



SHORT-TERM RENTAL TASK FORCE MEETING MINUTES- *Proposed* September 7 , 2023

The Short-Term Rental Task Force met for a
Special 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, Boerema, Clark, Gudith, Hart, Stanton, Steele and Tringali.

Absent: Manns

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

Approval of Agenda:

Motion by Clark, second by Stanton to approve and modify the agenda with 4. Upon voice vote, motion carried 8-0.

Approval of Minutes: None.

Guest Speaker: None.

Public Comment on Agenda Item Only:

Peter Hanson, resident:

- Regarding item 5a- Correspondence:
 - The correspondence letter is a great example of what happens with no CAP.
 - 25%, 33% and 44% are too high for STRs.
 - No one is looking to buy a home to live in with 44% STRs.
 - City needs a moratorium now on STR while the City looks at enforcement and CAPS.

Nancy Kimble, resident:

- Regarding item 5a- Correspondence:
 - All solutions given by correspondence were amazing.
 - Supports CAP.

- Read an excerpt from online of the definition of Saugatuck from 2002 that described this town as one of the top 25 Art destinations prior to the STR issues.

Review/Discussion:

Written Objectives:

Kyle Mucha from McKenna reviewed:

- Aid & support the City of Saugatuck's tourism industry.
- Preserve the character of Saugatuck by enhancing the small-town feel.
- Effectively enforce short-term rental-regulated ordinances.

Draft Recommendations:

A. Fire Department Recommendations:

- Chief Janik reviewed the fire department's observations and suggestions regarding STRs.

B. Recommendations and Analysis from McKenna Associates:

- Good neighbor guide.
- Noise.
- Fire safety.
- Trash.
- Compliance officer.
- General modifications.

Cap Analysis:

- Policy #1: City-Wide Cap.
- Policy #2: Residential District Cap.
- Policy #3: Neighborhood Cap.
- Policy #4: Lottery.
- Policy #5: No Action.

Communication:

A. Christina Wood

B. Ron Collins

Public Comment:

Diana Decker, resident:

- Hope that if a home doesn't pass fire inspection, hopefully City does not approve STR certificate.
- Most cities have their own master plan, we have a tri-community- dated 2016. All communities are different and should have their own.
- City of Saugatuck should have own police as the enforcement is a topic of discussion.
- All homestead and non-homestead pay same mils, except for 18 mil for school.

Jane Underwood resident:

- Receives consistent inquiries to buy her home, especially from large companies and overseas.
- There are too many empty homes in Saugatuck.
- There is a declining school population.

Gary Kemp, resident:

- Agrees with member Steeles comments.
- Believes CAP would open up lawsuits.
- Investors contribute to the community without living here.
- Enforcement is needed before implementation of CAP.

Ethan Barde, resident:

- Manages rental properties.
- Enforcement will take care of current issues.
- No CAP needed.
- Follow the fire department on occupancy suggestions.

Kate Thompson, resident:

- Just purchased a home in Saugatuck.
- People come for restaurants and shows.
- Had questions about adoption date for new policies.
- Establish or revise enforcement.
- Does not support CAPs.

Michael Economos, resident:

- Asked a question.

Doug Lalone, resident:

- Maximize 2 per bedroom, but one additional per floor and perhaps a cap of 12 or 15.
- Needs enforcement, will they enforce residents like they enforce STR.
- In favor of every other year for fire inspections.

Member Closing Comments: None.

Adjournment:

*Motion by Steele, second by Gudith to adjourn. Upon voice vote, motion carried unanimously.
Chair Anderson adjourned at 5:15p.m.*

Respectfully Submitted

Jamie Wolters, City Clerk