

**Village of Grand Beach Planning Commission
Regular Meeting (Held Electronically)
September 22, 2020**

Laurie Roche called the electronic (virtual) meeting of the Planning Commission (PC) to order at 7:30 PM EST/
6:30 PM CST.

ROLL CALL – IN ATTENDANCE

James Bracewell
Frank Giglio - Arrived at 7:34 PM EST
Robert Kegan
Laurie Roche
Harry Walder

HOUSEKEEPING

ADOPTION OF AGENDA

Roche moved, seconded by Kegan to adopt the agenda as presented.

Roll Call Vote

| | |
|-----------------|-----|
| James Bracewell | Aye |
| Robert Kegan | Aye |
| Laurie Roche | Aye |
| Harry Walder | Aye |

Motion carried unanimously 4-0.

APPROVE PUBLIC HEARING MINUTES, NOVEMBER 7, 2019

Bracewell moved, seconded by Roche to approve the Public Hearing, November 7, 2019 minutes as presented.

Roll Call Vote

| | |
|-----------------|-----|
| Robert Kegan | Aye |
| Laurie Roche | Aye |
| Harry Walder | Aye |
| James Bracewell | Aye |

Motion carried unanimously 4-0.

APPROVE MEETING MINUTES, NOVEMBER 7, 2019

Bracewell moved, seconded by Roche to approve the Regular Meeting, November 7, 2019 minutes as presented.

Roll Call Vote

| | |
|-----------------|-----|
| Robert Kegan | Aye |
| Laurie Roche | Aye |
| Harry Walder | Aye |
| James Bracewell | Aye |

Motion carried unanimously 4-0.

Frank Giglio arrived to the electronic meeting at 7:30 PM EST.

Roche thanked Ray Kelly for his service to the Village over the past years as the chair of the PC and said that the Village received a lot of legal advice from him while he was on the PC. She welcomed newly appointed members Harry Walder and Robert Kegan to the PC and looks forward to working with them.

NEW BUSINESS:

ANNUAL ELECTION OF OFFICERS 2020-2021

Bracewell moved, seconded by Giglio to nominate Roche as chairperson. With no other nominations; Roche was appointed as chairperson.

Roll Call Vote

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

Motion carried unanimously 5-0.

Walder moved, seconded by Roche to nominate Giglio as vice chairperson. With no other nominations; Giglio was appointed as vice chairperson.

Roll Call Vote

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

Motion carried unanimously 5-0.

Roche moved, seconded by Walder to nominate Kegan as secretary. With no other nominations; Kegan was appointed as secretary.

Roll Call Vote

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

Motion carried unanimously 5-0.

SCHEDULE 2020-2021 MEETINGS

Kegan moved, seconded by Roche to set the PC meetings for 2020-2021 as follows:

| | |
|------------------------------|-------------------------|
| Thursday, October 22, 2020 | 7:30 PM EST/6:30 PM CST |
| Thursday, February 25, 2021 | 7:30 PM EST/6:30 PM CST |
| Thursday, June 24, 2021 | 7:30 PM EST/6:30 PM CST |
| Thursday, September 23, 2021 | 7:30 PM EST/6:30 PM CST |

Roll Call Vote

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

Motion carried unanimously 5-0.

REVIEW CURRENT RENTAL RESOLUTION

Roche explained that she had asked Clerk Mary Robertson to distribute copies of rental ordinances to PC members which included ordinances of Michiana, New Buffalo City, New Buffalo Township, Chikaming Township and Three Oaks. She felt this would give everyone a view of what other communities have done with short term rentals. She said when the Village adopted a short term rental resolution in 2014; there were not nearly as many rentals and issues like there are today.

Chief Ryan Layman answered questions regarding the ordinance that the Village of Michiana adopted in 2019 for short term rentals. Layman shared the following information:

- He believes their ordinance is working because they have inspections and the owners are put on notice that there are rules and they have to sign a document about the rules for each of their rentals.
- They haven't had any noise issues in Michiana, although there have been noise issues in Grand Beach.
- Parking is always an issue in both Villages.
- He does the rental home inspections for Michiana and sometimes calls on Building Inspector Bill Lambert if he has questions regarding egress and things like that.
- Most rentals did not have smoke detectors as required when he did the initial inspections of the homes.
- Owners were putting 20 people into the houses, and they now have a maximum occupancy of 16 which depends on the number of bedrooms.
- There were many safety issues with the houses he inspected.
- Michiana has approximately 30-35 rentals. Since he has worked in Michiana for several years, he has a relationship with homeowners and he is aware of which homes are rentals.
- Michiana had two that were not registered and were renting.
- When talking to Yellowbird, they estimated that there are 100-150 homes being rented in Grand Beach.
- In Michiana, they are required to register every year at a cost of \$300 and have another inspection.
- There is a legislative bill out there regarding taxes on rental property. He will follow up on the bill and forward information to the commissioners.
- Michiana held a meeting with all of the stakeholders when working on the ordinance and he thinks everyone walked away from the meeting happy.

Kegan said he rents his house out, follows all of the rules and pays Michigan taxes on the rentals. He is in favor of paying a tax to Grand Beach or a higher fee for rentals. He suggested some type of tax on rental properties. Robertson said she has heard that charging a tax might not be allowed in Michigan. He said he thought they could create an ordinance by using part of the Michiana and City of New Buffalo ordinances.

Roche said that the resolution the Village adopted in 2014 is complaint driven and many people don't like to complain about their neighbors, so there have not been any formal complaints.

Walder asked if the New Buffalo Township ordinance regulated short term rentals in Grand Beach and Robertson told him that the New Buffalo Township ordinance has no effect on Grand Beach. Grand Beach adopts its own ordinances.

Bracewell explained the process of creating an ordinance for rentals. He said the PC works on it, submits it to the Village attorney for review and any necessary changes and then it comes back to the PC and finally to the Council for approval.

After much discussion, Walder suggested that he and Kegan work together and draft something to bring back to the PC for their input. Roche would like to see an ordinance in effect at the start of 2021 in case Covid continues so that Grand Beach is prepared.

AUDIENCE RECOGNITION

Debbie Lindley said she thinks keeping the ordinance close to Michiana’s ordinance makes sense since the officers will be enforcing the ordinances in both Villages. She said Grand Beach Police Officer Jamie Flick is the Fire Chief of New Buffalo Township and he and Chief Layman would make great inspectors. She suggested that Walder and Kegan add golf carts and trash/recycle cans to their discussions.

Bracewell said there were wonderful people who expressed interest in serving on the PC, and in prior years, they didn’t have the luxury of having so many people interested.

ADJOURNMENT

Bracewell moved, seconded by Walder to adjourn the meeting.

Roll Call Vote

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

Motion carried unanimously 5-0.

With no further business, the meeting was adjourned at 8:45 PM EST- 7:45 pm CST.

Respectfully Submitted,

Mary J. Robertson
Clerk-Treasurer