

Edenville Township

Planning Commission

Meeting Agenda: September 20, 2023

Location: Swanton Hall

Start Time: 6:00 p.m. – Swanton Hall

1. Call to Order: 6:05
2. Pledge of Allegiance
3. Roll Call – Attendance
 - a. Mark E. Haydanek – Chairperson – Present
 - b. Jim Swanton – Vice Chairperson – Present
 - c. Crystal Starkey – Present
 - d. Art Peters – Committee Member – Present
 - e. Kim Borchard – Committee Member – Present
4. Approval of the June 26, 2023, Meeting Minutes –
 - a. Motion to approve: Kim
 - b. Seconded: Crystal
 - i. Approved by voice vote
5. Approval of the September 20, 2023, Agenda
 - a. Motion to approve: Art
 - b. Seconded: Kim
 - i. With Amendments: The Township Board unanimously approved to send the anti blight ordinance to legal for review on August 3rd, 2023.
 - ii. Approved by voice vote
6. Public Comments – Open at 6:15
 - Please state your name and address (preferred but not required)
 - Please note that each person will be allowed one opportunity to speak.
 - Please limit your time to three (3) minutes
 - Tim Dana – 5373 Fox Road
 - In Favor of short term rentals
 - Investment Opportunity
 - Establish guidelines for short term rentals – Planning Commission Responsibility
 - Zane Stanek– Moore St
 - Wants to get into Air B&B Rentals

- Ordinance would help develop future investments in the community.
- Dan Allen – 4589 N. Island Drive
 - Wants guidelines – quickly as possible
 - Rights of property owners vs. Township Zoning laws
 - Many short term rental are only business and should be deemed a business and should be zoned as such
 - People vacating properties should be able to rent their property for short term rentals
 - Many short-term – statistics indicate that short term rentals reduce property value and increases nuisance and crime, parking and noise
 - No hotels available in this market
 - Previous experience at Air B&B's highlighted the need for ordinances around short term rentals
 - Take Action Now to ensure the proper safety standards are adhered to.
 - Timing is important to ensure ordinance is in place to avoid businesses from developing short term rentals.
 - Residents should be living in their home for 6 mos. Prior to being able to rent out their residence as a short term rental.
- Terry Kram - 652 West Weeping Willow Lane
 - Short Term Rentals purchased strictly as a business is not fair to the other residents of the community.
 - Experience has shown that the level of respect from business only Short Term rentals do not confide with Township Ordinances
 - Asks the Planning Commission to address this now before any short term rentals become grandfathered and are not applicable to any new/revised ordinance.
- Tom Johnson – 638 W. Weeping Willow Lane
 - Complex Issue – not addressed in advance by other Township
 - Issue: homes purchased as a resident now being turned into a business
 - How is liability addressed? Who is responsible?
 - Owners not tied to the community may not have the same concerns
 - If buying as a business it should be zoned as a business
 - Look at Jerome Township and other Townships for guidelines
 - Addressing this currently is imperative before it becomes an issue
- Motion to Close Public Comments: 6:40
 - Motion: Mark
 - Seconded: Jim

7. Edenville Township – June 22, 2023 - Meeting Objectives

a. Anti-blight Ordinance –

- i. During the June 26, 2023 Planning Commission Meeting, the Planning Commission complete the work on a draft Ordinance for Anti-Blight

- ii. The Commission voted unanimously to ask the Board to submit the draft ordinance to Fahey & Associates for review
- iii. The Township Board unanimously approved to send the anti blight ordinance to legal for review on August 3rd, 2023.
- iv. Agenda Item: Review Anti-Blight Ordinance returned from Fahey & Associates
- v. Comments: The Planning Commission has not received from the board any response to the anti-blight ordinance submitted June 26, 2023.
- vi. The motion is to table the review of the anti blight ordinance sent to the Board on 6/27/2023 until the board returns the requested feed back from Fahey & Associates. Pending response from the Board and receipt of the Anti Blight Ordinance from Fahey and Associates, the Planning Commission will move to address any ordinance updates to Short Terms Rentals.

Motioned: Art

Seconded: Crystal

Roll Call Vote:

- b. Mark E. Haydanek – Chairperson – Yes
- c. Jim Swanton – Vice Chairperson – Yes
- d. Crystal Starkey – Yes
- e. Art Peters – Committee Member – Yes
- f. Kim Borchard – Committee Member – Yes

g. Short Term Rental Ordinance

- i. As part of the 2023 Planned Issues to address, the Planning Commission will take up discussion on Short Terms Rentals in Edenville Township
- ii. Crystal Starkey will review with the Commission her research and findings.
- iii. Motion:
 - 1. The motion was made for the Planning Commission to continue with developing a Short Term Rental Ordinance that delivers value to the residents of Edenville Township.
 - a. Crystal and Kim will take leadership on the development of the Ordinance with Planning Commission Support
 - b. Motion: Mark
 - c. Seconded: Crystal
 - d. Roll Call
 - i. Mark E. Haydanek – Chairperson – Yes

- ii. Jim Swanton – Vice Chairperson – Yes
- iii. Crystal Starkey – Yes
- iv. Art Peters – Committee Member – Yes
- v. Kim Borchard – Committee Member – Yes

8. Planning Commission Members Comments – All

- a. Kim. Great Meeting . Lots accomplished. Good public comments
- b. Crystal: thanks to the public for coming and to the board for their time
- c. Jim: appreciate crystal for Short Term Rental Homework
- d. Art: Thanks to the residents for their engagement. It's important that we with the desire for the community.
- e. Mark: Thank you to the residents and the planning commission for their professional engagement in today's meeting. Your thoughtful comments and concerns for Edenville Township and process and improvements moving are thankfully noted.

9. Motion to adjourn.

- a. Motion to adjourn: Art – 7:46
- b. Seconded: Kim