

MINUTES-Approved with Corrections

VILLAGE OF GRAND BEACH

PLANNING COMMISSION MEETING

NOVEMBER 30, 2023

6:30 P.M. CST- 7:30 P.M. EST

1. Call to Order

- Kerr called to order the November 30, 2023, Planning Commission Meeting at 7:30 P.M. EST-
Village of Grand Beach
Roll Call
Ross Kerr-Present
Edward Sebastian-Present
Elizabeth Grim-Vaughan- Present
Paul Leonard Jr.-Present
Harry Walder- Present

2. Adoption of Agenda

- Grim-Vaughan moved to adopt, seconded by Sebastian
- Motion carried unanimously

3. Approve Meeting minutes

- Grim-Vaughan moved to adopt, seconded by Leonard
- Motion carried unanimously

4. Unfinished Business

- a. Consider Changes to Zoning Ordinance Regarding Tents and Carports
 - Removal of wording stating “200 ft” to change the definition of requirements
 - Walder moved to adopt, seconded by Sebastian
 - Motion carried unanimously
- b. Attached Garages
 - Reference to home on Whitewood
 - Short discussion among Commission members
 - The members of the Planning Commission decided to leave the current wording of the Ordinance as it is stated with no changes.

5. New Business

a. Short Term Rentals, refer to STR page in packet “STR Ordinance Changes to be Considered”

□ Discussion summary is listed below:

- All topics regarding “STR Ordinance Changes to be Considered” has been tabled until Special Meeting Scheduled January 11, 2023, 6:30 P.M.CST 7:30 P.M. EST after more information has been gathered (see motion listed below)
- Speak with Police officers regarding state codes regarding fire extinguishers, how many and where to place them. Create an ordinance(s) to comply with state code
- Grim-Vaughan to research state code regarding land line requirements for rental houses
- Leonard to research MI legal age restrictions/requirements for house rental contracts
- Discussion of multi-family rental and accessory buildings. Leonard in favor of the owner Bed and Breakfasts. Sebastian in favor of owner renting accessory building while the owner is occupying the other building. Grim-Vaughan not in favor of either
- The word “Adult” to be removed from: Article 5 STR Regulations. (ii)
- Consideration of 10% cap of home available for rental: Discussion resulted in unanimous opinion to not move forward with this change. •
Motion for Special meeting on “STR Ordinance Changes to be Considered” January 11, 2023, 6:30 P.M.CST 7:30 P.M. EST. Walder motioned, seconded by Kerr, approved unanimously.

b. Master Plan Update

□ Presenter Diane Cody

- Town Hall Meeting January 6, 2023, to review the Master Plan Action Plan.
- Will be available on Zoom.
- Action plan and what task force want to accomplish
- Finalize plan with action/completion dates
- Consultant to review when completed
- Master Plan will then go to Planning Committee for recommendation to the Council for distribution to neighboring communities and entities.
- Council to decide on distribution of draft of Master Plan which starts 63-day notice to communities, i.e.: Railroad, Michiana, Township,
- At the conclusion of 63-day period, Public Hearing followed by PC Meeting
- PC to recommend final draft of Master Plan to Council.
- Council to approve final Master Plan for implementation.

6. Public Comments

- Blake O'Halloran had several comments on the STR items discussed in the meeting. No bed and breakfast.
- Laurie Roache is concerned about rentals and overuse and integrity of septic systems in the community. As well as several other comments and concerns regarding STR items discussed during meeting,

7. Sebastian moved to adjourn, seconded by Walder, motion carried

Respectfully Submitted,

Elizabeth Grim-Vaughan

Secretary