



CITY COUNCIL WORKSHOP AGENDA

March 22, 2023 – 4:00 pm

*This is an in-person meeting at Saugatuck City Hall, 102 Butler St, Saugatuck, MI 49453.
The meeting will also be available live, virtually on Zoom.*

1. Call to Order
2. Roll Call
3. Agenda Changes (Additions/Deletions)
4. Guest Speaker:
5. Public Comment on Agenda Items Only (Limit 3 minutes)
6. Discussion Items:
 - A. STR Moratorium
 - B. Waterfront Moratorium
 - C. EOADA Letter to Business Owners
 - D. STR Task Force Recommendation
 - E. Solberg Dock Request
 - F. Dock agreements/Street end
 - G. QR Code ask for CVB
7. Public Comments (Limit 3 minutes)
8. Correspondence
 - A. Mark Kongrecki & Sevryn Nowicki
 - B. Kathryn Sturm
 - C. Mark Bubloski
 - D. Barrie Schoessel
9. Council Comments
10. Adjourn (Roll Call)

NOTICE:

Join online by visiting:

<https://us02web.zoom.us/j/2698572603>

Join by phone by dialing:

(312) 626-6799 -or-
(646) 518-9805

Then enter "Meeting ID":

2698572603

Please send questions or comments regarding meeting agenda items prior to meeting to:
ryan@saugatuckcity.com

Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Saugatuck City Clerk at 269-857-2603 or Wolters@saugatuckcity.com for further information.



City Council Agenda Item Report

FROM: Ryan Cummins, Director of Planning and Zoning

MEETING DATE: March 22, 2023

SUBJECT: Ordinance No. 230322-A: Temporary Moratorium Ordinance for Short-Term Rentals

DESCRIPTION:

There has been a steadily increasing number of applications for short-term rental certificates in the City and the City already has a large number of approved short-term rentals. These uses, if left unchecked, have the potential to impact housing availability, create land use conflicts, and alter the character of the City's residential neighborhoods.

The City Council established short-term rental regulations, including minimizing damage with loss of housing stock, as an essential priority for 2023. The Planning Commission established updates to the zoning ordinance regarding short-term rentals as a priority for 2023. The City Council recently approved a recommendation by the Planning Commission to authorize the creation of a Short-Term Rental Task Force to serve as an advisory committee in order to research and discuss the issue of short-term rentals.

Attached is a proposed police power ordinance to impose a temporary moratorium on the establishment of new short-term rentals and issuance of new certificates for short-term rentals for the next nine months.

City Council is responsible for passing police power ordinances. However, the Planning Commission was asked to make a recommendation to City Council on whether to adopt a temporary moratorium for short-term rentals. The Planning Commission reviewed and discussed the police powers ordinance at their regular meeting on March 16. The Planning Commission voted 5-1 to recommend that the City Council adopt a temporary moratorium ordinance for short-term rentals and that if adopted by the City Council, applications submitted prior to the date of adoption be processed consistent with the current procedures.

The proposed ordinance includes the recommendation by the Planning Commission that applications submitted prior to the date of adoption be an exception. The City Council may make any changes to the draft ordinance that it deems appropriate. The City Council may also decide not to adopt a temporary moratorium.

BUDGET ACTION REQUIRED:

N/A

COMMITTEE/COMMISSION REVIEW:

The Planning Commission reviewed and discussed the police powers ordinance at their regular meeting on March 16. The Planning Commission voted 5-1 to recommend that the City Council adopt a temporary moratorium ordinance for short-term rentals and that if adopted by the City Council, applications submitted prior to the date of adoption be processed consistent with the current procedures.

LEGAL REVIEW:

The City Attorney prepared the draft police power ordinance.

SAMPLE MOTION:

Motion to adopt Ordinance No. 230322-A

: Temporary Moratorium Ordinance for Short-Term Rentals

**CITY OF SAUGATUCK
COUNTY OF ALLEGAN
STATE OF MICHIGAN**

**TEMPORARY MORATORIUM ORDINANCE FOR
SHORT-TERM RENTALS**

ORDINANCE NO. 230322-A

At a meeting of the City Council of the City of Saugatuck, Allegan County, Michigan, held at the Saugatuck City Hall on _____, 2023 at _____ p.m., City Council Member _____ moved to adopt the following ordinance, which motion was seconded by City Council Member _____.

An ordinance to enact a temporary moratorium until nine 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 and rescinds this ordinance on approval and consideration of new short-term rental certifications within the City.

CITY OF SAUGATUCK, ALLEGAN COUNTY, ORDAINS:

WHEREAS, short-term rentals are currently permitted within the City of Saugatuck (“City”) subject to the Saugatuck City Code, which provides for the certification and regulation of short-term rentals within the City; and

WHEREAS, there has been a steadily increasing number of applications for short-term rental certificates in the City, and the City already has a large number of approved short-term rentals; and

WHEREAS, the Saugatuck City Council (“Council”) has noticed a trend of increased interest in short-term rental uses and is legitimately concerned that these uses, if left unchecked, have the potential to impact housing availability, create land use conflicts, and alter the character of the City’s residential neighborhoods; and

WHEREAS, the City has a legitimate public purpose in addressing the proper and consistent regulation of short-term rentals within the City; and

WHEREAS, the Council wishes to consider amending the Saugatuck City Code to provide for an appropriate regulatory approach for addressing potential impacts of short-term rentals while ensuring the productive and healthy development of short-term rentals within the City, which may include a cap on the maximum number of short-term rental permits available within the City; and

WHEREAS, the Council approved a recommendation by the Planning Commission at a special meeting held on February 16, 2023, to authorize the creation of a Short-Term Rental Task Force to serve as an advisory committee and to represent the various different stakeholders within

the community in order to research and discuss the issue of short-term rentals to assist the City in promulgating balanced regulations related to short-term rentals; and

WHEREAS, the Short-Term Rental Task Force requires time to study the benefits and burdens related to short-term rentals and make factual findings regarding short-term rental land uses within the City; accordingly, the Short-Term Rental Task Force will not report its findings to the City Council until the fall of 2023; and

WHEREAS, the Council wishes to consider amending the short-term rental provisions within the Saugatuck City Code in a manner that will otherwise protect the public health, safety, and general welfare of the City; and

WHEREAS, the research and drafting of appropriate amendments to the Saugatuck City Code may take several months to properly accomplish; and

WHEREAS, it is appropriate to address the impacts to the public health, safety, and general welfare to enact a reasonable and temporary moratorium until appropriate regulation can be enacted and effective; and

WHEREAS, absent a temporary moratorium on the establishment of any new short-term rentals in the City and the issuance of any new certificates for the same, inconsistent regulation of those activities could result, and the Council would be left without a meaningful way of addressing the potential impacts of these uses on housing availability, land use conflicts, and the character of the City's residential neighborhoods; and

WHEREAS, the Council finds that it is necessary and reasonable to establish a temporary moratorium on the establishment of any new short-term rentals in the City and the issuance of any new certificates for the same, except for short-term rental certificate applications that have been filed with the City prior to the adoption of this ordinance, for nine (9) months or until the City has enacted a valid amendment to the Saugatuck City Code.

NOW, THEREFORE, The City of Saugatuck Ordains:

An Ordinance Imposing a Temporary Moratorium on the Establishment of New Short-Term Rentals and Issuance of New Certificates for Short-Term Rentals.

Section 1: Moratorium. The City of Saugatuck hereby temporarily prohibits the establishment of new short-term rentals and the issuance of new certificates for short-term rentals pending further study, enactment, and effect of an amendment to Saugatuck City Code. Except as expressly provided herein, no applications for short-term rental certificates shall be received or processed by the City throughout the duration of the moratorium period. Nothing in this Ordinance shall be construed to authorize the operation of any short-term rentals without a validly issued certificate from the City.

Section 2: Existing Certificates; Renewal. Notwithstanding the renewal requirements in the Saugatuck City Code, all valid short-term rental certificates currently in effect shall remain effective throughout the duration of the moratorium period and for a period of 30 days after the

date this Ordinance is repealed. However, nothing in this Ordinance shall preclude the City from terminating or revoking a short-term rental certificate pursuant to the City Code for failure to comply with the applicable standards and requirements of the City Code, excepting the renewal requirements suspended by this Ordinance.

Section 3: Exceptions for Pending Applications. This Ordinance shall not apply to applications for short-term rental certificates submitted to the City prior to the adoption of this ordinance, which shall be processed consistent with the Saugatuck City Code and may be approved and issued during the moratorium period. Nothing in this Ordinance shall preclude the City from rejecting a nonconforming or incomplete application for a short-term rental certificate, in which event the applicant shall have no right to reapply until this Ordinance is repealed.

Section 4: Term; Renewal. This Ordinance shall terminate and be of no further effect nine (9) months from the effective date of this Ordinance unless the City Council adopts a resolution extending the moratorium or terminating the moratorium.

Section 5: Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 6: Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 7: Publication. This Ordinance or a summary thereof shall be promptly published in a newspaper of general circulation within the City of Saugatuck, and on the City's website.

Section 8: Effective Date. This Ordinance shall take effect immediately after its publication as required by law.

The above Ordinance was offered for enactment by _____ and was supported by _____ at a regular meeting of the Saugatuck City Council, held at the Saugatuck City Hall, on the ___ day of _____, 2023, at _____ p.m., the vote being as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ADOPTED this _____ day of _____, 2023.

CITY OF SAUGATUCK

BY: _____
Scott Dean, Mayor

BY: _____
Jamie Wolters, City Clerk

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an ordinance adopted by the City of Saugatuck at a duly scheduled and noticed meeting of the City Council held on _____, _____ 2023, pursuant to the required statutory procedures.
2. A summary of the above ordinance was duly published in the _____ newspaper, a newspaper that circulates within the City of Saugatuck, on _____, 2023.
3. Within 1 week after such publication, I recorded the above ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the City Council voting, and how each member voted.
4. I filed an attested copy of the above ordinance with the Allegan County Clerk on _____, 2023.

ATTESTED:

Jamie Wolters
City of Saugatuck, Clerk



City Council Agenda Item Report

FROM: Ryan Cummins, Director of Planning and Zoning

MEETING DATE: March 22, 2023

SUBJECT: Ordinance No. 230322-B: Temporary Waterfront Commercial Development and Construction Moratorium

DESCRIPTION:

There is a recent increase in the demand to develop or expand structures and buildings along the waterfront. An increase in waterfront commercial development could pose significant environmental risks, due to the close proximity of the Kalamazoo River and Kalamazoo Lake. It is important to ensure that future waterfront commercial development is harmonious with the City by ensuring that existing zoning regulations protect the City's waterways, natural resources, economic land uses, health, safety and general welfare.

The City Council listed a long-term vision for commercial and residential waterfront development as a desirable priority in their recent strategic planning meeting. In October, the Planning Commission raised concern about waterfront development patterns. The Planning Commission established updates to the zoning ordinance regarding waterfront development as a priority for 2023.

Attached is a proposed police power ordinance to enact a temporary moratorium on permitting, approval, and consideration of new building construction, existing building expansion, and site development (parking and site improvements) in all waterfront locations in the Water Street North, Water Street South, Water Street Commercial, and Resort Zoning Districts.

City Council is responsible for passing police power ordinances. However, the Planning Commission was asked to make a recommendation to City Council on whether to adopt a temporary waterfront commercial development and construction moratorium. The Planning Commission reviewed and discussed the police powers ordinance at their regular meeting on March 16. The Planning Commission voted 5-1 to recommend that the City Council adopt a temporary waterfront commercial development and construction moratorium. The City Council may make any changes to the draft ordinance that it deems appropriate. The City Council may also decide not to adopt a temporary moratorium.

Should City Council impose a moratorium, staff intends to work in partnership with the Planning Commission and our consulting planner, David Jirousek, to:

1. Review of existing ordinance: What does it allow? Will it implement the master plan? Will it result in desirable waterfront development?
2. Review best practices and examples of waterfront commercial development guidelines and requirements.
3. Conduct an online survey with waterfront-focused questions and visual preference options.
4. Prepare zoning recommendations and potentially overlay district boundaries.
5. Conduct a public hearing and approval process.

BUDGET ACTION REQUIRED:

N/A

COMMITTEE/COMMISSION REVIEW:

The Planning Commission reviewed and discussed the police powers ordinance at their regular meeting on March 16. The Planning Commission voted 5-1 to recommend that the City Council adopt a temporary waterfront commercial development and construction moratorium.

LEGAL REVIEW:

The City Attorney prepared the draft police power ordinance.

SAMPLE MOTION:

Motion to adopt Ordinance No.230322-B: Temporary Waterfront Commercial Development and Construction Moratorium

**CITY OF SAUGATUCK
ALLEGAN COUNTY, MICHIGAN**

**ORDINANCE ESTABLISHING TEMPORARY WATERFRONT COMMERCIAL
DEVELOPMENT AND CONSTRUCTION MORATORIUM**

ORDINANCE NO. _____

At a meeting of the City Council of the City of Saugatuck, Allegan County, Michigan, held at the Saugatuck City Hall on _____, 2023 at _____ p.m., City Council Member _____ moved to adopt the following ordinance, which motion was seconded by City Council Member _____.

An ordinance to enact a temporary moratorium until September 30, 2023 or an earlier time in which the City adopts new regulations governing the activities regulated in this ordinance and rescinds this ordinance, on permitting, approval, and consideration of new building construction, existing building expansion, and site development (parking and site improvements) in all waterfront locations in the Water Street North, Water Street South, Water Street Commercial, and Resort Zoning Districts. This temporary moratorium does not apply to any interior upfits, interior alterations, or changes in land use that do not require expansions to existing buildings or structures.

THE CITY OF SAUGATUCK ORDAINS:

WHEREAS, the City of Saugatuck (“City”) has enacted a zoning ordinance under the Michigan Zoning Enabling Act (“Zoning Ordinance”) that governs the development of lands within the City for reasons, including, but not limited to, the orderly development of lands, the compatibility of neighboring and nearby land uses, and the general health, safety, and welfare of City residents and visitors. See e.g., MCL 125.3201(1); and

WHEREAS, Section 152.04(F) of the City Code provides regulations that allow the City Council to adopt a moratorium to prevent irreparable harm to the resources located within an established historical district and the City’s Historic District includes various areas listed below. Moreover, Michigan courts have interpreted Michigan law as authorizing cities to pass temporary moratoria to protect or promote the public health, safety, and welfare; and

WHEREAS, the “Waterfront Commercial Temporary Moratorium Area” is an area of lands that: (1) are waterfront parcels on the Kalamazoo River or Kalamazoo Lake; and (2) are located in either the Water Street North, Water Street South, Water Street Commercial, or Resort Zoning Districts; and

WHEREAS, the City is aware that there is a recent increase in the demand to develop or expand structures and buildings within the Waterfront Commercial Temporary Moratorium Area. Given that trend, the City desires to study its zoning regulations and temporarily stop permitting, consideration, and construction within the Waterfront Commercial Temporary Moratorium Area

as specified below to ensure the City can adequately develop land use regulations to protect the public health, safety, and general welfare of the City and its residents; and

WHEREAS, the City plans to study its zoning regulations and make any necessary amendments to ensure that future projects in the Waterfront Commercial Temporary Moratorium Area are harmonious with the City by ensuring that existing zoning regulations protect the City's waterways, natural resources, and economic land uses. The City plans to study its zoning regulations to ensure that commercial waterfront development does not cause dangerous traffic or parking conditions, which would adversely impact the health, safety, and general welfare of the City. An increase in waterfront commercial development could pose significant environmental risks, due to the close proximity of the Kalamazoo River and Kalamazoo Lake, and the City wants to ensure its zoning regulations are sufficient to protect the health, safety, and general welfare of the City and its residents; and

WHEREAS, given the possible adverse environmental, traffic safety, and economic impacts posed by inappropriate development in the Waterfront Commercial Temporary Moratorium Area, it is appropriate to enact a temporary moratorium on the activities specified below until any necessary revised regulations can be enacted to protect health, safety, and general welfare of the City and its residents.

NOW, THEREFORE, The City of Saugatuck Ordains:

Section 1. Title: This ordinance shall be known and cited as the City of Saugatuck Temporary Waterfront Commercial Development and Construction Moratorium.

Section 2. Temporary Moratorium: The City enacts a temporary moratorium on permitting, accepting applications, approvals, and consideration of new site development including parking and site improvements, new building construction, and existing building expansion in the Waterfront Commercial Temporary Moratorium Area (an area of lands that: (1) are waterfront parcels on the Kalamazoo River or Kalamazoo Lake; and (2) are located in either the Water Street North, Water Street South, Water Street Commercial, or Resort Zoning Districts) under Michigan law until September 30, 2023 or an earlier time in which the City adopts new regulations governing uses in the Waterfront Commercial Temporary Moratorium Area (and rescinds this ordinance). This temporary moratorium shall not apply to any building interior upfits, building interior alterations, or changes in land use that do not require expansions to existing buildings, structures, or additional site development (parking and other site improvements) in the Waterfront Commercial Temporary Moratorium Area. The City Council may extend this temporary moratorium by resolution from time-to-time to finish adopting new regulations governing uses in the Waterfront Commercial Temporary Moratorium Area.

Waiver: In the event that a landowner will suffer immediate and irreparable harm for the short duration of this ordinance, or this ordinance otherwise violates applicable provisions of the state or federal constitution or other applicable law, a landowner may apply in writing for a waiver of the moratorium from the City Council. At a public hearing held on such an application, the landowner must bear the burden of demonstrating immediate and irreparable harm as a result of

the moratorium. The City Council, upon a sufficient showing, may grant a waiver of the moratorium to the degree necessary to avoid the demonstrated immediate and irreparable harm.

Section 3. Severability: The provisions of this ordinance are hereby declared to be severable and if any part is declared invalid for any reason by a court of competent jurisdiction it shall not affect the remainder of the ordinance which shall continue in full force and effect.

Section 4. Repeal: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5. Effective Date: This ordinance shall take effect immediately after publication.

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

Scott Dean
City of Saugatuck, Mayor

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an ordinance adopted by the City of Saugatuck at a duly scheduled and noticed meeting of the City Council held on _____, _____ 2023, pursuant to the required statutory procedures.
2. A summary of the above ordinance was duly published in the _____ newspaper, a newspaper that circulates within the City of Saugatuck, on _____, 2023.
3. Within 1 week after such publication, I recorded the above ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the City Council voting, and how each member voted.
4. I filed an attested copy of the above ordinance with the Allegan County Clerk on _____, 2023.

ATTESTED:

Jamie Wolters
City of Saugatuck, Clerk

**CITY OF SAUGATUCK
ALLEGAN COUNTY, MICHIGAN**

**ORDINANCE ESTABLISHING TEMPORARY WATERFRONT COMMERCIAL
DEVELOPMENT AND CONSTRUCTION MORATORIUM**

**Ordinance No. ____
Notice of Adoption**

Please take notice that on _____, 2023, the City Council of the City of Saugatuck adopted ordinance No. ____, a temporary moratorium on permitting, accepting applications, approvals, and consideration of new site development including parking and site improvements, new building construction, and existing building expansion in the Waterfront Commercial Temporary Moratorium Area (an area of lands that: (1) are parcels on the Kalamazoo River or Kalamazoo Lake; and (2) are located in either the Water Street North, Water Street South, Water Street Commercial, or Resort Zoning Districts) under Michigan law until September 30, 2023 or an earlier time in which the City adopts new regulations governing uses in the Waterfront Commercial Temporary Moratorium Area. Copies of the ordinance may be obtained from Jamie Wolters, City of Saugatuck Clerk, at 102 Butler Street, P.O. Box 86, Saugatuck, Michigan 49453 during regular business hours.

Published by Order of the City Council
City of Saugatuck, Allegan County

Jamie Wolters
City of Saugatuck, Clerk
(269) 857-2603
JWolters@saugatuckcity.com

Publication Date: _____, 2023



City Council Agenda Item Report

FROM: Ryan Cummins

MEETING DATE: 3/22/2023

SUBJECT: Expanded Outdoor Dining for 2023

DESCRIPTION:

During the course of the COVID-19 pandemic, the City and many other local governments declared emergencies which allowed measures, including suspending specific ordinance requirements, to reduce the risk and spread of the virus. This included creating flexibility to expand dining outdoors. Part of this flexibility allowed restaurants to expand dining onto sidewalks and into the street.

Following the emergency measures and during a time of unknowns as it related to what would happen with the viral spread, the City Council continued to offer flexibility by adopting an expanded outdoor dining ordinance and policy in February 2022. This allowed for a licensee to temporarily occupy City streets.

The Zoning Ordinance considers expansions of restaurant seating into the right of way (which would include streets) as a special land use. A special land use requires a public hearing and site plan review by the Planning Commission. During the pandemic, because of the emergency and continued need for flexibility, zoning approvals were not required.

Staff have discussed that:

- Three summers of licensing approvals and expanded outdoor use by establishments downtown has created a hybrid of approvals, as well as likely some confusion on the necessary approvals for outdoor dining.
- Some establishments obtained prior special use permit approval for expanded dining on the sidewalks, received additional expanded dining on sidewalks under temporary licenses issued during 2020-2022, and additionally received licenses for the use of City streets or parking spaces under temporary approvals.
- Others may only have first started expanded outdoor dining areas based on the temporary licenses authorized during 2020-2022, and have no zoning approval.
- As a result, establishments will be returning for the summer in 2023 for approvals and will be likely operating under the assumption that a temporary license will be sufficient because of the multiple paths permitted by the City over the last few years during and after COVID-19.

- As COVID-19 is no longer at high levels of transmission, many communities are now working through how to bring restaurants with expanded outdoor dining into compliance with zoning code requirements.

Staff wishes to bring these issues to your attention and is seeking City Council feedback and endorsement of the following:

- Continued flexibility and staff discretion for temporary expanded outdoor dining during the 2023 spring/summer/fall tourist season. This would include following the same application process for temporary expanded outdoor dining licensing that occurred in 2022.
- Staff to work with legal counsel over the summer to make sure the zoning and other code requirements for outdoor dining are aligned.
- Provide restaurants with the attached letter advising that the City will continue its flexibility during 2023, but after November 1, 2023 all city codes, including zoning, will have to be followed.
- Staff setting up an open house after November 1, 2023, to further educate restaurants of the zoning and other code requirements for expanded outdoor dining and answer questions on how to apply for zoning approval for the 2024 season. This would allow restaurants to apply for zoning approvals during the winter months.

BUDGET ACTION REQUIRED:

N/A

COMMITTEE/COMMISSION REVIEW:

N/A

LEGAL REVIEW:

These concerns and recommendations were discussed with the City Attorney.

SAMPLE MOTION:

Sample motion to be provided after City Council discussion at the workshop meeting.



March 20, 2023

<Name>

<Address>

Saugatuck, MI 49453

Re: Expanded Outdoor Dining for 2023 Season

Dear Restaurant Owner:

From 2020-2022 we all experienced unprecedented challenges from the COVID-19 pandemic. During the course of the pandemic, the City and many other local governments declared emergencies which allowed measures, including suspending specific ordinance requirements, to reduce the risk and spread of the virus. This included creating flexibility to expand dining outdoors. Part of this flexibility allowed restaurants to expand dining onto sidewalks and into the street.

Following the emergency measures and during a time of unknowns as it related to what would happen with the viral spread, the City Council continued to offer flexibility by adopting an expanded outdoor dining ordinance and policy in February 2022. This allowed for a licensee to temporarily occupy City streets.

As COVID-19 is no longer at high levels of transmission, many communities are now working through how to bring restaurants with expanded outdoor dining into compliance with zoning code requirements. The City Zoning Ordinance considers expansions of restaurant seating into the right of way (which would include streets) as a special land use. A special land use requires a public hearing and site plan review by the Planning Commission. During the pandemic, because of the emergency and continued need for flexibility, zoning approvals were not required.

Three summers of licensing approvals and expanded outdoor use by establishments downtown has created a hybrid of approvals, as well as some confusion on the necessary approvals for outdoor dining. For example:

- Some establishments obtained prior special use permit approval for expanded dining on the sidewalks, received additional expanded dining on sidewalks under temporary licenses issued during 2020-2022, and additionally received licenses for the use of City streets or parking spaces under temporary approvals.

- Others may only have first started expanded outdoor dining areas based on the temporary licenses authorized during 2020-2022, and have no zoning approval.

For 2023, City Council has endorsed continued flexibility and staff discretion for temporary expanded outdoor dining for the spring/summer/fall tourist season. This would include following the same application process for temporary expanded outdoor dining licensing that occurred in 2022.

Throughout the summer, City staff will be working with our legal counsel to make sure the zoning and other code requirements for outdoor dining are aligned. **After November 1, 2023, all city codes, including zoning, will have to be followed.**

City staff will be setting up an open house after November 1 to further educate restaurants of the zoning and other code requirements for expanded outdoor dining and answer questions on how to apply for zoning approval for the 2024 season. This will allow restaurants to apply for zoning approvals during the winter months.

If you have any questions before November, please do not hesitate to contact me via e-mail or phone.

Sincerely,

Ryan Cummins
Director of Planning and Zoning
E-mail: rcummins@saugatuckcity.com
Ph: (269) 857-2603



City Council Agenda Item Report

FROM: Ryan Cummins

MEETING DATE: 3/22/2023

SUBJECT: Short-Term Rental Task Force Appointments

DESCRIPTION:

The City Clerk provided notice that the city was accepting applications for the Short-Term Rental Task Force. Twenty-four applications were received. Fifteen residents applied and nine non-residents applied. The following is a breakdown from the City Clerk of the number of applicants for each stakeholder group and the individuals who applied. All applications are also included for City Council review:

Stakeholder	Group	Total Applicants
Member from the retail, restaurant or lodging business owner community	1	3
Member from a short-term rental property management group	2	3
Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals	3	9
Member from a commercial zone member who is not the owner of a short-term rental	4	0
Member from the real estate realtor community with no short-term rental ownership	5	2
Member from a residential zone who is not a short-term rental owner and who feels negatively impacted by short-term rentals in their neighborhood	6	5
NA- filled out wrong app or does not fit stakeholder	7	2
Applicants- Residents- 15	Non-Residents-9	Total 24

Scott Fallick	1	Resident
Sean Steele	1	Non-Resident
Kevin Tringali	1	Non-Resident
Ethan Barde	2	Non-Resident
Anne Gudith	2	Non-Resident
Mark Klungle	2	Resident
CJ Bagierek	3	Resident
Elizabeth Boerema	3	Resident
Brian Elmore	3	Non-Resident
Keely Frye	3	Non-Resident
Clifford Francoeur	3	Resident
Eric Lanning	3	Non-Resident
Suresh Rajapakse	3	Resident
Christopher Vishey	3	Resident
Kam Morris	3	Non-Resident
Cathy Hart	5	Resident
Dick Waskin	5	Non-Resident
Joe Clark	6	Resident
Gary Kemp	6	Resident
Christopher Raphael	6	Resident
Doug Rodewald	6	Resident
Tim Straker	6	Resident
Steve Friedman	na	Resident
Marta Petter	na	Resident

Marta Petter Response to Stakeholder

Don't exactly fit categories above
 I am owner/operator of STR in Saugatuck commercial zone and manage a residential zone short term rental in Douglas and a residential zone short term rental in South Haven. I have been managing for 12 years in good standing. Family moved to the area in early 1970's and I have been living or working in the area throughout my life and returned to full time to Saugatuck in 2011 because I love Saugatuck charm.

PHONE INTERVIEWS:

Planning Commission Chair Manns conducted phone interviews with the applicants. Following his interviews, he provided a recommendation to Mayor Dean of who should be invited to a second interview.

INTERVIEWS:

The following individuals were recently interviewed by myself and Mayor Dean:

STR Task Force Interview Schedule		Location
Friday, March 17		
9:30	Sean Steele	Zoom
10:00	Cathy Hart	Zoom
10:30	Dick Waskin	In Person
11:00	Joe Clark	In Person
11:30	Kevin Tringali	In Person
12:00	Anne Gudith	In Person
12:30	Lunch Break	
1:00	Suresh Rajapakse	Zoom
1:30	Keely Frye	In Person
2:00	Eric Lanning	In Person
2:30	Mark Klungle	In Person
3:00	Tim Straker	Zoom
3:30	Gary Kemp	In Person
Monday, March 20		
9:00	Elizabeth Boerema	Zoom

During the interviews it was found that many applicants could be considered for multiple stakeholder groups. Following the interviews, Chair Manns and I discussed our recommendations with Mayor Dean and we were able to reach consensus on the six applicants and the two representatives from the Planning Commission and one representative from City Council who should make up the task force. Mayor Dean will be providing the recommendations on who to appoint to the Short-Term Rental Task Force during Wednesday’s workshop meeting. It is anticipated that the task force will begin meeting the second half of April or early May.

BUDGET ACTION REQUIRED:

N/A

COMMITTEE/COMMISSION REVIEW:

Planning Commission Chairperson, Steven Manns, was provided with a copy of the applications and interview questions, conducted phone interviews, and provided his recommendations to Mayor Dean.

LEGAL REVIEW:

N/A

SAMPLE MOTION:

Sample motion to be provided after City Council discussion at the workshop meeting.

To whom it may concern,

I believe I would be a great fit for this task force committee. As an active member of our community here in Saugatuck, I continuously work to help ensure that our neighborhood remains vivacious. I truly love where I live and always want to be a part of helping our home continue to grow. To help ensure our area's development, I am constantly looking for ways to give back to my community by supporting local organizations and charities. The relationships I have built within the area has helped me gain the knowledge and voice the task force committee needs.

In addition to my passion and dedication to our community, I will bring a wealth of knowledge to the committee. My current job involves working in a team, so I possess the necessary skills to collaborate in that type of environment. This summer will be my fourth year in the vacation rental industry, which has given me a deep understanding of the business and how much it can impact our local economy. I have been a business owner in Saugatuck multiple times and have been a member of Saugatuck/Douglas for over 30 years. As mentioned, I have continued to give back to the community in both my personal life and career. We source many of our vendors for our vacation rentals from the local community. For example, the bulletin at Lake Vista is where we find many independent contractors for tasks such as housekeeping, lawn care, and other miscellaneous jobs many of our homeowners need and use.

Because of my extensive background in vacation rentals and a long-lasting history with this community, I believe I will bring a lot of value to this task force committee. I would be honored to help our area continue to grow in any way I can. Thank you for your time and consideration.

Sincerely,

Anne Gudith

414 W. Milham Avenue
Portage, MI 49024
Phone (269) 381-7653
Fax (269) 381-6410

328 W. Milham Avenue
Portage, MI 49024
Commercial, Rental &
Relocation

221 S. Drake Road
Kalamazoo, MI 49009
Phone (269) 341-4300
Fax (269) 567-7710

302 S. Main Street
Plainwell, MI 49080
Phone (269) 685-6858
Fax (269) 685-9912

15150 S. Helmer Road
Battle Creek, MI 49015
Phone (269) 704-1000
Fax (269) 704-1001

513 Broadway Street
South Haven, MI 49090
Phone (269) 637-6537
Fax (269) 637-9037

4233 Red Arrow Highway
Stevensville, MI 49127
Phone (269) 983-8051
Fax (269) 983-8041

12574 E D Avenue
Richland, MI 49083
Phone (269) 629-5612
Fax (269) 629-5776

202 44th Street SW
Grand Rapids, MI 49548
Phone (616) 369-1991
Fax (616) 257-9578

100 S. Jefferson Suite A
Hastings, MI 49058
Phone (269) 704-1000
Fax (269) 704-1001

202 W. Center Street
P.O.Box 997
Douglas, MI 49406
Phone (269) 857-8030
Fax (269) 857-4140



Anne Gudith

Vacation Rental Specialist

As a resident of Douglas, Michigan since 1978, Anne cares deeply about the area and it's continued growth and development. She attended Saugatuck Public High School prior to attending Central Michigan where she earned her Bachelors of Science. Anne has owned or co-owned multiple businesses in the Douglas area and has a thorough understanding of the local economy and market. Her extensive experience in sales combined with her innovative mindset makes her a valued member of the Saugatuck/Douglas business community.

Experience

2019 - Present

Jaqua Realtors | 202 Center Street, Douglas MI

Vacation Rental Specialist

- Manage over 40 vacation rental properties in the Saugatuck/Douglas area
- Acquire new properties to vacation rental portfolio and complete extensive onboarding program, including city certificate and application, fire inspections, handling contracts, pricing analysis and more
- Work with homeowners to ensure safety and satisfaction with rental investment
- Communicate with all rental guests directly and handle any complaints or requests to provide top-notch customer service

2017 - 2019

Cord Blood Banking | Chicago, IL

Cryo-Cell Internal Sales Educator

2013- 2017

Z Gallery | Chicago, IL

General Manager

2010- 2013

PDI, Inc. | Chicago, IL

Senior Sales Manager

2005- 2010

Water Street Art Gallery | Douglas, MI

Co-Owner

Contact

Phone

312-590-4782

Email

agudith@jaquarealtors.com

Address

Douglas, Michigan

Education

Bachelor of Science Public Health Education & Promotion

Central Michigan University

International Program Scholarship Recipient

University of Cambridge

Executive Development Program

The Wharton Business School

Skills & Expertise

- Detail-oriented
- Innovative
- Customer Service
- Sales
- Professionalism
- Hardworking

Reference

Madison Jaqua

Associate Broker, Jaqua Realtors

Phone: 269-384-9074

Email: mjaqua@jaquarealtors.com

Sandy Shanahan

Agent at Jaqua Realtors,
Former Owner of Shoreline Realtors

Phone: 616-836-0111

Email: sandyj@jaquarealtors.com

Jamie Wolters

From: no-reply@weebly.com
Sent: Monday, March 6, 2023 3:26 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Anne Gudith

Email

agudith@jaquarealtors.com

Home Phone Number**Mobile Phone Number**

3125904782

Address

23 Center Street #3
PO Box 924
Douglas, MI USA 49406

Current Employer

Jaqua Realtors Vacation Places and Rentals

Occupation/Position

Vacation Rental Specialist

Business Phone Number

2698578030

Business Reference Name

Madison Jaqua

Business Reference Phone Number

2693849074

Business Reference Email

mjaqua@jaquarealtors.com

Does your employer have any business dealings wth the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

No

Are you a registered City of Saugatuck voter?

No

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a short-term rental property management group

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

Digital Signature

Anne Gudith

Submitted Files

Cover Letter

[anne_gudith_cover_letter.pdf](#)

Resume

[anne_gudith_resume.pdf](#)

Jamie Wolters

From: no-reply@weebly.com
Sent: Thursday, February 16, 2023 7:21 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Brian Elmore

Email

Briantelmore@gmail.com

Home Phone Number

773-220-0419

Mobile Phone Number

773-220-0419

Address

985 Ridgeview Ln.
Saugatuck, MI USA 49453

Current Employer

Deloitte, Touche, Tohmatsu Limited

Occupation/Position

Global Tax and Legal Learning & Development

Business Phone Number

773-220-0419

Business Reference Name

Business Reference Phone Number

Business Reference Email

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

No

Are you a registered City of Saugatuck voter?

No

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

I am a part time resident who built our home in Saugatuck in 2017. We enjoy spending as much time in Saugatuck as possible and we also rent our home out during the peak months of June-August. I bring a blended perspective both as someone who recognizes the benefit of properly enforced and regulated STRs but also wants to make sure that the character of our community remains in tact and isn't taken advantage of by ghost commercial interests in our town that do not care about being good citizens of the community. I'm appalled by the stories of unregistered STRs and STRs that are bad actors giving those that do strive to be good community citizens a bad name.

Digital Signature

Brian Elmore

Jamie Wolters

From: no-reply@weebly.com
Sent: Sunday, February 26, 2023 4:03 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Cathy Hart

Email

chart@inthebox.com

Home Phone Number

12697209581

Mobile Phone Number

2697209581

Address

685 Lake
Saugatuck, Michigan United States 49453-9746

Current Employer

Southwest Michigan Behavioral Health

Occupation/Position

Grant coordinator

Business Phone Number

2694886451

Business Reference Name

Cathy Hart

Business Reference Phone Number

Business Reference Email

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

My employer is in Portage MI and I work from home. My employer covers 8 counties but does not include Allegan. SWMBH is a regional entity managing behavioral health care services for medicaid recipients and low income individuals.

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you

best represent?.Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals

1

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from the real estate realtor community with no short-term rental ownership

1

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who is not a short-term rental owner and who feels negatively impacted by short-term rentals in their neighborhood

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

We own a home in Saugatuck on Lake Street and do not currently rent out the cabin at the lake shore however may want to do so in the future. I was a realtor in the local area for about 10 years but I am not currently licensed or working in real estate. I am not against rentals but have at times been impacted by erratic parking of visitors and excessive noise from two large rental properties nearby.

Technically I do not fit any of your designated categories which is why I checked 3.

Digital Signature

Cathy Hart

Jamie Wolters

From: no-reply@weebly.com
Sent: Sunday, February 26, 2023 2:55 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Christopher Raphael

Email

ceraphael@mac.com

Home Phone Number

2698573569

Mobile Phone Number

6169906300

Address

569 Weirich
Saugatuck, MI USA 49453

Current Employer

Self

Occupation/Position

IT Support Technician

Business Phone Number

616-990-6300

Business Reference Name

Christopher Raphael

Business Reference Phone Number

616-990-6300

Business Reference Email

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who is not a short-term rental owner and who feels negatively impacted by short-term rentals in their

neighborhood

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

I grew up in the area. We have lived in our home here for twenty years. I have seen the neighborhood has changed from all residential to 20% to 50% short-term rentals. It is no longer a neighborhood of neighbors.

Digital Signature

Christopher Raphael

Christopher Joseph Vishey, MBA

810 Allegan Street
Saugatuck, MI 49453
Cell 313.478.7697
visheyc@gmail.com

Experienced – over a decade of employment in healthcare operational, strategic and facility planning. Solid team interaction skills supporting project success. Productive and efficient Lean driven work habits; a self-motivator, able to analyze and derive solutions while utilizing a forward thinking + data driven approach

GOAL: Seeking advancement in healthcare strategic facility planning and operational effectiveness management. Focusing on allocation of assets to align enhanced operations and organizational aspirations to cost effectively meet future patient demand.

QUALIFICATIONS

- Growth Oriented - focused on strategic long-term developments and evaluating potential ventures. Capable of leveraging executive, steering and user group committees for successful project integration.
- Analytical Mindset – experienced in operational modeling and patient activity forecasting across clinical services. Able to clearly and creatively communicate findings and solutions to hospital leadership.
- Lean Certified – utilize Lean practices and tools throughout all aspects of day to day activities as well as improving and maintaining operational effectiveness. Ability to clearly facilitate and communicate process improvement education and kaizen events.
- Labor Management Experienced – ensure a balance amongst capital investments and ongoing operating cost. Capable of assessing the impact amongst varying cost types driven by alternative master planning and redesigning future state operations.

EMPLOYMENT HISTORY

NBBJ, Seattle, WA

- Senior Healthcare Consultant 07/19 - Present

Blue Cottage Consulting, Ann Arbor, MI

- Manager 01/19 – 07/19
- Senior Healthcare Consultant 12/15 – 12/18
- Healthcare Consultant 03/14 - 12/15

Jones Lang LaSalle (JLL), Chicago, IL

- Senior Analyst, Healthcare Capital Asset Strategy 07/12 – 03/14

Presence Health (formerly Resurrection Health Care), Chicago IL

- Saint Joseph Hospital
 - Surgical Services Business Manager 07/10 – 07/12
- Resurrection Health Care Corporate
 - Performance Engineer Operational Consultant 9/09 – 7/10
 - Performance Engineer Analyst 5/08 – 09/09

Saint Mary's Hospital, Grand Rapids MI

- Clinical Office Assistant / Registry Administrative Assistant 10/07-5/08
 - Advanced Specialty Clinic
 - Internal Medicine Clinic
 - Santa Maria Clinic
- Neuroscience Department
 - Clinic Operations Internship 05/07 – 8/07

EDUCATION

- Belmont University, Nashville, TN Certified, 8/2015
 - Massey Graduate School of Business Lean Certification
- Loyola University, Chicago, IL Graduated, 8/2014
 - MBA, Health Care Management
- University of Michigan, Ann Arbor, MI Certified, 12/2009
 - Lean Certification through College of Engineering Center for Professional Development
- Grand Valley University College, Grand Rapids, MI Graduated, 4/2008
 - Bachelor's Degree - Major: Health Professions; Minor: Business
- Grosse Pointe North HS, Grosse Pointe Woods, MI Graduated, 5/2004
 - Honor/AP course curriculum

CONTINUING EDUCATION

- Graphic facilitation workshop certified through 'The Grove'
- Furthering personal education and development through alternative analytical programs, GIS Mapping and Microsoft functions
- Health Care Performance Improvement seminars through GE, BMG, Premier, Galloway Consulting Group
- Pursuing 6 Sigma training at earliest possible opportunity

HOBBIES

- Skiing, Golfing, Soccer, Travel, Keeping active with family and friends

Jamie Wolters

From: no-reply@weebly.com
Sent: Thursday, February 16, 2023 9:23 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Christopher Vishey

Email

visheyc@gmail.com

Home Phone Number

13134787697

Mobile Phone Number

13134787697

Address

810 Allegan St
SAUGATUCK, MI United States 49453-9406

Current Employer

NBBJ

Occupation/Position

Healthcare Consultant

Business Phone Number

3134787697

Business Reference Name

Chuck Melchiori

Business Reference Phone Number

6164037463

Business Reference Email

chuck.melchiori@gmail.com

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

As a local resident and having operated a short-term rental on our homestead property, I understand the complexities of melding a short-term rental market with a community feel.

I am currently completing multiple master planning efforts for healthcare systems under my current role and routinely involve community subgroups. Navigating stakeholder interested and analyzing multifaceted data inputs is a day-to-day task.

Please reach out if you have any questions,

-Chris Vishey

313.478.7697

visheyc@gmail.com

Digital Signature

Christopher Vishey

Submitted Files

Resume

[christopher_j._vishey_-_resume_distribution_2023.pdf](#)

Jamie Wolters

From: no-reply@weebly.com
Sent: Saturday, February 18, 2023 6:30 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

CJ Bagierek

Email

badge_cj@yahoo.com

Home Phone Number

2486403598

Mobile Phone Number

2486403598

Address

610 Lake St
Saugatuck, MI United States 49453

Current Employer

Occupation/Position

Business Phone Number

Business Reference Name

Business Reference Phone Number

Business Reference Email

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

Also a member of the planning commission.

Look forward to seeing this task force forward.

While pro-STR with 5 years history of STR in Saugatuck and Douglas.

Digital Signature

Christopher Bagierek

Jamie Wolters

From: no-reply@weebly.com
Sent: Monday, February 27, 2023 12:48 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Clifford Francoeur

Email

CoastalTony@gmail.com

Home Phone Number

8586881177

Mobile Phone Number

8586881177

Address

651 Holland Street
Saugatuck , MI United States of America 49453

Current Employer

The Core Collaborative Inc.

Occupation/Position

CFO

Business Phone Number

6194322673

Business Reference Name

Mark Stuhmer

Business Reference Phone Number

(858) 752-7260

Business Reference Email

Mark@rtto.com

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

No

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

I am a California real estate broker who resides in Palm Springs in the winter and Saugatuck in the summer. I do short term rentals in both homes to supplement income when we are not in each location. We purchased in Saugatuck to be close to Michigan family and we love the community. We understand both sides of the argument and see the need for regulations so home owners can have quiet enjoyment of their properties, we also see the value to bring tourism and money to the area. We have seen first hand how unregulated short term rentals can have a negative impact on quaint residential neighborhoods. We purchased our home in Saugatuck a year ago and spent last summer refurbishing it so we can truly enjoy its history and have a future in it. I believe I have a unique perspective that could be valuable to this committee. We own an educational consulting company and truly see the value in community public education and the need for a strong community. I may not be able to attend meetings in person in the winter but am glad to make space in my schedule to help as much as I can. Let me know how I can help. I can provide resume and references if you think my perspective could help.

Digital Signature

Clifford Francoeur

Jamie Wolters

From: no-reply@weebly.com
Sent: Friday, February 17, 2023 10:40 AM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Dick Waskin

Email

dickwaskin@gmail.com

Home Phone Number

616-218-3191

Mobile Phone Number

616-218-3191

Address

6576 Heron Ridge Road
Saugatuck, MI United States 49453

Current Employer

Self

Occupation/Position

Broker/Owner RE/MAX Saugatuck-Douglas

Business Phone Number

269-857-2191

Business Reference Name

Business Reference Phone Number

Business Reference Email

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

No

Are you a registered City of Saugatuck voter?

No

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from the real estate realtor community with no short-term rental ownership

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

Real Estate sales representing both buyers and sellers in Saugatuck and the surrounding areas for over 36 years. I have listed and sold homes for full time residents, second home owners and investment owners of short term rentals in Saugatuck. I believe I can bring an objective, unbiased approach to the table.

Digital Signature

Dick Waskin

Submitted Files

Cover Letter

[short_term_rental_task_force_cover_letter.docx](#)

Doug Rodewald
rodewald413@gmail.com
773-209-7868

Dutchie

Head of Payments

May 2021 - Present · 1 yr 3 mos

Responsibilities: Leading the development and delivery of the world's largest cannabis platform's payment strategy and organization. Responsible for all aspects of Dutchie's payments model including strategy, sales, risk, fraud, partnerships, and operations.

Accomplishments

- Grew Dutchie Payment ARR by 400% in 12 months
- Integrated 3 payment organizations into one post Dutchie's Series C and concurrent acquisition of two POS companies that made up over 50% of the US Cannabis market
- Designed, contracted and led the launch of the first fully integrated digital payment product into the US cannabis market
- Launched Dutchie's first in store credit card processing solution in Canada
- Work closely with Government Affairs to drive preferred Federal legislation to enable equitable banking and financial services to the Cannabis industry

True Group

Chief Digital Officer

May 2017 - May 2021 · 4 yrs 1 mo

Responsibilities: Focused on establishing True Group as a leader in the Digital and Commerce Industries. Responsible for building out True's professional service organization focused on digital services including payments, frictionless commerce and digital transformation. Led the development of True's flyby ecosystem that provided retailers and organizations of all sizes access to best in class consumer engagement and location analytic platforms.

Accomplishments

- Built True Group's Digital business to \$4mm annual revenue from \$0
- Initiated and curated ongoing service relationships with industry leading brands such as Circle K, BP and Gallo
- Led marketing, sales and hiring for the full Digital Service team
- Supported sales for other key service areas that focused on Merger and Acquisitions and Learning and Development
- Built a digital solution leveraging a Meraki infrastructure that was deployed to SMB retailers and events to drive consumer analytics

Hoffman Street Holdings, LLC

Founder

Sep 2016 - Dec 2019 · 3 yrs 4 mos

Launched Hoffman Street Holdings to provide services to assist all entities adapt and excel in the transforming commerce market. Focused on assisting vertically integrated SaaS companies monetize payments to existing customer bases. Worked with founders, C Level Executives and GM's to enable new business models at fast growing technology companies.

Clients included:

- Toast (IPO'd September 2021)
- CCC (IPO'd August 2021)
- Booksy (Raised \$119mm as of January 2021)
- Clio (Raised Series E of \$110mm in April 2021 at \$1.6b valuation)

W. Capra Consulting Group

Partner

Sep 2005 - Jul 2016 · 10 yrs 11 mos

Responsibilities: One of three Partners with primary responsibilities focused on marketing, sales and growing W. Capra's internal business operations. Direct responsibility for the formation and growth of W. Capra's payments organization and its key industry relationships.

Accomplishments

- Defined and executed key sales, marketing, brand and partnership strategies to grow W. Capra's services revenue from \$1.5mm annually to \$16mm
- Founded, and grew, W. Capra's payment practice to one of the most utilized professional service organizations focused on payments by Fortune 500 retailers
- Implemented financial and HR controls that enabled the company to grow to 125 consultants
- Frequent speaker at industry events focused on emerging trends, technologies and business models

Jamie Wolters

From: no-reply@weebly.com
Sent: Tuesday, February 21, 2023 12:14 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Doug Rodewald

Email

rodewald413@gmai.com

Home Phone Number

7732097868

Mobile Phone Number

7732097868

Address

413 Hoffman St.
Saugatuck, MI United States 49453

Current Employer

Dutchie

Occupation/Position

Head of Payments

Business Phone Number

Business Reference Name

Asha Pope

Business Reference Phone Number

Business Reference Email

asha.pope@dutchie.com

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who is not a short-term rental owner and who feels negatively impacted by short-term rentals in their

neighborhood

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

I have had rentals in the past. Both renting our property here in Saugatuck on a short term basis and a condo in Chicago for long term usage. When renting our house here in Saugatuck we used two local agencies. We also travel frequently (in state and out of state) and use VRBO frequently. As such, I have a good feel for how other communities balance rentals with residents.

Digital Signature

Doug Rodewald

Submitted Files**Resume**[doug_rodewald_july_2022-3.pdf](#)

Jamie Wolters

From: no-reply@weebly.com
Sent: Thursday, February 16, 2023 9:23 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Elizabeth Boerema

Email

elizabeth@michigantile.com

Home Phone Number

6162189370

Mobile Phone Number

6162189370

Address

812 Mason Street
Saugatuck, Mi USA 49453

Current Employer

Michigan Tile

Occupation/Position

Owner

Business Phone Number

6163926919

Business Reference Name

Elizabeth Boerema

Business Reference Phone Number

6162123090

Business Reference Email

Steve@michigantile.com

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

Digital Signature
Elizabeth Boerema

150 Center St, Unit I
PO Box 250
Douglas, MI 49406

February 17, 2023

City of Saugatuck
102 Butler St
Saugatuck, MI 49453

Dear Council Members,

I am a full-time Douglas resident since 2021, along with my wife Tracy and our 13 year old son Charlie who attends Saugatuck Middle School. I own and manage a licensed short-term rental property at 16 Park St in Saugatuck. We also own the 1-acre adjacent parcel (10 Park St, corner of Park & Campbell), on which we intend to build our primary residence. In addition, Tracy and I own and manage (10) residential rental properties (totalling 20+ units) and (6) commercial properties in Grand Rapids.

I would describe my position on short-term rentals in Saugatuck as generally positive, but I am well aware that there need to be controls and constraints in order to ensure that they do not become a blight on the community. As a full-time resident, community advocate, business person, and experienced rental property owner, I believe I would be an integral member of the task force.

Thank you for your consideration. Please reach out to me if I can provide additional information.

Sincerely,

Eric Lanning
616.437.4167

Jamie Wolters

From: no-reply@weebly.com
Sent: Friday, February 17, 2023 1:54 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Eric Lanning

Email

lanninget@gmail.com

Home Phone Number

6164374167

Mobile Phone Number

6164374167

Address

150 Center St
Unit I
Douglas, MI United States 49406

Current Employer

Self Employed

Occupation/Position

Real Estate Ownership/Management

Business Phone Number

6164374167

Business Reference Name

John VanZee

Business Reference Phone Number

6464500865

Business Reference Email

vanzjd@gmail.com

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

No

Are you a registered City of Saugatuck voter?

No

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who holds a short-term rental

license and/or is positive about short term-rentals

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

See cover letter

Digital Signature

Eric Lanning

Submitted Files

Cover Letter

[short_term_task_force_cover_letter.docx](#)

Jamie Wolters

From: no-reply@weebly.com
Sent: Tuesday, February 21, 2023 3:32 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Ethan Barde

Email

ethanbarde54@gmail.com

Home Phone Number**Mobile Phone Number**

269-209-0417

Address

3191 Beach Trail Drive
Saugatuck, MI MI 49453

Current Employer

Quaint Cottages

Occupation/Position

Property Manager/General Manager

Business Phone Number

269-857-1750

Business Reference Name

Tammy Kerr

Business Reference Phone Number

616-218-0873

Business Reference Email

tammylynnkerr@gmail.com

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

No

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a short-term rental property management group

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

I have been managing short term rental properties in Saugatuck for 20 years long before air bnb, VRBO etc were around.

Digital Signature

Ethan Barde

Jamie Wolters

From: no-reply@weebly.com
Sent: Monday, March 6, 2023 3:19 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Gary Kemp

Email

ggkemp42@gmail.com

Home Phone Number

Same as below

Mobile Phone Number

616 886-6829

Address

1022 Holland Street
Saugatuck, MI United States 49453

Current Employer

Retired

Occupation/Position

Business Phone Number

Business Reference Name

Business Reference Phone Number

Business Reference Email

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

I have lived and worked in the Saugatuck/Holland Area since my wife and I came to West Michigan in 1968, after I earned a BFA and Masters Degree in Industrial Design, from The Ohio State University. Shortly after moving, I was drafted into the US Army and served in Vietnam. Upon returning, I worked for Herman Miller Inc over 30 years in a variety of Design & Development and Marketing/Sales positions, where ultimately I became a Corporate Vice President.

Our first home was located at Goshorn Lake where we bought and remodeled a water front summer cottage. We have always loved West Michigan and enjoyed the quality of life, many outdoor activities and the diverse people. Early on I knew Saugatuck was where I wanted to live and ultimately retire. In 1983, while living in Holland, we brought our first residential property in Saugatuck which we converted into Marywood Manor Bed & Breakfast. In the early 1990's we bought an older home on Holland Street which we completely renovated and rented as a long term rental. Shortly thereafter we bought a historic cottage on the Kalamazoo River which we have continuously upgraded and rent as a licensed short term rental. While operating the Bed & Breakfast we bought a small cottage across the street, in the heart of downtown, which we renovated and rent as a licensed short term rental.

In 2000, we enlarged the Holland Street property and made it our permanent residence. In 2008, we started a property management company which rented and managed cottages for the property owner. During this period I was recruited and served on the initial board of the Saugatuck Center for the Arts and helped to get it operating as a warehouse theater and major cultural attraction for Saugatuck. Marywood Manor B & B was one of the earliest founding members of the Saugatuck/Douglas Convention Visitor's Bureau. Shortly after we began operating the B & B, I became an active member of the Visitor's Bureau and later was elected a Board Member where I served for several terms.

Owning and operating a Bed & Breakfast, a property management company and several short and long term rentals has given me an appreciation of the many personal and economic benefits to property and business owners, City government and tourists visiting Saugatuck. An active real estate sales and rental market has enabled the housing market to remain strong in both good and bad times. The availability of plentiful short term rentals has brought many new visitors to our community and has strengthened the local economy by 1.) generating a larger tax base fueled by non-homesteading out of town home owners and 2.) by renting properties on a short term basis it has enabled many tourists to stay in town, eat in the restaurants and buy retail goods and services. This has allowed many small business owners to succeed even though the town has a very short 4- 6 month business season. It has also enabled property values to continue to appreciate which has benefited many local residents and enabled them to create a nice retirement nest egg and quality of life. It is also a fact that many out of town property owners end up permanently moving to our community, adding value and different points of view to our long term community development.

On the other hand, I also have an understanding and concern about the negatives which

can accompany the short term rental segment. An overly hot housing market can cause property values to dramatically increase causing some people to not be able to buy or rent a home and live in the community. This is especially true for many of the workers needed to operate our local businesses. Also, large and/or loud rental parties can generate obnoxious noise, parking problems and unruly confrontations with neighbors. Well controlled short term rentals can also generate additional expenses for local government for licensing, inspections and ordinance enforcement.

Overall, I strongly believe our community can have very vibrant short term rental accommodations that can benefit the community and operate in a very cooperative manner for the good of all.

Having lived in Saugatuck for over 20+ years and in West Michigan for 50, I have gained a vast storehouse of knowledge about the local economy, people, culture and values that have made our community an outstanding place to live. Being a member of the Short Term Rental Task Force would enable me to add a perspective that should be of value to help insure the end result is more complete and comprehensive. I would be honored to serve as the" Member from a residential zone who holds a short term rental license and is positive about short-term rentals."

Cordially

Gary Kemp

Digital Signature

Gary Kemp

Having been a resident of Saugatuck for over 12 years, a Saugatuck property owner for approximately 25 years and part of an extended family that has owned and resided in the town for multiple generations, I have seen many changes to our community and culture. One of my lifetime goals and achievements has been to reside in Saugatuck and to remain here throughout my soon to start retirement years.

Over the past several years I have witnessed friends, neighbors and family members leave Saugatuck with the primary driver being the impact of short-term rentals within our neighborhood. My immediate family and I are in fact considering the same, unthinkable consideration five years ago.

To be clear I believe property owners have certain rights and that there is a place for short-term rentals in our community. I also believe that residents should not be forced to leave or give up the basic tenants of living in a residentially zoned neighborhood. I am encouraged that our town leaders have elected to look closer at our changing town and are open to introducing guardrails around short-term rentals with the intent to improve our community while allowing residents, business owners and visitors to coexist.

To that end I am willing to participate as a member of the task-force and represent to the best of my abilities, the interests of our dwindling residential population. While I have no direct experience in working with local, state or federal governments, my career as an executive has mandated that I master the arts of negotiating, seeing both sides of problems and driving consensus.

I welcome and questions and stand ready to serve the community.

Joseph M Clark
419 Francis St.
Saugatuck, Mi. 49453
Email: jclark003@ameritech.net
Phone: 847-691-4067

Profile

An Information Technology professional with over 30 years experience in Executive Management, Strategic Planning, Business Development and Technology Leadership. I am a dedicated, versatile, results-oriented leader with a successful track record of technical and managerial achievements. My skills consist of a robust combination of managerial, technical and telecommunications industry vertical expertise.

Experience Summary

Luxoft / DXC Technologies

February 2011–Present

Senior Director, US Operations

Responsible for service delivery to US customer base. Primary responsibilities include P&L Management, Business Operations, Service Delivery Management, Business Development and Customer Management.

Cognizant Technology Solutions

November, 2006–September, 2010

Vice President, North American Telecommunications Business Unit

Responsible for Cognizant's North American Telecommunications Business Unit operation. Primary responsibilities included P&L Management and Business Operations, Service Delivery Management, Sales, Business Development and Strategic Planning. Additional responsibilities included M&A integration and technology advisory leadership. clients.

Fujitsu Consulting

October, 1988–April, 2006

Senior Vice President of Delivery Services, US Operations

March, 2005 - April, 2006

Responsible for all competency development and practice management within Fujitsu Consulting's US operations. Primary responsibilities included Practice Management, Service Delivery Management, Resource Management, Business Development and Solutions Development. Additional responsibilities included Strategic Planning, Acquisition Diligence and Organizational Design.

Senior Vice President and Chief Technology Officer, Telecommunications Industry

April, 2000 - March, 2005

Responsible for overall Technology Direction and Business Operations within Fujitsu Consulting's \$225.0M North American Telecommunications Industry Business Unit. Specific responsibilities included Strategy and Business Planning, Organizational Design, Practice Operations (P&L), Solution Development, Business Development and Service Delivery Management. Additional responsibilities included participation in Industry and Technology Advisory Boards, Analysts Relations and Business Partner Management.

Vice President, Technology Services

May, 1997 - April, 2000

Responsible for developing and managing Technology Practices across Fujitsu Consulting's US operation. Specific responsibilities included Practice Development, Practice Management, Business Development, Solutions Development, Business Partner Management and Strategic Consulting.

Regional Director and Client Partner, Southwest US Operations

Sept., 1988 - May, 1997

Responsible for establishing, growing and leading multiple technology practices within Fujitsu Consulting's Southern US operations. Specific responsibilities included Account P&L, Client Relations, Business Development, Engagement Management, Practice Development and Program and Project Management.

AT&T Bell Laboratories, Murray Hill, N.J.

1984-1987

Consultant Manager of Data Center Operations

Responsible for development and management of a data center designed to support pure, applied research in the field of Materials Science and Engineering. Specific responsibilities included evaluation of departmental computational needs, purchasing of computing and laboratory support equipment, establishment of operational policies and procedures, environmental systems management, staff management and management of operational and capital budgets. Additional responsibilities included system programming to support custom laboratory control systems, development of programmatic optimization techniques, enhancement of operating systems and speaking at various scientific events and trade shows.

Nuvatec Inc., Lombard, IL

1981-1984

Senior Software Engineer

Responsible for designing and programming custom microprocessor control systems, operating systems and diagnostic test systems for multiple clients. Specific responsibilities included system requirements development, software design, programming and testing, hardware design and testing, field support activities and evaluation of development and emulation systems and equipment.

Jamie Wolters

From: no-reply@weebly.com
Sent: Saturday, March 4, 2023 9:21 AM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

joseph clark

Email

jclark003@ameritech.net

Home Phone Number**Mobile Phone Number**

8476914067

Address

419 Francis St
Saugatuck, MI United States 49453

Current Employer

Luxoft / DXC

Occupation/Position

Senior Director

Business Phone Number

Business Reference Name

Brian Hourihan

Business Reference Phone Number

(201) 248-2858

Business Reference Email

bhourihan@luxoft.com

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who is not a short-term rental owner and who feels negatively impacted by short-term rentals in their

neighborhood

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

I am a long-term resident and property owner with family ties to the community going back multiple generations. My neighborhood has seen significant transition to short-term rentals and I have many friends, neighbors and family who have been negatively impacted to the point of leaving the community. While I feel that short-term rentals have an important part in our community, I feel that we need a better regulatory structure to ensure that all can enjoy what our town has to offer without it being an undue burden on our dwindling residential base. I also believe we need to attract and retain more residents into our town and need to look beyond just short-term rentals to understand any other drivers towards a diminishing residential base.

Digital Signature

Joseph Clark

Submitted Files

Cover Letter

[cover_letter](#)

Resume

[resume_j_m_clark.doc](#)



P.O. Box 86, Saugatuck, MI 49453
Phone: 269.857.2603 Fax: 269.857-4406
Website: www.saugatuckcity.com

**APPLICATION FOR APPOINTMENT TO
BOARDS/COMMISSIONS/COMMITTEES**

Name: Kenneth Arthur Morris (Kam) Home Phone: 859-512-4035

Home/Mailing Address: PO Box 40, Saugatuck Mi 49453

E-mail Address: 446griffith@gmail.com

Employer: ADVICS North America Inc Occupation/Position: VP Sales & Program Managment

Business Phone: 513-696-5450 Business Reference: Scott Wolfe

Are you a Saugatuck City resident? No Are you a registered Saugatuck City voter? Might Be

Do you or your employer have any business dealings with the City which might present a conflict of interest? No If yes, explain _____

Serving on a Board or Commission can be time-consuming. Are you committed to attending all regularly scheduled meetings? Yes

On which Boards and/or Commissions would you be willing to serve?

- | | | |
|-------------------------|------------------------------|-------------------------|
| Planning Commission | Historic District Commission | Zoning Board of Appeals |
| Board of Review | Harbor Commission | Township Fire Board |
| Twp. Recreation Comm. | Kalamazoo Lake Sewer & Water | Library Board |
| Interurban Transit Auth | Peterson Nature Preserve | Construction Board |

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

Short Term Rental Task Force. Born in Holland grew up and graduated from SHS. Purchased home from my mother in 1992. Started self managing as a

Short term Rental in 2008. Home is located at 446 Griffith St. in the historic district Was awarded the S.D. Historical Societies historical preservation award.

You may wish to submit a cover letter with your application. Please return the original to the City Clerk's office at the above address for processing. The City of Saugatuck recognizes and supports the concept of balanced representation in regard to filling vacancies on Boards and Commissions. To this end, every effort is made to appoint members who represent Saugatuck's diverse community, including citizens of all ethnic groups as well as people with disabilities. Reasonable accommodations and equal access to communication are provided upon request.

Signature:  Date: 2-10-2023

****Disclaimer:** Per the City of Saugatuck's retention schedule this application will be kept on file for twelve months, unless you are chosen to serve on a board, then this application is kept on file for the duration of your term.

COPY: Mayor City Council City Clerk

Jamie Wolters

From: no-reply@weebly.com
Sent: Friday, March 3, 2023 10:32 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Keely Frye

Email

keely@clarkblue.com

Home Phone Number

2697605901

Mobile Phone Number**Address**

3181 Light House Way
Saugatuck, mi United States 49453

Current Employer

Vacation Rental Partners

Occupation/Position

Owner

Business Phone Number

2697604901

Business Reference Name

Business Reference Phone Number

Business Reference Email

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

No

Are you a registered City of Saugatuck voter?

No

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

I live in Saugatuck Twp, own a linen/laundry business in Douglas (Vacation Rental Partners), am a realtor in Douglas, and own and manage a short term rental in downtown Saugatuck. I have previously worked with a local property management company. I have a BS in Organizational Communications from WMU. I am pro short term rentals but believe the rules need to be enforced, and property owners held liable/responsible for registering and paying taxes/fees. I believe the city, its residents, and tourists can greatly benefit from better management and enforcement of rules and regulations. STRs are a vital part of tourism so they shouldn't be banned, but regulation is necessary. I'd love to have open and honest conversations, and am very fair and honest to a fault. I have the ability to see all sides of the issues despite having my own viewpoint/opinions. I appreciate what you are doing and hope to be chosen as part of the team!

Digital Signature

Keely Frye

Jamie Wolters

From: no-reply@weebly.com
Sent: Monday, March 6, 2023 12:46 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Kevin Tringali

Email

kevin_tringali@yahoo.com

Home Phone Number

6166351717

Mobile Phone Number

6166351717

Address

PO 956
Saugatuck, MI United States 49453

Current Employer

Owner of Bella Vita Vacation Rentals

Occupation/Position

Owner

Business Phone Number

269 857 8482

Business Reference Name

Business Reference Phone Number

Business Reference Email

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

No

Are you a registered City of Saugatuck voter?

No

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from the retail, restaurant or lodging business owner community

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

Digital Signature

Kevin Tringali

Mark Klungle
747 Water St
Saugatuck, MI 49453
(616) 821-0995
Email: mark@millpondrealty.com

City of Saugatuck
Mayor Scott Dean
102 Butler Street
PO Box 86
Saugatuck, MI 49453

Hon Mayor Dean

I am submitting my application for the Short Term Rental Task Force as the Short Term Rental Management Representative. I am a resident of the City of Saugatuck, a registered voter in the city, and I have 14 years of experience in “short term rental management” within Saugatuck and surrounding area. I am a licensed Realtor in Michigan and I currently serve on the Kalamazoo Lake Harbor Authority.

Additionally, in 2014 with similar Short Term Rental noise within the community, I chaired an Ad-Hoc committee on the “Short Term Rental Issues” that resulted in the current Short Term Rental Ordinance for Saugatuck. Prior, I served on the committee that updated the city sign ordinance. Also, in 2019 I was part of the small group instrumental in getting our City Council to take some action on the high water plaguing the business in the city.

I have listed a brief summary of my resume and I look forward to the opportunity to serve.

Sincerely

Mark Klungle

Mark Klungle

747 Water St

Saugatuck, MI 49453

(616) 821-0995

Email: mark@millpondrealty.com

Business Experience Summary

Education: BSE - Industrial Engineering/ Mechanical Engineering, Western Michigan University

Seidman School of Business, Grand Valley University- MBA program

Business Experience:

2008-current **Mill Pond Realty**-Saugatuck, MI,
Business Manager, Realtor-

1998 - 2008 **Great Lakes Grinding & Machine Inc.** Grand Rapids, Michigan
President & General Manager:

1995 - 1997 **High Tech Engineering Inc.** Grand Rapids, Michigan
President & General Manager:

1986 - 1994 **American Seating Company,** Grand Rapids, Michigan
Vice President Engineering, Research and Development .

1984 - 1986 **KI International Inc.** Green Bay, Wisconsin
Director of Design and Development:

1976 –1984

Haworth Inc. Holland, MI
Manager of Design,

Jamie Wolters

From: no-reply@weebly.com
Sent: Saturday, February 18, 2023 11:03 AM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

mark klungle

Email

mark@millpondrealty.com

Home Phone Number

6168210995

Mobile Phone Number

6168210995

Address

747 Water Street
POB 1093
Saugatuck, MI United States 49453

Current Employer

Mill Pond Realty

Occupation/Position

Business Manager

Business Phone Number

269 857 1477

Business Reference Name

Laura Durham

Business Reference Phone Number

6168360113

Business Reference Email

LAURA@MILLPONDREALTY.COM

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a short-term rental property management group

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

Digital Signature

mark klungle

Submitted Files

Cover Letter

[resume_summary_and_application_to_city2.17.23.doc](#)

Resume

[mill_pond_business_summary_2.17.23.docx](#)

Jamie Wolters

From: Ryan Heise
Sent: Wednesday, February 8, 2023 7:34 AM
To: Jamie Wolters
Subject: FW: Short Term Rental Committee

Hey hi good morning... FYI

From: Marta Petter <mpett4@gmail.com>
Sent: Tuesday, February 7, 2023 6:29 PM
To: Holly Leo <hleleo@saugatuckcity.com>; Helen Baldwin <Helen@saugatuckcity.com>; Scott Dean <sdean@saugatuckcity.com>; Gregory Muncey <Gregory@saugatuckcity.com>; Russ Gardner <Russ@saugatuckcity.com>; Lauren Stanton <lstanton@saugatuckcity.com>; Garnet Lewis <glewis@saugatuckcity.com>; Ryan Heise <Ryan@saugatuckcity.com>
Cc: Marta Petter <Mpett4@gmail.com>
Subject: Short Term Rental Committee

To the City Council:

I am volunteering for the short term rental advisory committee.

I have 12+ year background with Short term rentals (STR's) that may be helpful. I self manage a 1-5 bed STR in Saugatuck commercial district, a 5-bed STR in Douglas residential district and a 9-bed with pool STR in South Haven in a residential district. I am familiar with codes, inspections, good neighbor policies and study what other communities are considering.

So please consider me for the committee.

Thank you.

Marta

Marta Petter
PO Box 72
110 Butler/111 Water St.
Saugatuck, MI 49453
(312) 543-3521 cell
mpett4@gmail.com

Saugatuck, MI
[vrbo.com/410920](https://www.vrbo.com/410920) 1 King/1 bath
[vrbo.com/445780](https://www.vrbo.com/445780) 4bed/4-1/2 bath
[vrbo.com/444711](https://www.vrbo.com/444711) 5 bed/5-1/2 bath

Douglas, MI
[vrbo.com/58284](https://www.vrbo.com/58284) 5 bed/5 baths

South Haven, MI
[vrbo.com/706368](https://www.vrbo.com/706368) Pool 9 bed/8-1/2 bath

February 7, 2023

To the City Council:

I am volunteering for the short-term rental advisory committee.

I have 12+ year background with short term rentals (STR's) that may be helpful. I self-manage a 1-5 bed STR in Saugatuck commercial district, a 5-bed STR in Douglas residential district and a 9-bed with pool STR in South Haven in a residential district. I am familiar with codes, inspections, good neighbor policies and study what other communities are considering.

So please consider me for the committee.

Thank you.

Marta

Marta Petter
PO Box 72
110 Butler/111 Water St.
Saugatuck, MI 49453
(312) 543-3521 cell
mpett4@gmail.com

Saugatuck, MI
[vrbo.com/410920](https://www.vrbo.com/410920) 1 King/1 bath
[vrbo.com/445780](https://www.vrbo.com/445780) 4bed/4-1/2 bath
[vrbo.com/444711](https://www.vrbo.com/444711) 5 bed/5-1/2 bath

Douglas, MI
[vrbo.com/58284](https://www.vrbo.com/58284) 5 bed/5 baths

South Haven, MI
[vrbo.com/706368](https://www.vrbo.com/706368) Pool 9 bed/8-1/2 bath

Marta Petter
110 Butler, PO Box 72
Saugatuck, MI 49453

Work Highlights

- *Marta Petter Enterprises, LLC* Saugatuck 2011- Present
Property management- Manage 3 Vacation rentals, 4 commercial properties and long-term rental apartments
- Eldercare – Home health care for Seniors 2011-present
- *Home Products International*, Chicago 2 years
Custom home products for Walmart, Bed Bath& Beyond, Target
- *Tarta Marketing, LLC*
Created & utility patented product marketed nationally
- *VP Intervisual*, Santa Monica CA & Chicago
Custom Promotions for McDonalds, Chrysler, General Mills, Starbucks, Target
- *DDB Advertising*, Chicago
Discover Card, General Mills/Yoplait
- *Bozell Advertising*, Dallas
ConAgra & Regional Insurance
- *Marta's Vineyard Restaurant*, Saugatuck
- *Prajna/Joyce Petter Gallery*, Saugatuck – Retail

Education

Kalamazoo College BA
Northwestern – Business Curriculum
Thunderbird - MBA

Jamie Wolters

From: no-reply@weebly.com
Sent: Monday, March 6, 2023 10:12 AM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Marta Petter

Email

mpett4@gmail.com

Home Phone Number**Mobile Phone Number**

312-543-3521

Address

110 Butler PO Box 72
Saugatuck, MI US 49453

Current Employer

Self Employed as Property Manager

Occupation/Position

Property manager

Business Phone Number

(312)543-3521

Business Reference Name

Business Reference Phone Number

Business Reference Email

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

Don't exactly fit categories above

I am owner/operator of STR in Saugatuck commercial zone and manage a residential zone

short term rental in Douglas and a residential zone short term rental in South Haven. I have been managing for 12 years in good standing.
Family moved to the area in early 1970's and I have been living or working in the area throughout my life and returned to full time to Saugatuck in 2011 because I love Saugatuck charm.

Digital Signature

Marta Petter

Submitted Files

Cover Letter

[city_council_str_task_force_letter_2.7.23.docx](#)

Resume

[marta_petter_abbreviated_cv2023.docx](#)

Jamie Wolters

From: no-reply@weebly.com
Sent: Monday, February 20, 2023 9:36 AM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Scott Fallick

Email

safallick@yahoo.com

Home Phone Number

2313135561

Mobile Phone Number

2313135561

Address

983 MapleWoods
Saugatuck, Michigan United states 49453

Current Employer

Retired

Occupation/Position

Business Phone Number

Business Reference Name

Business Reference Phone Number

Business Reference Email

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from the retail, restaurant or lodging business owner community

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

After I moved to Saugatuck, in retirement, I bar tended locally for three years.

Digital Signature

Scott Fallick

Sean Steele
3416 Riverside Drive
Saugatuck, MI 49453
616.291.1064
Sean311wood@gmail.com

To City of Saugatuck:

I am reaching out to formerly apply for the City of Saugatuck's Short Term Rental Task Force. I am qualified to apply as a member from the retail, restaurant or lodging business owner community, short-term rental property management group or residential zone who holds a short-term rental license and/or is positive about short term-rentals as I am currently active in all of these categories. I learned of this position from the "News you can use" letter that went out on 2/16/23. As a resident and business owner/operator in our area, I have significant investments, experience and personal passion for the topics that will be addressed by this committee.

I can be a useful asset to this task force because I am deeply connected and invested in the Saugatuck community and am passionate about our future. I own and operate several businesses; Relax Rentals (vacation property management), Old Pike Cottages (local resort), Star of Saugatuck (boat cruise attraction), The Saugatuck Chain Ferry (historic attraction) and a short-term rental that is managed by Bella Vita Vacation Rentals. All of which are directly impacted by the issues this task force is being assembled to address. In addition to my business activities, my wife owns two retail stores in the city, my children attended Saugatuck Public Schools and I own a home and several other properties in the area.

I will consider it a privilege and honor to serve on the task force to help ensure the short term rental program in Saugatuck has a lasting and positive impact on our community.

Sincerely,

Sean Steele

Sean Steele

3416 Riverside Drive

616-291-1064

Sean311wood@gmail.com

OBJECTIVE

To add value to the city of Saugatuck for the future of the Short Term Task Force agenda

EDUCATION —

Holland Public schools

EXPERIENCE

12 year education with high school diploma.

28 years manager owner lawn landscape business in several communities in the west Michigan area.

18 years manager owner refuse recycle company with municipalities, corporate companies, and private sector.

Over 35 years oversee and manage several small local retail, rental, vacation attraction companies within the west Michigan area.

KEY SKILLS —

Management

Supervisory

Customer service

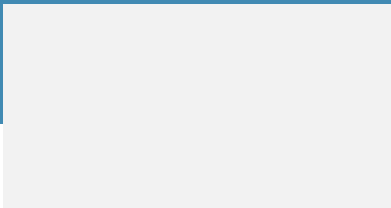
Mentorship

COMMUNICATION

Customer service and communication with municipalities, government and private sector for over 35 years.

Mentorship for small business to advance employees and help educate further advancement

LEADERSHIP



Owned and operated several companies both large and small.
Managed employees and supervisors with over 35 years experience
Positive role model for future leaders

REFERENCES

[Available upon request.]

Jamie Wolters

From: no-reply@weebly.com
Sent: Monday, February 20, 2023 8:04 AM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Sean Steele

Email

sean311wood@gmail.com

Home Phone Number

616-291-1064

Mobile Phone Number

616-291-1064

Address

3416 Riverside Drive
Saugatuck, Michigan United States 49453

Current Employer

Relax Rentals LLC

Occupation/Position

Owner

Business Phone Number

269-857-9090

Business Reference Name

Relax LLC

Business Reference Phone Number

269-857-9090

Business Reference Email

birdie@oldpikecottages.com

Does your employer have any business dealings with the City which might present a conflict of interest

Yes

If yes, please explain:

I have a lease agreement to run the Saugatuck Chain Ferry.
Also street end leases
I do not think either of these are a conflict.

Are you a City of Saugatuck resident?

No

Are you a registered City of Saugatuck voter?

No

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you

best represent?.Member from the retail, restaurant or lodging business owner community

1

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a short-term rental property management group

1

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

See cover letter

See Resume

Digital Signature

Sean Steele

Submitted Files

Cover Letter

[sean_steele_cover_letter_cos.pdf](#)

Resume

[sean_steele.pdf](#)

2-10-23

From : Steve FREEMAN
To : City of SAUGATVOK
Re : Short Term Rental
TASK FORCE

I will MAIL ORIGINALS

FAX 269-857-4406



P.O. Box 86, Saugatuck, MI 49453
Phone: 269.857.2603 Fax: 269.857-4406
Website: www.saugatuckcity.com

**APPLICATION FOR APPOINTMENT TO
BOARDS/COMMISSIONS/COMMITTEES**

Name: STEVE FRIEDMAN Home Phone: 248-615-8282

Home/Mailing Address: 559 HOFFMAN ST.

E-mail Address: SAFRIEDMAN@SBCGLOBAL.NET

Employer: RETIRED Occupation/Position: _____

Business Phone: _____ Business Reference: _____

Are you a Saugatuck City resident? YES Are you a registered Saugatuck City voter? YES

Do you or your employer have any business dealings with the City which might present a conflict of interest? NO If yes, explain _____

Serving on a Board or Commission can be time-consuming. Are you committed to attending all regularly scheduled meetings? YES

On which Boards and/or Commissions would you be willing to serve?

- Planning Commission Historic District Commission Zoning Board of Appeals
- Board of Review Harbor Commission Township Fire Board
- Twp. Recreation Comm. Kalamazoo Lake Sewer & Water Library Board
- Interurban Transit Auth Peterson Nature Preserve Construction Board

SHORT TERM RENTAL TASK FORCE

Please describe any qualifications, expertise or special interests that relate to your possible appointment: See Attached

You may wish to submit a cover letter with your application. Please return the original to the City Clerk's office at the above address for processing. The City of Saugatuck recognizes and supports the concept of balanced representation in regard to filling vacancies on Boards and Commissions. To this end, every effort is made to appoint members who represent Saugatuck's diverse community, including citizens of all ethnic groups as well as people with disabilities. Reasonable accommodations and equal access to communication are provided upon request.

Signature: _____

Date: 2-16-23

****Disclaimer:** Per the City of Saugatuck's retention schedule this application will be kept on file for twelve months, unless you are chosen to serve on a board, then this application is kept on file for the duration of your term.

COPY: Mayor City Council City Clerk

Steve Friedman

559 Hoffman St

Saugatuck, MI 49453

City of Saugatuck

I would like to apply for a position on the short term rental task force.

Prior to my retirement:

- 1) I owned a residential construction company.
- 2). I was a licensed builder and real estate broker in the state of Michigan.

My desire to be on the task force is to try to get a balance between the interests of the residents and of the business community in order for the city of Saugatuck to remain a successful community.

I am currently surrounded by short term rental. I feel that my experiences as a resident (May to November) can provide some insight into the situation.

Thank you for your consideration.


Stephen Friedman

2-16-23

March 6th, 2023

To the Saugatuck City Council,

I would love the opportunity to be a part of the City of Saugatuck's Short-Term Rental Task Force Committee. I believe I will bring the following qualities to the task force:

- The voice of a new resident and registered voter,
- A diverse, unbiased approach to the table that will benefit all parties and stakeholders,
- The voice of a responsible short-term rental owner,
- Commitment and dedication to attending meetings and staying engaged,
- In my 22-year professional career, my focus has been on helping people solve problems centered around divergent opinions. I have an innate ability to listen to varying viewpoints and come to a mutual solution that benefits everyone.

I have been a part-time resident of Saugatuck and have owned 215 Grand St for the last five years. I've grown to love this community so much that I bought a larger home at 647 Butler St. As a newer (relatively speaking) owner, I believe I bring a fresh and centered voice to the conversation.

I've made some great memories in the area with family and friends and invested hundreds of thousands of dollars to improve 215 Grand St and am very proud of the finished product. I am proud to have maintained the integrity of a charming 100-year-old cottage, while bringing many non-compliant ad safety items up to code. We spend a lot of time in this as a second home and also use it as a short-term rental over the summer. I have been very respectful and careful to maintain our property meticulously and have received no complaints at all. While I was reading some of the emails and feedback from residents that haven't had a great experience with short-term rental properties, it made me really upset that they have to deal with those situations. That being said, I would like to make sure that these exceptions and owners that aren't respectful to their community aren't used as the sole examples used to dictate how the rest of responsible short-term rental permit holders are treated.

I have grown to love this area so much that we are now investing hundreds of thousands of dollars into renovating 647 Butler St, while complying with all of the historic districts guidelines.

I have attended nearly all of the meetings relevant to this topic and will remain engaged to ensure I am available to participate in all engagements once this committee is formed. I am also invested in ensuring that we hear the voices of all parties to come up with a recommendation that is a fair and equitable solution for all.

Thank you for your consideration,

Suresh Rajapakse
404-386-8372
srajapak@gmail.com

Jamie Wolters

From: no-reply@weebly.com
Sent: Monday, March 6, 2023 6:33 PM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Suresh Rajapakse

Email

srajapak@gmail.com

Home Phone Number

4043868372

Mobile Phone Number

4043868372

Address

647 Butler St
Saugatuck, MI USA 49453

Current Employer

Wheels, Inc.

Occupation/Position

Vice President, Client Management

Business Phone Number

8476997000

Business Reference Name

Laura Jozwiak

Business Reference Phone Number

8474218547

Business Reference Email

ljozwiak@wheels.com

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who holds a short-term rental license and/or is positive about short term-rentals

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

Digital Signature

Suresh Rajapakse

Submitted Files

Cover Letter

[application_for_the_short_term_rental_task_force_committee_-_suresh_rajapakse.pdf](#)

TIMOTHY STRAKER
tcstraker@gmail.com

614.352.6055.

Saugatuck, Michigan/Sarasota, Florida

SUMMARY

Brand design and creative marketing leader skilled at building brands and creating followership. Leads with head and heart. Big thinker, but practical. Respects what came before while creating alignment around what's next. Enjoys tackling tough issues and untangling knots. Motivated by good design. Puts the customer at the center of every conversation.

MillerKnoll, Inc.

\$3.5B newly formed corporate brand created as the result of Herman Miller Group's 2020 acquisition of Knoll and its Constellation of design-led brands (19 brands post-merger)

Global Chief Marketing & Communications Officer (2020-Present)

- Leads Global Marketing, Creative, and Communications for MillerKnoll (MK) Corporate Brand, MK Contract Brand, Herman Miller, Knoll, Geiger, NaughtOne, etc, for the post-acquisition MK Brand Collective.
- Leads the following global functions: Brand marketing, product marketing, contract marketing, field marketing, customer experience, exhibition, showrooms (31 corporate), dealer showroom strategy (140+), internal and external comms, social and collabs, archives and brand heritage, and materiality.
- Leads 275-person cross-functional, highly matrixed team.
- Reports to MK President and CEO.

Herman Miller Group -- Global Chief Marketing Officer (2019-2020)

- Responsible for Herman Miller Group (HM, DWR, Hay, Geiger, NaughtOne, Nemschoff, Maharam, Colebrook/Basson/Saunders) brand marketing, design, and creative.
- Responsible for showroom design and operation, product launches, campaigns in highly matrixed Herman Miller Group family of brands.
- Responsible for strategic intent and activation of Herman Miller Group as an evolving value proposition. Reported to HMG President and CEO.

Herman Miller -- SVP, NA Marketing/Global Customer Experience (2018-2019)

- Responsible for Herman Miller's brand and customer experience across NA/Global showrooms, plus 48 dealer showrooms, including strategic direction, performance scorecard, narrative, activation, and annual refresh.
- Responsible for product marketing, strategic marketing, audience marketing, and dealer marketing teams including product launch strategies within NA Contract business.
- Responsible for overall category positioning for seating, systems, and lifestyle categories.
- Led seven departments across a 130-person group with an annual budget of \$26M.
- Reported to Herman Miller President and COO

Herman Miller -- VP, Global Customer Experience (2015-2018)

- Developed strategy and activation plan for 35+ global events that create preference for Herman Miller in 18 countries and four regions, as well as alignment within the network.
- Developed global brand experience guidelines for all processes, procedures, and design expectations within Herman Miller branded physical spaces.
- Responsible for customer marketing team, including global proposal center, custom sales tools, and lead generation teams in North America.

Herman Miller -- Director, Global Customer Experience (2012-2015)

- Developed new global showroom program, led HQ customer experience, led redesign and operations for Marigold Lodge.

Ologie

\$15M, 80+ person national brand strategy/brand design firm (ologie.com)

Senior Partner, COO (2005-2012)

- Led environmental, brand and retail design relationships including for Food Network, Nationwide Insurance, Lowe's, and Belk Department Stores.

The Longaberger Company

\$1.0B lifestyle brand and leader in the direct selling industry (longaberger.com)

Vice President, Marketing/Design (2002-2005)

- Managed product design, marketing, and sales, including creative teams, product design, corporate communications, and events.
- Managed eight departments including 130 people, 14 direct reports, and \$22M budget.
- Developed monthly promotions, visual merchandising, sales training, strategic alliances, oversaw product development and research initiatives, internal/external digital strategy, and presence marketing.
- Fostered an environment of learning between company veterans and those new to the company increasing employee satisfaction, productivity, and alignment.
- Promoted from Executive Director to Vice President in first year.

Fitch Worldwide (2001-2002)

\$150M, 350-person international industrial design and retail consultancy (fitch.com)

President

- Led US Headquarters office, 80+ full-time consultants/industrial designers/engineers and held top/bottom-line responsibility.
- Led and developed retail/brand marketing strategy for key client relationships including Hewlett Packard, British American Tobacco, Hallmark, and Goodyear Tire and Rubber.
- Promoted to President in first year.

IBMiX (1995-2001)

\$200M, 300+ person global digital company (IBMiX.com)

Managing Director, Client Services

- Managed \$12M in client revenues, increasing top-line growth/bottom-line profitability.
- Delivered integrated brand and channel marketing strategies for clients including Apple Computer, Hewlett-Packard, Adobe Systems, and Autodesk.
- Promoted four times in six years.

Fahlgren (1994-1995)

Director of Marketing and Communications

- BCM, HCM, Public Relations and Presence Marketing McDonald's Corp.

Paul Werth Associates (1991-1994)

Publicis (1988-1991)

Education

The Ohio State University – B.A. Journalism/Advertising/Design

2016 Graduate, Higher Ambition Leadership Institute -- Wellesley, MA

2022 Kellogg School of Management Executive Education – Evanston, IL

About Me

- Committed to creating more diversity in design and design leadership
- Avid blue water boater and classic car collector
- Student of Muay Thai Kickboxing
- 20-year history as an Historic Preservation Officer in several U.S. DOI Historic Districts

Jamie Wolters

From: no-reply@weebly.com
Sent: Wednesday, February 22, 2023 9:03 AM
To: Jamie Wolters
Subject: New Form Entry: Application for Boards & Commissions

You've just received a new submission to your [Application for Boards & Commissions](#).

[Mark as Spam](#)

Submitted Information:

Name

Timothy Straker

Email

tim_straker@millerknoll.com

Home Phone Number

614.352.6055

Mobile Phone Number

same

Address

333 Culver Street
PO 729
Saugatuck, MI 49453

Current Employer

MillerKnoll

Occupation/Position

Chief Marketing and Communications Officer

Business Phone Number

Business Reference Name

Tim Bell

Business Reference Phone Number

Business Reference Email

tim_bell@millerknoll.com

Does your employer have any business dealings with the City which might present a conflict of interest

No

If yes, please explain:

Are you a City of Saugatuck resident?

Yes

Are you a registered City of Saugatuck voter?

Yes

Serving on this Task Force will likely be time-consuming and require in-person engagements. Regular meetings will be twice a month from 3 p.m. - 5 p.m. on days yet to be determined. Are you committed to attending the regularly scheduled meetings and potential activities?

Yes

The Short Term Rental Task Force is striving to comprise a diverse make-up of stakeholders to the community. As such, which stakeholder group do you believe you best represent?.Member from a residential zone who is not a short-term rental

owner and who feels negatively impacted by short-term rentals in their neighborhood

1

Please describe any qualifications, expertise or special interests that relate to your possible appointment:

Member of Historic District Commission, and professionally a communications leader who regularly leads successful group think that advances critical projects from start to finish. Previously participated in Milfoil Committee, and happy to be part of a team that creates new solutions. Occasional zoom participation would be idea.

Digital Signature

tim straker

Submitted Files

Resume

[strakerres2023.pdf](#)



City Council Agenda Item Report

FROM: Ryan Heise
MEETING DATE: March 27, 2023
SUBJECT: Solberg Dock Request, 720 Park Street

DESCRIPTION:

This is a request to extend a five-year street end/parcel structure-dockage license, including construction of a new dock (a portion of parcel number 0357-009-050-00).

You may recall that the Solberg's made an offer to purchase the property on November 17th, 2022, and again May 18th, 2023. The Solberg's have been made aware of the decision to deny both requests. Please see attached drawing prepared by DK Construction for the dock that the Solberg's would like to build. Before DK Construction can move forward with the state permit process, they will need the approval of the City (as the owner of the leased property and river bottomlands).

The Solberg's are aware that they will need to submit a separate minor waterfront construction application to the city for zoning review of the dock and boat lift. A copy of the application is attached. Our waterfront construction regulations cover both lifts and docks. Here is a link to the regulations:

https://codelibrary.amlegal.com/codes/saugatuck/latest/saugatuck_mi/0-0-0-4355

BUDGET ACTION REQUIRED:

None

COMMITTEE/COMMISSION REVIEW:

Yes

LEGAL REVIEW:

Yes

SAMPLE MOTION:

Extend the street end parcel structure-dockage license agreement with Mr. Scott Solberg, whose address is 720 Park Street, for five (5) years from 2023-2027, ending December 31, 2027. Allow for construction of a new dock subject to applicable local and state regulations. Final agreement to be executed by Mayor or Mayor Pro Tem after staff and legal review and approval.

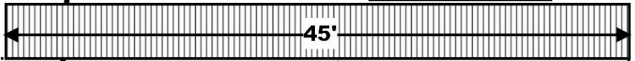
Applicant: City of Saugatuck
Lessee: Scott Solberg
Agent: D.K. Construction, Inc.
County: Allegan
Body of Water: Kalamazoo River
Date: December 13, 2022

15'

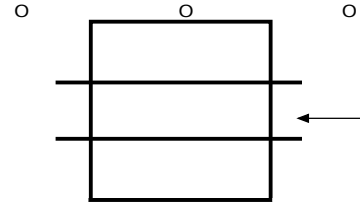
Park St

City of Saugatuck
PP # 57-009-050-00
735 Park St
PO Box 86
Saugatuck, MI 49453

30'



Proposed 45' x 4'
Open Pile Dock



Proposed 13' x 13'
Permanent Cradle
Boat Lift Set Back
from Dock End 6'

45'

14'

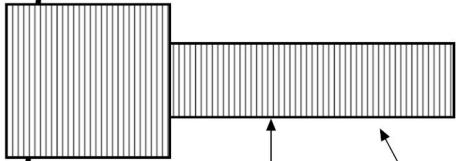
12'

Natural
Shoreline

Kalamazoo River



54'



Existing Wood
30' x 5' Dock

Property Line

18'

Michael & Kathern Economos
716 Park St
Saugatuck, MI

Existing SSP
Seawall



2023-2027 STREET END/PARCEL STRUCTURE-DOCKAGE LICENSE

THIS LICENSE AGREEMENT is made on this 27th day of March, 2023 by and between the CITY OF SAUGATUCK, a municipal corporation, located in Allegan County, Michigan (the “City”) and Mr. Scott Solberg, whose address is 720 Park Street, Saugatuck, Michigan 49453 / 508 S. Cook Street, Barrington, IL 60010 (“Licensee”).

IN CONSIDERATION of the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. Description of Licensed Premises: The City grants a license to Licensee as to the following described land (“Premises”):

A portion of parcel number 0357-009-050-00 described as N 1/3 OF GOVT LOT EX LOTS 1 & 2 PARK ADDITON ALSO EX COM NE COR OR LOT 3 OF PARK ADDITION TH W 102.92’ AGL N LIN OF LOTS 3 7 4 OF SD PLAT TH N 59.90’ TH E 99’ TH S 3 DEG 20’ E 60’ ALG W LIN OF PARK ST TO POB SEC 9 T3N R16W (LOCATION NUMBER 1 – N. ½ SOUTH OF MUSEUM – OF ATTACHED **EXHIBIT A**) and shown on attached location map.

The Premises include the water frontage and fifteen (15) feet landward of the shoreline or bulkhead line, as well as the bottomlands attributable to the Premises.

2. Purpose of License: Licensee may use the Premises and waters of the Kalamazoo River abutting the Premises for the purpose of boat docking, but for no other purpose (or purposes) unless specifically approved in writing by the City Council of the City. Licensee may utilize such boat slip(s)/mooring(s) as are agreed to by the City.
3. Term: The term of this License shall be for five (5) years and shall commence on January 1, 2023 and shall terminate on December 31, 2027. This License can be canceled pursuant to Sections 14 and 15.
4. License Charge: In consideration for this License, the Licensee shall pay to the City the sum of \$1,130.98 for a one-year license (the “Base License Charge”), payable in full to the City in advance. In the event the Premises is a parcel and not a street end, then the Base License Charge will be adjusted for each annual anniversary for so long as this License remains in effect, starting

at **\$1,312.14** annually. Such new adjusted Base License Charge will be equal to the product of the Base License Charge immediately prior to the adjustment multiplied by the CPI as reported by the Bureau of Labor Statistics (or successor agency) in October of the year immediately preceding the Base License Charge adjustment as exemplified below; provided, however, that the Base License Charge may not decrease in any year. If the CPI ceases to be published, a reasonable substitute index will replace it for purposes of this License. For purposes of this subsection, "CPI" means the Consumer Price Index of the Bureau of Labor Statistics, United States Department of Labor (CPI-U), all items index for all urban consumers-U.S. city average (October to October), or any subsequent replacement for that index. By way of example, if the relevant Base License Charge for Year 2 is \$100 and the CPI for the period October, Year 1 to October, Year 2 is two percent (2%), then the adjusted Base License Charge for Year 3 would be \$102.

5. Control of Structures: The Licensee may, at the end of the term of this License, remove any of the following structures and equipment presently located on the Premises, or which may be constructed during the term of this License and located on the Premises, or in or over the waters of the Kalamazoo River which abut the Premises: docks, power pedestals, finger piers, dock boxes, and lighting fixtures. In the event the Licensee elects not to remove the aforesaid structures or equipment as permitted in the preceding sentence, then ownership of the same shall lie with the City, which may dispose of such structures or equipment as it, in its sole discretion, deems fit. Licensee shall not remove the aforesaid structures or equipment during the term of this License.
6. New Construction or Major Repair: Licensee agrees not to undertake any new construction, alterations, or major repair work of any kind or description on or to the Premises (or any structures thereon), or in the waters of the Kalamazoo River abutting the Premises, without the prior written permission of the City. Licensee further agrees that it will, prior to commencement

of any construction, alteration, or repair, obtain any necessary permits required under the City Waterfront Construction Ordinance, Zoning Ordinance, or other applicable ordinance, as well as any required Michigan Department of Environmental Quality or Army Corps of Engineer permits or approvals. The City shall be responsible for the costs associated with replacement and/or major repair of the seawall and boardwalk on the Premises.

7. Liability Insurance: Licensee will obtain and keep in effect public liability insurance with limits of not less than \$ 1,000,000.00 for each person and \$ 1,000,000.00 for each occurrence of bodily injury and \$ 1,000,000.00 for each property damage occurrence arising out of the use of the Premises. The City of Saugatuck shall be added to that policy of insurance as a named insured, and Licensee shall file a certificate of insurance, or other written proof of such insurance coverage (acceptable to the City) with the City Clerk not later than the first day of each new year during the term of this License, and also on the date of the signing of the License at its inception. Such insurance shall not be canceled or cancelable during the term of this License (or beyond the term of the License or after the termination of this License so long as any dock or boat, structure, or personalty belonging to Licensee is present on or at the Premises).
8. Indemnification and Hold Harmless Provision: Licensee shall indemnify, reimburse, and hold harmless the City (as well as any official, employee, officer, agent, or contractor of the City) for, from, and against any and all liabilities, damages, causes of action, attorney fees, and costs for injuries, death, or damages to any person or destruction of or damage to any property arising out of or related to Licensee's (including for purposes of this Section 8 Licensee's contractors, subcontractors, guests, invitees, tenants, assignees or sublicensees) use, presence on or at the Premises, or structures of or at the Premises, including any use of a boat/ watercraft or of the water abutting the Premises.
9. City Inspections: The City may, but is not obligated to, inspect any boardwalk, dock, or other structure located on or at the Premises at the commencement of the License (or at any time); and

if any such item is not in a safe condition, in the City's sole discretion, the City shall notify the Licensee, and Licensee shall immediately repair the structure(s) and put the structure(s) in a safe and satisfactory condition as determined by the City in its sole discretion. Failure of Licensee to repair the dock(s) or other structure(s), and to put the same in a safe condition within fifteen (15) days from date of notice of its unsafe condition, shall be cause for the City to cancel this License, and to re-enter into possession of the Premises. Failure to repair the structure(s) shall constitute a material breach of this License. Nothing in this Section 9 shall be construed as creating a duty or obligation, of any kind, on, by, or for the City or to waive the City's entitlement to rely on a defense of governmental immunity to the extent otherwise provided by law.

10. Maintenance: Licensee shall, at all times, keep the Premises free of debris and in a neat, safe, and orderly condition, and keep any structures located thereon in good and safe repair. Licensee agrees not to move, alter or remove any deck or structure(s) now existing or hereafter built on or at the Premises without the prior written consent of the City.
11. No Assignment Without Prior City Approval: Licensee shall not assign or sublicense any portion of the Premises or this License to any other person or party for any purpose without the prior written consent of the City, which approval shall not be unreasonably withheld. Any attempt to so assign or sublicense the Premises to anyone other than Licensee shall automatically render this License null and void unless approved by the City as provided for herein. This Section 11 shall not, however, prevent the renting out of a particular boat slip or dock space.
12. Fire Department and Emergency Use: Licensee understands and agrees that a public fire department, police department, or emergency responders may, in the event of an emergency, use the Premises access to the water or to temporarily place trucks or suction equipment in order to pump water from the Kalamazoo River for fire fighting or rescue purposes. Further, the City may permanently install suction stand pipes to facilitate access to water in the event of an emergency.

Licensee will cooperate fully and promptly with any fire department, police agency, or emergency responders if and when an emergency arises requiring their use of the Premises.

13. Passage of the Public: Licensee may not interfere with the orderly passage of members of the public, along with their personal effects, on any boardwalk which parallels the water, in passage over the Premises to the Kalamazoo River or Kalamazoo Lake or in passage from or to the Premises from adjacent parcels of land; provided, however, that to the extent permitted by law, Licensee's docking privileges contained herein shall be exclusive for the benefit of Licensee during the term of this License.
14. Default: Each of the covenants and requirements of this License are deemed to be material to the satisfactory performance of this License, and a breach or failure of Licensee to perform in accordance with any of the covenants or requirements of this License shall give the City the right to declare a forfeiture of this License, to terminate this License, and to retake possession of the Premises. In case of Licensee's default, or failure to perform any of the covenants contained herein, the City shall give written notice of such default, or failure to perform any of the covenants and requirements contained herein and Licensee shall then have 14 business days from the date the notice is received via certified US Mail, or personally served, to cure the default or comply with any of the covenants not being complied with. If Licensee fails to do so, the City shall have the right to re-enter and retake possession of the Premises and this License shall there upon be immediately terminated. Notice provided for in this section shall be sufficient if mailed by certified US mail to Licensee's address as stated above, or notice is personally served upon Licensee or any of its officers.
15. Termination by the City. The City shall have the right to cancel this License at any time upon thirty (30) days' prior written notice to Licensee if Licensee substantially or materially breaches this License or Licensee endangers the public health or safety with regard to the Premises.

16. Removal of any Boat or Personalty of Licensee. If this License is terminated for any reason (including pursuant to Sections 14 or 15), Licensee must remove any boat, personalty, or other item owned by Licensee (except for structures as provided in Section 5 hereof) from the Premises within ten (10) days. If that does not occur, the City may remove any such item and to bill the costs for removal back to Licensee who will pay and reimburse the City for such amount within ten (10) days.
17. Licensee Takes the Premises “As-Is.” The parties agree to and acknowledge all of the following:
- (a) Licensee takes the Premises “as-is” and in its current condition. The City makes no representations, warranties, or promises regarding the Premises or the ability of Licensee to use the Premises.
 - (b) It is up to Licensee to determine where the underwater/riparian boundary lines are and to ensure that no boat mooring space, boat, or other item is moored, kept, or installed beyond the bottomlands attributable to the Premises or over onto the bottomlands of another private property owner.
 - (c) The City makes no representations, promises, or warranties regarding whether or not permanent or overnight dock mooring, anchoring, or boat slips are allowed on or at the Premises involved pursuant to the common law, Michigan property rights, or otherwise.
18. No Claims or Causes of Action Regarding Adverse Possession, Prescriptive Easement, or Similar Theories.
- (a) Licensee acknowledges and agrees that any prior use by Licensee (or Licensee’s predecessors) of the Premises was done or occurred with permission, and that any future use of the Premises by Licensee will also be deemed permissive. Licensee agrees not to claim any right or assert any cause of action regarding adverse possession, prescriptive easement, acquiescence, or similar legal theory against the City or with regard to the Premises.

- (b) Licensee agrees that the use of any property adjoining the Premises (whether involving dry land or bottomlands of the Kalamazoo River), whether intentional or inadvertent, by Licensee or by Licensee's predecessor or predecessors was done with permission, and Licensee has not claimed (and will not claim hereafter) any adverse possession, prescriptive easement, acquiescence, or other similar right or cause of action (whether on dry land or the bottomlands of the Kalamazoo River) as to any adjoining property regarding the Premises.
19. The Adjoining Boardwalk(s) Shall Remain Open During this License. Any boardwalk, sidewalk, or similar walkway along the waterfront which is located outdoors and on property owned, leased, or controlled by the Licensee near or adjacent to the Premises shall remain open for pedestrians who are members of the general public to walk on while this License is in effect.
20. Property Taxes. Property taxes, if any, which pertain to any of the docks (or related dock items) covered by this License (including the westernmost dock) shall be the sole responsibility of the Licensee, without any reimbursement or offset by or from the City. Any payment due hereunder may be paid by a sublicensee of the Licensee.
21. Amendments: This License contains all of the agreements and understandings of the parties hereto, and shall not be amended or changed in any way, unless any such amendment is done in writing and is signed by the both Licensee and the appropriate City officials on authority of the City Council of Saugatuck.
22. Prior License: Effective January 1, 2023, any and all prior licenses, leases, or other arrangements between the parties hereto covering the Premises are hereby canceled and are for all purposes null and void, and of no further force or effect.
23. Representations of Authority: Licensee represents that it has full authority to enter into this License.

24. Compliance with All Laws: Licensee agrees that Licensee (as well as Licensee’s family and invitees) shall comply with any and all applicable ordinances, laws, and regulations regarding the Premises and any use thereof. Licensee shall not create or permit any nuisance to occur on the Premises.

25. Controlling Law: The laws of Michigan shall control any disputes arising out of the interpretation or operation of this Agreement.

CITY OF SAUGATUCK, City

Dated: _____, 2023

By _____
Scott Dean, Mayor

Dated: _____, 2023

And by _____
Jamie Walters, Clerk

[LICENSEE], Licensee

Dated: _____, 2023

By _____
_____, Licensee

Dated: _____, 2023

By _____
_____, Licensee



City Council Agenda Item Report

FROM: Jamie Wolters
MEETING DATE: February 27, 2023
SUBJECT: 2023 Municipal License Renewals

DESCRIPTION: Annually the Saugatuck City Council reviews the renewal of Municipal License Agreements. The 2023 rate is calculated by applying the CPI (7.4%) calculated from the Bureau of Labor Statistics to the previous year's rate. **Attachment A** are details of all the municipal licenses and the new rates. **Attachment B** is a copy of the standard Agreement. Please note that the Solberg agreement on your agenda is a five-year agreement. There are three (3) additional five-year agreements being reviewed for a future staff recommendation (S, ½ south of Museum, Van Dalson, Cook Park).

BUDGET ACTION REQUIRED:

N/A

COMMITTEE/COMMISSION REVIEW:

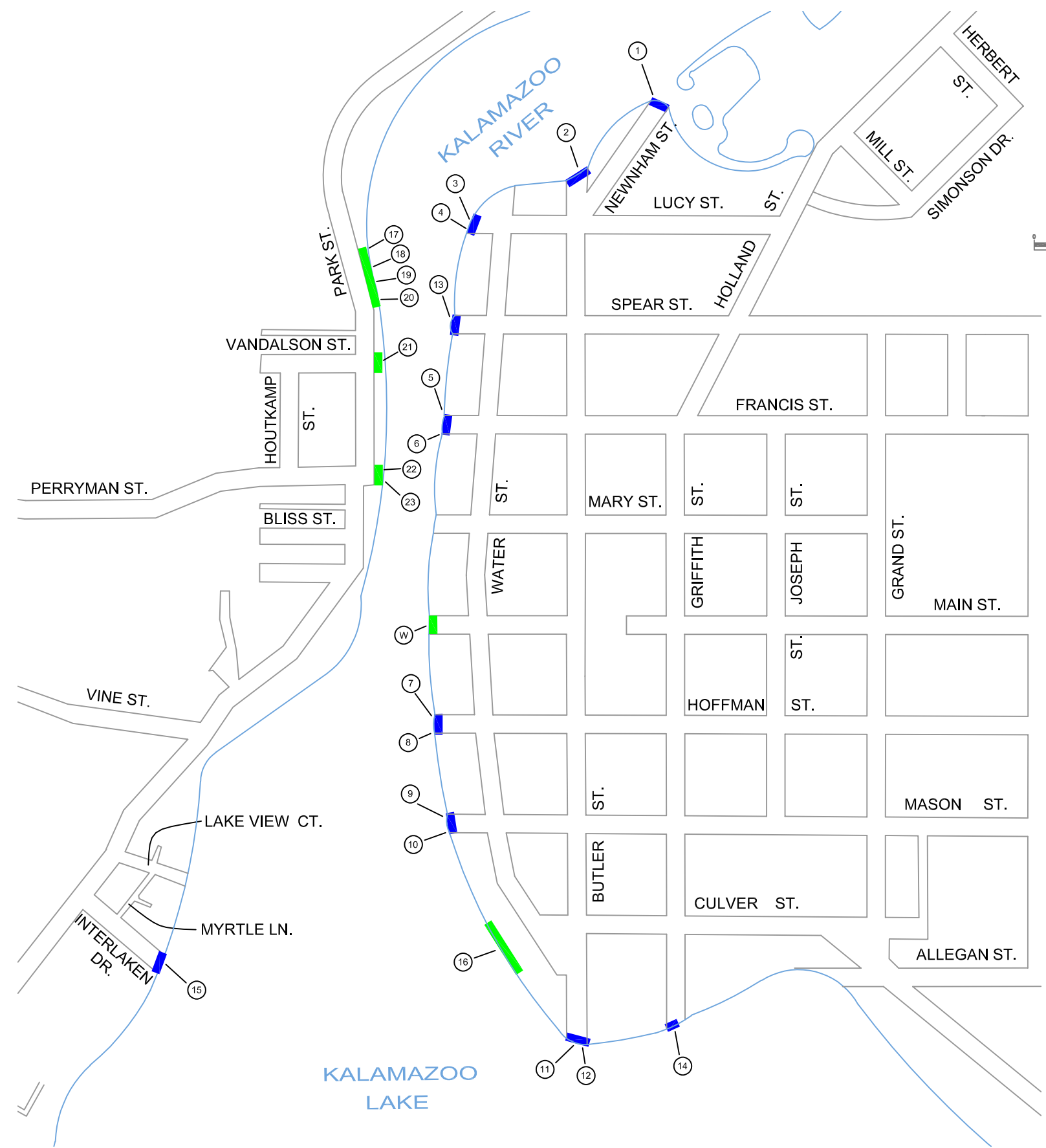
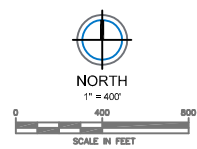
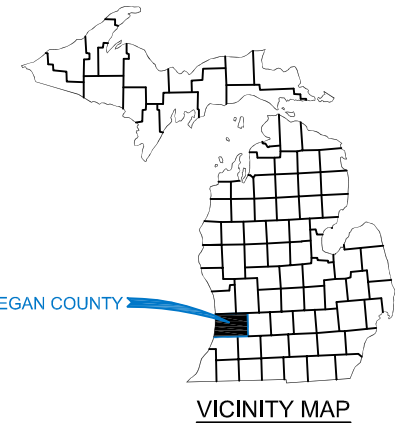
N/A

LEGAL REVIEW:

Reviewed 2023 Municipal License Agreement

SAMPLE MOTION:

Motion to **approve/deny** the 2023 Municipal License Agreement rates as presented on Attachment A and authorize the Mayor and City Clerk to sign such Agreements for 2023 as presented.



STREET END LICENSES:

- ① NEWNHAM STREET END
- ② UPPER BUTLER STREET END
- ③ LUCY STREET END (STFD FIRE BOAT DOCK)
- ④ LUCY STREET END SOUTH
- ⑤ FRANCIS STREET END NORTH
- ⑥ FRANCIS STREET END SOUTH
- ⑦ HOFFMAN STREET END NORTH BOARDWALK
- ⑧ HOFFMAN STREET END SOUTH BOARDWALK
- ⑨ MASON STREET END NORTH BOARDWALK
- ⑩ MASON STREET END SOUTH BOARDWALK
- ⑪ LOWER BUTLER STREET END WEST BOARDWALK
- ⑫ LOWER BUTLER STREET END EAST BOARDWALK
- ⑬ SPEAR STREET END
- ⑭ GRIFFITH STREET END WEST
- ⑮ INTERLAKEN STREET END

CITY PROPERTY LICENSES:

- ⑯ COOK PARK
- ⑰ BALDHEAD PARK DOCK #1
- ⑱ BALDHEAD PARK PUMPHOUSE
- ⑲ BALDHEAD PARK DOCK #2
- ⑳ BALDHEAD PARK DOCK #3
- ㉑ VAN DALSON
- ㉒ PERRYMAN STREET END NORTH
- ㉓ PERRYMAN STREET END SOUTH
- W WICKS PARK

LEGEND

- █ STREET END LICENSES
- █ CITY PROPERTY LICENSES

CITY OF SAUGATUCK
 ALLEGAN COUNTY, MICHIGAN
CITY OWNED DOCK AREAS



Sort Order	LOCATION	2022 Calculation	2023 RATE (+ CPI 7.4%)	Licensed Feet	2023 Total Charge	Monthly Holdover Charges	Balance Due	PROPERTY TYPE	TERM	Agreement Expires
1	W. ½ of S. Butler	2,404.37 (33'x\$72.86)	\$78.25	33	\$2582.25	\$215.19	#REF!	66' Street-end	1 year	12/1/2023
2	E. ½ of S. Butler	2,404.37 (33'x\$72.86)	\$78.25	33	\$2582.25	\$215.19	\$2582.25	66' Street-end	1 year	12/1/2023
3	N. ½ Francis	2,404.37 (33'x\$72.86)	\$78.25	33	\$2582.25	\$215.19	\$2582.25	66' Street-end	1 year	12/1/2023
4	S. ½ Francis	2,404.37 (33'x\$72.86)	\$78.25	33	\$2582.25	\$215.19	\$2582.25	66' Street-end	1 year	12/1/2023
5	W. ½ Griffith	2,404.37 (33'x\$72.86)	\$78.25	33	\$2582.25	\$215.19	\$2582.25	66' Street-end	1 year	12/1/2023
6	N. ½ Hoffman	2,404.37 (33'x\$72.86)	\$78.25	33	\$2582.25	\$215.19	\$2582.25	66' Street-end	1 year	12/1/2023
7	S. ½ Hoffman	2,404.37 (33'x\$72.86)	\$78.25	33	\$2582.25	\$215.19	\$2582.25	66' Street-end	1 year	12/1/2023
8	S. ½ Lucy	1092.90 (15'x\$72.86)	\$78.25	15	\$1173.75	\$97.81	\$1173.75	15' Street-end	1 year	12/1/2023
9	N. ½ Mason	2,404.37 (33'x\$72.86)	\$78.25	33	\$2582.25	\$215.19	\$2582.25	66' Street-end	1 year	12/1/2023
10	S. ½ Mason	2,404.37 (33'x\$72.86)	\$78.25	33	\$2582.25	\$215.19	#REF!	66' Street-end	1 year	12/1/2023
11	N. 22' Spear	1602.92 (22'x\$72.86)	\$78.25	22	\$1721.50	\$143.46	\$1721.50	66' Street-end	1 year	12/1/2023
12	Interlaken	1656.00 (50'x\$33.12) (NC)	\$35.57	50	\$1778.50	\$148.21	\$1778.50	50' Street-end	1 year	12/1/2023
13	N. ½ Perryman	828.00 (25'x\$33.12) (NC)	\$35.57	25	\$889.25	\$74.10	\$889.25	50' Street-end	1 year	12/1/2023
14	S. ½ Perryman	828.00 (25'x\$33.12) (NC)	\$35.57	25	\$889.25	\$74.10	\$889.25	50' Street-end	1 year	12/1/2023
15	N. ½ south of Museum	1221.73	\$1,312.14		\$1,312.14	\$109.35	\$1312.14	City Parcel #0357-009-050-00	5 year Agreement	12/31/2028
16	S. ½ south of Museum	1221.73	\$1,312.14		\$1,312.14	\$109.35	\$1312.14	City Parcel #0357-009-050-00	5 year Agreement expires 2022	12/31/2028
17	Van Dalson	1221.73	\$1,312.14		\$1,312.14	\$109.35	\$1312.14	City Parcel #0357-009-057-00	5 year Agreement	12/31/2028
18	Cook Park	\$12,982.24 - -\$4993.33 \$7,989.51	\$13774.16		\$14793.45 - \$5689.97 = \$9103.48	\$1232.79	\$9103.48	City Parcel #0357-009-215-00	5 year Agreement	12/31/2028

2023 STREET END / STRUCTURE-DOCKAGE LICENSE

THIS LICENSE AGREEMENT (“License”) is made on this ___ day of _____, 2023, by and between the CITY OF SAUGATUCK, a municipal corporation, located in Allegan County, Michigan (the “City”) and _____, whose address is _____ (“Licensee”).

IN CONSIDERATION of the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. Description of the Licensed Premises: The City grants a license to Licensee as to the following described land (“Premises”):

[INSERT DESCRIPTION]

The Premises include the water frontage and fifteen (15) feet landward of the shoreline or bulkhead line, as well as the bottomlands attributable to the Premises.

2. Purpose of License: Licensee may use the Premises and waters of the Kalamazoo River and Kalamazoo Lake comprising the Premises for the purpose of boat docking, but for no other purpose (or purposes) unless specifically approved beforehand in writing by the City Council of the City. Licensee may utilize such specific boat slip(s)/mooring(s) as are agreed to by the City.
3. Term: The term of this License shall be for one (1) year and shall commence on January 1, 2023 and shall terminate on December 31, 2023. This License can be canceled pursuant to Sections 14 and/or 15 of this Lease.

4. License Charge: In consideration for this License, the Licensee shall pay to the City the sum of \$_____ for the one-year term, payable in full to the City in advance. Holdover charges shall be \$_____ per month (due on the first day of each month).
5. Control of Structures: The Licensee shall have the right, at the end of the term of this License, to remove the following structures and equipment presently located on the Premises and owned by the Licensee, or which may be constructed during the term of this License and located on the Premises and owned by the Licensee, or in or over the waters of the Kalamazoo River which abut the Premises: pilings, power pedestals, finger piers, dock boxes, and lighting fixtures. In the event the Licensee elects not to remove the aforesaid structures or equipment as permitted in the preceding sentence, then ownership of the same shall lie with the City, which may dispose of such structures or equipment as it, in its sole discretion, deems fit. Licensee shall not remove the aforesaid structures or equipment during the term of this License. Notwithstanding the foregoing, the parties agree that full ownership of any structure(s), including any docks, seawall, bulkhead, underground power supply and public utilities, and boardwalk located on the Premises, or which may be constructed during the term of its License and located on the Premises, or in or over the waters of the Kalamazoo River which abut the Premises may not be removed or interfered with by the Licensee or its agents, assigns, or sublicensees and that the same fixtures and equipment shall be and remain property of the City. Licensee acknowledges that the current dock and related improvements are owned by the City.

6. New Construction, Alterations or Major Repair: Licensee may not undertake any new construction, alterations, or major repair work (i.e. over \$2,500) of any kind or description on, within or to the Premises (or any structures thereon), or in the waters of the Kalamazoo River or Kalamazoo Lake within the Premises, without the prior written permission of the City. Licensee further agrees that it will, prior to commencement of any construction, alteration, or repair, obtain any necessary permits required under the City Waterfront Construction Ordinance, Zoning Ordinance, or other applicable ordinance, as well as any required Michigan Department of the Environment, Great Lakes and Energy or Army Corps of Engineer permits or approvals. If any construction, alterations or major repair work that will be done by Licensee shall in any way impact or affect any City property or utility or any seawall, retaining wall, boardwalk or similar structure or item, the Licensee shall not commence any such construction, alteration or major repair unless and until the Licensee consults with the City (and obtains City approval) and the parties negotiate about whether the City will contribute any monies for any such alteration or modification of or to any such City property, utility, seawall, retention wall, boardwalk or similar item or structure.
7. Liability Insurance: Licensee will obtain and maintain public liability insurance with limits of not less than \$ 1,000,000.00 for each person and \$ 1,000,000.00 for each occurrence of bodily injury and \$ 1,000,000.00 for each property damage occurrence arising out of the use of the Premises. The City of Saugatuck shall be added to that policy of insurance as a named insured, and Licensee shall file a certificate of insurance or other written proof of such insurance coverage (acceptable to the City) with the City Clerk not later than the date of the signing of the License at its inception. Such insurance shall not be canceled or cancelable during the term of this License (or beyond the term of the License or after the

termination of this License so long as any dock or boat, structure, or item belonging to Licensee is present on or at the Premises).

8. Indemnification and Hold Harmless Provision: Licensee shall indemnify, reimburse, and hold harmless the City (as well as any official, employee, officer, agent, or contractor of the City) for, from, and against any and all liabilities, damages, causes of action, attorney fees, and costs for injuries, death, or damages to any person or destruction of or damage to any property arising out of or related to Licensee's (including for purposes of this Section 8, Licensee's contractors, subcontractors, customers, guests, invitees, tenants, assignees or sublicensees) use or presence within, on or at the Premises, or structures of, within or at the Premises, including any use of a boat/watercraft or any dock or pier in the water abutting the Premises or the shore thereof. The provisions of this Section 8 shall survive any termination of this License.
9. City Inspections: The City may, but is not obligated to, inspect any boardwalk, dock, or other structure or item located on, within or at the Premises at the commencement of the License (or at any time); and if any such item is not in a safe and reasonable condition, in the City's sole discretion, the City shall notify the Licensee, and Licensee shall immediately repair the structure(s) or item(s) and put the structure(s) or item(s) in a safe and satisfactory condition as determined by the City in its sole discretion. Failure of Licensee to repair the dock(s), items(s) or other structure(s), and to put the same in a safe and reasonable condition within fifteen (15) days from the date of notice by the City of its unsafe or unreasonable condition, shall be cause for the City to terminate this License, and to re-enter into possession of the Premises. Failure to repair or replace the structure(s) or

items(s) shall also constitute a material breach of this License. Nothing in this Section 9 shall be construed as creating a duty or obligation, of any kind, on, by, or for the City.

10. Maintenance: Licensee shall, at all times, keep the Premises free of debris and in a neat, clean, safe, reasonable and orderly condition, and keep all structures and items located thereon in good and safe maintenance and repair. Licensee agrees not to move, alter or remove any deck, item or structure(s) now existing or hereafter built on, within or at the Premises without the prior written consent of the City.
11. No Assignment Without Prior City Approval: Licensee shall not assign or sublicense any portion of the Premises or this License to any other person or party for any purpose without the prior written consent of the City, which approval shall not be unreasonably withheld. Any attempt to so assign or sublicense the Premises to anyone other than Licensee shall automatically render this License null and void unless expressly approved by the City as provided for herein. This Section 11 shall not, however, prevent the renting out of a particular boat slip or dock space.
12. Fire Department and Emergency Use: Licensee understands and agrees that a public fire department, City department, police department, or emergency responders may, in the event of an emergency, use the Premises for access to the water or to temporarily place trucks or suction equipment in order to pump water from the Kalamazoo River or Kalamazoo Lake or for other emergency uses for firefighting, emergency or rescue purposes. Further, the City may permanently install suction stand pipes to facilitate access to water in the event of an emergency. Licensee will cooperate fully and promptly with any fire department, City department, police agency, or emergency responders if and when an emergency arises requiring their use of the Premises.

13. Passage of the Public: Licensee may not interfere with the orderly passage of members of the public, along with their personal effects, on any boardwalk which parallels the water, in passage over the Premises to the Kalamazoo River or Kalamazoo Lake or in passage from or to the Premises from adjacent parcels of land; provided, however, that to the extent permitted by law, Licensee's docking privileges contained herein shall be exclusive for the benefit of Licensee during the term of this License.
14. Default: Each of the covenants and requirements of this License are deemed to be material to the satisfactory performance of this License, and a breach or failure of Licensee to perform in accordance with any of the covenants or requirements of this License shall give the City the right to declare a forfeiture of this License, to terminate this License, and to retake possession of the Premises. In case of Licensee's default, or failure to perform any of the covenants contained herein, the City shall give written notice of such default to Licensee, or the failure to perform any of the covenants and requirements contained herein, and Licensee shall then have 14 business days from the date the notice is received via certified US Mail, or personally served, to cure the default or comply with any of the covenants not being complied with. If Licensee fails to do so, the City shall have the right to re-enter and retake possession of the Premises and this License shall there upon be immediately terminated. Notice provided for in this section shall be sufficient if mailed by certified US mail to Licensee's address as stated above, or notice is personally served upon Licensee or any of its officers.
15. Termination by the City. The City shall have the right to terminate this License at any time upon thirty (30) days' prior written notice to Licensee if Licensee (or any authorized sublicensee) substantially or materially breaches this License, violates any City ordinance

or code or any federal or state law regarding the Premises or endangers the public health or safety with regard to the Premises.

16. Removal of any Boat or Personalty of Licensee. If this License is terminated for any reason (including pursuant to Sections 14 or 15 hereof), Licensee must remove any boat, personalty, or other item owned by Licensee (except for structures as provided in Section 5 hereof) from the Premises within ten (10) days. If that does not occur, the City may remove any such item and bill the costs for removal back to Licensee who will pay and reimburse the City for such amount within ten (10) days.
17. Licensee Takes the Premises “As-Is.” The parties agree to and acknowledge all of the following:
 - (a) Licensee takes the Premises “as-is” and in its current condition. The City makes no representations, warranties, or promises regarding the Premises or the ability of Licensee to use the Premises.
 - (b) It is up to Licensee to determine where the underwater/riparian boundary lines are and to ensure that no boat mooring space, boat, or other item of Licensee is moored, kept, or installed beyond the bottomlands attributable to the Premises or over or onto the bottomlands of another property owner.
 - (c) The City makes no representations, promises, or warranties regarding whether or not permanent or overnight dock mooring, anchoring, or boat slips are allowed on, within or at the Premises pursuant to the common or statutory law, Michigan property rights, or otherwise.

18. No Claims or Causes of Action Regarding Adverse Possession, Prescriptive Easement, or Similar Theories.

- (a) Licensee acknowledges and agrees that any prior use by Licensee (or Licensee's predecessors) of the Premises was done or occurred with permission, and that any future use of the Premises by Licensee will also be deemed permissive. Licensee agrees not to claim any right or assert any cause of action regarding adverse possession, prescriptive easement, acquiescence, or similar legal theory against the City or with regard to the Premises.
- (b) Licensee agrees that the use of any property adjoining the Premises (whether involving dry land or bottomlands of the Kalamazoo River or Kalamazoo Lake), whether intentional or inadvertent, by Licensee or by Licensee's predecessor or predecessors was done with permission, and Licensee has not claimed (and will not claim hereafter) any adverse possession, prescriptive easement, acquiescence, or other similar right or cause of action (whether on dry land or the bottomlands of the Kalamazoo River or Kalamazoo Lake) as to any adjoining property regarding the Premises.

19. The Adjoining Boardwalk(s) Shall Remain Open During this License. Any boardwalk, sidewalk, or similar walkway along the waterfront which is located outdoors and on property owned, leased, or controlled by the Licensee near or adjacent to the Premises shall remain open for pedestrians who are members of the general public to walk on while this License is in effect.

20. Property Taxes. Property taxes, if any, which pertain to any of the docks (or related dock items or structures) covered by this License (including _____) shall be the sole

responsibility of the Licensee, without any reimbursement or offset by or from the City.
Any payment due hereunder may be paid by a City-approved sublicensee of the Licensee.

21. Amendments: This License contains all of the agreements and understandings of the parties hereto, and shall not be amended or changed in any way, unless any such amendment is done in writing and is signed by the both Licensee and the appropriate City officials on authority of the City Council of Saugatuck.
22. Prior License: Effective on January 1, 2023, any and all prior licenses, leases, or other arrangements between the parties hereto covering the Premises are hereby canceled and are for all purposes null and void, and of no further force or effect, except for matters specified in this document as continuing.
23. Representations of Authority: Licensee represents that it has full authority to enter into this License and to make it binding.
24. Compliance with All Laws: Licensee agrees that Licensee (as well as Licensee's family, contractors, subcontractors, employees, customers and invitees) shall comply with any and all applicable ordinances, codes, laws, and regulations regarding the Premises and any use thereof. Licensee shall not create or permit any nuisance to occur on the Premises.
25. Controlling Law: The laws of Michigan shall control any disputes arising out of the interpretation or operation of this Agreement. Venue is proper in Allegan County.
26. Duplicate: This document may be executed in duplicate but constitutes only one contract or agreement.

CITY OF SAUGATUCK (“City”)

Dated: _____, 2023

By _____
Scott Dean, Mayor

Dated: _____, 2023

And by _____
Jamie Wolters, Clerk

Dated: _____, 2020

By _____
_____, Licensee

Dated: _____, 2020

By _____
_____, Licensee



City Council Agenda Item Report

FROM: Ryan Heise
MEETING DATE: March 27, 2023
SUBJECT: QR Code Oval Beach Day Pass

DESCRIPTION:

Request permission to partner with the Saugatuck Convention and Visitors Bureau (CVB) to print a QR Code on the back of Oval Beach and downtown parking day passes. The QR code will direct people to a web page hosted by the CVB specifically designed to provide information about 1) The Interurban 2) Current events 3) restaurant/retail hours of operation. There were 41,000 day passes sold last season.

BUDGET ACTION REQUIRED:

NA- modest increased print cost for double sided printing.

COMMITTEE/COMMISSION REVIEW:

None

LEGAL REVIEW:

None

SAMPLE MOTION:

Allow staff to work with the CVB to create a QR code to be printed on Oval Beach and downtown parking passes, directing visitors to a home page hosted by the CVB that provides pertinent visitor information.

Jamie Wolters

From: Ryan Cummins
Sent: Wednesday, March 15, 2023 9:07 AM
To: Jamie Wolters
Subject: FW: Short-Term Application

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Jamie,

Mark asked that I share this e-mail with the Planning Commission and City Council. I will forward to the PC members. I am sharing with you for the next City Council packet.

Thank you,

Ryan Cummins
Planning, Zoning and Project Management

City of Saugatuck
102 Butler St
PO Box 86
Saugatuck, MI 49453
Ph: (269) 857-2603

From: Mark <mkdimas@gmail.com>
Sent: Friday, March 10, 2023 10:21 PM
To: Ryan Cummins <rcummins@saugatuckcity.com>; Sevryn Nowicki <sewerynno@gmail.com>
Subject: Short-Term Application

Hello Ryan, I trust you're fine,

This email is to let you know that we have filled at your office today an application for a short-term rental permit. We have also been alerted by a third party that there is an ordinance proposal to place a moratorium on new applications for a period of up to 9 months or till the council adopts a new short-term ordinance or regulations. We strongly oppose the moratorium of new applications, but more so we object to the point that the applicants that applied for permits before March 9th are exempt from the moratorium. Our view is that we filled out an application when the short-term rental is allowed. The arbitrary date of March 9th will not allow for fair and equitable treatment. Consequently, if the ordinance proposal is passed as written (March 9th deadline) this would put us at a very hard financial loss, and we would be forced to seek compensation and relief. We urge you to change the proposed moratorium ordinance to allow applications to be approved up until the actual passing of the ordinance.

Yours truly

Mark Kongrecki & Sevryn Nowicki

841 Holland Street, Saugatuck, MI

Jamie Wolters

From: Ryan Cummins
Sent: Wednesday, March 15, 2023 2:32 PM
To: Jamie Wolters
Subject: FW: STR
Attachments: South Haven.docx

Hey Jamie,

Forwarding to you to share with Council in their packet.

I will share with the PC members.

Thanks,
RC

From: Seweryn N <sewerynno@gmail.com>
Sent: Wednesday, March 15, 2023 2:17 PM
To: Ryan Cummins <rcummins@saugatuckcity.com>
Subject: STR

Hello Ryan,

I think it's a good idea that this article should be provided to the planning committee as well as the City Council before the meeting (March 16th). I also feel very disappointed that this whole thing (proposed moratorium) was kept private from the people. This is not how progress should be done.

https://www.heraldpalladium.com/southhaventribune/localnews/study-short-term-rentals-provide-27-million-to-south-haven-economy/article_608ce24f-d559-5a84-a285-d334d10dbf7c.html

Regards
Sevryn Nowicki

Study: Short-term rentals provide \$27 million to South Haven economy

- [By BECKY KARK Editor and general manager](#)
- Feb 26, 2023
-

An economic impact study of South Haven’s short-term rental market shows visitors to those homes spent nearly \$27 million in 2022 to bolster the town’s economy.

The study, released to the public Monday, indicated that short-term rentals brought 340,000 visitors to South Haven last year, helping provide employment to 413 workers at restaurants, retail establishments, along with jobs for employees involved in landscaping, house cleaning and home maintenance.

“These are estimates,” said James Robey of Kalamazoo-based Robey Analytics, which compiled the study at the request of South Haven City Council.

Council members in October hired Robey and economic analyst George Erickcek to gather economic data to determine the effects – both good and bad – the rental market is having on South Haven.

Specifically, the two researchers were tasked with gathering economic data from a variety of sources, including the Michigan Economic Development Corp., South Haven housing statistics, and AirDNA – which tracks the short-term rental market – to determine the impact that could occur if the city were to reduce the number of homes used for renting in the city.

Since 2015, city officials have dealt with growing concerns from full-time residents regarding the impact of short-term rental homes in their neighborhoods. City officials approved an ordinance in 2016 to place a 20 percent cap on short-term rentals, and modified the ordinance to charge higher annual permit fees for STRs in 2018 and 2021.

Robey told council members the study only addresses economic impacts of rentals on the city’s economy, but not the emotional impact of full-time residents living next to homes used for short-term rentals.

“We weren’t able to quantify people’s opinions on this,” he said.

The study does address the economic effect of not allowing homes in the city to be used for vacationers. Although the town's tourism industry would still continue, the study states there would be an estimated loss of \$11 million to the local economy.

The study also reviewed whether the rental market drove up South Haven home sales in 2022. Using 18 econometric models, researchers found short-term rentals, in and of themselves, did not cause home prices to increase.

"We were surprised by this," Robey said.

However, the study also showed between 2016-22, the average price of homes rose from \$250,000 to \$476,300. In addition, the study found if a sold property was permitted for use as a short-term rental, in one year the value of the home increased by \$74,000.

Robey said a number of factors led to the increase in home prices, notably a shortage of available homes for sale locally and throughout the country. He said it is also becoming more costly for contractors to build new affordable homes.

"It's very difficult for builders to build affordable houses at \$150,000," he said.

The summary copy of the Short-Term Rental Economic Impact Report can be found on the city's website in the Feb. 21 city council agenda packet. Robey plans to release the full report to city officials next week.

The city will next schedule a public meeting to discuss the study results further and gain public input.

"This (study) gives us facts. I appreciate the data," Mayor Scott Smith said. "There's lots more to discuss. Our next step would be to set up a town hall to air what we're all thinking about."

Jamie Wolters

From: Jamie Wolters
Sent: Wednesday, March 15, 2023 4:42 PM
To: Jamie Wolters
Subject: FW: Meeting agenda item

> -----Original Message-----

> From: Kathryn Sturm <ksturm14@gmail.com>

> Sent: Monday, March 13, 2023 5:49 PM

> To: Ryan Heise <Ryan@saugatuckcity.com>

> Subject: Meeting agenda item

>

> Hi Ryan,

> I learned that the Planning Commission is going to discuss a possible moratorium on short term rentals. While I am not a tax payer in the city, the decisions made do have an effect on all of us.

>

> I wish to convey that I am in full support of a moratorium. It is certainly a good beginning.

> I do not agree with any of the fear mongering being posted to social media sites.

>

> Thank you.

>

> Best regards,

> Kathy Sturm

> Saugatuck Township resident

Jamie Wolters

From: Ryan Cummins
Sent: Wednesday, March 15, 2023 5:19 PM
To: Jamie Wolters
Subject: FW: Short Term Rental Restrictions

Hey Jamie,

Additional correspondence to share with Council. I will share with the Planning Commission.

Thank you,
RC

-----Original Message-----

From: luxurybrokerfl@gmail.com <luxurybrokerfl@gmail.com>
Sent: Wednesday, March 15, 2023 4:34 PM
To: Ryan Cummins <rcummins@saugatuckcity.com>
Subject: Short Term Rental Restrictions

Hi Ryan...

My name is Mark Bubloski and am a business owner in Saugatuck. (Saugatuck Mini Golf). I wanted to weigh in on the rental restriction issue. Saugatuck has always been a seasonal vacation town. Businesses here have a 4 month window to make a years worth of profit. Any restrictions on vacationers will limit that dramatically since locals do not eat out or use recreational businesses regularly. We should be discussing how to increase tourists in the summer; not limiting. I'm not quite sure what the issue is honestly. The limited amount of hotels and inns are booked solid for the entire season at extremely high rates. There are clearly not enough accommodations available for those wanting to come to our beautiful town. I'd much rather see short term rentals than a generic chain hotel or hotels come to town. Tourists are what keep this town alive and what keeps small business owners want to do business in a town like ours. Those who choose to live in a tourist town should understand this. If these compromises are too much for them they are free to move a few miles to Holland or other areas that are more year round communities. Real estate values are significantly higher in tourist communities which allow for short term rentals so they could cash in. We spent a significant amount of money to move and start a small business in Saugatuck. If we would have known that there were going to be short term rental restrictions we would have decided on another community that supports small businesses and tourists.

I truly hope you keep in mind the businesses that depend on tourists to stay open.

Very Best Regards,

Mark Bubloski
Sean Feeney
Owners of Saugatuck Mini Golf
239-298-0410

Sent from my iPhone

Dear City Council Members,

I am reaching out to ask you to consider all rental scenarios when making your decision regarding the short term rental moratorium. I want to share our situation so that you can hear another perspective regarding why people may need to rent their homes in Saugatuck. My husband and I purchased a lot on the hill last December. We are building our retirement home, our future primary residence, in the city of Saugatuck. Our plan was to rent for a few weeks each summer in order to offset the cost of maintaining two homes while we are still working, and until our retirement when we will make the full time move to Saugatuck. We were only considering 7 day (or longer) rentals and planning on renting to families and couples, most of whom we already have personal relationships. The income we could make renting for 4-6 weeks would cover property taxes and utilities for the entire year, and would allow us to keep the home for personal use the rest of the year. I am originally from SW Michigan and due to the cost of homes in the area, returning in retirement would be nearly impossible for us without supplementing the cost with rental income. We have started the building process, this is our dream home. We have every intention and incentive to make sure that anyone who might rent from us would take care of our home, as well as agreeing to rules and regulations regarding expected behavior, noise levels and occupancy capacity in order to respect the neighbors and preserve the character of the neighborhood. We have every intention of being responsible homeowners and working with a local property management company to make sure our home is being looked after in our absence. I hope that there is an understanding that not everyone who allows STR does so to maximize revenue at the expense of the community. For us, the only way to be part of the community is to participate in STR, at least to some extent.

I would also like to mention, as I am sure you are aware, that allowing regulated short term rentals is a way for the city and state to make revenue through taxes and fees. If my family cannot use our new home, what incentive do we have to let it sit empty in the summer months? We will just end up gifting the use of it to friends and family. In this situation there will be no regulation, no revenue from issuing permits/fees and no taxable revenue. There will also not be a local property management company to handle any problematic situations that may arise. I suspect that many homeowners will end up just allow friends and family use of second homes in their absence, which doesn't seem to solve the problem that the task force is trying to fix. While we completely understand the concerns at hand in regard to STR, and agree to some extent, we hope that there is an understanding that a complete moratorium or allowing some homeowners the ability to make income from STR, while not others does not seem equitable.

I appreciate your time.

Barrie Schoessel

Barrie_Schoessel@yahoo.com

616-443-1110