



**VILLAGE OF SPRING LAKE
PLANNING COMMISSION**

**MINUTES
REGULAR MEETING
July 23, 2019 7:00 PM**

**Barber School Community Building
102 West Exchange Street
Spring Lake, MI 49456**

1. CALL TO ORDER

Chairman **Kauckeck**, called the meeting to order at 7:01 p.m.

2. ROLL CALL

Present: Bohnhoff, Kauckeck, Johnson, Martinus, Nauta and Van Strate.

Absent: Van Leeuwen-Vega

3. APPROVAL OF THE AGENDA

Motion by **Martinus**, second from **Nauta**, to approve the agenda as presented. All in favor, motion carried.

Yes: 6 No: 0

4. APPROVAL OF THE MINUTES: June 25, 2019 regular meeting

Motion by **Nauta**, second from **Van Strate**, to approve the minutes from the June 25, 2019 regular meeting. All in favor, motion carried.

Yes: 6 No: 0

5. PUBLIC HEARING

A. 302 East River Street: The Planning Commission will consider a request for a Special Use Permit for a Short-Term Rental located at 302 East River Street, Permanent Parcel Number 70-03-22-201-008.

Chairman **Kauckeck** introduced this item and **Howland** gave an overview of the request for a Short-Term Rental at 302 E. River St. explaining that the home at 302 East River Street was in the SFR-A Zoning District where the minimum lot size was 8,000 sq. ft. and the subject property exceeded that standard. **Howland** said that staff estimated that the sleeping occupancy would be 8 for the 3-bedroom

home based on a square footage calculation per the International Property Maintenance Code and would require 3 parking spaces. **Howland** also said the property had a detached garage, a long driveway which would provide more than 3 parking spaces and an outdoor congregating area (a porch) off the side of the house, and the backyard was fully enclosed by a fence with a vacant lot to the immediate east of the property.

Motion by **Bohnhoff**, second from **Nauta**, to open the Public Hearing at 7:05 p.m. All in favor, motion passed

Yes: 6 No: 0

Brianne Pitchford, 7719 Austinridge Dr., Caledonia, MI., explained that the intent of the property was to use it as their family vacation home and supplement expenses with Short-Term Rentals. Mrs. Pitchford said that she and her husband were both construction professionals and they were enjoying their hundred-year-old home and restoring it back to its glory.

Andy Kleppe, 306 Visser, asked if potential tenants would be screened or background checked because they have at least 10 small children on their street and worried about sex offenders living there for 2 weeks.

Mrs. Pitchford said that Air B&B did have a screening process and that they also wanted to have renters that were respectful of the neighbors and their home. Mrs. Pitchford said they have set a minimum age requirement of 25 because they want families, they don't want bachelor parties and that type of thing. Mrs. Pitchford said that they would do as much as they could through the screening process and get as much information as possible beforehand and that they also have the right to reject anyone that was of a questionable nature.

Cathy Stanton, 234 Summit, asked what kind of short-term rental or bed & breakfast this would be. **Kaucheck** said this would be a Short-Term Rental. **Howland** explained that this was not going to be a Bed & Breakfast, but the Pitchfords would use Air B&B to help with screening and reservations, and because Mrs. Stanton was not present at the time, **Howland** reiterated Mrs. Pitchford's account of Air B&B's screening process. Mrs. Pitchford explained to Mrs. Stanton that she and her husband worked in Walker and that Spring Lake was closer to their work place then their home was so they would be aware of what was happening on their property and they had multiple friends and coworkers in the Spring Lake area that would be able to address any issues if they were not able too. Mrs. Stanton said this was not what she wanted in her neighborhood, but it was not her call and said she understood that just because one person didn't want something didn't mean that it wasn't going to happen. **Bohnhoff** assured Mrs. Stanton that the Planning Commission had taken months to craft this Short-Term Rental Ordinance with strict regulations. **Martinus** suggested that Mrs. Stanton get Mrs. Pitchford's phone number so that if there were any issues the

Pitchfords could be called. **Johnson** shared with Mrs. Stanton that, at the start of the meeting, the Pitchfords stated that this was a house that they were going to use as a family also, not a house that would be used for the sole purpose of renting. **Kaucheck** said that when the Planning Commission went through the Ordinance process, they tried to take into consideration, not only those that were not renting, but those who might want to rent. **Kaucheck** listed a number of items that had been considered to create the Short-Term Rental Ordinance that would have everyone's best interest in mind.

Motion by **Bohnhoff**, second from **Van Strate**, to close the Public Hearing at 7:15 p.m. All in favor, motion passed

Yes: 6 No: 0

Bohnhoff asked if the Pickford's had house rules. Mrs. Pickford said that they did. There were no further questions or comments from the Planning Commission.

Motion by **Martinus**, second from **Bohnhoff**, to approve the request for a Special Use Permit for a Short-Term Rental located at 302 East River Street, Permanent Parcel Number 70-03-22-201-008, subject to the following conditions:

- a. Sleeping occupancy is estimated at eight (8) people. The sleeping occupancy will be verified by the building official upon inspection.
- b. The short-term rental shall be maintained in compliance with the submitted site plan and floor plan.
- c. The applicant will comply with any other local, state, and federal laws, including revisions required by the Fire Chief and Village Engineer.
- d. The applicant will comply with all verbal representations.

Yes: 6 No: 0

6. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA

There were no statements of citizens.

7. ADJOURNMENT

Motion by **Bohnhoff**, second from **Van Strate**, the meeting adjourned at 7:18 p.m. All in favor, motion carried.

Yes: 6 No: 0

Jennifer Howland, Village Planner

Maryann Fonkert, Deputy Clerk