 days of camping with an outhouse, no garbage collection and no restrictions on the number of people. Mr. Kavanaugh stated that the Planning Commission recently approved allowing additions within 5ft. of neighbor's property line on narrow lots in the Lake and Stream Protection Zoning District. Mr. Kavanaugh stated that there have been very few problems. Mr. Kavanaugh stated that the Planning Commission can regulate boats, docks, and parking. Mr. Kavanaugh stated that without knowing what the public has to say; he believes that Frankfurt has a good idea to allow short term rentals until they become a greater problem. Mr. Kavanaugh stated that it is ridiculous to have everyone come into the Planning Commission for a special use permit to rent their cottage or home. Mr. Kavanaugh stated there are many existing short term rentals and people are maintaining their properties well. Mr. Kavanaugh stated that we should take a good look at this use before we do any enforcement or change an ordinance. Mr. Schnell stated that we have to do enforcement because that is the way the ordinance is written. Mr. Schnell stated that the number of enforcement matters right now is only 6-8. Mr. Schnell stated that every time he looks at this use he has to equitable. Mr. Schnell stated his concerns about the number of short-term rentals on vrbo.com. Mr. Schnell stated that

is why he brought up short term rentals for discussion. Mr. Schnell stated that if he would rather it be changed instead of doing all of the enforcement as that is not the intent. Mr. Freese stated that the Planning Commission has been complaining for years about enforcement. Mr. Freese commended Mr. Schnell on enforcing short term rentals but he believes the regulation needs to be changed. Mr. Kavanaugh agreed with Mr. Freese. Mr. Freese stated that the criticism is not about the enforcement of short-term rentals.

Mr. Jazdzyk stated that we have to be careful to not overreact to some of the complaints. Mr. Jazdzyk stated his concerns that the Planning Commission could approve an amendment for short term rentals and then there may still be problems with noise and parking. Mr. Jazdzyk stated that he has had a lot of experience with rentals. Mr. Jazdzyk stated that he has found that it comes down to the kind of connection you have in your neighborhood and what the renter does to police his own property. Mr. Jazdzyk stated that when he rented his property he knew what they did during the week because he had a rental manager because he lived in another state. Mr. Jazdzyk stated that the rental manager patrolled the property a couple times a week and if that person created a problem, then he did not rent to him again. Mr. Jazdzyk stated that his neighbors rent and he does not have any complaints. Mr. Jazdzyk stated that he agrees with Mr. Freese and Mr. Kavanaugh regarding short term rentals. Mr. Jazdzyk stated that he has used vrbo.com to advertise his rental and it is a significant chance to increase rentals. Mr. Jazdzyk stated that our livelihood is tourism and he would not support a lot of activity to try to limit short-term rentals.

Mr. Freese stated it will be easy if the Planning Commission decides to allow this use and if the Cheboygan County Board of Commissioners approves it. Mr. Freese stated that it will just be a couple of sentences that will need to be added to the Zoning Ordinance. Discussion was held.

Mr. Jazdzyk stated that he would like to hear from the public and then the Planning Commission should have a discussion as to what the next step will be. Mr. Schnell suggested having a forum at another location to discuss this topic only. Mr. Freese stated that this meeting could be held at the High School and only this topic should be discussed.

STAFF REPORT

No comments.

PLANNING COMMISSION COMMENTS

No comments.

PUBLIC COMMENTS

Mr. Maziasz, Aloha Township Supervisor, stated that Aloha Township is in favor of short term rentals as they know what it brings into the area and to their township. Mr. Masiasz stated that this is a depressed area and short term rentals have worked out well. Mr. Maziasz stated that the Aloha Township board has not received any complaints. Mr. Maziasz stated that Aloha Township is in favor of the Planning Commission approving short-term rentals in Cheboygan County.

Mr. Harrison stated that he just recently moved to Cheboygan County and one of his goals is to open a property management business in this area. Mr. Harrison stated he knows the potential for this type of use. Mr. Harrison stated that it will bring money and people are needed for management, cleaning, repairs and construction. Mr. Harrison stated that if it is managed properly by a property manager, they will control the noise, parking, and upkeep.

Mr. Kirsch, Mullett Township Supervisor, stated that a lot of the homeowner's associations do not allow short term rentals. Mr. Kirsch stated that it would be detrimental to our economy to not allow short term rentals.

Mr. Shaw stated that studies have been done through VRMA (Vacation Rental Manager's Association) in reference to the economic benefits of short term rentals. Mr. Shaw stated that the most recent study in a similar economy was Berrien County. Mr. Shaw stated that Berrien County is located on Lake Michigan and is a one season vacation rental market. Mr. Shaw stated that just from vacation rentals, Berrien County gets \$22.2 million every year into their economy. Mr. Shaw stated that he prorated that figure based on the census and it comes to over \$17 million for Cheboygan County. Mr. Shaw stated VRMA found that with every \$100 spent on the vacation rental, \$200 is spent in the community. Mr. Shaw stated that there were 300 jobs that were directly attributed to vacation rentals in Berrien County. Mr. Shaw stated that when prorated out it comes to 256 jobs for Cheboygan County. Mr. Shaw stated that according to our census, 76% of our residential structures are seasonal properties. Mr. Shaw stated that we actually represent the minority, which is something we need to understand and consider. Mr. Shaw stated that STRA (Short Term Rental Activity) reported \$24 million in Berrien County. Mr. Shaw stated that 1/3 of the 300 jobs are in food service. Mr. Shaw stated that our employment rate is going down, but not in the labor force. Mr. Shaw stated that retirees and people who do not work account for 45.9% in Cheboygan County. Mr. Shaw stated the unemployment rate is 13.9%. Mr. Shaw stated that Cheboygan County has the potential to surpass Berrien County. Mr. Shaw stated that he

would use airbnb.com to find a short term rental for the weekend in Cheboygan County. Mr. Shaw stated that the short term rental would cost \$40 and he would spend \$200 at Mulligans. Mr. Shaw stated there are 2 national resources which are VRMA and STRA. Mr. Shaw stated that VRMA and STRA are advocacy groups for vacation rentals.

Mr. Crusoe stated that he is the Aloha Township Trustee and an employee of Citizen's National Bank. Mr. Crusoe stated he is also involved with Anchor In Marina and Mullett Lake Marina. Mr. Crusoe stated that Cheboygan County should be careful in limiting watercraft at rental sites. Mr. Crusoe stated that we have the inland waterway in our county. Mr. Crusoe stated that people who vacation in Cheboygan County may decide to live here. Mr. Crusoe stated that he understands that personal watercraft can be a little noisy, but so can snowmobiles, ski boats and automobiles. Mr. Crusoe stated that he does not believe that watercraft is a big problem and he does not want to see restrictions on docks or watercraft. Mr. Schnell that the limit on docks and watercraft is on shared waterfront only and we do not regulate docks or watercraft if there is no shared waterfront.

Mr. Stempky stated that he talked to NEMCOG and according to them, we are the only county in their district that is trying to regulate short-term vacation rentals. Mr. Stempky stated that NEMCOG's opinion is that it is contrary to their objective which is to bring people into the county and promote tourism for the well-being of the county. Mr. Stempky stated that NEMCOG determined that short-term vacation rentals were not out of line with the single family dwelling use although people may not be related. Mr. Stempky stated the use was the same as a single family.

Mr. Kopernik stated that his aunt used to have cottages in the 1960's on Mullett Lake. Mr. Kopernik stated that Bill Stark has a cottage that he currently rents. Mr. Kopernik explained that the money from the rentals helps with the repair costs for the cottage. Mr. Kopernik stated that he agrees with Mr. Freese's comments. Mr. Kopernik stated that people have been renting for 50 years. Mr. Kopernik stated his concerns that code enforcement officers are going to some of the vacation rentals. Mr. Kopernik stated that he does not know what will change if a public hearing is held at the Opera House. Mr. Kopernik stated that the Planning Commission can add the language to allow short term rentals and the Cheboygan County Board of Commissioners can rule in favor. Mr. Kopernik stated that there are better things for enforcement officers to do than to go after property owners who have short term vacation rentals.

Mr. Muscott thanked Mr. Stempky for bringing this issue to the public as he has no idea how many people have might have been persuaded from renting their cottages if this enforcement had continued. Mr. Muscott stated that he attends these meetings as he believes that planning is often negative to the community. Mr. Muscott stated that this is an issue that hits the pocketbook. Mr. Muscott stated that Emmet County Planning Commission has an ordinance that works better than Cheboygan County, which has been band-aided for many years now. Mr. Muscott stated that the Emmet County Planning Commission meets 12 times a year, which is half as often as Cheboygan Planning Commission. Mr. Muscott reviewed agendas for Emmet County Planning Commission. Mr. Muscott stated that Cheboygan County should support growth. Mr. Muscott stated that the Cheboygan County Planning Commission should not have to continue to rewrite Zoning Ordinance #200. Mr. Borowicz asked how many townships in Emmet County take care of their own zoning. Mr. Muscott stated there are quite a few townships. Mr. Borowicz stated that this probably explains the size of the Planning Commission's agenda. Discussion was held.

Ms. Harrison stated that she recently moved to Cheboygan County. Ms. Harrison stated that her husband grew up in Cheboygan. Ms. Harrison stated that her daughter just graduated from school and she is finding a hard time getting a job before she goes to college. Ms. Harrison stated that business owners want responsible people not someone right out of high school who are inexperienced. Ms. Harrison stated that very few, other than fast food restaurants, will hire them. Ms. Harrison asked what the Planning Commission is planning to do for growth. Ms. Harrison stated that she loves Cheboygan. Ms. Harrison stated that people come to Cheboygan and rent for the lakes, rivers, hunting, recreation, restaurants and stores. Ms. Harrison asked what it looks like to the public if it is difficult for someone to start a business in Cheboygan. Ms. Harrison stated she grew up in Emmet County and she may have seen what Harbor Springs and Petoskey have but it doesn't mean we can't make Cheboygan great again. Ms. Harrison stated her concerns that there isn't a fully functioning hospital in Cheboygan. Ms. Harrison stated that she knows of 2 people that left Cheboygan County after buying a house because they can't be cared for in Cheboygan. Ms. Harrison stated that they had to go to Gaylord or Traverse City for a fully functioning hospital. Ms. Harrison asked what is stopping the Planning Commission from allowing these uses. Ms. Harrison asked why it is so hard for Meijer to come to Cheboygan. Ms. Harrison stated her concerns regarding younger viewpoints being available on the Planning Commission. Ms. Harrison asked Mr. Schnell what he can do to help bring in business to Cheboygan County.

Mr. Dubois stated that he was born in Cheboygan and went to Inland Lakes High School. Mr. Dubois stated it has been his dream to live in Cheboygan and retire in Cheboygan. Mr. Dubois suggested that the Planning Commission talk to townships about where there are issues with short term vacation rentals. Mr. Dubois suggested that the townships rewrite the noise ordinance. Mr. Dubois stated that he is the owner of a successful small business in Cheboygan County. Mr. Dubois stated he

would like to purchase a cottage on a lake and rent it out weekly to support the payment. Mr. Dubois stated that there are a lot of people that would like to move back to Cheboygan County on a lake or river.

Mr. Jacobs stated that he is from Indian River and he has had a business in Cheboygan County for 60 years. Mr. Jacobs stated that he has seen business going down for the last 40 years. Mr. Jacobs stated that we do not have the number of boats on the rivers that we used to have years ago. Mr. Jacobs stated that holidays used to be 2-3 times busier than today. Mr. Jacobs stated that the people are not coming to Cheboygan anymore and one of the reasons is because there has been a decrease in the number of fish over the past 40 years. Mr. Jacobs stated that things have happened on some of the streams that the DNR has approved. Mr. Jacobs stated that there are not many local lakes and streams that he doesn't know much about. Mr. Jacobs stated that regarding boats, most of the people on a river or lake have riparian rights. Mr. Jacobs questioned how the Planning Commission can restrict how many docks are put out. Mr. Jacobs stated cottages that were rented out 100 years ago do not exist anymore. Mr. Jacobs stated that most of the cottages and resorts have been sold out individually because the taxes were so high and the people couldn't afford the taxes. Mr. Jacobs stated that a lot of these cottages are not rented out. Mr. Jacobs stated that the Michigan Township Association assumes that people in northern Michigan make the same amount of money as people down state. Mr. Jacobs stated that he knows of properties that have been put up for bid that were supposed to sell for \$200,000 but they sold for \$400,000. Mr. Jacobs asked if anyone has kept a record of who has made complaints, how often and the location of the property. Mr. Jacobs stated that this information should be made available to the public. Mr. Jacobs stated that a single family could actually be 12 people. Mr. Jacobs stated that regarding noise, he lives next to the Inn Between Bar in Indian River and he does not have that much trouble with noise. Mr. Jacobs stated that he can see some of the regulations, but a lot of it is uncalled for if it is interfering with people making a living.

Ms. Budnick stated that she is from Rogers City and she owns a cottage on the Cheboygan River that she and her husband purchased 2 years ago. Ms. Budnick stated that even though they live 40 miles away, the last 17 years they spent on the Inland Waterway with their children. Ms. Budnick stated that their tourism money has been spent in Cheboygan because they love the waterway and they love to boat. Ms. Budnick explained that the previous owners of the cottage had rented it out seasonally and she planned to continue renting it out to pay for the carrying costs such as taxes and insurance. Ms. Budnick stated that they have owned the house for 2 years. Ms. Budnick stated that the average age of her renters is 40. Ms. Budnick stated that she has never had to keep a security deposit and she has never received a complaint from a neighbor. Ms. Budnick stated that her renters are families that come for a week. Ms. Budnick stated that she is a business owner in Rogers City. Ms. Budnick stated that Rogers City would love to have what Cheboygan has and Cheboygan should capitalize on it as much as possible with tourism. Ms. Budnick stated that at the age of 37 she was able to buy a second home. Ms. Budnick stated that she recommends that the Planning Commission reconsider this and there may be a handful of complaints but there are a lot of vacation rentals. Ms. Budnick stated that Cheboygan County is doing well if there are only 6-8 complaints for over 200 vacation rentals in the county.

Mr. Brown stated that he understands that Mr. Schnell or Mr. McNeil will draft the ordinance amendment and the Planning Commission will make a motion to forward the ordinance amendment to the Cheboygan County Board of Commissioners for final approval. Mr. Brown stated that he has heard enough comments tonight and he encourages one of the Planning Commission members to make a motion to instruct staff to change the ordinance.

Public comment closed.

Mr. Kavanaugh stated that there is a good cross-section of people attending the meeting and it is clear from the comments that there is no opposition to short-term vacation rentals. Mr. Kavanaugh stated that the Planning Commission didn't know that there was an enforcement issue with short term vacation rentals. Mr. Kavanaugh stated that the Planning Commission was aware of 1-2 enforcement issues. Mr. Kavanaugh stated that we should look at language that will clear this up.

Mr. Freese stated that in regards to businesses closing, he has retired friends that lived in Virginia and he convinced them to move to Cheboygan. Mr. Freese stated that the woman has severe asthma problems. Mr. Freese stated they bought property on Campbell Road because it was near the full-service hospital. Mr. Freese stated that the hospital closed and they now live in Indiana. Mr. Freese stated that they couldn't live here without the full-service hospital.

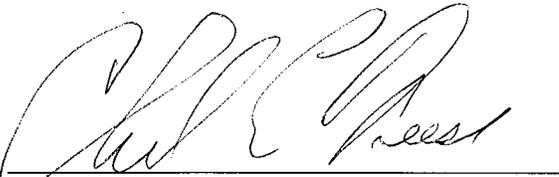
Mr. Freese stated that in regards to not being able to find a job after high school, both of his children graduated from Cheboygan High School and went to college. Mr. Freese stated that his daughter has a doctor of veterinary medicine degree and has a business in Indian River. Mr. Freese stated that his son has 3 degrees in engineering and business and he is a high executive at General Motors Corporation. Mr. Freese stated that his son couldn't live in Cheboygan County as there wouldn't be a position that he could take. Mr. Freese stated that his daughter has a profession that she can make a decent living locally. Mr. Freese stated that she has 10 people working for her. Mr. Freese stated that his daughter has a second business that is dog

and pet boarding. Mr. Freese stated that most people are not that fortunate. Mr. Freese stated that a minuscule number of children graduating from high school in the county will be able to find a decent job. Mr. Freese stated that if we can't keep some of the income in Cheboygan County, this county will continue to decline. Mr. Freese stated that Cheboygan lost Proctor and Gamble, a full-service hospital, many grocery stores and Detroit Tap and Tool. Mr. Freese stated that unless we can come up with a way to keep money and make money, Cheboygan will die. Mr. Freese stated that Cheboygan has been dying for 40 years.

Mr. Jazdyk stated that he agrees with Mr. Kavanaugh that the Planning Commission should instruct Mr. McNeil to draft an ordinance amendment. Mr. Jazdyk stated that there will be an opportunity for the public to review the ordinance amendment and there will be public hearing which the location will be publicized. Mr. Kavanaugh stated that there are two reviews of the ordinance amendment. Mr. Kavanaugh stated that the Planning Commission will have a public hearing and the Cheboygan County Board of Commissioners will also have to review the ordinance amendment. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to ask staff to draft language to allow short term rentals. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk) 0 Nays, 2 Absent (Lyon, Churchill)

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:35 pm.

A handwritten signature in cursive script, appearing to read 'Charles Freese', written over a horizontal line.

Charles Freese
Planning Commission Secretary