



PUBLIC FORUM ON SHORT-TERM RENTALS
Acme Township Board of Trustees & Planning Commission
THE WILLIAMSBURG BANQUET & CONFERENCE CENTER
4230 M-72 East, Williamsburg MI 49690
January 19th, 2017 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE: @ 7:02pm

ROLL CALL:

Township Board

Aukerman Dye Jenema Nelson Scott White Zollinger

Planning Commission

Balentine Feringa Forgette Rosa Timmins Wentzloff White

Note: Scott excused; White arrived at 7:14pm.

Other Staff Present:

Shawn Winter, Planning and Zoning Administrator; Jeff Jocks, Legal Counsel

A. OPENING REMARKS

1. *Jay Zollinger, Township Supervisor and Karly Wentzloff, Planning Commission Chair*

Township Supervisor Jay Zollinger introduced himself and opened the meeting by thanking Dan Kelly for the use of his facility at The Williamsburg. Tonights meeting was to gather input from the citizens of Acme Township on short term rentals, listen and to share information. Several citizens have come to Board and Planning Commission meetings speaking out on this topic. Felt that it would be best to have a joint public meeting for many people to hear comments on this single item and to share information. This is a joint meeting of the Township Board and the Planning Commission. Planning Commission Chairperson, Karly Wentzloff provided instructions for the format of the meeting and introduced Planning and Zoning Administrator, Shawn Winter. As a citizen driven township, this meeting is to gather public input. Further discussion will take place at future Planning Commission meetings after a review of all public comment, review of surveys handed out this evening, and review of any additional information that may be provided as part of this process.

B. OVERVIEW

1. *Shawn Winter, Planning and Zoning Administrator*

Winter read an overview of the topic as provided in the agenda packet (see agenda packet). In summary, short term rentals have been occurring for decades without many issues. Recently, however, that has changed based on the number of complaints this summer. Additionally, the opinion of legal counsel after reviewing the existing zoning ordinance language was that short-term rentals are not an allowed use in the R-1, R-2 and R-3 Districts for the Township. Two models of short-term rentals exist: whole houses being rented out, and room sharing (i.e. Airbnb). The options we have moving forward are as follows:

- A complete prohibition on any and all short-term rentals
- Allow short-term rentals to occur as is, in an unregulated manner
- Allow short-term rentals to occur in a regulated manner

The Township has not determined which option best suits the citizens of the Township and the decision will not occur at this meeting. Tonights public forum provides the first step of this process. After tonight, comments will be compiled, survey results analyzed and referenced based upon the goals and objectives of the Township Master Plan which has prescribed our intended future. With all of this information, the township will be better equipped to make a decision.

- C. **PUBLIC COMMENT:** @ 7:11pm. All letters of correspondence related to this public meeting will be attached to the minutes. Below are summarized comments from the public during the meeting.
- 1) Cynthia Duemling, 9307 Shaw Road. Lives downstate but come up on regular basis. We also live next to place that rents on regular basis. Hasn't been horrible, but there have been incidents. Preference would be to not allow rentals. If allowed, township needs to come up with regulations that make sense; enforceable rules. Our biggest concern is number of people allowed to stay in single residence. And then additional people "visiting" during the day. Impacts on our enjoyment of the area.
 - 2) Bruce Brownie, 5253 US 31 North. Strongly opposed to regulations. In favor of homeowners deciding whether or not they want to rent their house/room. Sounds like we have some homes with issues. Things to deal with this is policies should be made to address these small issues and not restricting the 99% of the rest. Short term rentals help owners with source of income and helps local economy. Understands the problem,, but there are better ways to address than regulation. Owners should run their property responsibly.
 - 3) Pat Valley, 9433 Shaw Road. There is a home between us and Duemling's that rents. Trash is one of our biggest concerns, Renters tend to throw trash in everyone else's receptacles since they are not provided a sufficient receptacle. At the end of weekend there is a pile at end of our drive that needs to be picked up. Our portion of Shaw Road is private and we pay to maintain ourself and get little support from the people renting out their home. People end up in our orchard to park and we end up fixing our property. Road is windey so traffic, parking, safety and speed is a concern.
 - 4) Curt Peterson, 1356 Buchan Drive, TC. Not a resident of township but knowledgeable on topic. Counsel's determination that short term rentals is not allowed use needs to reviewed. In August 2016 PC meeting addendum, he indicates the definition of dwelling by Counsel is not the complete definition from the zoning ordinance, as referenced. The key is that a house is "designed" for a single-family, not that it must be occupied by a single-family. Otherwise we couldn't have friends stay with us. Went on to cite a Wikipedia definition of single-family. Feels the tourist home model is legal under the ordinance.
 - 5) Joel Safronoff, 7206 Peaceful Valley Road. Has had a neighbor rent all year. Rentals duration anywhere from 2 to 10 days. Issues with trash, noise, and camp fires burning all day. Every week with each new renter you have to call authorities to deal with an issue. Have been here over 40 years and had to pick up trash on beach for first time. Security is another concern. One neighbor was robbed on two occasions, Never an issue previously. We had on average of 6 cars per week; car loads. Safety a concern; started locking up a shed we never had to do before. Wondered if rental managers should know of the regulations and ordinances too. Traffic speed is another concern.
 - 6) Virginia Tegel, 4810 Bartlett Road. Listed 7 individuals supporting the model of Airbnb. Excerpts read from her letter that is attached to minutes. Indicated she rents a room and has never had an issue. Always present when room is rented. Feels Airbnb has an excellent policy and has no impact on neighbors, comparable to a roommate. Effect on neighbors no more of an impact than in-home business. Guests support local economy. No environmental impact. It is a niche market. Cited resources on the topic, including MSU Extension, AirBNB's website.
 - 7) Pat Partridge, 3907 Bay Valley Drive. Supports short term rentals. Ability to have short-term rentals is way to offset costs. Allows additional income to maintain property and meet increased taxes. Believes rules should be established and enforced. Pets of renter are an issue if not watched closely.
 - 8) Pat Buck, 7369 Deepwater Pointe. This is about 3rd meeting attended related to short term rental issue. Trying to keep open mind but when families looking into moving in R-1 zoning district that it is free from commercial activity and supports them via the R1 zoning. Modifying or changing the ordinance to accommodate short term rentals would be a breach of the township's obligation to its citizens. The airbnb and vacation rentals has increased popularity escalated rentals at costs to our neighborhoods. Hopes township does not sway from its current course of not allowing short term rentals.
 - 9) Kara Peck, 7677 Bates Road, 4180 M72 E. Thanked everyone for input and emphasizes with those who have had bad experiences. Our family has personally rented vacation homes and feel people coming into the area also appreciate them. People are staying in town, eating, shopping, cooking for themselves and learning how to live in our community. A different feel than going to hotel. This could turn into future homeowners. Need to look at policies concerning loud and inappropriate behavior for homeowners. How are issues such as noise and trash that require law enforcement handled? Usually by law enforcement.

Renters who do not abide should be called out. Things to ask are these rented by management company or homeowner? Are owners available 24/7? What are the size of properties, homes? Is there verbiage that could be done in the ordinance to address and make doable? Email correspondence attached and included with minutes.

- 10) Jill Kester, Saylor Road. Supports allowing short-term rentals and emphasizing for those who have had bad experiences. Feels those that don't manage properties should be held accountable. Personally, as a family, has used them a lot; Landlords need to be accountable. Law enforcement should handle these cases. Supports some sort of regulation to those who rent out properties.
- 11) Rod Kuncaitis 1604(?) Elk Lake Rd, on behalf of Karin Flint of Flint Fields Horse Shows by the Bay. Read letter submitted by Karin Flint. Horse show has brought thousands of people and millions of dollars to the area. Many families come or numerous weeks and looks to home/cottage rentals for accommodations as a better option than hotels, that may be booked. Has researched many tourist communities throughout the country. Certain there is a positive resolution that can be beneficial to everyone.
- 12) Theresa Galante, 6809 Deepwater Point. Uses home as a short term rental. We check all guests in and restrict the number of people, we restrict number of vehicles parked. Thinks there are ways to regulate by law enforcement.
- 13) Margy Goss, 4105 Bay Valley Drive. Supports short term rentals. Believes regulation is important but not over regulation; believe 1% is cause. Over regulation is not good. My preference is what I heard from Long Lake township; they don't want you to rent rvs or campers; but neighborhoods are ok. It is a good source of income. In favor with wise regulations; using more data from the number side; not on the personal side. If large problem then we need to deal with it.
- 14) Lisa Weeks, 5734 Apple Valley. Had no idea this was going on until talked with neighbors while on a walk who indicated they were renting and she didn't even know. Common sense should be able to deal with this. Worked well in my neighborhood.
- 15) Bea Edmond, 4644 Paper Birch. All in favor of short term rentals. Opposed to regulation. Also rents places in TC. As owner you are going to take of your home; doesn't understand.
- 16) Ciprian Streza for Jon Reibel, 7186 Peaceful Valley Road. Read letter into record (attached to these minutes). Echoed sentiments of neighbors that we live in wonderful community. Hard to regulate every aspect. Expressed apologies for distress rentals have caused neighbors.
- 17) Eric Nuffer, 5754 Ridge Road. In favor of short term rentals without regulation, Thinks more enforcement and accountability would be needed but we don't need more rules. Hopeful that enforcement was called by residents who had neighbor issues. Doesn't want Acme turn into Traverse City. Airbnb is a wonderful thing and works well. It has lots of checks and balances.
- 18) John Zalouak, 10351 Kay Ray Road. Thanked member of Board and PC for time looking into this. He has researched this topic on the internet looking at other communities, states, etc.. Lot of good things to think about out there. Encourages everyone to do the same. Definitions are critical to the ordinance. What is a single family? What is a single family home? What is a family? A big believer in property rights, but with right also incurs responsibility. Rent as if you are living there. Problems not just with short term rentals but also long term rentals can also be issues. In a personal case and had the number of owner and called to get resolution to a number of problems. We need to have responsibility side of whatever comes out of this built in..
- 19) Bonnie Smith, 7280 Deepwater Pointe. Here addressing short term rentals only; Not in favor of them. I It was mentioned previously that short term rentals provide a quality of life for those renting when they live and enjoy our community. However, that quality of life for the rest of us has been affected due to goings on at short term rentals. Settled here and built home because of township zoning to protect property rights and it would be worth something because of the zoning and for it to be a safe area to raise a family. A safe place, A quieter place, A place where you knew the people around you. Wondered why zoning has not been enforced. Wonders also about why we are having this meeting at this time of the year as many of our neighbors are not here and on vacation. Concerned about not knowing who is renting next door. Concerned about grandchildren playing in yard without constant supervision. Summers in the last 3 years have been extremely disruptive. Issues with noise and parties during the night, More traffic and fireworks during times when they are not allowed. Enough of this occurs, that when you are working, and have to get up early, it is really a grind when you are dealing with late night activities of neighbors. Not a commercial area.

- 20) Dale Stevens, 6679 Bates Road. Area in and around the Flint horse park, events and things that have been going on there are unique. The development is busy and there is commotion. But there is a lot of fun. Neighborhood is coming together. Acme is uniquely positioned here with short term rentals because of the amount of private ownership. Thinks Township should continue to approve these uses and actually embrace short term rentals because it is a good thing for our area in the summer months. Understands those that are against them, but with growth, change happens.
- 21) Chuck Walter, no address. Lives across from Flint horse park and they have brought in lot of nice folks from all over this country. A large event that goes on for 6-8 weeks and very few incidents that we are aware of. Has rented space for RVs all but one year of the horse show without incident. We have our own rules and regulations for those who come on our property. Thinks rules and regulations on rentals takes away from rights of property owners. Can't expect township to be mom and dad to those who cannot handle their property. Township cannot enforce some of the current regulations that are out there now. Doesn't know why people who rent these places can't take it upon themselves to have rules and regulations. And if people who rent there cannot abide by those rules, kick them out or call law enforcement. Horse show also brings in tourism; not just participants. Does not want officials to enforce or act on any more regulations on short or long term rentals or any other thing in Acme township.
- 22) Doug Meteyer, 6348 Singletree. Spent a lot of time looking at property rights and defending those rights. Doesn't want this group to restrict rights of the many for those of the few. An intersection between right to peaceful enjoyment of one's property and property rights of the landowner. Be mindful that a small minority of properties are where problems are occurring. Efforts need to be focused there.
- 23) Alan Martel, Torch Lake Township Supervisor. At Torch Lake, we do not allow short term rentals. Decided about 10 years ago after a lot of actions; including court action. In looking into it, we found this is a money maker and we have discovered that over half of those renting homes in our township do not live here. Many have purchased homes and then turned them over to a management company. Very lucrative investment that outsiders are buying into. We don't allow it. He provided a study Torch Lake conducted to share with the Board and PC members. Recommend to not open township up to short term rentals.
- 24) John Martin, 908 S. Belmont Ave. Considered an outsider but has been coming to this area all his life. 10 years ago bought a place and has done short-term rentals place for 9 years and only one issue. Has rules, Tells neighbors to let them know if problem occurs. Requires deposit be put down by renters. Very clear with them to be respectful to neighbors. It's not just about protecting the property, but it's about protecting the neighborhood. We vet prospective renters as carefully as we can. Look at age of renters, occupation and the number of cars, etc. Without proper management, issues occur. Isolated incidence in one neighborhood seems to be causing issues. Use common sense rules. If regulation is considered, licensing, permits, fees could be used to offset costs. They can be good for everyone.
- 25) Catherine Nelson, 7466 Saylor Road. Creator of Airbnb was on brink of destitution when he decided to rent a room. My impression is that there is a need for room sharing for additional income. In support of short term rentals; I like PC to consider cascading economic so those owners and renters can reinvest in the local community.
- 26) Debra Safronoff, 7206 Peaceful Valley Road. Lived 40 years at this address. This past summer is when we started having experiences with weekly rentals. People here want to talk about all the good things of short term rentals but sur experience is every week, a different set of people are next door. Every week was a different problem. Our summer is very short and having to deal with weekly issues makes things unrestful and not very peaceful. Went to PC and Board meetings and was told to call law enforcement or fire department. So we did. But who wants to be doing this each and every week of the summer. Makes things unhappy and unrestful being up late in the night due to noise and fireworks next door. Maybe short term rentals are ok in certain areas, but zoning for R1, R2, and R3 should be for single families only. Does not feel we need to change the way we live so that others can make some money.
- 27) Linda Simpson, 7271 Peaceful Valley Road. In favor of short term rentals. Been breaking law for 30 some years with little house on Deepwater Pointe. Has rented it out for 30 years. Normally long term. Check them in, Check them out. Never had an issue. Lease agreement drafted by attorney. As a realtor, we have so many people who can't find lodging in town. I don't think we need regulation. Property owners need to step up to plate and manage their property. If they can't be here, hire someone who is to take care of these issues so neighbors do not have these problems that I have heard they have had. .

D. DISCUSSION

1. *Acme Township Board of Trustees and Planning Commission*
No discussion at this time as outlined in opening remarks.

E. CLOSING REMARKS:

1. *Jay Zollinger, Township Supervisor and Karly Wentzloff, Planning Commission Chair*

Wentzloff indicated all emails will be made part of public record and will be added to minutes when complete. Agenda will also be updated with late added correspondence. There will be additional opportunities for public comment during future Acme Township PC and Board meetings. Zollinger added that short term rental concerns are not just an Acme Township issue. Rather it is a regional issue that many townships are having to react on. There was a lot of good information tonight and sharing concerns is helpful. We will be looking at this closely and communicate to the residents. Please come and participate at meetings..

ADJOURN: @ 8:20pm

Short-Term Rental Overview

Background

- Planning Commission requested Counsel to review the Zoning Ordinance to determine if short-term rentals were allowed
- Counsel's review of the R-1, R-2 and R-3 zoning districts concluded that they are **NOT** an allowed use
- Counsel's memo is available for review in the September 12, 2016 Planning Commission Packet available under "Meeting Minutes" at www.acmetownship.org

Terms for Discussion

Short-Term Rental – a property that is rented out for a period of less than 30 days (definition established through precedent court cases in the State of Michigan).

Tourist Home – an operation in which a resident rents out a room(s) to a guest in a short-term nature, while residing onsite.

Vacation Rental – an operation in which a whole house/dwelling unit is rented out to a party on a short-term basis without the property owner residing onsite.

Options Moving Forward

- Allowing short-term rentals to operate as they have been is not a viable option
- Two options to consider:

Option 1

- Maintain a complete prohibition on short-term rentals
 - Amend the Zoning Ordinance to make the issue more clear
 - Continue enforcing the prohibition
 - Enforcement will depend heavily on community efforts to inform the Township

Option 2

- Allow short-term rentals, but in a regulated fashion.
- Regulations for both tourist homes and vacation rentals may include:

- License and applicable fee
- Fire department approval
- Specifying districts as an allowable use
- Establishing a minimum distance between short-term rentals
- Posting rules and ordinances onsite
- System of repercussions if violations occur

Tourist Home

- Additional regulations specific to tourist homes may include:
 - Limiting the number of rooms that can be rented out
 - Requiring the owner to be staying onsite at the time the rooms are rented

Vacation Rentals

- Additional regulations specific to vacation rentals may include:
 - Identify a local contact available 24 hours a day
 - Make the contact's info available to neighbors
 - Limit the number of guests based on the number of bedrooms or bathrooms
 - Provide off-street parking that is sufficient

This is not an all-inclusive list of regulations. The Planning Commission and Board welcome any and all suggestions.

Furthermore, it may be decided that just tourist homes are appropriate, or perhaps just vacation rentals. Options other than what has been presented will be considered.

Important Notes

- There is no predetermined decision on the issue
- A decision will not be rendered tonight
 - Tonight's public forum is the first step in that process.



MEMORANDUM

Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

To: Acme Township Board of Trustees and Planning Commission
From: Shawn Winter, Zoning Administrator
CC: Jeff Jocks, Counsel; John Iacoangeli, Planning Consultant
Date: January 17, 2017
Re: Short-Term Rentals

Below is a summary of the public comments made at the Planning Commission and Board meetings this year related to short-term rentals. Additional attachments to this memo include:

- A memo overviewing short-term rentals I submitted to the Planning Commission for their meeting on August 8, 2016
- Counsel opinion on short-term rentals following his review of the Zoning Ordinance, dated September 8, 2016
- Correspondence on short-term rentals received as of 9:30 am on January 17, 2017. Any additional correspondence will be on your table at Thursday's public forum and will be added to the minutes.

PUBLIC COMMENT SUMMARY FROM MEETING MINUTES

July 11, 2016 - Planning Commission

Joel and Debbie Safronoff, 7206 Peaceful Valley Road. Voiced a concern about nuisance issues on a weekly rental in Woodland Acres over the past three weeks and showed some pictures of the issues. Though not a problem in the past, described recent issues this summer related to a nearby property and wanted to know what could be done. They reported issues related to garbage being left, personal safety, etc. to Township Supervisor who indicated the nuisance issues were not allowed but an ordinance would be necessary to prohibit weekly rentals. Discussion occurred and it was thought to look into the topic of weekly rentals in the near future.

August 8, 2016 - Planning Commission

Pat Buck, 7369 Deepwater Pt Rd. Spoke regarding the recent problems with weekly rentals. The area is zoned R-1 but the rentals bringing in multiple families; some not related at all. Wishes to see them banned

Irene/John Stuart, 7402 Deepwater Pt. Rd. Echoed sentiments above regarding weekly rentals. Encountering numerous issues with multiple people, noise all night to early in the morning, concerned about security. Not a welcome addition to the neighborhood.

Wallace/Sonya Olson, 7373 Deepwater Pt. Rd. Lived here for 48 years, with the last couple issues have grown with weekly rentals. Up all hours of the night. Security concerns. Explained situation from past where police needed to call in backup to breakup a party. Expressed that these are not your neighbors who you get to know over time. You never know who is going to be moving next to you week after week.

Joel Safronoff, 7206 Peaceful Valley Rd. Spoke to weekly rental issues. 40 year resident. Observes garbage being left out, up to 8 cars parked at a time, needing to pick up shoreline after guests leave since they don't.

Sonya Olson, Feels that even if you license the homes, it does not protect homes from issues and their home's value. Do not feel like they can enjoy the home they own. Everyone else enjoys the property, however, they cannot. Paying lots of money to rent and they feel they can do as they please. Up all hours of night. This week, the tenant (s) brought five dogs.

John Stuart, 7402 Deepwater Pt. - Asked why we have three different residential zones for a reason if you're not going to enforce it. Winter indicated he will discuss with Counsel to gather baseline information so we can look to address.

Joel/Deb Safronoff - Brought recent example of a safety concerns. We are off water but neighboring property burning with fire ring. Winter indicated Metro fire is responsible for enforcing regulation. Feels now we have to police everything since your neighbor resident changes each and every week.

Pat Buck - Doesn't believe that near him there has never been one "family" using the short-term rentals. Currently going on their 7th group of renters for the summer.

Irene Stuart - It is like the absentee landlord. They do not feel the affect of the activity. Out of sight, out of mind. We get stuck getting dealing with all of the issues.

Wally Olson - The use of a fee or reduction of homestead exemption really will not be effective. The landowner will just increase the rental price. Whatever money lose they will recoup.

Winter recommended to those present that while the PC takes the time to review, continue to report violations of existing ordinances (garbage, open fire, trespass, noise, etc) to the township and law enforcement. PC is taking concerns seriously; it just takes some time to work out our next steps with regulations.

September 12, 2016 - Planning Commission

Pat Buck, 7369 Deepwater Point Road, agreed with J. Jocks opinion (review memo attached to agenda) that short term rentals are not an allowed use in residential areas.

Joel Safronoff, 7206 Peaceful Valley Road, spoke to short term rentals and since last meeting encountered four instances and thinks township should send letter to all residents indicating they are not an allowed use.

Wally Olson, 7373 Deepwater Point Road, spoke to short term rentals. Relatively ok until this year but now renters have taken over beaches and spreading out to other private property and getting out of hand. Never know who your next "neighbor" will be

John Martin, 908 S. Belmont Ave, Watseka, IL, spoke to advocate short term rentals. Believes residential and short-term rental use can co-exist but owners of rentals need to take pride and be accountable for issues. Indicated a conditional use permit may work.

Mary B. "Bonnie" Smith, 7280 Deepwater Point Road, spoke to short term rentals and asked if this would be a zoning change in the residential area. Residential areas are not zoned for short term rentals. Feels renters do not follow regulations in place and make it feel like a hotel area. Concerned about safety.

Beth Young, 7380 Deepwater Point Road, spoke to short rentals and concern for safety, traffic and the overall disrespect short term renters showing for local laws and ordinances. Built their home in this area many years ago without concern for any of that.

Irene Stuart, 7402 Deepwater Point Road, spoke to short term rentals and the lack of responsibility from absentee landlords. Moved here from downtown Traverse City to get away from the issues of renters. Homeowners do not want to be watchdogs. Worry about short term rentals affecting home pricing. This area is residential, not commercial

Pat Partridge, 3907 Bay Valley Dr, spoke to short term rentals and pets. As a veterinarian, she would recommend not allowing large breed animals for safety concerns.

Deb Safronoff, 7206 Peaceful Valley Road spoke to short term rentals. Questioned why a public forum on short term rentals was needed when the ordinance indicates they are not allowed in residential district. Feringa indicated that forum would allow PC to review other zoning areas and short term rental use (ie Agriculture district).

Pat Buck, 7369 Deepwater Point Road, asked if Township Board is going to start enforcement of short term rentals in residential areas. Winter provided a summary of the enforcement process.

John Martin, 908 S. Belmont Avenue, Watseka, IL, spoke to short term rentals. Sees that a few bad apples ruining it for everyone.

Joel Safronoff, 7206 Peaceful Valley Road, asked what was needed for zoning administrator to start enforcement. Winter indicated that he would need for the properties utilizing short term rentals to be identified.

October 4, 2016 - Board Meeting

Wally Olson, 7373 Deepwater Point Rd, spoke to short term rentals. Renters have taken over beaches and spreading out to other private property and getting out of hand. He has been a resident for 46 years.



MEMORANDUM

Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

To: Acme Township Planning Commission
From: Shawn Winter, Zoning Administrator
CC: Jeff Jocks, John Iacoangeli
Date: August 3, 2016
Re: Short-Term Rentals

The topic of short-term rentals was brought up at the July 11 Planning Commission meeting by Joel and Debbie Safronoff who spoke during the public comment period about a problematic property near their home on Peaceful Valley Rd. The account of what they have experienced this summer aligns with other complaints I have been hearing: loud music, trespassing, discharging fireworks, numerous cars parked on the property, excessive drinking, littering, etc. Whereas last year I recall receiving one complaint all summer, I've been receiving multiple complaints each week this summer. The majority of the calls are for properties located in the Deepwater Point Road and Peaceful Valley Road areas.

It's my understanding that short-term rentals have been occurring in the Township for decades without many issues. I no longer believe that is the case based on the number of complaints I have received. Furthermore, the high number inquiries as to whether people are allowed to rent out their homes indicates that the demand is still strong. I believe we are approaching, if not surpassed, a tipping point where the Township may need to consider an effective way to regulate or prohibit short-term rentals in the future. The unregulated use of short-term rentals is creating a nuisance in the communities where they exist and may jeopardize the health, safety and welfare of those communities. Below are a number of questions to consider as we begin the discussion on short-term rentals in Acme Township.

Does our Zoning Ordinance allow short-term rentals in the residentially zoned neighborhoods?

Our Zoning Ordinance doesn't have a specific prohibition on short-term rentals, or an established minimum amount of time that a property can be rented, however, that is not to say that it is necessarily a permitted use in the residentially zoned neighborhoods.

What about this Airbnb thing?

Airbnb is a website-based service that allows people to rent their homes, or a portion of their homes, out to guests. It's part of the whole sharing economy that has taken off lately, with other services like Uber and Lyft (that provide rideshares). Anyone can get on the website, create a profile for themselves and their home, and make it available for guests to book online.

Through my interpretation, and conversations with Counsel, the Airbnb model where one rents out a room in their home is not allowed in Acme Township based on our definition of "Family" in the Zoning Ordinance. However, based on the rapid growth of Airbnb, the ease of use by property owners, and the high number of inquiries I've been receiving, I anticipate the use of this model to continue to increase.

Why has this become such a nuisance this year?

Without doing a thorough investigation, there are a number of factors that I think are contributing:

- We live in a region whose economy is solidly based on the recreation and accommodations sectors and has been heavily promoted over the recent years.
- As mentioned above, Airbnb has provided a useful tool for parties interested in operating a short-term rental. Others include Vacation Rental By Owner (VRBO) and Homeaway, not to mention Craigslist.
- Similarly, I believe would-be guests are preferring the option to rent out a whole house for their party as opposed to a number of hotel rooms to satisfy their accommodation needs.
- The Equestrian Festival has grown both in size and duration and proves to be a popular draw during July and August.
- Other local jurisdictions have tightened up on short-term rentals, in some cases prohibiting them, which may be shifting the demand to our Township.

Why have other jurisdictions started cracking down on short-term rentals?

Similar to what we are experiencing now, the catalyst has been the nuisance issues created through the short-term rentals in a residential neighborhood. In many cases the people occupying the short-term rentals are here on vacation, which often brings a spirit of celebration. One does not need to really stretch the imagination to see how this may be incompatible next door to a permanent resident living their day-to-day life.

Garfield Township had a high profile case this last year when it distributed cease and desist letters to home owners operating short-term rental along Silver Lake.

On what grounds were these other jurisdictions able to prohibit short-term rentals?

It's my understanding that if you rent your house out on a short-term basis for more than two weeks a year, then the IRS considers it a commercial use. A recent case in Allegan County resulted in a ruling that states that a rental less than 30 days is considered a commercial use as well. As such, commercial uses are not allowed in the residentially zoned districts in many jurisdictions. This was the basis for Garfield Township's decision.

Well, does that settle it...short-term rentals are not allowed in residential districts?

Not necessarily. A zoning ordinance can be written to allow short-term rentals in the districts. As in all most situations though, if a zoning ordinance allows it, but an established Home Owner's Association has by-laws prohibiting them, they wouldn't be allowed in those developments.

Would a home still be assessed the same way if it is being used for a commercial use?

I spoke with the Township Assessor, and she said that it will not be a factor in how the house is assessed: a house is a house. However, using the house for a commercial use could result in the loss of one's homestead property tax exemption.

What are our options?

To recap, we are looking at two separate models of short-term rentals: whole houses being rented out, and room sharing (i.e. Airbnb)

1. *A complete prohibition on any and all short-term rentals*
 - The Zoning Ordinance may need to be reviewed and/or amended to reflect this position.
2. *Allow short-term rentals to occur as is, in an unregulated manner*
 - This could apply to both models if desired
 - Again, the Zoning Ordinance will need to be changed to allow the room sharing model, and I would recommend looking at the single-family districts to review the language so that if either model is allowed there is no conflict with the use from anywhere else in the Ordinance.
 - Based on the issues reported by Township residents, I do not recommend this option.
3. *Allow short-term rentals to occur in a regulated manner*
 - One option would be to have some sort of license requirement in order to operate a short-term rental.
 - The license could designate a local point of contact, require the owner to affirm established rules and procedures, hold the owner accountable for any ordinance violations (perhaps through a fine, or a having the license revoked), require a Metro Fire inspection, and pay an established fee, for example.
 - Traverse City does not allow short-term rentals of whole homes, however, they do allow room sharing (up to three rooms) through a tourist license. There is 1,000 foot buffer between established tourist homes, and property owners within 300 feet are notified when an application is submitted and they may comment. The license requires a \$100 initial fee, and an annual \$75 fee for each subsequent year.
 - Some points to consider:
 - Would any and everyone be allowed to apply for a license?
 - If a limit was set per year as to how many people can apply, how would that number be determined without being arbitrary?
 - How would enforcement be conducted? One of the problems many jurisdictions face is trying to find the homes that are being operated as a short-term rental. Aside from complaints stemming from nuisance issues, they often fly under the radar.
 - Would the licensing be a police power ordinance, and who would manage them?
 - If it is a police power ordinance, would this fall under the purview of the Board.
 - If the Planning Commission desires to allow short-term rentals in some capacity, I would recommend establishing some sort of regulatory and licensing guidelines.

This is a difficult issue that many jurisdictions are grappling with, and it would appear that recent court cases are providing influence over the decisions that are being made. In addition to the negative impacts that have been discussed, I have also had people contact me discussing the benefits they receive from being able to operate a short-term rental. One such example is stated in the correspondence included in this month's packet. I suggest the Planning Commission begin the discussion to determine what direction they would like to pursue.

MEMORANDUM

TO: Shawn Winter
FILE NO. 5385.00
FROM: Jeffrey L. Jocks
DATE: September 8, 2016
RE: Short Term Rentals

You have asked me to review the question of whether short term rentals are allowed in the R-1, R-2, and R-3 Districts for Acme Township. I have reviewed the Acme Township Zoning Ordinance and the related law and provide the following opinion: Short term rentals are not an allowed use in the R-1, R-2 and R-3 Districts for Acme Township.

The first step in reviewing this question is to look at whether the Zoning Ordinance expressly prohibits short term rentals in the referenced districts. After careful review, I find no express prohibition.

The second step is to determine if they are an allowed use in the referenced districts by examining the language, listed uses and definitions found in the Zoning Ordinance. Beginning with that proposition, the R-1 District's purpose is to "encourage the development of residential properties..." ZO Section 6.2.1. It's "intent is to provide for an environment of predominantly low density, one-family detached dwellings that will harmonize with the natural resource capabilities of the District. ZO Section 6.2.1.

Michigan law states that a use not expressly allowed by a zoning ordinance is prohibited. *Farmington Twp v Plyler*, 18 Mich App 225, 227; 171 NW2d 40 (1969). Thus, if the Zoning Ordinance does not allow short term rentals then it is prohibited. Here, the relevant use in the R-1 District is "Single-Family Detached Dwelling." The question then requires consideration of what a "Single-Family Detached Dwelling" is and whether an owner of a Single-Family Detached Dwelling can use the Dwelling for a short term rental.

The Zoning Ordinance defines "Dwelling" as "Any building or part thereof occupied as the home, residence or sleeping place of one or more persons either permanently or transiently..." ZO Art III. It defines "Dwelling, Single Family" as "A detached unit designed for exclusive occupancy

by a single family.” ZO Art III. Further, it defines “Dwelling Unit” as “A building or portion thereof designed exclusively for residential occupancy by one family, and having cooking facilities.” ZO Art III. Reviewing the above definitions, “Dwelling, Single Family” is most relevant and states that a Single Family Dwelling is for “exclusive occupancy by a single family.”

The Zoning Ordinance has an extensive definition of “Family.” It begins that:

Family means one individual, two unrelated individuals; or where there are more than two individuals residing in a dwelling unit, individuals classified constituting a family shall be limited to husband, wife, son, daughter, father, mother, brother, sister, grandfather, grandmother, grandson, granddaughter, aunt, uncle, stepchildren, and legally adopted children, or any combination of the above individuals living together in a single dwelling unit. ZO Art III.

So, looking first at the definition, a Single Family Dwelling cannot have more than two or more unrelated individuals. If more than two individuals reside there, they must be related by marriage, blood, or adoption.

The Zoning Ordinance goes on to add “Domestic Unit” to be considered a family so long as it is a “collective number of individuals living together...whose relationship is of a regular and permanent nature and having a distinct domestic character or a demonstrable and recognizable bond where each party is responsible for the basic material needs of the other and all are living and cooking as a single housekeeping unit.” ZO Art III. It expressly does not include a “group of individuals whose association is temporary or seasonal in character...” ZO Art III.

Based on the above definitions, it appears that a “Single-Family Detached Dwelling” may only be occupied and used by a single family in the referenced districts. Further, the single family must be residing at the dwelling and may not be temporarily vacationing.

In addition to the above, there exists a Grand Traverse District Court decision concerning short term rentals in Garfield Township. In that decision, the Court reviewed the definition of single family dwelling containing the exclusive occupancy by a single family language very similar to Acme Township’s. It concluded that short term rentals are not allowed in Garfield Township and it is my opinion that a court would make the same ruling based on Acme Township’s Zoning Ordinance.

Shawn Winter

From: Frayer, Chuck <chuck.fraye@crowehorwath.com>
Sent: Thursday, December 08, 2016 7:40 PM
To: Shawn Winter
Subject: Public Forum- Short Term Rentals

We own a cottage on Shaw Road and have a summer rental cottage next door. This past summer we had a number of incidents occur, including renters on our dock, breaking into our hot tub and illegally setting off fireworks. I communicate with the owner regularly as incidents occur, but still must deal with the inconvenience as response times are not always timely. Here are my thoughts:

- I think the current fireworks rules that allow fireworks on certain dates lasting until 1 or 2 in the morning are ridiculous. Although, I would personally like to see them either totally banned or only allowed with a permit that would be approved by the township and immediate neighbors, 1 or 2 in the morning seems way out of line, even if restricted to certain dates.
- At least one of our incidents occurred during a two day rental, there should be a minimum rental period for short term rentals. Although, I would like to see it at a month, it must be longer than a few days to prevent attracting renters who care little about their surroundings.
- I have not seen any regulations regarding number of individuals who can occupy a rental property. The property next to us has 1 and ½ bathrooms and has had over 20 individuals renting at one time on numerous occasions.
- Is there any process for licensing rental properties? Do the owners have to do any reporting to the township or post a bond for potential damages? Although I am generally against regulation, this is an area that is ripe for conflict and abuse. Property owners who are renting over a prescribed period of weeks should be subject to reporting so as to protect neighbors.

I would be happy to complete a survey and meet on one of our visits to our cottage. We live in Grand Rapids and cannot make the meeting on January 19th.

Thank you for raising this topic for a public forum discussion. I would appreciate receiving an update on the forum and outcomes.

Chuck

Charles Frayer
Partner
Crowe Horwath LLP
55 Campau NW, Suite 500
Grand Rapids, MI 49503
616 752 4248

This email message, including attachments, is from Crowe Horwath LLP and may contain privileged or confidential information. If you are not the intended recipient of this message, you may not make any use of, or rely in any way on, this information, and you should destroy this message and notify the sender by reply email. Any opinions or advice contained in this email are subject to the terms and conditions in any applicable agreement or contractual obligation. Any legally binding obligation must be reduced to a separate writing executed by all parties, and this email does not constitute a contract or other legally binding obligation. Opinions, conclusions and other information in this message that do not relate to the official business of my firm must not be understood by you as given or endorsed by the firm. Any tax advice expressed in this communication by Crowe Horwath LLP should not be construed as a formal tax opinion unless expressly stated.

Dear Commissioners,

Thank you for the chance to tell you about the many positive experiences I have had with Airbnb.

While Airbnb has helped me be able to afford, and have control of my home, the people I have met, the people I have helped and pointed to local businesses, and the people who have helped me has been wonderful. I have met interesting people from France, Germany, England, Bosnia, Canada, Australia, India and all over the United States.

When the big storm in August hit in 2015, I had two guests from Canada staying for the weekend. They were originally from Bosnia, and knew about losing power because of the wars there. When the electricity went off, they coached me into pacing my resources just in case the power didn't come on quickly. Luckily the power came back on within a few hours.

When we went outside to look for damage, the top of my big maple had snapped off and fallen on my fence. The limbs were partially in my neighbor's yard. Without hesitation, the man and wife both started to work to help me clear away the heavy branches and free the fence of the treetop. I couldn't have done it without them as no one else extended any help.

Guests have offered to water my plants. They have played with my animals, as well as fed them if I got home late from doing a wedding or being at work. I have asked little more from my guests than whether they wanted cream for their morning coffee!

We have gotten into deep conversations. The Germans told me about all the refugees entering their country. The French mother and daughter talked of living with the tragedy of the mass murders nearby at the hands of terrorists. I've discussed Groupon and the internet with people from India, animal rescue with just about everyone, and so much more. Having a great conversation is one of my favorite things to do, so I do not take these interchanges for granted. I love it.

Being an Airbnb hostess has really been good for me as I live alone. I love having someone in my home who are enjoying themselves and appreciating the beauty of our area. I only have one person or couple at a time, and I am always home so I can answer questions and also make sure my home is being treated well. I feel I have made many friends in the process and know they feel the same of me. They get much more personal attention from me if they want it. Plus many are able to travel here because of the lower cost I charge with the added benefit of greater comfort of being in a home. Being at home is a remark almost everyone makes. They'd much rather be in surroundings like mine instead of a hotel or motel. And I don't say that to disparage hotels or motels. I think having a choice is a very American privilege.

On the Airbnb website I have earned Super Host status. I have gotten 5 star reviews consistently. I love treating my guests well, helping them feel comfortable and welcome. I have never been in any danger.

Now for the one not so positive experience I have had.

Recently a couple showed up with a huge truck pulling a 25' boat. I knew about the boat before hand, (not the truck) though after the reservation had been made. After thinking about it, I tried to cancel their reservation. But they really wanted to come because affordable lodging was so difficult to find and they loved to fish. So I suggested we would work the space problem out when they got here. It was my mistake that I didn't bite the bullet and cancel because my neighbor seemed to be really stressed by them being in the street in front of his house for about 10 minutes. I really don't want to cause problems or stress my neighbor out. When I saw where they had stopped their truck, I immediately got them to pull into my yard. I thought as long as the vehicles were off the street and on my property everything was okay. Apparently not although other neighbors have had campers and RV's on their front yard but only occasionally. I have now put in my House Rules on Airbnb that no boats, trailers, campers, RVs or trucks are allowed.

Airbnb advises their hosts that some areas have ordinances against Airbnb. Last year when I checked with Acme Township I was told Airbnb was okay "for now". Recently I learned after talking with Shawn Winter that Airbnb is okay as long as people stay for a week and the owner is not home. I work, and can't be absent. But I have changed my listing to reflect a minimum of 6 nights and 7 days. I am sure my bookings will drop off. This makes me sad not only because I will miss out on meeting so many new people and sharing my home, but because it could cause a financial hardship for me.

Being able to let my house help pay for itself has been a God-send. It's been a small business I can easily manage and create a win-win situation for everyone involved. I believe my being an Airbnb host has helped the local economy. I am not against the idea of being licensed or paying a tax in order to have the right to use my home as I please. I do not ever mean anyone any harm and the one situation that has come up I moved quickly to take care of it.

I am a responsible person, I vote regularly, pay my taxes and buy local.

Airbnb is a good experience. I urge you to let me and other Airbnb'ers continue, to share my home with visitors in my time frame of a two-day minimum stay, not a week at a time. I want control over what goes on in my home which I forfeit.

Sincerely,
Rev. Crystal Yarlott
231.938.1683

Dear Township Officials,

I'm writing in support of the personal use of property for vacation rentals. I understand the Township has been faced with some neighboring property owners who haven't been happy with the inappropriate behavior by the renters. This will be a good discussion for the township to have with those that live in our community to come to a mutual agreement of how these rental properties should be handled.

Speaking from personal experience whenever our family travels we always look for vacation home or condo rentals. The reason for this is that we like the amenities that a "home" has to offer vs a hotel room. We also enjoy being able to cook and have our own living space to accommodate our family during our vacations.

Vacation rentals in our community also offer many benefits to our community as a whole. These benefits include:

- Increased visitors to our area shopping at our grocery stores, eating at our restaurants and visiting our retail shopping areas
- Increased exposure to the natural beauty of our area including beaches, parks, nature trails, bike paths, and historical areas.
- Vacation rentals give visitors a sense of what it would be like to actually "live" in a community. This may also encourage visitors to become residence.
- Word-of-mouth advertising for our area. Everyone who has a positive vacation will tell their friends a family about their travel experience to Acme.

I understand the reason why this topic is being brought up is because of unhappy neighbors and I agree that the issues need to be addressed. Some things to consider when discussing vacation rentals in our area:

- How large are the properties that are being rented, how close are the neighboring homes?
- Is the rental managed by a vacation rental company or by the homeowner?
- What are the policies for loud/inappropriate behavior for homeowners? What are the policies for loud/inappropriate behavior of renters? How are these the same? How are they different?
- How are the policies of courtesy and conduct of others portrayed in rental agreements? Should the township adapt a specific language for rental agreements?

Thank you for your time and consideration to my thoughts about vacation rentals in our community, I look forward to attending the January 19th meeting to discuss this more. As a homeowner and business owner with past experience in the hospitality industry I feel that we as a township will be able to adopt something that is agreeable to all.

Sincerely,



Kara Peck

231-590-4584

kara@traverseanimalhospital.com



Acme Township
Shawn White
6042 Acme Rd.
Williamsburg, MI 49690

January 4, 2015

Dear Mr. White,

The residents of Acme Township are being asked to respond to the issue of weekly rentals in the R1 zoned areas. It should not be an issue or a topic for discussion as the R1 district description is very clear. People who buy, build, and live in an R1 area rightfully expect standards enforced and there should not be a discussion of lowering the standard because some folks wish to make a quick buck.

This last summer was one of the most frustrating times we have ever spent in this neighborhood. Let me share with you our thoughts and observations on the summer rentals.

- Many times there were six to ten cars parked in driveways, on the roads, and on the grass. Cars were coming and going at all hours (not at 25 mph but much faster) with doors slamming, people laughing and carrying on regardless of the hour. Car lights shown in homes at all hours of the night disturbing homeowners and animals.
- Renters and their guests used fireworks, and built fires regardless of the time, day, or fire danger.
- Renters walked anywhere they wished with no regard for personal property rights. Some even took folks' chairs, boats, and other items right off private property and used them. No regard was given to residents' privacy.
- We have had an upturn in theft in the area and must lock up everything, which we have not had to do over the 30 years we have lived here.

These are just a few of the things that concern and irritate an otherwise lovely neighborhood of folks who have been blessed to be neighbors for years.

There are a few more important items that come to mind as one thinks about the impact on a neighborhood like this.

1. What is the impact on the sewer system and is the pumping station able to handle this kind of load?
2. How must this much more traffic be affecting the road itself?
3. How does one know if the people who are weekly renters are criminals, sex offenders? How does one know if it is safe for children?

Here are just a few of the homes that we are aware of that have been doing weekly rentals and we hope that they do not have a homestead credit any longer.

7095, 7159, 7201 Deepwater Point Rd.
7186 Peaceful Valley.

Last but not least we believe that this diminishing of the neighborhood will lower our property values; therefore, we anticipate that our property taxes will reflect the same if the township continues to turn its back on the zoning rules.

Best regards,

Linda Wikle Gail Trill 7174 Deepwater Point Rd,
Williamsburg, MI 49690

Shawn Winter

From: gossma@charter.net
Sent: Monday, January 16, 2017 7:35 PM
To: Shawn Winter
Subject: FW: Re: Short Term Rentals in Acme

From: gossma@charter.net
To: "Darryl Nelson", "gossma@charter.net"
Cc:
Sent: 21-Dec-2016 06:07:33 +0000
Subject: Re: Short Term Rentals in Acme

Darryl, thanks for reaching out for input. Here are my immediate thoughts, and we do plan to attend on the 19th. I think there is an increasing need for summer rentals in this area to accommodate attendees of the Equestrian Festival (Horses By the Bay) which now runs through July and August. In addition, summer tourist rentals have a long history with a variety of land owners in this area. People who live on prime properties should have the opportunity to exercise their property rights, so long as they do not interfere with others' property rights; additional rental income helps pay their higher taxes! Our businesses certainly stand to benefit from keeping renters in the area. Support for and against short term rentals should be voiced, discussed, and appropriate definitions and clarifications of these terms be acquired over time -- there need be no rush to judgment as data is gathered to inform our decision making. A meaningful, useful ordinance might take a few years to evolve, insuring its acceptance and lack of abuse to personal property rights or harm to community relationships and services. "Hot spots" should be addressed by the township and interventions explored. There is no need to fix what is not broken. Please share this with the Board for me. Thank you and congratulations on your election to the trustee position!
Margy Goss

From: "Darryl Nelson"
To: "Rod Kuncaitis"
Cc: "revina@woodlandcreekfurniture.com", "TGRAY9801@JUNO.COM", "Jane_Deering@toms-foodmarkets.com", "bobgarvey@me.com", "racersteve8@aol.com", "gm.mi174@choicehotels.com", "kevin.obrien.golf@gmail.com", "llasusa@lasusalaw.com", "sandyhoxsie@yahoo.com", "Laura@maxace.com", "Dean Smith dean.smith@106khq.com", "clake@nwbank.com", "sgcc@sgccnet.com", "kfhorse7@aol.com", "ken.schmidt@cbgreatlakes.com", "mvspaniolo@gmail.com", "loistoppel@yahoo.com", "patte.richards@gmail.com", "Rkuncait@Americanbus.com", "sfeed@att.net", "christy_kuhnke@toms-foodmarkets.com", "davehoxsie@yahoo.com", "Brandon.Gualtiere@edwardjones.com", "dtriplett@epssecurity.com", "dkipleyley@chartermi.net", "dstadel@chartermi.net", "dawn@epiphanysalon.com", "dhoxsie@charter.net", "info@theacmeinstitute.com", "alex@milocalfood.com", "skinnydudez@hotmail.com", "jmdeagostino@gtresort.com", "engleridgefarm@gmail.com", "gossma@charter.net", "jdema@LSSM.org", "kara@traverseanimalhospital.com", "bmaitland22@hotmail.com", "nknopf@charter.net", "advawn@chartermi.com", "cstat@LSSM.org", "davidcwyllie1@yahoo.com", "robertdenton@hotmail.com", "bmajestic@nwbank.com", "Alrug607@yahoo.com", "jim@jimchristians.com",

"john@harringtonsbythebay.com", "jay@exploretc.com", "info@cateringbykellys.com",
"Clinton@riversidetitle.org", "davedebmay@aol.com", "cclake33@aol.com", "Rob@riversidetitle.org",
"advancedawningsinacme@yahoo.com", "dandjhoxsie@gmail.com", "pastornatestarkey@gmail.com",
"jeff@bravozulubrewing.com", "fred@visitorsmedia.com", "Eastbaymedical@hotmail.com",
"pgaone@gmail.com", "nsweet@c21northland.com", "Cyndi.Lake@chemicalbankmi.com",
"caw5942@gmail.com", "cbw6584@gmail.com", "mkvollmer@imeinc.us", "mjvollmer@imeinc.us",
"spiritofthewesttc@gmail.com", "rbaker@in-formstudio.com", "jzollinger@acmetownship.org"

Sent: 19-Dec-2016 18:09:24 +0000

Subject: Re: Short Term Rentals in Acme

Members of the Acme Business Association,

The January 19th Meeting is scheduled to be held at the Williamsburg Theater (Thank you to them for the space) and is designed to be an open forum for discussion and input. I would encourage as many from the ABA to attend. I would especially like to hear from those who are renting their house, as well as those living near these rentals.

This is one of the opportunities for input prior to a board decision being made. If you cannot attend, and would like to give your input you can write an email, or send a letter to the township.

The best email to use is jzollinger@acmetownship.org, but you can also send to to me to forward to the township to be a part of the record.

Your input and ideas are very important as this is a fairly new topic for the township, the township wants to get a "feel" for what the citizens are thinking. I think this is especially true for me as a new trustee.

Thank you,

Darryl V. Nelson
Holiday Shopper, Inc
Terrace Shopper, Inc
Nelson's Cloverdale Management, LLC
231-946-2274 office
231-946-2275 fax
231-633-2331 mobile
darryl@cashplustc.com

This email communication may contain CONFIDENTIAL INFORMATION WHICH ALSO MAY BE LEGALLY PRIVILEGED and is intended only for the use of the intended recipients identified above. If you are not the intended recipient of this communication, you are hereby notified that any unauthorized review, use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited. If you are not the intended recipient and have received this communication in error, please immediately notify us by reply email, delete the communication and destroy all copies.

On Dec 19, 2016, at 11:06 AM, Rod Kuncaitis <rkuncaitis1@aol.com> wrote:

Just to let everyone know..... This topic is not on tonight's agenda. It is scheduled for discussion at the January 19th meeting.

Merry Christmas everyone!!!!

Rod Kuncaitis | ACCOUNT EXECUTIVE

Ph: 231.632.7914 | E: RKuncaitis@Americanbus.com |

6204 Elk Lake Rd. Williamsburg, MI 49690

www.americanbus.com

-----Original Message-----

From: Rob Evina <revina@woodlandcreekfurniture.com>

To: TGRAY9801 <TGRAY9801@JUNO.COM>; Jane_Deering <Jane_Deering@toms-foodmarkets.com>; bobgarvey <bobgarvey@me.com>; racersteve8 <racersteve8@aol.com>; gm.mi174 <gm.mi174@choicehotels.com>; kevin.obrien.golf <kevin.obrien.golf@gmail.com>; llasusa <llasusa@lasusalaw.com>; sandyhoxsie <sandyhoxsie@yahoo.com>; Laura <Laura@maxace.com>; \Dean Smith dean.smith\@106khq.com <Dean Smith dean.smith@106khq.com>; clake <clake@nwbank.com>; sgcc <sgcc@sgccnet.com>; kfhorse7 <kfhorse7@aol.com>; ken.schmidt <ken.schmidt@cbgreatlakes.com>; mvspaniolo <mvspaniolo@gmail.com>; loistoppel <loistoppel@yahoo.com>; patte.richards <patte.richards@gmail.com>; Rkuncait <Rkuncait@Americanbus.com>; sfeed <sfeed@att.net>; christy_kuhnke <christy_kuhnke@toms-foodmarkets.com>; davehoxsie <davehoxsie@yahoo.com>; Brandon.Gualtiere <Brandon.Gualtiere@edwardjones.com>; darryl <darryl@cashplustc.com>; dtriplett <dtriplett@epssecurity.com>; dkiple <dkiple@chartermi.net>; dstadel <dstadel@chartermi.net>; dawn <dawn@epiphansalon.com>; dhoxsie <dhoxsie@charter.net>; info <info@theacmeinstitute.com>; alex <alex@milocalfood.com>; skinnydudez <skinnydudez@hotmail.com>; jmdeagostino <jmdeagostino@gtresort.com>; engleridgefarm <engleridgefarm@gmail.com>; gossma <gossma@charter.net>; jdema <jdema@LSSM.org>; kara <kara@traverseanimalhospital.com>; bmailand22 <bmailand22@hotmail.com>; nknopf <nknopf@charter.net>; advawn <advawn@chartermi.com>; cstat <cstat@LSSM.org>; davidcwylie1 <davidcwylie1@yahoo.com>; robertdenton <robertdenton@hotmail.com>; bmajestic <bmajestic@nwbank.com>; Alrug607 <Alrug607@yahoo.com>; jim <jim@jimchristians.com>; john <john@harringtonsbythebay.com>; jay <jay@exploretc.com>; info <info@cateringbykellys.com>; General Manager MI174 <gm.mi174@choicehotels.com>; Clinton Shattuck <Clinton@riversidetitle.org>; deb may <davedebmay@aol.com>; Brandon.Gualtiere <Brandon.Gualtiere@edwardjones.com>; cclake33 <cclake33@aol.com>; Rob <Rob@riversidetitle.org>; advancedawningsinacme <advancedawningsinacme@yahoo.com>; dandjhoxsie <dandjhoxsie@gmail.com>; pastornatestarkey <pastornatestarkey@gmail.com>; jeff <jeff@bravozulubrewing.com>; Fred Truschke <fred@visitorsmedia.com>; Eastbaymedical <Eastbaymedical@hotmail.com>; john <john@harringtonsbythebay.com>; pgaone <pgaone@gmail.com>; nsweet <nsweet@c21northland.com>; Lake, Cyndi <Cyndi.Lake@chemicalbankmi.com>; christy_kuhnke <christy_kuhnke@toms-foodmarkets.com>; caw5942 <caw5942@gmail.com>; cbw6584 <cbw6584@gmail.com>; mkvollmer <mkvollmer@imeinc.us>; mjvollmer <mjvollmer@imeinc.us>; kim eiseler <spiritofthewesttc@gmail.com>; rbaker <rbaker@in-formstudio.com>; Rod Kuncaitis <rkuncaitis1@aol.com>

Sent: Mon, Dec 19, 2016 9:34 am

Subject: Short Term Rentals in Acme

ABA Members,

If you have interest in the outcome of how our Township will craft ordinances relative to short term rentals, you need to come to tonight's meeting at 7:00.

It is always those that oppose something that show up and influence the outcome of the process. I have heard some of you plan to get involved in short term rentals in the future. Be part of the process so it does not adversely affect you. The comment was made at the last Township meeting by the Supervisor that they have had very little correspondence for the support of short term rentals. They have had several people show up and letters written arguing for tighter restrictions.

My family and I have used short term rentals in other parts of the country with wonderful results. We have been able to rent homes/condos and really be in the community we are visiting instead of just in the commercial hotel district. Of course one or two bad renters can mess it up for the 99% that are good.

One of my suggestions is going to be to NOT make it so restrictive as to hurt this burgeoning market, but rather encourage rental agreements to contain clauses that would grant the Lessor to take the Lessee's deposit if they should be issued a ticket from law enforcement for violation of noise or other laws. This could be discussed up from with potential renters and the ones planning big parties would surely know they are not welcome in our quite community. Of course, I am not an attorney and these are just my personal thoughts.

We need to present ideas and options to a Board that will soon decide how to craft ordinances. Again, this meeting is this evening at 7:00.

Have a good day,

Rob

PS Excuse any typos or grammatical errors – this was written in under two minutes with no time to read over.



January 14, 2017

Shawn Winter
Acme Township
6042 Acme Road
Williamsburg, MI 49690

Dear Shawn,

Thanks for taking my call last week and explaining the short term housing rental situation in Acme Township. While we understand the hearing on January 19th is just preliminary, we would like to express the position of the Great Lakes Equestrian Festival from the onset. Our event runs for six weeks during the months of July and August. It was recently expanded in 2016 after years of running for four weeks. Between staff of the event, competitors and their families, the Festival brings in over 5,000 people to the area weekly that are in need of hotels or home rentals. The problem with hotels for competitors is trying to find a hotel with availability over a 2 to 6 week period to stay in one place. This is often difficult in the area with most hotels not able to accommodate this longer period due to the demand for other summer tourists visiting the area. Our competitors have resorted to vacation home rentals to satisfy their demands for housing during the Festival. Home rentals are also more convenient for competitors and staff who end up staying 3 to 8 weeks in the area. Last year, I would estimate that almost 50% of our competitors rented homes within the area because of a combination of convenience and hotels not able to accommodate.

We are fully supportive of allowing short term home rentals to continue in the area even if there is some type of regulation of the rentals. If short term home rentals was no longer allowed in the area we could potentially lose up to 50% of our customers at the Festival, which would also have a tremendous economic impact on the community as well. If there is anything we can assist with on this matter, please don't hesitate to reach out.

Sincerely,

Matt Morrissey
Great Lakes Equestrian Festival
Director
matt@mmg.management
941.915.3457 - phone



Shawn Winter

From: Timothy Smith <tcsmith00@gmail.com>
Sent: Monday, August 08, 2016 5:27 PM
To: Shawn Winter
Subject: Acme Township Planning Commission Discussion on Short Term Rentals

Acme Township Planning Commissioners:

Thank you for the opportunity to provide my input into the discussion on short term rentals in Acme Township. I have owned a home on Shaw Rd. for 8 years. For various times during this period I have rented the entire home as a vacation home rental. I typically rent our home weekly during the Summer months, and for periods of a week or less during the Spring, Autumn and Winter months.

I am very committed to making sure that when my home is rented it is not a problem for my neighbors on Shaw Rd. I regularly discuss this with my neighbors, and I reiterate that if anything ever happens for which they are concerned they should contact me immediately. In 8 years there have been 3 times when one of my neighbors contacted me, I addressed the issue immediately by contacting the renter and asking them to stop the offending behavior. I then followed up with my neighbor to let them know I addressed the issue. I believe that my neighbors appreciate this and they do not see my renting as a nuisance. In fact, some of my neighbors have contacted me directly to see if my home is available to rent to friends of theirs.

In addition to the property taxes I pay, I collect State of Michigan Use Tax on all lodging revenue, and I remit the collected Use Tax to the State of Michigan on a monthly basis. I also believe the renters of my home contribute significantly to the local economy.

Per the "Short Term Rentals" memo from Shawn Winter dated August 3, 2016, I do not believe that Option 1, "A complete prohibition on any and all short-term rentals" is the correct solution. This could have a negative impact on housing values and property tax revenue, and could have a serious impact on the local tourism economy. It could also make property less affordable to those looking to offset property ownership costs with intermittent short term rentals of their property.

As has been noted in the memo, this is likely much more of an issue in the areas of the Township that are used more for year-round residences than those that are used seasonally or as second homes.

As such, the real core issue is what can be done to make sure the occupants of the property do not become a nuisance or bother to others. I believe this is the responsibility of the property owner, and I expect that the township has an ordinance that reflects this. This property owner responsibility is true for permanent full-time residents, seasonal residents, or those renting their properties as vacation rentals. The course of action to resolve these issues should be the same in all situations. The property owner needs to be made responsible for correcting the issue.

If the Township adopts Option 3, "Allow short-term rentals to occur in a regulated manner", I would certainly comply.

Thank you for your time. Please let me know if I can help contribute more to this discussion.

Sincerely,
Timothy Smith

Timothy Smith
650.733.6090
tcsmith00@gmail.com

Shawn Winter

From: Virginia Tegel <virginiategel@gmail.com>
Sent: Monday, January 16, 2017 6:30 PM
To: Jay Zollinger; Amy Jenema; Cathy Dye; ubrewcan@aol.com; Doug White; JEAN AUKERMAN; Paul Scott; Karly Wentzloff; steve.feringa; Trae Forgette; Beth Finch; Marcie Timmins; Dan Rosa; Shawn Winter
Subject: Short Term Rentals

January 16, 2017

4810 Bartlett Rd
Williamsburg MI 49690

Dear Acme Township Board Members and Planning Commissioners,

I am contacting you at this time regarding your upcoming forum on short term rentals. Thank you in advance for your time and service to our community.

Though apparently there have been some concerns related to more traditional week-to-week vacation rentals, I wish to share my experience which is an entirely different model. I also would like more specific information identifying the nature and quantity of complaints and time periods reported.

I have been a host through Airbnb for four years and have also used the service during my own travels. My reasons for hosting are numerous. I enjoy sharing my home with guests who greatly appreciate my modest surroundings and the fabulous Grand Traverse Region. I meet people from all over the country and world. We enjoy discovering what we have in common as well as unique features of our cultures and areas. I am always present when my guests are visiting, one or two people at the most for a few days. The modest extra income allows me to maintain and improve my home and allows me the flexibility for family time and to pursue my many volunteer commitments and other interests. I have never had an issue with any guests related to safety or nuisance to my neighbors.

The impact on my neighbors by serving as an Airbnb host is comparable to having a roommate. Other similar scenarios could include those hosting Chinese exchange students for compensation, families with foster care children or even a homeowner leaving their place in the care of a pet or house sitter. All of these situations place the homeowner in the position of being a responsible and respectful neighbor of which I have demonstrated.

Hosting as I live in my own home is a perfect example of triple bottom line practice - a sustainable framework considering social benefits, environmental and financial factors. The traffic impact of my guests is nominal compared to other in-home businesses, and my guests support the local economy. The environmental impact is negligible as I am using my existing footprint. Individuals who desire a more traditional lodging experience have many options. Those who wish to stay in a place more like home choose Airbnb and I fulfill that niche.

As you consider balancing the interests of residents and this niche market, please remember that I am also a resident. In referring to the Acme Township census showing owner occupied housing units, 302 or 20% have only one reported resident. Twenty percent of Acme Township residents report income of less than \$35,000

annually. Airbnb hosting allows me to continue to afford my home which is designed to be economical and physically accessible as I age.

Many Michigan communities are addressing this issue while taking into account the specific concerns relative to their situation. As long as we have township governance, local control in compliance which Michigan Planning Enabling Act allows for designing ordinances for the benefit of residents. As an ordinance is crafted, I suggest you include provisions for owner occupied dwellings with limited impact on residential neighborhoods such as my model. A permit with a modest fee and which requires minimal review would allow the township to track any legitimate complaints and respond accordingly. Thus a host such as myself will not be penalized by excessive regulation and enforcement.

Please see the following sources and excerpts I have included for your reference.

Fellow Acme Township resident,

Virginia Tegel

1. The Triple Bottom Line - What is it and How Does it Work?
<http://www.ibrc.indiana.edu/ibr/2011/spring/article2.html>

2. United States Census American Fact Finder 2010 -2015 Census Acme Township
<https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

3. Guidelines for the Michigan Principal Residence Exemption Program
https://www.michigan.gov/documents/2856_11014_7.pdf

8. If a house is 60% owner occupied, and 40% tenant occupied, what percentage is allowed? A single family dwelling used as the principal residence of the owner, where less than 50% of the total square footage is rented as the principal residence of the tenant, is entitled to a 100% exemption.

20. An owner owns property in a resort/lake area. The owner occupies the home the majority of the year but rents it out during the summer and takes an apartment in town. Is the owner entitled to a 100% principal residence exemption, a reduced exemption, or no exemption? Michigan law does not make any provision for granting a partial exemption based on the percentage of the year that the owner occupied the home as a principal residence. Federal law allows an owner to rent their principal residence for less than 15 days during a calendar year without declaring it as a rental property on their tax return. An owner that would be required to declare rental income on their home is not entitled to a principal residence exemption on that property. Therefore, if an owner rents his property for more than 14 days a year, the property is not entitled to a principal residence exemption.

4. Considering Regulation of Short Term Rentals in Light of the Sharing Economy

[Michigan State University Extension](#) helps communities learn how to improve their social and economic appeal to create and retain jobs. Community leaders are given the tools they need to have a positive effect on their cities, villages, townships, counties and the whole state.

http://msue.anr.msu.edu/news/considering_regulation_of_short_term_rentals_in_light_of_the_sharing_econom

Given the growth in the sharing economy in recent years, only thinking of short-term rentals as 'vacation rentals' is not a complete assessment of the topic. Increasingly, travelers of all kinds are looking for different lodging experiences other than the conventional hotel or motel. These days, short-term rentals are also used by business travelers, patients and family members staying for medical treatments, and the casual passerby.

Communities that want to offer something for everyone in terms of lodging experiences for visitors of all kinds will want to allow short-term rentals to some extent in the community. Beyond the lake properties or those with trail access nearby, housing in traditional neighborhoods close to downtown are also attractive locations for visitors to stay. Short-term rentals near downtowns and traditional centers may offer a lodging option that is missing, as some hotel chains have located in more suburban locations on the outskirts.

http://msue.anr.msu.edu/news/considering_regulation_of_short_term_rentals_in_light_of_the_sharing_econ2 - Brad Neuman, MSU Extension

Another step for a community is to identify the standards that will apply when reviewing applications from property owners for the short-term rental of their property. Such standards should include discretionary and non-discretionary standards. A discretionary standard is something like "The use will be harmonious with the surrounding neighborhood." This is a type of standard that a planning commission would need to discuss in an open meeting with opportunity for public comment. A non-discretionary standard on the other hand is something that is more black or white, for instance, "two off-street parking spaces shall be provided on site for each short-term rental unit." This standard is either met in the pending application or it is not.

Considering the sharing economy, communities may find it beneficial to consider all types of short-term rentals, beyond just the conventional 'vacation rental' home and develop a single set of standards that apply to all of them. Such a set of standards could possibly include licensing, allowable length of stay, number of rooms that can be rented, separation requirements for same rental types, parking, guest register, display of fire escape routes and owner contact information, and so on.

Communities should keep in mind that a zoning ordinance that completely excludes an otherwise legal or legitimate land use is suspect. If a municipality's ordinance is silent on the issue of short-term rentals, it typically means short-term rentals are not permitted anywhere. Zoning ordinances that are written in a permissive format state the permitted use within the district and necessarily imply the exclusion of any other use not listed. Communities that do not allow short-term rentals or do not address the topic should ask 'what's the legitimate government purpose of prohibiting short-term rentals?'

5. Acme Township Zoning

http://www.acmetownship.org/uploads/2/4/3/0/24300134/zoning_ordinance_w_amendments_10-04-2016.pdf

9.24.3 REQUIREMENTS:

b. Off-street parking shall be provided at one space per rental sleeping room and one additional space for the owner occupant.

e. The rental sleeping rooms shall have a minimum size of 100 square feet for each two occupants with an additional 30 square feet for each occupant to a maximum of four occupants per room.

h. A special use permit shall not be granted if the essential character of a lot or structure within a residential or agricultural district, in terms of use, traffic generation or appearance will be changed substantially by the occurrence of the bed and breakfast use.

6. Reshaping Regulation for Short-Term Rentals in the New Sharing Economy

<https://www.mikameyers.com/news/article/reshaping-regulation-for-short-term-rentals-in-the-new-sharing-economy>

###

Shawn Winter

From: Virginia Tegel <virginiategel@gmail.com>
Sent: Wednesday, January 18, 2017 3:25 PM
To: Shawn Winter
Cc: Jay Zollinger; Amy Jenema; Dan Rosa; Beth Finch; Cathy Dye; Doug White; JEAN AUKERMAN; Karly Wentzloff; Paul Scott; steve.feringa; Marcie Timmins; Trae Forgette; ubrewcan@aol.com
Subject: another resource

Hello Shawn,

I realize this is likely too late for packet tomorrow, but this is an excellent resource. Particularly the section on Good Neighbors

https://www.airnbcitizen.com/wp-content/uploads/2016/12/National_PublicPolicyTool-ChestReport-v3.pdf

Shawn Winter

From: Cheri Woodington <just4ucheri@yahoo.com>
Sent: Wednesday, January 18, 2017 2:58 PM
To: Shawn Winter
Subject: Short Term Leasing

Dear Mr. Winter,

I own property at 7289 Deepwater Pte. and am unable to attend the public hearing because I live 2.5 hours away. I understand that the topic of Short Term Leasing will be discussed and would like my voice heard. This is a subject that many townships in Michigan have recently addressed for the simple fact that second home owners cannot afford the property taxes unless they are able to rent their cottage. Now I understand that 5 property owners in Acme Twp received letters to notify them that they were in violation of an ordinance. One homeowner, Karen Howie, whom I live directly next door is an excellent neighbor and rents her property less than 14 days in accordance with Federal property tax guidelines. I have never had any issues with her renters and have never made a complaint with the township. Now I also know that her neighbor on the south, Mrs. Virginia Walker, who recently passed away had also never had any problems or complaints with her renters. Karen is a very responsible property owner and has never interfered with the enjoyment of my property. Therefore, if neither of her next door neighbors filed a complaint with the township who did? No one else should have standing to do so. I also understand that all 5 letters that were sent to property owners located on Deepwater Pte. or within 1 block radius. Doesn't that seem strange with the size of this township that a 1 block area is singled out?

Very Truly Yours,

Cheri Woodington

Shawn Winter

From: Karen Howie <karenhowie@gmail.com>
Sent: Tuesday, January 17, 2017 11:53 AM
To: Shawn Winter; Jay Zollinger
Subject: Short-term Rentals

As a former member of the Acme Township Board of Appeals for 17 years, I appreciate the onerous task of regulating short-term rental properties. The issue of Acme Township Zoning regarding short-term rentals will require knowledge, research, balanced resident feedback, and fairness for all property owners.

As you are aware, Michigan and Federal law allow an owner to rent a principle residence for fewer than 15 days annually without declaring it a rental property.

Shawn, when you and I spoke last week, you told me that short-term rentals in Acme Township are "loosely defined" and that historically township property owners "have been renting for years". Needless to state, ordinance clarification is needed so property owners understand their rights and responsibilities.

According to the approved Acme Planning Commission minutes, August 8, 2016, Deepwater Point residents complained of multiple families in rentals, dogs, noise (night-to-early morning), excessive drinking, security issues, shoreline pickup, littering, etc. These comments voiced by a few residents do not reflect **ALL** short-term rentals in Acme Township.

In fairness to **ALL** property owners, please consider the following suggestions to allow short-term rentals in a regulated manner:

Align the Township Zoning Ordinance to parallel the Federal and State guidelines that allow "an owner to rent a principle residence for fewer than 15 days during a calendar year."

- a. This allows Homestead and nonHomestead property owners a short-term rental option.
- b. There is no added responsibility for the Zoning Administrator (versus licensing), just consistent enforcement.
- c. This alignment would provide continuity and fairness while minimizing rental activity and resident concern.

Unfortunately, I am out of state and cannot attend the Thursday evening Public Forum. Please send me a copy of the survey so that I too can provide feedback on this ordinance issue. Thank you.

Karen Howie
7265 Deepwater Point

PS: Shawn, please send me an email so that I know that you have received my correspondence for the public record.

Shawn Winter

From: Kathryn Danielson <danielson930@gmail.com>
Sent: Tuesday, January 17, 2017 12:51 PM
To: Shawn Winter
Subject: short term rentals.

mr. winter....i did read all of the letters in the r-e last summer re: short term rentals.....covering the spectrum of 'right to use one's property as one wishes' to the 'infringement on one's rights'. so i would like to share our experience with this issue. our neighbors on lake leelanau sold to a downstate couple who rented in a vrbo-type manner. due to the high cost of a week for the rental, families would rent together, and i was not uncommon for giant clumps of people to spill out of multiple vehicles. as they were on vaca, they had no respect for working stiff, which included me. parties, fireworks until all hours of the am. boats improperly anchored, letting loose and crashing into our moored boat motor.....dogs, kids running rampant..... and on and on. it was like living next to jellystone park. i am not well versed in zoning laws....but it seems to me that if i buy in a residential area.....i do not expect to put up with goings on of a commercial nature. we now have a home in peaceful valley.....and that is not a misnomer. it is my sincere wish for it to remain, as 'peaceful'.
ok, i sort of don't know who you are,but i thank you for your time in considering how we feel about short term rentals.

kathy and ron danielson
7916 windale
wmsburg, mi

To the Home Inv Board

We have enclosed a rundown of our experiences during summer 2016 dealing with some of the property rental situations in the Deepwater Pt. neighborhood.

Wallace A Olson

Sonia J. Olson

7373 Deepwater Pte Rd
Williamsburg, Mich 49690

presently vacationing
1040 W Calle de Emilia
Green Valley, Arizona
85614

Cell phone # 231-463-0302

Thank you for considering our situation

After living on Deepwater Pt Rd for many years, it was our opinion that we live in a quiet neighborhood of responsible families and not apartments where anyone can move in for whatever amount of time they can afford and behave in anyway they like with no regard for anyone else and also with any number of people who will share the rent.

Our experiences in this situation last summer were not reasonable for a family neighborhood. The loud foul language popping up day + night, the random husbands trying to join our college age granddaughter trying to study on the beach, the unaccompanied children on the docks and the unfriendly gawkers who would not say hello and looked at us as if ^{we} were trespassing was all too much!

Over the 40+ years residence we have had many friendly neighborhood family members come to the beach to swim, hunt for stones and take pictures, but the attitude now "I've paid big money to rent a place and I can do whatever I please at whatever hour I please," is really just part of a terrible money grab scheme by some property owners.

We are deeply opposed to this rental scheme that affects all of us and see the practice as an area downgrade and threat to our neighborhood.

Shawn Winter

From: Bonnie Smith <bonniesmith7280@gmail.com>
Sent: Thursday, January 19, 2017 1:11 PM
To: Shawn Winter
Subject: 1/21/2017 Township Special Meeting

Dear Mr. White,

As a resident of Acme Township, living at 7280 Deepwater Point Road, I have been planning to come to tonight's meeting concerning short term rentals in our area. However, if one more adult in my daughter's family goes down with gastroenteritis, or I have to again do an emergency room run tonight with another family member, or the roads ice up, I may not be there, so am sending this on to you with my response to this issue.

I am still wondering why this is an issue since our area is Zoned R2, and as far as I can tell, the description is clear for residential, the reason we settled here, invested in this property and home, and felt it was a safe place to live, for our children and grandchildren. We also did not expect to have our summer's ruined by having our nice area turned into a noisy, party into the late night, early morning hours, with fireworks on even more nights, and more traffic. I am not saying that ALL the renters are doing this, but....again...this is already zoned residential.

ALSO....why is the Township holding this meeting during this time of the year when so many of our residents who would likely take part in this meeting or at least respond, are not in the area because they go South for at least part of the winter? I would not have even known about the meeting if I didn't read the paper out of Elk Rapids. If you really wanted people to get to the meeting, we should have been notified by mail. Something doesn't seem well planned, or planned for another reason. At the last meeting, where the public gave a response, we said that the current zoning should be upheld, and the people renting should be notified at the time as soon as possible that they were violating zoning regulations, because they were probably booking for 2017. Some names were given to you, and one of the people who was renting was at the meeting.

I mentioned at that time concern about not knowing who was renting, which made it uncomfortable letting our grandchildren, even the older one, be outside without constant supervision, even while they are in our own yard.

It has been so difficult in the summer to get good sleep with the noise at times, that it made getting up at 5:30 for work during the week extremely hard, and heaven forbid if I was asked to do an 8 a.m. service on Sunday.....hard to do a sermon when you were up until one a.m. trying to be charitable about people doing fireworks on the beach out of approved times.

I am not the only one who believes this disrespect of our neighborhood, may eventually diminish our property values if left unchecked.

Again.....it is already zoned. Why not enforce then?

Thank you,
Bonnie (Mary B.) Smith
7280 Deepwater Point Road
Williamsburg, Mich. 49690

To: Acme Township Trustees,
Acme Township Planning Commission

Brian Kelley
Ridge Crest Road
Acme Township

January 19, 2017

Good evening,

I am writing to share the reasons for my opposition to short term rentals in our township, and to ask for your support in protecting the Rural Character of our community.

I grew up in Acme, where the vast majority of residents treasure the Rural Character. That appreciation was clearly expressed by the residents in their responses to the 2012 Acme Community Survey(*), where 83% of respondents indicated that protecting the Rural Character was a High or Medium priority.

We don't just like the Rural Character of our community, we think you should make it a priority for protection.

Rural Character means different things to different people. To me, it includes knowing and recognizing your long-time neighbors. It is quiet nights. It is feeling comfortable that a stranger isn't going to be tempted to prowl your car or garage, even if you forget to close the door. It is a feeling of stability and familiarity.

It is also the assurance that you will not wake up at some early hour to discover that someone has decided to operate a hotel on your street, or in your neighborhood. Any such activity would potentially have a profound impact on our quality of life.

Thank you for all of your hard work and diligence in considering the potential disruption and impact of short term rentals on the community values, and Rural Character, that we hold dear in Acme.

Brian Kelley

* - The Acme Township Master Plan repeatedly cites the 2012 Acme community Survey, as developed and conducted by Northwestern Michigan College, as a reference for the sentiment of our community.

Shawn Winter

From: HAROLD LASSERS <harold@haroldlassers.com>
Sent: Thursday, January 19, 2017 12:30 PM
To: Shawn Winter
Cc: Jay Zollinger
Subject: Support for allowing owner occupied Airbnb hosting at meeting tonight
Attachments: please review and endorse if you agree.eml

Shawn Winter
Jay Zollinger

I thank the planning commission for the public forum on short term rentals. Unfortunately, I cannot attend.

I would like to express support for allowing AirB&B hosting of **Owner Occupied** facilities. I believe that allowing home owners to host guests, while the owner is generally present, is valuable to our community. Certainly there can be reasonable restrictions that assure that allowing owner occupied facilities is not abused.

I would like to endorse the letter written by Virginia Tegel in this regard. I find that she has done excellent research on the topic. Her household is an asset to this community.

Please give every consideration to her letter and research

Thank You

Harold Lassers
4678 Arthur Court
Williamsburg, MI 49690
231 421 5864

Shawn Winter

From: Jim Breit <jbreit68@gmail.com>
Sent: Thursday, January 19, 2017 2:23 PM
To: Shawn Winter
Cc: Jay Zollinger
Subject: Short term rentals discussion @ tonight's PC meeting

Shawn Winter
Jay Zollinger

I support allowing local homeowners to host guests when the homeowner is usually present. It would be an asset to our local businesses and provide additional exposure to our beautiful area.

I endorse the well documented letter written by Virginia Tegel.

Thank you for your consideration

Jim Breit
3845 Burlington Drive
Williamsburg, Mi. 49690
231-421-8973

Shawn Winter

From: John Gerty <gertyjm@yahoo.com>
Sent: Thursday, January 19, 2017 4:17 PM
To: Shawn Winter; Jay Zollinger
Subject: Air B&B Discussion

Dear Mr. Winter and Mr. Zollinger

Regarding the planning commission for the public forum on short term rentals, I cannot attend.

However, I would like to express support for allowing AirB&B hosting of **Owner Occupied** facilities. I believe that allowing home owners to host guests, while the owner is generally present, is valuable to our community. Certainly there can be reasonable restrictions that assure that allowing owner occupied facilities is not abused.

I would like to endorse the letter written by Virginia Tegel in this regard. I find that she has done excellent research on the topic. I will not burden you with repeating her email as I am sure you have already seen it.

I had no idea there were restrictions on this sort of use by residents in Acme.

Thank You

John M. Gerty, Jr.
4588 Hampshire Dr.
Williamsburg, MI 49690
231 421 8767

JMG

Shawn Winter

From: John <bigbadjohn231@yahoo.com>
Sent: Thursday, January 19, 2017 12:29 PM
To: Shawn Winter
Subject: Weekly rental meeting

Shawn,

My name is John Stuart and I live at 7402 Deepwater Point Rd. I am sending this email in opposition of weekly rentals in our neighborhood as it is not allowed in our R1 district. This is one of the reason we purchased our home in Acme Twsp, having lived in Traverse City prior to moving we were surrounded by rentals.

These rentals were very noisy as the people renting were here to party and generally have a good time for the week. None of them seemed to care that the neighbors must live and work here.

Thank you

John Stuart
7402 Deepwater Point

Sent from my iPhone

Shawn Winter

From: Trevor <dtj14@gmail.com>
Sent: Thursday, January 19, 2017 3:00 PM
To: Shawn Winter
Subject: Short-term Rentals

Hello Shawn,

I am a resident of Acme township and have been for just over 5 years now. I am writing in regards to short-term rentals in Acme township. I heard that there will be a meeting or public opinion discussion this evening that I will not be able to attend as I am out of town. However, I wanted to express my opinion and let it be known that I am in favor of allowing short-term rentals.

While I do own several long-term rental properties around the great state of Michigan I only own my primary residence in Acme township. I have recently found out that several of my friends and neighbors in Acme township have successfully rented their homes to people looking for accommodations for the Great Lakes Equestrian Festival. This has resulted in a great financial opportunity for those who have chosen to go this route. I understand that there needs to be some sort of regulation around this since it has grown quite pervasive and some may not have had the most positive experiences. However, I caution too heavy a hand in regulating this activity. The GLEF is a major financial boon for our beautiful community as well as other activities that drive tourism into our little slice of nirvana. I would hate to see over-regulation undermine the success of tourism in Acme township.

I feel that there should be a way to not only regulate short-term rentals but for the township to also benefit from it in a meaningful way. Please don't forget the Meijer debacle that stymied growth in the township for many years and I feel will ultimately remove several hundred thousand dollars from the tax base should the GT band be successful in seeking trust status.

Sincerely,

Trevor Schmitz

Shawn Winter

From: Jon Reibel <jonreibel@gmail.com>
Sent: Thursday, January 19, 2017 5:37 PM
To: Shawn Winter; Ciprian Streza
Subject: Fwd: Reibel Letter for Acme Board Meeting

Sean/Ciprian, we won't be able to make the meeting tonight, but would like to share the following with our neighbors.

We would like to apologize to our neighbors and the residents of Deep Water Point and Peaceful Vly for any issues caused by having our home rented out this previous summer. After reading through some of the testimonials, we can understand your frustration, and we feel that we owe you an apology for the stress this has caused.

We would like to state that we are in favor of short term rentals in Acme township, but respect whatever decision is made from these meetings. We do agree that finding a middle-ground, including short-term guidelines, would be a positive step.

But regardless of the outcome, we hope that you will accept our apology, know that our intention was not to create problems in our community.

Sincerely,
Jon and Tara Reibel
7186 Peaceful VLY

Hi Shawn,

I just wanted to send a note to express our support for short term/vacation rentals.

We purchased a house in August of 2015 solely for the purpose of a vacation rental to cater to the demand of friends, family and visitors looking to come up to the area longer term and not have to stay in a hotel. The house was a pretty run down, neglected home. It was being occupied by a long term/annual renter. They moved out in June of 2016 and we completely fixed up the house, remodeled, added curb appeal and improved it significantly. We turned a rough around the edges Acme township home and made it a more attractive representation of the area. If this rental home worked out for us, which it has so far, we intended to buy more properties and do the same thing.

Since we started renting out short term last July when our annual renter moved out, we have had nearly 20 families and couples as guests. We select who we rent to, we screen them, we find out why they are coming to the area, we warn them we have neighbors and no disrespect will be tolerated. We have had only one guest that was up past their bed time. Everyone has been very respectable and kind and just enjoying the beautiful area. Some we have become friends with and keep coming back. We have had guests come for the horse show, for 4th of July, for dance competitions at the Grand Traverse Resort, for Chili Cook offs, a Macaroni and Cheese Bake off, Chamber Dinners, Bike Races, Skiing, Weddings, you name it. So many people come to this area for so many different reasons. We can't stop that or prevent that. We live in a tourist area and that isn't going to change. We might as well welcome them with open arms and that is what we have done by purchasing this rental. Everyone that stays at our rental goes to the restaurants, party stores, grocery stores, beaches, movie theatres, ski areas, bike shops, etc. that we suggest to them. They are bringing their money into our community and we feel it's a positive thing.

I understand some community members have had bad experiences. We have not experiences this first hand but I am sure we will at some point as well. I feel bad about those that are negatively affected by the disrespectful guests. I think out of all the vacation rentals and Airbnb rentals in the area, we are only hearing about a small percentage of them in a negative way. Sure, sometimes you get a bad seed for a renter, but you sometimes get bad seeds as homeowners and full time neighbors as well. I guess good thing about vacation rentals is they are short term and if you do get bad renters, they are gone soon. That isn't the case if you have a bad neighbor.

If vacation rentals and short term rentals have been going on for years and we are only now hearing some complaints, I feel we can't just take the bad experiences, which seem pretty isolated to certain areas of the township and make a decision on that that affects everyone. We need to think of all the positive experiences and the positives for the community and the revenue it brings to the Acme/Williamsburg area.

Basically I as trying to make some points and make note I am strongly against the township prohibiting short term rentals.

Thank you for your time.

Anonymous