



## SHORT-TERM RENTAL TASK FORCE MEETING MINUTES August 17 , 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, Manns, Stanton and Steele.

Absent: Tringali

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

### **Approval of Agenda:**

*Motion by Manns, second by Hart to add the guest speaker, Allison Furman approval the agenda for August 17<sup>th</sup>. Upon voice vote, motion carried 8-0.*

### **Approval of Minutes:**

Change: Anderson was absent, minutes for August 3, should show member Manns open and closed meeting.

*Motion by Manns, second by Stanton to approve the August 3, 2023, regular meeting and the July 25, 2023, town hall meeting including corrections mentioned. Upon voice vote, motion carried 8-0.*

### **Guest Speaker:**

Allison Furman- *Joey Andrews's representative.*

- Working on a bill that would create a registry and database statewide for short term rentals.
  - Tax mechanisms in the same bill as above:
    - Short term exercise tax of 6% that municipalities can opt into and 1% to toward department that oversees the registry and the rest to municipalities.
    - Automatically expanding the bed tax. 2% of revenue goes to municipalities to use for seasonally appropriated projects.
- Penalties for local units of government to revoke permits.
- Short-term rentals follow the same fire and safety standards as traditional lodging.

- Amending the Zoning Enabling Act so short-term rentals can be restricted to commercial areas instead of residential areas.

**Public Comment on Agenda Item Only:**

Peter Hanson, resident:

- Regarding the survey results:
  - People have many electronic devices that have unique IP addresses allowing the taking of the survey multiple times.
  - Data is meaningless if the survey taker is unknown and cannot trust the data.

Nancy Kimble, resident:

- The survey was confusing regarding caps and supporting 20% vs. 30%.
- The questions were confusing, so the data will be hard to draw conclusions from.
- The least supportive policy was CAPS.
- No questions about full-time residents and what value they add.
  - Support the following:
    - School, SCA, Nonprofits, clubs, government entities on the boards/commissions and city council.

Dick Waskin, resident:

- No consensus on CAPS, it would be irresponsible to take if there is not a clear consensus in the community regarding CAPS.
- A clear path forward should be adopting a good neighbor policy and enforcement of current ordinances.
- Tourists and part-time people contribute to the community too.
- The most important part of the community is every part.

Doug Rodewald, resident:

- He used to have a STR before moving here full-time and appreciates what they do for the community.
- STR driving up home prices, not true there are other factors.
- CAP is a good way to actually set some boundaries.
- He looked at the City of Saugatuck budget regarding homestead vs. non-homestead taxes. Non-homestead pays more in taxes, but don't contribute more. A different milage The budget shows more goes elsewhere than to the town.
- STR don't contribute for all the services to manage them.
- Think about how we want the STR to impact the community while figuring out fees and taxes.

Jani Goodwin, resident:

- To say people that don't live in the community don't have a voice is not inclusive.
- One of the reasons she is in Saugatuck is because Saugatuck is tolerant.
- She is more active the eleven months out of the year than some people that live here twelve months.
- Remember the economy and the larger picture.

## **Review/Discussion:**

### **Survey Results:**

Kyle Mucha from McKenna reviewed results from the Community Engagement Survey Results and Key Takeaways:

- The survey was open from July 18, 2023, until August 7, 2023. In total, 626 responses were received. 5 responses were determined to be duplicates and were subtracted from the data for this analysis, leaving a total of 621 responses.
- The following key takeaways were gathered from the results of the survey:
  - Full- and part-time residents both agree that short-term rentals have the benefits of supporting tourism and businesses in the city and increase the city's tax base, but part-time residents agree with this at higher rates than full-time residents. Unlike full-time and part-time residents, non-residents selected that short-term rentals allow homeowners to increase their incomes as a top benefit.
  - Full- and part-time residents both had the greatest concerns with noise, parking, and a lack of enforcement of short-term rental regulations, while non-residents were also concerned that short-term rentals are increasing home prices, making it difficult to buy a home in the City.
  - Full-time, part-time, and non-residents support strengthening enforcement measures behind short-term rental regulations, including suspending or revoking short-term rental licenses after multiple violations and increasing fees and fines for confirmed violations.
  - The least popular amongst all resident groups were those surrounding caps on short-term rentals, with the strongest disagreement towards caps of greater than 30% of Saugatuck residents.

### **Master Land Use Plan and STR Analysis:**

Kyle Mucha from McKenna reviewed goals and policies related to residential and commercial uses in the City. Explored goals and policies that can reasonably be connected to short-term rentals; however, it does not include all goals and policies from the Tri-Community Master Plan.

### **Objectives:**

Each task force member provided their objectives and recommendations.

Short Term Rental Task Force to present to Planning Commission on 9-21-23.

### **Communication:**

- A. Christina Wood
- B. Ron Collins

### **Public Comment:**

#### **Mark Wright, resident:**

- Thanked the task force for their work.
- Action needs to happen slowly.
- Does not agree with CAP or the lottery system.

**Gary Kemp resident:**

- Likes the tone of where the STRTF is going, does not agree with CAP.
- Set occupancy limits.
- City needs enforcement for STRs.

**Kieth Charak, resident:**

- Thanked everyone for their volunteerism.
- In 30 years, the real estate value hasn't taken any are drops and many people moved here during the pandemic.
- Questioned what the difference between now and years ago of percentage of residents of the homes in the community that are non-homesteaded and homesteaded.
- Homesteaded properties have dropped in the last 25-30 years along with the population, this will continue if left unchecked.
- Grandfather everybody in and put a lower percentage CAP on and as people stop their STR, they don't get relicensed, and City gets more permanent residents.

**Michael Economos, resident:**

- Community has changed in the 27 years he has lived here.
- He bought a home to live in and expected to have neighbors. He had neighbors and does not anymore.
- He can't find parking to run errands in town.
- It's not a residential community anymore.

**Member Closing Comments: None**

**Adjournment:**

*Motion by Clark, second by Steele to adjourn. Upon voice vote, motion carried unanimously.  
Chair Anderson adjourned at 5:00 p.m.*

Respectfully Submitted

---

Jamie Wolters, City Clerk