

**Village of Grand Beach Planning Commission
Regular Meeting
September 23, 2021**

Call to Order – 7:31 PM EST – Grand Beach Village Hall

James Bracewell – Present
Frank Giglio – Present
Robert Kegan – Present
Laurie Roche - Present
Harry Walder - Present

Adoption of Agenda

Bracewell moved, seconded by Walder to adopt the agenda as presented.

Roll Call Vote

Harry Walder	Aye
Laurie Roche	Aye
Robert Kegan	Aye
Frank Giglio	Aye
James Bracewell	Aye

Motion carried 5-0.

Approve Meeting Minutes, June 24, 2021

Bracewell moved, seconded by Giglio to approve the June 24, 2021 minutes as presented.

Roll Call Vote

Laurie Roche	Aye
Robert Kegan	Aye
Frank Giglio	Aye
James Bracewell	Aye
Harry Walder	Aye

Motion carried 5-0.

Comments on Agenda Items

None

Presentations

None

Unfinished Business

None

New Business

a. Annual Election of Officers 2021-2022

For Chair, Bracewell nominated Roche / Walder nominated Kegan
Bracewell, Giglio, and Roche voted Roche / Walder, Kegan voted Kegan

Chair – Laurie Roche elected 3 to 2

Vice Chair – Frank Giglio – Nominated by Roche, voted unanimously.

Secretary – Robert Kegan – Nominated by Roche, voted unanimously.

b. Schedule 2021-2022 Meetings

December 2nd 2021

February 24th 2022

June 23rd 2022

September 22nd 2022

c. Prepare Planning Commission Annual Report to Village Council

Laurie passed around the annual report and the group agreed with the draft which accurately summarized activities of the Planning Commission over the prior year.

d. Annual Consideration to Update Master Plan

It was agreed that no changes would be made. Additions regarding the 42 Acres acquisition and fencing ordinance updates were considered but were determined to be appropriate for next year's updates as those items were not finalized.

e. Review Proposed Short Term Rental Ordinance

- The short term rental ordinance drafted by Harry Walder and Robert Kegan was reviewed line by line. Police Chief Ryan Layman and Officer Jamie Flick participated and offered insights on building safety.
- Kegan and Walder clarified that the ordinance does not intend to add a full time position to the Village of Grand Beach staff. Police Chief Layman has experience and capacity to conduct some of the business on a part time basis.
- **Mary Robertson, Village Clerk added: Minutes were corrected at the 12/2/2021 Planning Commission meeting before approval to remove the following sentence: ~~Roche said the Village Council insisted that the STR Ordinance have a minimum night stay and that we need to keep it in the ordinance~~ and add the following sentence: Roche recalled that a Council member spoke of duration being an important part of the STR ordinance. Roche, Bracewell, and Giglio were in favor of a six night minimum rental period. Kegan and Walder objected to rental term restrictions. Walder expressed that the rules provided in the ordinance should govern unwanted behavior and lengths of stay should be irrelevant. Kegan agreed. Kegan asked why commission members specifically wished to restrict rental terms and no reasons were given. Kegan asked if frequent rental turnovers were a problem, why not consider one rental turnover per every six nights instead of creating a six night minimum stay? Bracewell said it was irrelevant because owners could just work around the rule and lease out for a couple nights and mark six nights on the lease. Walder asked if having a work around was ok, then why have the rule?**
- Kegan defended himself after being accused of just acting in his own interest as a rental owner. Kegan explained he has a self-imposed seven night minimum, but

that's his own choice. He explained he's just worried that if we press too hard with overly restrictive rules, people may choose to ignore the ordinance.

- Giglio proposed rental owners should have to clearly mark their garbage cans and recycling bins.

Public Comments – General

Blake O'Halloran (member of the village council) and Gina O'Halloran joined in the discussions. Gina O'Halloran expressed that she agreed certain rules would be helpful to maintain a sustainable and acceptable house sharing system, however, the limit to a six night minimum rental period would be harmful and unacceptable to many rental owners in the village.

Adjournment

Walder moved and Bracewell seconded to adjourn the meeting at 8:50 PM EST. The motion carried unanimously 5-0.

Respectfully,

A handwritten signature in blue ink, appearing to read 'R. Kegan', with a stylized, wavy line extending to the right.

Robert Kegan
Planning Commission Secretary