



SHORT-TERM RENTAL TASK FORCE MEETING MINUTES- Proposed May 4 , 2023

The Short-Term Rental Task Force met for a
Regular Meeting at 3:00 p.m.
City Hall
102 Butler St., Saugatuck, MI 49453.

Call to Order:

The meeting was called to order by Chair Anderson at 3:00 p.m.

Attendance:

Present: Anderson, Manns, Stanton, Steele, Tringali, Boerema, Hart, Gudith and Clark.

Absent: None

Others Present: Director of Planning, Zoning & Project Management Cummins and Clerk Wolters.

Approval of Agenda:

Motion by Manns, second by Stanton to approval the agenda. Upon voice vote, motion carried unanimously.

Approval of Minutes: None

Public Comment on Agenda Item Only:

Dick Waskin- resident:

“I’ve seen who they’re going to be selecting, you know, the people they want on the committee. And it looks like they’re going to be very fair and even handed and not have a preconceived notion of what they’re going to do. And I’m just hoping that that’s going to hold true, and that people will not already have an idea in their head of what they want to do or what they want to stop or what they want to go forward. But they would really open-mindedly look at the issues before them. Not judging short term rentals is a bad thing. We are a resort community. We want people to come here, we want people to who want to rent homes and to stay here. And I think that’s very important. And when people say that short term rentals might be hurting our neighborhoods and whatnot. I think we have to look at the community as a whole. We have to see that we’re not just the city of Saugatuck, which is truly is a resort town, but with a township with the city of Douglas. And that’s where we round out our neighborhoods. That’s where there are going to be the places for family and places that people support our schools. One comment that was made by one of the city council members that kind of disturbed me a little bit was that he was equating our housing in the City of Saugatuck, with our natural resources. And he said that, basically, we have to manage the housing like we manage our waterfront. I

have to disagree with that as a realtor. One thing that we are taught about private property rights is that when a person purchases a property, it comes with what legally we call a bundle of rights. And I'm going to quote from what we've learned from like our first class in real estate. It says the bundle of rights is the common term in the United States for the court. selection of legal rights that are granted to property owners upon purchase and receipt of a title to a piece of real estate. These property rights include possession, control, exclusion, deprivation, the depraved the deprivation of income, that means being able to receive income and disposition. And I hope that as we look at these things that are before you, whether we need to, or we don't need to strengthen our ordinance, or if we have to have certain things changed, that we recognize we have to respect these personal private property rights. Thank you."

Lew Wessel- resident:

"I've got a short-term rental on my left on my right behind me across the street. The house that I'm living in full time, I've been here five years, but before it was a short-term rental, so I've seen both sides of it. But I clearly have a dog in the fight now and some strong opinions and just wanted to share my thoughts on an over an on an overview basis. As much as there are some problems with short term rentals. I am against a ban or restrictions on short term rentals as far as a cap for two reasons. First, even taking law into effect first to retro actively banning someone from renting who purchased their house as a rental would be patently unfair. And I'm not even sure it could be done. Second, to allow some houses to be short term rental, and not others would create by definition a two-tier system that will severely reduce the value of homes that cannot be rented. I was at a presentation where a local realtor said that and has an assessor had been hired to determine how much that would be and came up with a 30% that would reduce the value of the house that could not be rented. I am for higher fees on rentals and much more vigilant control over the behavior of renters and related parking issues. I would like this committee to come up with a list of expectations for renters, noise regulations, alcohol consumption outside the house, animal-related regulations, parking etc. That will be prominently posted in required to be prominently posted in each short-term rental home. And perhaps a rental contract should be required for each short-term renter that includes this list of expectations and or requirements. I would like each car parked on the Hill to be required to display a hang tag or a decal. Last year, there were several days where there is no way a fire truck could have ever gotten in my house. So, to me it is a true public safety issue. I would like higher fees to fund a robust compliance effort when the above including a full time, at least for the summer compliance officer. And as part of that compliance effort, short-term renter owners should be subject to significant financial penalties. In the case of abusive renters. My guess is that with that short term, rental owners will be requiring significant security deposits for the renters, which I think is a good thing. Habitual abusers, I think they should just lose their privileges for the season."

Review/Discussion:

A. Introductions/Reason for Service:

Chair Anderson asked the Task Force members and staff to introduce themselves:

Anne Gudith-

"My parents moved over here in 1978, over on Lake Shore. So, I have been part of the community for quite some time. I am currently working at Jaqua vacation rentals and property management, heading up their vacation program. I'm also currently taking real estate licensing license classes. So hopefully I'm going to get that under my belt shortly and have been part of the community for quite some time. We finally moved back full time. So happy to be here."

Steve Manns-

“Many of you I know I'm Steve Manns. I'm actually the chair the planning commission for the city of Saugatuck and was interested in being on the taskforce because last year when we were looking at our 2023 priorities and strategies that we wanted to at least address to be more proactive, from a planning commission versus reactive with only taking in consideration things that come into us. By being more proactive, we decided that we wanted to try to take a look at what the community thinks that community had asked us to kind of take a look at one of one of which was short term rentals, not saying that there's anything there's no perceived notion, you know, in this taskforce, or whatever being on our agenda for 2023. It was just like the fact we wanted to be able to start to look at it, evaluate it and see is it operating the way that we would want it to as a community now, as well as where we want the community to be five and 10 years from now. We also, as many people are aware, have other things on the agenda like the waterfront, there was also something else that's very important that we put that we're going to proactively, we'd be looking at this summer. So, these are type of examples of things that we planning commission wanted to be involved with, instead of us taking it on ourselves. And I think it's been discussed, and Ryan may go into this on the next topic, it was really determined that we wanted to make it more of a community type of event versus just the Planning Commission and city council, kind of going back and reviewing this and taking it to the public. And that's why the decision was made to kind of form the overall task force. And I thank you, Holly and Barbara, the other members of the Planning Commission, as well as City Council for kind of seeing the benefit of having this taskforce in place so that we get the opinions from all different parts of the community. I live on the peninsula west side; I think he has a very different field and what you do in the downtown area. And it's something that I wanted to be able to kind of represent, you know, those who are on that side of our city, by that we have the beach and everything over there, but it's a different feel than what you have when you're here downtown or on the hill.

Cathy Hart-

“I'm Kathy Hart. I've lived here in town. For 22 years, my husband and I first bought a house up on the hill, decided that we wanted to continue to live here and retire here in Saugatuck. Knowing that it was the town that it was we were surrounded on nail as well, by many, many rentals. And we had a great time there on the hill. But we bought another house later down on Lake Street. So, we've experienced a couple of different areas, I guess within the town as to how short-term rentals are conducted in Lake Street is mostly many short-term rentals, condos. Very, very heavy on that. I decided to volunteer for this committee because I wanted to see that we as a town didn't kind of go overboard based on loudness or the number of people that were saying things must change or things have to be different that we try to solve the problems that are out there that are presented to us and not kind of overstretch.”

Joe Clark-

“I've been a resident a full-time resident saga tech now for 13 or 14 years and a property owner for almost 30 years. Deep family roots in the community. My family's been coming up here for three generations now from St. Louis. Still have lots of family that have property in the area. Two sisters that have moved here, cousins, nephews. So deep ties. I asked to be on the task force because I have a passion for this town. I love this town. I was brought here the week I was born from Chicago. My mother brought me up here in the summers as a kid and my dad said it was always his dream to retire up here and he didn't live long enough to do that. So, I'm falling in his shoes and in terms of the short-term rental. We all have our own opinions. My hope here is that, you know, we've got the best of the best here and we can help shape. Some policy that makes sense for the town it's in the town's best interest. It's a very polarizing topic, depending on who you talk to. And I've talked to a lot of people.

So, I'm hoping that we can focus on, you know, a lot of objective criteria, there's no way not to get into some of the subjective criteria. I'm a firm believer that too much of a good thing is never a good thing. I think we've all seen that throughout our lives. And, you know, so you'll find me not trying to shut down short term rentals or anything like that, but at the same time, turning it into a free for all and, you know, watching the resident residency rate in our town go down, I'm not sure that's a good thing, either. So, I hope we can find some middle ground, and that everybody will either be equally unhappy or happy. And, you know, whatever we whatever we recommend that whatever gets adopted by the council ultimately, is in the best interests of the city. So, I'm looking forward to working with everyone."

Holl Anderson-

" I'm Holly Anderson. And I've had the great pleasure in my life of living all over the country. And I moved to Saugatuck five years ago and was at home. I mean, I walked into the house and said, This is my house. And I love it here. And I was interested in short term rentals, one because I stay in short term rentals when I travel and I love that I love the you know, being in a house and being able to cook and feeling like I'm in a neighborhood and, and I also know that tourism is so important to this community that we have to, we have to make it work. And I also live in a neighborhood, I live on the peninsula West, as well. I'm in sort of a 16-house little neighborhood. And in the five years I've been there, we've gone from two short term rentals to four. And I miss my neighbors. And I mean, I really do miss my neighbors and having neighbors. And then you know, the other issues that crop up. But that said, you know, we need short-term rentals. So, I wanted to be on the taskforce because I'm an open minded and fair person. And I think this is going to be hard for all of us to work through. And I think though, I have learned so much so far. And I'm a big believer that we need to listen to each other to learn and listen to each other to understand. And then look at the big picture and what's good for Saugatuck, and how can we help move that forward. So, that's why I'm here."

Kevin Tringali-

"I am in been in the Saugatuck Douglas area for nearly 25 years. Very active in the community, love our school system here very involved in our schools. I have a daughter but both Elementary School and the high school. And I'm also the owner of Bella Vita vacation rentals, probably have been on that for about 15 years. And you know, a big part of me wanting to be a part of this is to share my experiences and being a good neighbor. And helping, you know, come to those common grounds that people have mentioned. And, and I believe, like the speaker said, just have some compliance and make things work. I'm very proud of the fact that Bella Vita has been good neighbors. And I think that's important that we respect these neighbors that do live here. And so, I feel like with this experience, I can bring something to the table in terms of just helping make this work for both sides as best as possible."

Elizabeth Boerema-

"Elizabeth Boerema moved here. 18 years ago, I live up on the hill. I have two boys that both graduated from Saugatuck High School. We were fortunate enough, about 10 years ago to be able to find a lot up on the hill. And we're like, Okay, how are we going to make this work? So, we built our house so that we could rent it out. If we decided to rent it out a couple times a year at most typically pays for my taxes so I can afford to live here. And, you know, none of my neighbors rent so I'm very conscious about being a good neighbor to them. And I heard a lot of complaints kind of both ways. I just wanted to be part of something that helps make it work for everyone. I am concerned about the schools and losing the people that live here. My kids had a great experience and I want other people to experience it. So just here to learn and see what we can do to make everybody happy."

Sean Steele-

“My Businesses I've been in municipalities for 35 to 40 years, so I've had to deal with almost every positive and negative that has ever come across the city council board. But I also make a living here in town. I have retail stores; I have tourist attractions; I have short term rentals. So, when I first heard about this, I thought to myself, we have 100 days to make a living and Saugatuck, Douglas Saugatuck, township no matter what occupation you have. So, really was the impact of short-term rentals, 365 days or is it 100 days? So, I started digging into it to try to see the pluses and minuses of it all. And I guess the reality is, is my belief as a business owner is no matter what community you're in, whether you're traveling or whether you have a business in it, you have to treat it as if it's your own. You want to be able to go back and visit it again. You want to be able to tell your friends that you had a great experience. And I think the Saugatuck area, Douglas area in general has that. And rather than making it such a negative side about how we dislike tourism, for whatever reason, really affects me hard. So, I try to keep an open mind. And think about what is being said to me and how to react to that. So, I'll probably say a few things that people don't like, I'll probably bring up another side of a way of looking at something. Already, I've heard lots of different opinions of why someone wanted to be on this board. And I can honestly say this isn't my most favorite thing to do to sit on a board on a Thursday night at three o'clock in the afternoon, but I do feel it is an economic impact for our community, short term rentals. Tourism is a huge economic impact for our community. And I think it's important. And I remember when we were voted the top number one city to visit and when I see what some cities get the top side now across the US, I wonder what did we do? What happened? Because last year, Cleveland, Ohio, or something was the number one visited city. kind of bizarre to me, but I've been there, and I don't know, I think soccer talks a lot cooler. But so, you know, I, I just think it's important. And I think, you know, a lot of it touches how I make a living. And I also believe that every time I've been into a community, I've listened to everybody. I've tried to make sure I understood that this is their community as well. And if anyone wants to hear stories, I can tell you stories, but good and bad. So that's where I am today.”

Lauren Stanton-

“Hi, everybody. I'm Lauren Stanton. I'm on Saugatuck city council. So, I'm the council representative to the task force. I'm a business owner in town. I own retro boat rentals, the old boathouse bar, and now the red dock bar. So, tourism is my business. I also have kids in the school district, one that just graduated, and one that's a sophomore at Saugatuck High School. I've lived in this area for about 20 years. I lived in Douglas before I bought the house on Lake Street. And when I bought that house, we had five kids living at home. So, we needed all the extra bedrooms that we could possibly have at the time. But there was a time when the kids went to college, and we decided to rent out our house. And that money that we earned from running out of our house helped us start our business. It was a tool in our financial toolbox. And lucky to have it. And I know a lot of people in town understand that it's a tool in your financial toolbox and we're lucky to have it and happy to be in a tourist town where we do have it, where it's an option for us. But our neighborhoods mean something to me too. So, I understand the complaints, you know that people I hear about, and they happen to me. For good or for bad. I've learned that I just have a fan app on my phone and just turn it up and I'm okay with the parties that are happening behind my house. But that being said, I am an open-minded person. I've seen all sides of this issue and I'm looking forward to it. Coming up with some policies that will work for everybody in our town.”

City Staff-**Jamie Wolters, City Clerk-**

“My name is Jamie Wolters; I am your City Clerk. I grew up in Saugatuck and graduated from Saugatuck High School and love serving this town.”

Ryan Cummins, Director of Planning, Zoning & Project Management-

“Well, thank you Madam Chair and good afternoon taskforce members happy to kick this off. As staff, we’re not on your actual committee, but it’s a good opportunity for us to be able to help support this kind of work. I’ve, I’ve said this to maybe a number of you during your interviews, and I’ve said this to others, but I’m very impressed with how engaged this community is and how many people are willing to step up and volunteer. The skill sets and knowledge and ability that the various community members have so kudos to you for stepping up. Being willing to volunteer so much of your time on such an important issue? I think it’s really impressive. As far as what I like about Saugatuck, I love anything on or by the water. So, I love taking walks you know, during my lunch and then going along the water but, you know, I love the aesthetics and character of Saugatuck. And the thing I always try to do that keeps me grounded is the mural on the side of all these there that that says smile. You’re in Saugatuck. I think that that says it all for me. So, thank you.”

Mckenna Staff-**Kyle Mucha-**

“My name is Kyle Bucha. I am with McKenna. We have been obviously blessed to be a partner with Saugatuck during this process here. I am based out of our Kalamazoo office area. I will honestly say this the first time I’ve been to Saugatuck, but even walking here from the parking space to city hall, I just was like, I need to spend more time I just was like looking every left right everywhere, all the businesses seeing people downtown. So, it gave me good confidence for your task force as well. So, I am one of four members from our team working with you and probably will be your point of contact as well. So, Chris Khorey is one of our West Michigan managers, also a Senior Principal planner with our firm, and it has worked with other communities across the state on short term rentals, as well. So, working with city staff, we feel confident we can at least assist in partner with taskforce and the city as well. I do want to underline to the taskforce and those in attendance and on Zoom, that this is a partnership we view as this is not in any means a way for us to say this is right, this is wrong. We are here to listen and to work and engage with you. That is honestly how we will treat this as well. And then we’ll take any feedback from city staff and work with them further on. But I do want to at least let you know how we stand and how we view this as a partnership. And it’s not client community relations. So, like I said, Chris is one of the other four members of our team. The other two weren’t able to attend.”

Chris Khorey-

“My name is Chris Corey, I’m the West Michigan manager for McKenna. We’re kind of our Grand Rapids office. You know, as Kyle said, our role is to provide you with information to analyze data to help you turn policy into ordinance language, that kind of thing. You know, we’re here to answer your questions. We’re here to tell you what other communities have done. Obviously, we’re not here to make the decisions. That’s for the residents of the task force of land commission to city council, right. So we’re excited about this challenge in this opportunity. It is a topic we’ve addressed in a number of other communities; you guys are not alone. The issues that you guys have, the polarization that comes with them is very common. You see it up and down the lake shore, and even inland communities as well. There are a number of different policy topics. You heard a couple of them come out from the

public already today. That can be discussed, some of them you have already in place. And we'll just be talking about what are best practices and what's best for Saugatuck as we try to solve this difficult community issue. Looking forward to work with you guys.”

Attorney-

Jacob Witte, Fahey Schultz Burzych Rhodes PLC-

“My firm has worked with short term rentals in other jurisdictions. We’ve seen a variety of approaches. My firm's involvement in this instance is probably going to be a lot more on the back end. When it comes to the planning commission and council. It is exploring what changes, if any need to be done to the city's regulations. But in any event, I'm happy to be here and be involved.”

B. Purpose of STR Task Force:

Ryan Cummins presented-

Purpose and Priorities:

- Assistance and facilitation by professional planning consultant.
- Engage residents, property and business owners of the city, schools, public safety and other community stakeholders to identify and prioritize current short-term rental:
 - Issues
 - Concerns
 - Opportunities
 - Objectives
- Gather data and insights:
 - City and 3rdParty Data
 - Historical Data
 - Registered Properties, Locations and Occupancy
 - Complaints and Enforcement Action
 - Forums and Surveys
- If a need for changes is identified:
 - Review and discuss policies of similar resort communities that have made changes.
 - Consider the policies, ordinances, and practices of the Tri-Community and Master Plan
- Balanced Executive Summary by September 21:
 - Quantitative and Qualitative Data
 - Definition of concerns and issues
 - Recommendations to the Planning Commission and City Council
 - (a) Identify the goals and objectives of any changes to:Policies
 - (b) Practices
 - (c) Regulatory and Zoning Ordinances
 - (d) Fees
 - (e) Methods to measure goals and objectives

C. Open Meetings Act and Freedom of Information Act:

Ryan Cummins explained in detail that the Short-Term Rental Task will follow the Open Meetings Act and information from the Task Force is subject to the Freedom of Information Act.

D. Phases, Tasks, and Deliverables:

Kyle Mucha, McKenna, presented-

- PHASE 1: COMPARISON, ANALYSIS & ASSESSMENT
 - Task 1.1 – Information Gathering: Local Level
 - Task 1.2 – Information Gathering: Regional Comparisons
 - Task 1.3 – Information Gathering: National Best Practices
 - Task 1.4 – Short Term Rental Task Force Meetings
- PHASE 2: PUBLIC PARTICIPATION & COMMUNITY OUTREACH
 - Task 2.1 – Community Engagement
 - Task 2.2 – Community Engagement Summary
- PHASE 3: RECOMMENDATIONS
 - Task 3.1 – Policies & Zoning Ordinance Recommendations
- ONGOING MEETINGS
 - Task 4.1 – Collaboration with the City of Saugatuck Planning Commission
 - Task 4.2 – Planning Commission Public Hearing
 - Task 5.1 – Presentation to Saugatuck City Council
 - Task 5.2 – Adoption
- Community Engagement Approach

Schedule Next Meeting:

Ryan Cummins noted that the Zoning Board of Appeals has training during the same time as the next Task Force meeting on May 18th. The Task Force decided to meet on May 18th from 1:00 p.m. – 3:00 p.m.

Communication:

D Brayer submitted communication.

Public Comment:

Peter Hanson, resident:

"I live up on upper spear. I've lived here since 2007. And retired to this community because we wanted to live in a small town, in a neighborhood, close to restaurants, and, you know, the galleries and so forth. When we first moved here, there was one rental on our street. And it's a two-block street dead ends around, we're up to five now. And I suspect as houses turnover, we could have more. And so that is I think we look at the stakeholders here, in people who have businesses, or they do vacation rentals, they benefit from the tourists who come to town. And I certainly understand we are a tourist community. But we also have people who live here too. And I'm not sure that we see the full benefit when we have a high-density rental unit next door to us. And the people are here for vacation, and they're out at the fire pit or they're on their screened in porch. And at you know, 12 and one o'clock in the morning. They're having conversations and when you live up on the hill, you can be pretty close to each other. And those things disturb our enjoyment of the neighborhood. The city itself, its only benefit is that they get about \$75 A year from an application for short term rental \$75. And that certainly is not enough to manage such a huge issue here for the town. And I think that's an easy one to address that fee has to be increased in increased dramatically. The schools, you know, the more vacation rentals we have, we're going to have fewer kids are going into schools. And right now we are running short of kids already for our schools. And if we keep having more and more short-term rentals, we're going to have fewer kids. And yet we have some wonderful schools, wonderful properties, and we're expanding them right now. And then the last thing, I know that people are concerned with their

housing values, but I think I know that I would ask the question, if I were to buy now in Saugatuck, how many of these other houses in the by the house, I'm looking at our vacation rentals. And I think you're gonna get people voting with their feet, they're going to sell their house because they don't want to be surrounded by short term vacation rentals. And I don't think that's what we want for our community is to be a whole bunch of short-term vacation rentals. So, I look forward to hearing from the committee and I plan to participate Thank you."

John Porzondek, resident:

"We are celebrating 20 years running our place out it's a multi-use building and the house was converted in 1954 to two apartments upstairs, which was once a single-family home. So, we started very frugally back then it was a rack with a teardown and what we used our rentals for is that we took the money that we made during the year, and we just plowed it right back into the home. Took us 18 years to redo the home, single handedly worked with Brian. But it was a business. I mean, it saved us. It saved the home. And the remarks that we get from people coming. You know, these people come from Chicago and some big cities where they live in apartments. And they come back, and they live in a home for three days. And they, they enjoy it, and they walk downtown. And Saugatuck is really special to them where they've come back, decade after decade when my parents came back here. My grandparents came back here. So, it's a almost a historic place for certain individuals and families where they come back and stay not only at our place, but many places throughout the city. When we came here in 2002, we spoke to a real estate homeowner up on the hill. She said about 20 to 25% of the homes were rentals at the time. I think we're now north of 75%. We live in our little corner of the city which is Lake Street. So, I really don't know what else is going on other than the wild parties up on the hill. But I think we gave him some notice last year with a couple parties. But you call the police. And then you charge the owner. The police fee rather than taxes, taxes, taxes, my taxes went up \$2,000 This year, for what? So, you know, there's other ways to do besides taxes. If I think people here taxed out in Saugatuck, and we, we support a lot of the businesses. But what are we doing to the homeowners? I know it's all goes to the school. That's okay. Countrywide, right aging population and having kids I don't want any kids anymore, every headline but 20 years we've been here and hopefully it will be here a few more. Thank you."

Wendy Ryder, non-resident:

"I am a second home homeowner. Um, is a couple that you actually mentioned. Highland city is not a resort town. Park township doesn't have a downtown. And neither does Chikaming and I would hope that maybe you guys would look at maybe other townships or cities that actually have a downtown in them like all the cities up in Leelanau Peninsula, Harbor Springs. Sutton's Bay some of the areas like that, I think, represent more equal to what Saugatuck is and what you guys are looking, looking at and doing some of those types of things. The other thing was mentioned your schools and how wonderful they are. They are wonderful here. I don't have any children. But I do know that the school system is one of the best school systems and the reason it's one of the best school systems is because there's so many second homes in this community. Second homes pay 18 Mills more than any other homeowner that is a primary home that all that at Mills goes 100% to the school systems. So, the Saugatuck school system has the most per capita money that is spent per child in any school in the state of Michigan. And so that's something if you want to be proud of your schools. The second homeowners are making that possible. Thank you."

Michael Economos, resident-

"My name is Michael economists. I live at 716 Park Street. My home is surrounded by four homes, none of which are owner occupied. And that's changed in the last 20 years or more that we have been here. Other things have changed. I don't know if people are aware of what's happened to our permanent resident population. But in 19 in the year 2000 census, we had 1065 permanent residents.

In the 2010 census we had 925. And in the last census 865 permanent residents. It's not a healthy thing to have a city where the population is going the permanent part population is going down, we've lost out of 1065 permanent residents we had in 2000, we've lost 60. That's about 18%. In fact, it's more than 18%, almost 90%. I don't think it's healthy for a community to see its permanent population going down. And I don't think people think about it. My particular problem is, of these four houses, one of them is a summer residence, and the people are there, not very often, but they're there. And the other three are rented out. We live on small lots 66 by 66. But we have a space between our houses and the rest of them in the area is wooded. Now, our experience with the tenants and most of them three houses, or excuse me, two houses became rental properties in the last two years one has been there for maybe 10 years is that the owners are not present. And what happens is what you have like, they don't take care of the yards. Okay, we have woods and leaves just this year as the most leaves I've ever seen. But I can't clean my yard unless the others clean their yard. Because the leaves just low back onto my yard again. And I don't like that I don't you know, I know it's a resort community. But I don't. I'd like to have some sense of a neighborhood. I don't have that. My neighbor, my nearest neighbor lives permanently a block away. Thank you. Thanks so much."

Angela Knauss, resident:

"My concern actually relates to all kinds of rentals. And it is the impact it is on the need to give us services and apps and I live on the Hill. I'm especially concerned about the ambulance service. Saugatuck and Douglas did not have an ambulance, so they rent out another one. And in the summer, if there are three accidents, the third person just has to wait. And so, I think we have to think about that, too. Thank you."

James Serman, resident:

"I'd like to say as far as a nuisance like is to address a nuisance kind of thing noise and things like that people would be complaining about, I would suggest that that three strike in your out or three calls in you're out and you get a fine from the police department. And letting them use the like a square app where they can take their credit card and swipe it after three calls over a weekend time period or something like that. If it's if they had to go to the same residence more than three times or up to three times and they get swiped, you know for a nuisance violations. Just to keep the noise down. Thank you."

Brenden Stark, non-resident:

"I'm Brandon Stark. I own a condo in town. And it's a secondary residence. But I do rent it out. And I can't afford it unless I rent it out because the taxes are very high here. Beautiful city at 100% support that though I mean, I love this city. I live in Grand Rapids. I'm here all the time, and I rent it out. So, I want to say that I understand the concerns of everybody here. And it has to be a balance of people who live here and people who rent out and I understand that completely right. However, property here is very expensive. And for me the only way I can afford it is to rent it out. Like I said not to be repetitive, right? So, I would have never invested in a short term rental in a beach city that's expensive, had not been able to do that. Now I've been I've had my property for five or six years here. And I love it like I said, I love it here. So short term rentals are just like any other business in town. Okay, like a bar, a restaurant. If they're eliminated, you eliminate someone's job, you eliminate the cleaners' job, you eliminate a lot of different things. Right? So, you really got to understand how that affects not just the owners, right, but everyone who services the contractors, the painters, everybody, right? So, shutting them down, like going to a bar, it's like shutting a bar down in town, say, yep, you've had, there's a bunch of people who left drunk, and they got in an accident. So, we're gonna shut the whole bar down forever, right? I understand that. But you have got to find the balance somehow, right? And so, you can even just like stripping them too far can take about 2530 40% of the revenue for somebody, right? So, but they need to be policed well, and the owners are the ones who are responsible for that. And

they have to take responsibility. And in some things are unacceptable. People who live here should not have to be here screaming and noises and in like leaves going into their yards everywhere. I understand that, like, that's not okay. Right, you have to regulate your own property. And I do, and I practice elsewhere. We're doing this in other cities as well. So anyways, so in this situation, in my opinion, from my experience, and I'm actually representing some other people in town, I have a condo in town, right? The best thing to do is not approach us with a sledgehammer and punish everybody. But approach it with a scalpel, find out where the problems are, and deal with those problems, right, but not punish every single person who has a business here that, honestly, like will be financially, partially, or fully ruined by banning or super restricting them. So, like I said, this is happening all over the place, and I want to work with the city, I want to work with the people who live here, that's important, but just from experience with other areas and other cities. You know, that like I feel like everyone's gonna do the right thing. And I hope everyone does. And I hope everyone's heard. So that's, that's all."

Bobbie Gaunt, resident:

"I live on the hill. And in the spirit of full disclosure, I'm also a member of the planning commission. Primarily why I wanted to speak is to thank all of you. Obviously, this is a big issue. It's been a big issue for a long time. I've lived here for about 31 years now part time and now full time. My husband, I once owned a rental. So, I understand both sides of the issue from a personal point of view. And these kinds of issues are never easy. So, but it is a matter of balance. And as long as I've been associated with the city, they treat these kinds of issues exactly like this is being treated with openness and fairness and seriousness in order to address the problem that its citizens are bringing to it. So, I know about public service. And I know it's hard. And I just wanted to say thank you."

Nancy Kimble, resident:

"I live on upper spear Street. I'm a neighbor of Peter. And so, Peter, what you said, I would echo everything. I feel the same way. Just to give you a little background. We've only lived here for four years. And we used to come over here from Chicago, you know, just like many other people, and we enjoyed the town and we almost spontaneously decided to buy a house here. And I've been very happy. I love it here. But I have become increasingly concerned about the short-term rentals. Having moved here. I've tried to get very involved in the community. I'm on the board for the Friends of the Blue Star Trail. I then volunteered to be on the newly created parks and Public Works Committee. And so, I'm very involved in the community and very invested. I am such a proponent for it that I was able to convince my son who lives in was living in Oakland, California, that this is an awesome place to raise your children. They moved here. They now have two kids at Douglas Elementary. My grandkids are here. So obviously I'm very reinvested in the community. But I am so nervous as a homeowner on a per sphere, that my neighborhood is going to disappear. And that I'm going to have rentals on each side of me because I have, frankly, it. We are an aging community. And we have a lot of gray hair besides mine on my street. So, you know, those houses will turn over, and my neighborhood could change in a dime. We have a block party every year. That is phenomenal. And we have some who are only part time there. But most people are full time residents. We have some snowbirds, but the people who just rent don't show up. And it's a neighborhood feeling that I would not have if I hadn't landed where I did. And so, I'm very fortunate. I think I was a little naive. I didn't realize how many rentals were in town. But if I knew when we bought what I know now, I don't think I would have picked Saugatuck. And so, I think you should just think about how important it is to have residents, full time invested in the community, but don't actually have any stake in that game. And I do appreciate the fact that, you know, people can to me, it's no problem. If you own a property. You live there and you have a little rental behind you. You're still a neighbor. But if something happens, and I want to call on a neighbor, and all I've got is short term rentals surrounding me, it's not a place I want to live."

Scott Dean, resident:

“Full disclosure, currently serving as mayor of Saugatuck. Just want to thank the entire task force for your service to the community. You're all going to do great things. And I'm really looking forward to seeing your work going forward. So, a big thank you from the city.”

Chair Anderson appreciates everybody's engagement on the Task Force and in the room and on Zoom and it was a great kick off meeting.

Adjournment:

*Motion by Clark, second by Gudith to adjourn. Upon voice vote, motion carried unanimously.
Chair Anderson adjourned at 4:37 p.m.*

Respectfully Submitted

Jamie Wolters, City Clerk