



**CITY COUNCIL MEETING MINUTES  
February 29, 2024**

The City Council met for Regular Council Meeting at 7:00 p.m.  
City Hall  
102 Butler St., Saugatuck, MI 49453.

**Call to Order:**

The meeting was called to order by Mayor Stanton at 7:00 p.m.

**Pledge of Allegiance.**

**Attendance:**

Present: Mayor Stanton, Mayor Pro-Tem Baldwin and Councilmembers Anderson, Gardner, Muncey and White.

Absent: None.

Others Present: Interim City Manager & Director of Planning/Zoning & Project Management Cummins, Treasurer Stanislawski, Department of Public Works Assistant Supervisor Hardy, Attorney Jake Witte and Clerk Wolters.

**Mayor's Comments:**

Thanked Clerk Wolters, Deputy Clerk Williams and election works for all the time and efforts with early voting and election day. Thanked Ryan Cummins for his new role as interim city manager. Noted there has been a great deal of correspondence and a ten o'clock cut off time for meeting. Encouraged audience to assist with keeping meeting moving along, giving people who have not had a chance to speak the time to voice their opinions. The moratorium was never to eliminate short-term rental certificates in Saugatuck. The proposed moratorium or temporary pause is for new applicants only and only in the residential districts.

**City Manager Comments:**

He is grateful for all the work the City Clerk and Deputy Clerk have done with the recent election including the collaborative efforts working with Saugatuck Township. He appreciates the thanks from the Mayor in his current role and passed along thanks to an excellent city staff team. Everyone has stepped up and helped in a number of ways including the legal team, planning consultants, engineers, sheriff's department, fire department and many others.

**Agenda Changes:** None.

**Guest Speakers:** None.

**Public Comment on Agenda Item Only:**

Holly Leo, resident: 15D- opposed.

Doug Rodewald, resident: 15D- referenced data and correlation with Saugatuck.

Tadd DeGraff, resident: 15D- asked council to let current STR properties keep them.

Nico Leo, resident: 15D- opposed.

Lisa Mize, non-resident: 15D- opposed.

Joe Clark, resident: 15D- referenced cap data.

Chris Peterson, resident: 15D- opposed.

Kelly Roche, resident: 15D- opposed.

Kristiana Noguera, non-resident: gave suggestions to Ordinance verbiage.

Julie McGuire, resident: 15D- opposed.

Dan Panozzo, resident: 15D- opposed.

Steve Manns, resident: in support of all ordinances on agenda.

Mark LaChey, resident: 15D- support.

Joe Coelho, resident: asked council questions to consider.

Brad Vah, resident: questioned council and planning commissions quick moving decision making.

Greg Auer, resident: alerted council of the data correspondence he submitted to them minutes before the meeting started.

Ann Broeker, resident: 15D- support along with other ordinances.

Kurt Ghering, non-resident: 15D- opposed.

Dick Waskin, resident: 15D- opposed.

Ethan Barde, resident: 15D-opposed.

Mark Klungle, resident: 15D-opposed.

Brian Reed, resident: 15D- opposed.

Sheil Denman, resident: 15D- opposed.

Seweryn Nowicki, resident: 15D- brought up two points to council.

Julie Sowa, resident: 15D- opposed.

**Consent Agenda:**

**A.** Regular City Council Meeting Minutes – February 12, 2024.

**B.** Intergovernmental Agreement- Minor Revisions to Blue Star Trail Phase 2

**C.** Revocable License Agreement – GROW Estate, LLC

**D.** Revocable License Agreement- GROW Estate, LLC

**E.** Revocable License Agreement- Scooter’s Café & Pizzeria

**F.** Revocable License Agreement- Boardwalk Café

**G.** Request for Proposal- Oval Beach Concession Stand

**H.** Equipment Purchase- Asphalt Hot Box

**I.** Social District Permit – Grow Estate, LLC

**J.** Right of Way Sign Permit – SCA Events

**K.** Right of Way Sign Permit – SCA Interurban Parking

**L.** Board of Review Appointment

**M. KLSWA Appointment**

*Motion by Dean, second by Baldwin to approve the consent agenda as submitted. Upon roll call vote, motion carried unanimously.*

**Staff Reports:**

Interim City Manager/Director of Planning & Zoning, Treasurer, DPW Superintendent and Engineer submitted status reports of current activities since the last Council meeting on February 12th, 2024, for their respective departments.

**Boards, Commissions & Committees:**

Fire District Administration Board: None.

Interurban Board, Councilmember Muncey:

- The team is on the move to hire a new director.
- Presented a 2023 audit to Clerk.

KLSWA, Barry Johnson:

- Will email the Council the manager report recapping the KLSWA last meeting.
- Did some well work and have sewer capacity report. Douglas is number one, Saugatuck is number two.
- Hydrant flushing is April 15<sup>th</sup>.

Kalamazoo Lake Harbor Authority, Mayor Stanton:

- Next meeting April 9<sup>th</sup>.
- They have committed to four meetings this year.

Zoning Board of Appeals: None.

Historic District Commission, Councilmember Gardner:

- Next meeting is March 7<sup>th</sup> at 6:00 p.m.

Planning Commission, Chair Councilmember Anderson:

- They have been focused on short-term rentals.
- Meeting is later this month.
- The Planning Consultant has made some recommendations on CAPS if Planning Commission chooses to explore that subject.
- The Planning Commission has had a lot of discussion since October about recommendations and was not a rushed deliberation process.

Parks and Public Works Committee, Mayor Pro-Tem Baldwin:

- Next meeting is March 15<sup>th</sup>.

Tri-Community Non-Motorized Trail Study Committee, Councilmember Dean:

- Ryan Cummins is getting briefed on the Blue Star Trail.
- Possible in future to add some funding to add a traffic light study.
- Looking at divider options between vehicle and bicycle traffic lanes.

**Request for Payment:** None.

**Approval of Accounts Payable:**

A. Accounts Payable in the amount of 1,058,022.60.

*Motion by Gardner, second by Baldwin to approve the accounts payable as presented in the amount of \$1,058,022.60. Via roll call vote, motion carried unanimously.*

**Introduction of Ordinances:** None.

**Unfinished Business:** None.

**New Business:**

Ordinance 240229-A- Zoning Ordinance Amendment - STRs and ADUs):

*Motion by Muncey, second by Baldwin to adopt Ordinance No. 240229-A, to amend the City of Saugatuck's Zoning Ordinance to update provisions governing short-term rentals and to clarify specific provisions pertaining to accessory dwelling units and the rental of the same. Via roll call vote, motion carried unanimously.*

Ordinance 240229-B- Police Powers Licensing Ordinance- STRs:

*Motion by Baldwin, second by Anderson to adopt Ordinance No. 240229-B, to provide for the public peace and health and for the safety of persons and property in the City of Saugatuck by the licensing and regulation of short-term rentals, to provide procedures for the suspension and revocation of short-term rental licenses, and to provide penalties for violations of short-term rental regulations. Via roll call vote, motion carried 6-1. Yes-Anderson, Baldwin, Dean, Gardner, Stanton, White. No-Muncey.*

Ordinance 240229-C- Amendment to Noise Ordinance:

*Motion by Dean, second by Baldwin to adopt Ordinance No. 240229-C, to amend the City Code, Title IX, Section 94.04 to update the City's noise ordinance to, among other things, clarify provisions related to the quiet hours and provide examples of violations of this Ordinance to better protect the public health, safety, and general welfare of the City, its residents, and visitors. Via roll call vote, motion carried 6-1. Yes-Anderson, Baldwin, Dean, Gardner, Stanton, White. No-Muncey*

Ordinance 240229-D and Ordinance 240229-E- Short-Term Rental Police Power- Moratorium- R-1 Residential Zoning District:

*Motion by Baldwin, second by Anderson to adopt Ordinance No. 240229-D, to enact a temporary moratorium and the issuance of short-term rental licenses within the City's R1 zoning districts until six months from the effective date of this ordinance, or an earlier time in which the city adopts new regulations governing the activities regulated in this ordinance. Via roll call vote, motion failed 4-3. No- Gardner, Muncey, Stanton, White. Yes- Anderson, Baldwin, Dean.*

**Public Comment:**

Renee Mulcrone, resident: Thanked council for their decision and hard work.

Kathy Johnson, resident: Asked what grandfathering her STR looks like.

Gary Medler, resident: No one has an inherent right to STR under Michigan law. Spoke about the amount of STR on the west side of the river. Asked for stop order on playground.

Dick Waskin, resident: Thanked council for their civilized discussion.

*Motion by Gardner, second by White to extend meeting until public comments have been completed. Via voice vote, motion carried unanimously.*

**Public Comment cont.:**

Greg Auer, resident: Asked council why they did not run data before making a decision on caps and moratoriums.

Brad Vah, non-resident: Thanked council for their work and appreciates the moratorium fail.

Joe Coelho, resident: Shared that council should know how much moratorium will cost the community before voting on it.

Richard Doherty, resident: He saw biased on planning commission. There should be a regard for sq. ft.

Sheila Denman, resident: Limit to two per bedroom is a concern for her.

*Motion by Gardner, second by White to extend the meeting for council comments and then adjournment. Via Voice vote, motion carried unanimously.*

**Correspondence**

- A. Ethan Barde
- B. Tom Brown
- C. Brian Elmore
- D. Liz Engel
- E. Laura Godfrey
- F. James Hannan
- G. Nico Leo
- H. Brett Locascio
- I. Philippe Maraval
- J. Gary Medler
- K. Brian Schipper
- L. John Thomas
- M. Jim Van Dyke
- N. Richard Williams
- O. Saugatuck Township Fire Department

**Council Comments:**

- Councilmember Anderson:  
Thanked everyone for a good and productive and civil discussion. Thanked Clerks, everyone and acting City Manager for the election. Reminds her why we are all here through this process, so thank you.

- Councilmember Gardner:  
Grateful and humbled by the community and members of council and appreciated the dialog this evening. He sat on council when Arlene Sherman was Mayor (her daughter spoke during public comments) and wonders what Arlene would have reacted to the conversation. Council has been through far more contentious issues in the city of Saugatuck.
- Mayor Pro-Tem Baldwin:  
Thanked Clerk Wolters and Deputy Clerk Willimas for the election. Councilmember Anderson and herself worked it and it went very smoothly. Thanked acting City Manager as she appreciates his efforts. Grateful for what was passed tonight.
- Councilmember Dean:  
Compliments to city staff for their endurance on nights like this. Thanked Clerk Wolters for a safe and secure election.
- Councilmember Muncey:  
Thanked all his friends that have been on both sides of the issues, and they are still friends. Appreciates the civil discussions and have a new respect for those serving.
- Councilmember White:  
Thanked the community for their being heard. Its an important topic, the conversation started ling time before this week and will continue long after. He is grateful for this. Clerk Wolters, nice catch on the meeting working right. Thanked Gary Medler for his comment on White's word choice and keeping him in line. He feels comfortable teasing him a bit on record.

**Adjournment:**

*Motion by Gardner, second by Anderson to adjourn the meeting. Upon voice vote, motion carried unanimously. Mayor Stanton adjourned at 10:14 p.m.*

Respectfully Submitted

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Jamie Wolters, City Clerk