

Munising City Planning Commission

Meeting Minutes

March 28th, 2019

I. Call to order

John Hermann called the Special Planning Commission meeting to order at 4:00 pm on March 28, 2019, at the Munising City Hall.

Pledge of Allegiance was recited.

II. Roll call

Lisa Grahovac conducted a roll call. The following members were present: Mike Nettleton, Bob Wilkinson, Bill Riordan, Wendy Irish, John Hermann, Glenn Marshall & Bob Kueber

Others Present: Lisa Grahovac, Devin Olson, Robb Ferguson, Dick Bornslaeger, Mike Djerf, Melinda Savola & Doug Miron

Absent: Mike Henrickson & Jerry LaFlamme

III. Acceptance of the Agenda: Bob Wilkinson made a motion to accept the agenda as is, Wendy Irish seconded, all in favor motion passed.

IV. Public Comments Concerning Non-Agenda Items: Mike Djerf stated that the planning commission approved a vacation rental on Superior St., for Chad Cromell in violation of the law, he wanted to know what the planning commission was going to do about it. Mike stated that it does not qualify as a single family dwelling. Robb Ferguson informed Mr. Djerf that a dwelling unit is defined as a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation section 202 #70. Robb also stated that a single family dwelling is also defined as a dwelling unit designed exclusively for and occupied exclusively by one family section 202 #71.

V. New Business:

Bob Wilkinson made a motion to open the Public Hearing, Bill Riordan seconded, all in favor, Motion Passed.

A. Public Hearing regarding proposed Short Term Rental Ordinance:

Dick Bornslaeger, stated he likes what the planning commission is doing with the short term rentals. Mr. Bornslaeger stated he'd like to see a yearly fee on Short Term Rentals.

Melinda Savola Commented on signage for short term rentals being prohibited, Mike Nettleton stated that the reason for that is, so that there isn't signs all over the place, that anyone who is renting short term will be able to find the rental with an address. Melinda stated that her signs are real estate signs, Devin Olson stated that parcel for sale signs are exempt because they are temporary signs, but not for business identification signs.

Melinda stated that the definition of a bedroom states that a bedroom has to have a closet, she stated that some of the older homes do not have a closet. Melinda stated if it's a studio apartment, would that be allowed. Robb Ferguson stated that would be defined as a 1 bedroom apartment.

Melinda asked about outdoor events, on short term rentals she stated that some guests in short term rentals would like to have family over for a BBQ, or family get together. Bill Riordan stated that she can find all our ordinances online, such as the noise ordinance, to be made available for the short term rentals.

Melinda asked if each short term rental has to submit another site plan for each rental. Robb Ferguson stated that as long as the site plan on file complies with this ordinance, she would not need to submit another site plan. Robb suggested that everyone who has a short term rental come into City Hall, and have the zoning administrator determine that the sight plan is compliant with the ordinance and make a notation on it, with the date the owner/property manager came in.

Melinda asked if each permit expires at the end of each year, Bill Riordan stated that they do not expire, but that the City needs to be notified that the short term rental will continue to be used. Bill Stated that there are some limitations in some districts, so if it is not being used someone else can apply to get into that district.

Doug Miron asked if short term rentals will be allowed in the Lakeshore One district, John Hermann stated that short term rentals were not allowed in Lakeshore One.

Mike Djerf stated under Section 1503 Article A. Local Contact Person, he would like to see "citizen" to be added. Robb Ferguson stated that it would not hurt to add citizen.

Mike Djerf also stated under Section 1504 Article D, that the short term operator should contact all neighbors within 300 ft, versus 150 ft. with local contact information, of owner/or property manager of the short term rental.

Bob Wilkinson made a motion to close the Public Hearing, Bill Riordan seconded, all in favor, motion passed.

B. Discussion and possible action regarding Short Term Rental Ordinance:

Wendy Irish suggested to take "closet" out of the definition of Bedroom.

Wendy Irish stated that she thinks that 300 ft would be more sufficient for notification of neighbors. Devin Olson stated that the Short Term Rental owner or property manager can go onto the City of Munising website to the GIS system, and do a radius select to get the physical address along with mailing addresses of all the parcels in that radius.

John Hermann stated that he would like to add "citizen" in Local Contact Person. Devin stated that it would read "property manager, owner or agent to the owner who is available to respond to concerns of a citizen, tenant, and neighbor" ect.

Devin Olson stated that if a property owner does not utilize the conditional use permit for two consecutive years said permit shall be forfeited, the planning commission are all in favor of this change.

Wendy Irish made a motion to approve the ordinance as presented with changes discussed, and to forward to the City Commission for review. Bob Wilkinson seconded, roll call was taken John Hermann yes, Bob Wilkinson yes, Wendy Irish yes, Bill Riordan yes, Mike Nettleton yes, Glenn Marshall yes, and Bob Kueber yes.

Devin stated that there will be a first reading at the City Commission on April 3rd, a posting for the public hearing on April 10th, then the public hearing will occur on May 1st.

VI. Old Business: none

VII. Brief Public Comments: Matt from Escanaba, MI stated that the Planning Commission has done a great job.

Devin stated the next Planning Commission meeting will be Wednesday, April 10th.

VIII. Adjournment: Bob Wilkinson made a motion to adjourn at 5:07pm, Bill Riordan seconded, all in favor, motion passed.

IX. Minutes submitted by: Lisa Grahovac