



Village of Elk Rapids

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APPROVED MINUTES
ELK RAPIDS REGULAR PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 25, 2022, AT 7:00 PM
THIS WAS A HYBRID MEETING

PLANNING COMMISSION MEETS THE FOURTH TUESDAY OF THE MONTH

(PLEDGE OF ALLEGIANCE – ROLL CALL – TAPED MEETING NOTICE)

PRESENT: CHAIR ROYCE RAGLAND, BARB MULALLY, KIM RANGER, DAVID LEIN, JULE FARRELL. MEETING STARTED AT 7:03PM.

ZOOM ATTENDED: VICE CHAIR MATT CONRAD

STAFF: VILLAGE PLANNER/ZONING KERRI JANISSE

IN-PERSON CITIZEN ATTENDANCE: 10

VIRTUAL CITIZEN ATTENDANCE: 8

APPROVAL OF AGENDA

MOTION by LEIN, SECOND by FARRELL to ACCEPT THE AGENDA. All present voted yes. MOTION CARRIED.

APPROVAL OF MINUTES

MOTION by LEIN, 2ND by HIBBARD to ACCEPT THE MEETING MINUTES FOR SEPTEMBER 27, 2022. All present voted yes. MOTION CARRIED.

CONFLICT OF INTEREST

NONE

CITIZENS COMMENTS

NONE

PUBLIC HEARING: PROPOSED ORDINANCE AMDENMENT 2022-09 TO GENERAL CODE CHAPTER 13 – SHORT-TERM RENTAL BUSINESS

A. MOTION to open public hearing for proposed ordinance 2022-09 LEIN 2nd RANGER. ALL PRESENT VOTED YES. MOTION CARRIED Time: 7:06 PM

- B. Opening statement** – Planner Janisse gave a brief overview of the proposed change. It is not a change of the use – a change of transferring of current STRB license.
- C. Public comment** – 6 public comments were made; Why were the STRB owners not notified of this public hearing and ordinance change, this is not lawful as you cannot change the use as the use stays with the land not the owner, realtors were not informed of this proposed change, how can people afford to have businesses here if the Village restricts STRB, the Village relies heavily on STRB users, why is this proposal coming up during the renewal season, why did Council ask for this change, the Planning Commission talks a good game but no follow through, why is this even brought up – have there been issues or concerns, when the STRBs are successful the Village is successful, it seems that the Village is trying to zone STRBs out, 13 Ways was mentioned, distrust in the community, this ordinance change goes against the master plan and vision statement, what other avenues have been considered and has anyone thought about the repercussions to STRB owners this would cause and finally it was asked by several that this proposal be tabled until all the STRB owners have been notified.
- D. MOTION** to close public hearing for proposed ordinance 2022-09 **MULLALY 2nd RANGER**. ALL PRESENT VOTED YES. **MOTION CARRIED** Time: 7:35 PM

DISCUSSION ON PROPOSED ORDINANCE AMDENMENT 2022-09 TO GENERAL CODE CHAPTER 13 – SHORT-TERM RENTAL BUSINESS

Discussion among Commissioners was to hold a public hearing at the November 2022 meeting and that a notice should be sent (via email or mail) to the STRB owners. The Chair made note that the Commission works hard to make sure that information is researched and informative. Citizen asked that a public hearing not be held until notice has gone out to STRB owners, it was explained to them that this was part of the process and had already been decided to happen.

MOTION by **MULLALY**, 2nd by **LEIN** to hold a public hearing regarding proposed ordinance 2022-09 Chapter 13 – Short-term Rental Business, Section 4.D Registration Process and Procedure at the November 2022 Planning meeting. ALL PRESENT VOTED YES. **MOTION CARRIED** Time: 7:51 PM

UNFINISHED BUSINESS

- A. Master Plan Update – Commissioners have requested a meeting with Beckett & Raeder to be held on November 15th, 2022 at 6 PM, at the Government Center.
- B. Discussion on 2022-07 §459 Hotels/Motels - # of Rooms allowed. Commissioner Mullaly said the limit of rooms should be based on the building requirements, Commission Farrell does not want to limit but is concerned about large companies coming, Commissioner Conrad agreed with Mullaly. A parking map of the Village was requested. . Commissioners agreed that reviewing the parking ordinance would be helpful in determining the approval of this proposed ordinance. Discussion will be at the January 2023 meeting.

NEW BUSINESS

- A. Discussion on parking in the B-2 Central Business zoning district. Commissioners agreed that a review of the parking ordinance should be done, including this district. Will add to the January 2023 meeting. Chair mentioned strongtowns.org would be a great site for the Commission to review. 2 citizens spoke.

COMMISSION/COMMITTEE REPORTS

- A. Staff – Conference update, Bridge St Housing RFP update, meeting with residents regarding new projects
- B. Chair Ragland – discussed the idea of having a Planning Intern. Chair will continue discussion with the school(s).
- C. Council Representative – traffic calming discussion explained the Special Council Meeting before the Planning meeting – overpayment of direct deposit to employees during October 2021. Attorney would be looking into and providing a report for the Council and public.
- D. Zoning Board of Appeals Liaison – No meeting for October 2022

CORRESPONDENCE AND READING MATERIAL RECEIVED

COMMISSION COMMENT

Commissioner Lein asked for an update on the working being done on US 31 at the bridge. Planner said she'd ask for an update to be published.

CITIZEN COMMENTS

Citizen asked for the STRB list be posted online, including the waitlist. Planner said she can get to this as soon as possible. It does require redating of information and making sure information supplied is correct. A second citizen spoke regarding a comment made by a Commissioner that she did not feel was appropriate and took offense to it.

UPCOMING MEETING DATE AND OTHER EVENTS:

SPECIAL PLANNING COMMISSION MEETING – Tuesday, November 15th, 2022 at 6:00 PM at the Government Center, 315 Bridge St, Elk Rapids – THIS WILL NOT BE A HYBRID MEETING

REGULAR PLANNING COMMISSION MEETING – Tuesday, November 22th, 2022, at 7:00 PM at the Government Center, 315 Bridge Street, Elk Rapids

MOTION TO ADJOURN

MOTION: MULLALY, 2ND LEIN. ALL PRESENT VOTED YES. **MOTION CARRIED** Time 8:32 PM.