

**Village of Grand Beach Planning Commission  
Regular Meeting (Held Electronically)  
November 10<sup>th</sup>, 2020**

Laurie Roche called the electronic (virtual) meeting of the Planning Commission (PC) to order at 7:17 PM EST.

Laurie Roche read the following information regarding the remote meeting:

This meeting is being held remotely due to the COVID-19 pandemic under Senate Bill 1108 which was recently passed. All Planning Commission members should identify themselves prior to speaking so that everyone is aware of who is speaking. The Planning Commission Chair Laurie Roche will read all of the agenda items as we go along for those that can't see the agenda.

There will be two times when the public can speak.

- The first time the public can speak will be when we call for "comments on agenda items".
- The second time is during "audience recognition" for general comments.
- All audience members will be muted until it is time for them to speak.
- Please identify yourself before speaking.

**ROLL CALL – IN ATTENDANCE**

James Bracewell – Attending remotely from Grand Beach, Michigan

Robert Kegan – Attending remotely from Chicago, Illinois

Laurie Roche - Attending remotely from Grand Beach, Michigan

Harry Walder - Attending remotely from Grand Beach, Michigan

Frank Giglio – Attending remotely from Grand Beach, Michigan

**ADOPTION OF AGENDA**

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

Roll Call Vote

James Bracewell           Aye

Frank Giglio                Aye

Robert Kegan              Aye

Laurie Roche               Aye

Harry Walder               Aye

Motion carried unanimously 5-0.

**APPROVE MEETING MINUTES, October 22, 2020**

Walder moved, seconded by Bracewell to approve the Regular Meeting minutes of October 22, 2020 as presented.

Roll Call Vote

Frank Giglio                Aye

Robert Kegan              Aye

Laurie Roche               Aye

Harry Walder               Aye

James Bracewell           Aye

Motion carried unanimously 5-0.

**COMMENTS ON AGENDA ITEMS**

None

**NEW BUSINESS:**

Kegan expressed his opinion that rentals should not be banned in Grand Beach and that amicable solutions can be developed that should satisfy the majority of all residents.

**Annual Consideration to Update Master Plan**

Roche described the purpose and history of the Grand Beach Master Plan and mentioned it had been forwarded to all of us via email. The group acknowledged it had been received and reviewed. She said that the Planning Commission was required to review the Master Plan each year to decide if it needs to be updated.

Roche moved, seconded by Bracewell that the Planning Commission found that it is not necessary to update the Master Plan at this time.

Roll Call Vote

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

Motion carried unanimously 5-0.

**Prepare Planning Commission Annual Report to Village Council**

Roche described the Planning Commission Annual Report that is sent to the Village Council.

Kegan moved, seconded by Bracewell to approve the Annual Report to the Village Council as presented.

Roll Call Vote

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

Motion carried unanimously 5-0.

**SHORT TERM RENTAL ORDINANCE DISCUSSION**

Planning Commission members discussed the question of whether or not short term rentals should be banned.

Kegan said the rental by owner market has evolved dramatically in the last five to ten years, and it has come time for us to regulate it, not ban it. Through cooperation, planning, and a little hard work, we can accomplish a regulatory solution that appeases the majority of people on both sides of this issue.

Roche recapped our purpose in exploring this issue and ordinance by listing the questions we were all after: Should we regulate? Should we tax? Can we tax? Can we generate revenue? What are our needs and objectives?

Then moving into things we learned:

- Safety of renters and all community members is of number one importance.
- Requiring smoke/CM detectors and egress out of lower levels should be addressed.

- There is a Michigan House of Representatives Bill in progress that, if passed, would allow municipalities to charge 1-5% tax on short term rentals. So we can't generate revenue but we can still address safety and occupancy.
- Occupancy limits were discussed and questioned.
- Walder and Kegan clarified language and agreed to make updates to the draft ordinance.
- Discussed sending out a survey to Village residents to find out if they are in favor of short term rentals in the Village.
- Kegan and Walder offered to create a survey that the Planning Commission members will discuss at a special meeting before sending it on to the Village Council for approval.

**AUDIENCE RECOGNITION**

Village resident Steve Slater asked if we were imposing regulations on rental occupants for the sake of safety, shouldn't they apply to all? Slater acknowledged understanding driving some revenue, increasing safety, and asked about enforcing existing regulations.

**Table Current Draft Ordinance, and Draft a Survey to Gauge Village Sentiment on Rentals In Grand Beach**

Kegan moved, seconded by Walder to table the current draft ordinance and draft a survey to gauge Village sentiment on rentals in Grand Beach.

Roll Call Vote

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

Motion carried unanimously 5-0.

**ADJOURNMENT**

Roche moved, seconded by Kegan to adjourn the meeting.

Roll Call Vote

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

Motion carried unanimously 5-0.

With no further business, the meeting was adjourned at 9:35 PM EST.

Respectfully Submitted,  
Robert Kegan  
Secretary, Planning Commission