

APRIL 7, 2022 SHORT TERM RENTAL

RECORD OF THE PROCEEDINGS OF THE BOYNE CITY COMMISSION SHORT TERM RENTAL SPECIAL MEETING SESSION DULY CALLED AND HELD AT BOYNE CITY HALL, 319 NORTH LAKE STREET, ON THURSDAY, APRIL 7, 2022

CALL TO ORDER

Mayor Conklin called the meeting to order at 5:30 p.m. followed by the Pledge of Allegiance.

Present: Mayor Hugh Conklin, Mayor Pro-Tem Tim Nemecek Commissioners Tom Neidhamer, Marty Moody, and George Lasater

Absent: None

Staff: Michael Cain, Jessica Puroll, Scott McPherson, and Bonnie Shunatona

Others: 35

CITIZEN COMMENT

None

Mayor Conklin begins the meeting by informing the public with meeting guidelines.

SHORT TERM RENTAL UPDATE

Planning Director Scott McPherson provides a short term rental status update. In 2019 the City passed a goal to increase housing availability. The first step in this process is to evaluate housing units. A housing unit is a house, an apartment, a mobile home, a group of homes, or a single room intended for occupancy. The 2010 census provided a count of 2,292 units, and the 2020 census provided a count of 2,296 units. The count by the Planning Department was 2,411 units. 54% of the housing units are in the traditional residential zoning district, and 23% are in the multifamily residential district. In 2019 McPherson began to research short-term rental websites and came up with 120 units. Granicus/Host Compliance provides real time data of short-term rental listings in the City. Their count is 145 units with two new units in the last 30 days. Staffs review of Granicus data found two duplicates, was unable to identify one, and one was not in the jurisdiction. There are ownership records available for 135 of the 141 units. 117 of those units lists ownership in Michigan, of which 52 list ownership in Boyne City. Nightly rates range from \$85 to \$875 per night. With an average rate of \$265 per night.

PUBLIC INPUT

Several members from the public express their opinions regarding Short Term Rentals. Some of the opinions and questions asked are listed below.

- Is there any indication if short term rentals are increasing or decreasing?
- Can you estimate the number of new homes built?
- If the rules for homestead exemptions are monitored for short term rentals.
- What happens when a person converts a garage into a short term rental when the home is already a short term rental? How would that be counted?
- Do you have an idea of how many people short term rentals bring in for tourism each year?
- Do we have a number of housing units needed to meet the housing demand?
- Concerns are expressed with absent owners. Suggestion of requiring a local management or designee within a 25 mile range for a point of contact.

-Concerns of short term rentals changing the demographics of the area are expressed, and that short term rentals are a commercial use not a residential use.

-Suggestions of setting limits on the number of short term rentals allowed in the City, annual fees, and multiple use fees.

-Can student declines be tied back to short term rentals?

RECESS

Recess was taken from 6:29 p.m. to 6:36 p.m.

PUBLIC INPUT

-Suggestions to cap the number of short term rental units per owner, designating districts, limit the number of days per year, tax as commercial enterprise, and having a maximum number of people per bedroom.

-Concerns were expressed that the housing supply is at a net loss. There is a need to know what the demand is for a hotel in the community. Businesses struggle with homes for their employees.

-Suggestions of having high application fees, and not allowing homestead exemptions for short term rentals.

-There are safety issues with short term and long term rentals.

-Concern that short term rental neighbors feel a sense of violation of personal space.

GOOD OF THE ORDER

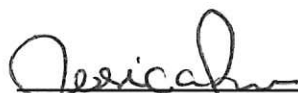
- It is strongly encouraged that anyone with comments, concerns, or questions reach out to the Planning Department.
- The next Short Term Rental meeting is scheduled for May 5, 2022 at 5:30 p.m.

ADJOURNMENT

Motion by Mayor Pro Tem Nemecek seconded by Commissioner Lasater to adjourn the City Commission Short Term Rental special meeting session of Thursday, April 7, 2022 at 7:34 p.m.



Hugh Conklin
Mayor



Jessica Puroll
Clerk / Treasurer