

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES**

October 11, 2022

A regular meeting of the Grand Haven Planning Commission was called to order by Chair Dora at 7:00pm. Upon roll call, the following members were present:

Present: Debi Hulverson, Jennifer Smelker, Vice-Chair Ryan Galligan, Magda Smolenska, David Skelly, Tamara Owens, Robert Grimes, and Chair Mike Dora

Absent: Andrew Alt

Also Present: City Planner Brian Urquhart and members of the public.

Approval of Minutes

Motion by **Grimes**, seconded by **Owens** to approve the September 13, 2022 minutes with correction to state Vice-Chair Galligan called the meeting to order. All ayes. **Motion passes.**

Call to the Audience; First Opportunity

No public comments were received.

Case 22-34: A request for a special land use for a short term rental at 606 Jackson Ave. (parcel #70-03-21-303-003).

Urquhart introduced the case as a permitted use requiring special land use approval by the Planning Commission in the Old Towne District. He said the case was fairly straight forward.

Applicant Chad Stockwell said he recently purchased the property and is making improvements to the site to convert the home into a short term rental.

Owens made motion to close the public hearing. **Grimes** seconded. All ayes. Public hearing closed at 7:05pm.

Hulverson asked about fencing and the deck and patio. Stockwell will not place a pad for a patio, but will utilize the existing fencing. Skelly asked about tree plantings. Stockwell responded he will plant arborvitae.

Smolenska said the plan quality will need to be better as the plans submitted were difficult to read. The product submitted will not stand up to the standards the Planning Commission should accept.

Motion by **Galligan**, seconded by **Grimes**, to approve Case 22-34, a request for a Special Use Permit for a Short Term Rental located at 606 Jackson Ave. (parcel #70-03-21-303-003) based on the information submitted for review, and subject to the following condition:

1. *The sleeping occupancy cannot exceed twelve (12) people due to the availability of four (4) parking spaces, or occupancy as determined by the building official.*

All ayes. **Motion passed.**

Alt arrived at 7:15pm.

Zoning Board of Appeals Liaison Report:

No report

City Planner Report:

Urquhart presented the meeting dates and times for 2023. Discussed led to that in the past, the Planning Commission held work sessions prior to meetings. Urquhart inquired what had changed. Members of the commission responded that COVID has caused a pause on the work sessions, and the practice slowly went away. Grimes suggested that work sessions were very beneficial. Alt said he would like to see the work sessions held at 7:00pm and the regular meetings start at 7:30pm. Other members agreed that would be the best time.

Motion by **Owens**, seconded by **Alt**, to schedule regular meetings in 2023 of the Planning Commission to begin at 7:30pm, and work sessions to begin at 7:00pm, if required by call of the Chair in guidance from staff. All ayes. **Motion passed.**

Urquhart noted the Michigan State House of Representatives considered House Bill 4722, which if passed would amend the zoning enabling act to restrict local units of government control over short term rentals. Urquhart said this bill, if passed into law, would have substantial impact on the Grand Haven community and how short term rentals would receive little regulation and compromise the housing stability in many neighborhoods. Urquhart said HB4722 was not taken up for a vote, however, it may be taken up after the November election.

Dora said short term rentals have been discussed at length in the past, and recently the city was publicly in opposition to this bill. Commission members concluded staff should reach out to the City Manager and request where City Council stands on the issue

Motion by **Alt**, seconded by **Grimes**, for staff to reach out the City Manager and discuss course of action towards pending Short Term Rental legislation. All ayes. **Motion passed.**

The commission members shared strong opinions in objection to HB 4722, and stated the city should be taking a formal position of opposition. Grimes said many shoreline communities are facing the same issue, not just Grand Haven.

Planning Commission Minutes

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Motion by **Skelly**, seconded by **Alt**, to proclaim the Planning Commission's position to oppose HB4722 and request City Council for guidance on this position and lobbying efforts to influence legislators on HB4722. All ayes. Motion passed.

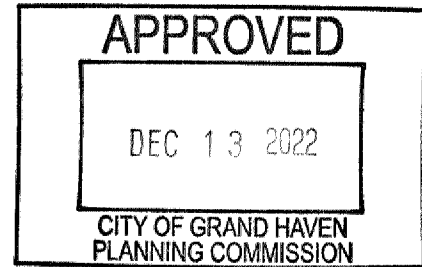
Urquhart also mentioned there was upcoming training opportunities for members to take advantage of.

Call to Audience; Second Opportunity:

No public comments received.

Adjournment:

Chair Dora adjourned the meeting at 8:05 pm.



Brian Urquhart
City Planner