Charter Township of Filer

PLANNING COMMISSION REGULAR MEETING MINUTES

November 17, 2020 held electronically

Electronically present: Jennifer Williams, Shirley Ball, Linda Rogers, Roger Dittmer, Kathy Gutowski, Karen Kolk, Christa Johnson

Also present: Larry Thompson, Zoning Administrator and Richard Wilson, Township Attorney

Meeting is being held electronically in order to prevent the spread of COVID-19.

Meeting was called to order at 7:00 p.m. by Chairman Williams.

Motion by Johnson, seconded by Kolk to approve meeting agenda as presented. Roll Call Vote: Gutowski-yes, Johnson-yes, Kolk-yes, Rogers-yes, Williams-yes, Ball-yes, Dittmer-yes. 7 Yeas, 0 Nays. M/C

Motion by Ball, seconded by Kolk to approve the October 20, 2020 Public Hearing Minutes correcting under the third bullet the word “stall” to “shall” and adding new bullet item “Heat maybe installed”. Roll Call Vote: Ball-yes, Dittmer-yes, Gutowski-yes, Johnson-yes, Kolk-yes, Rogers-yes, Williams-yes. 7 yeas, 0 nays. M/C

Motion by Johnson, seconded by Gutowski to approve the October 20, 2020 Regular Meeting minutes as presented. Roll Call Vote: Ball-yes, Dittmer-yes, Gutowski-yes, Johnson-yes, Kolk-yes, Rogers-yes, Williams-yes. 7 yeas, 0 nays. M/C

Motion by Rogers, seconded by Johnson to grant the special use permit application for Jason Sherrill, 4074 Red Apple Road, Manistee, MI 49660, Filer Township, Manistee County, Michigan for parcel #’s: 51-06-422-706-05 and 51-06-422-706-07 (combined) located in the Medium Density Residential District of Filer Township constructing an oversize accessory structure building 32’ x 52’ with a 17 ft. ridge board with conditions. Roll Call Vote: Ball-yes, Dittmer-yes, Gutowski-yes, Johnson-yes, Kolk-yes, Williams-yes, Rogers-yes. 7 yeas, 0 nays. M/C

<u>Discussion on Short Term Rentals:</u>

Reviewed written comments. Positive and negative thoughts from responders for final ordinance draft consideration. Concerns regarding violation of ordinance are: enforcement, contact person for each property and documentation of complaints for Township action when needed. Reviewed renewal process: applicants must do a new application each year, must cover the Township cost of inspection, signage in place reveals local agent. All rental licenses come due at the same time in the calendar year (35.05 Item C Renewals).

Motion by Dittmer, seconded by Kolk to recommend presented changes on Short Term Ordinance to Township Board. Roll Call Vote: Ball-yes, Dittmer-yes, Gutowski-yes, Johnson-yes, Kolk-yes, Rogers-yes. 7 yeas, 0 nays. M/C

<u>Public Comments:</u>

- Karen Kalbfleisch, 2366 Red Apple, is concerned about security having personal info on a sign at the street.

- Jan Borenitsch, please remember who the permanent people are that need to live by short term renters.
- Clara Kahle, Fox Farm Rd., fees should be customized to the property. Not one size fits all.
- Cindy Russell, Fox Farm Rd., not a neighborhood anymore. Cannot be responsible if people need to rent to make ends meet.
- Mrs. Brunner, 27 days or less per year ok with her for short term rentals.
- Beate Stumpe, 2312 Red Apple Rd., does not rent 12 weeks a year as had been suggested. Permit and license a burden when permit is annual.
- Dave Russell, short term rentals are a business. How do we know the renters are good people?
- Kristi Karls, 2420 Red Apple Rd., agree with Dave Russell.

Discussion on ATV/ORV ordinance: Township Board request Planning Commission look at this subject again. Compile several sample ordinances of surrounding townships. Use DNR pamphlet/booklets. Several roads are closed to off road vehicles. Invite DNR representative to next meeting and keep on December's agenda.

Reports: Zoning Administrator: Activity report for October 2020 reviewed.

Supervisor: Partial delivery of Oak Hill Park playground equipment. Have received several inquiries for an ordinance change regarding ATV & ORV use in Filer Township.

Board of Appeals: Discussion on setbacks.

Board of Trustees: Special meeting minutes from October 28, 2020 were reviewed. Regular meeting minutes from November 5, 2020 reviewed.

Downtown Development Authority: Regular meeting minutes from November 5, 2020 were reviewed.

Motion by Gutowski, seconded by Johnson, to adjourn the meeting. Roll Call Vote: Ball-yes, Johnson-yes, Kolk-yes, Rogers-yes, Williams-yes, Dittmer-yes, Gutowski-yes. 7 yeas, 0 nays. M/C

Meeting adjourned at 8:14 p.m.

Respectfully submitted,

Roger Dittmer, Secretary
Charter Township of Filer Planning Commission