

Caseville Township Planning Commission
September 4, 2024

Meeting called to order at 1:30 p.m. by Bob Whitefoot.

Present: Bob Whitefoot, Chairperson
Kathy Wroblewski, Secretary
Ron George
Jim Klein
Michelle Stirrett, Recording Secretary

Absent: Gail Atkins, Charles Morden.

Motion by Wroblewski second by George to approve the agenda. **Motion carried.**

Motion by George second by Klein to approve the August 13, 2024 minutes. **Motion carried.**

Public Hearing opened at 1:35 p.m.

Purpose of Hearing: To take comments on the proposed update to the current Master Plan.

Steven Van Fleteren: Are short term rentals mentioned?

Tom Vick: Is looking for input on the short-term rental.

George: Stated that this hearing was for the Master Plan, which has been worked on for the last year. At an open meeting about 4 months ago, there was great attendance, and no changes have been made since then.

No further comments, the hearing was closed at 1:10 p.m.

The regular meeting was opened with the same members present.

Board Liaison Report: Stirrett reported on the approval of the dredging special assessment for Sandy Isles, delinquent garbage charges to turn over to the tax roll, and discussion on the bike path.

Master Plan Update:

Resolution 2024-01 by George second by Klein adopting the Master Plan 2024, including all the chapters, figures, maps, and tables contained therein. Aye: George, Klein, Whitefoot, Wroblewski. Nay: None. Absent: Morden, Atkins. **Resolution adopted.**

Planning Commission By-Laws- To be reviewed in October.

Residential Pole Structures

George presented research and MTA responses to the barndominium issue. Whitefoot stated that the Commission needs to decide if these are acceptable or need to be regulated. They are not prohibited in the ordinance, not compatible with other structures in the neighborhood, could be allowed only in R2 with minimum of 5 acres, consider the percentage of living space opposed to storage space, and the use of sheet metal siding.

Motion by Whitefoot second by Wroblewski to hold a workshop on Tuesday, September 17, 2024 at 1:30 p.m. to discuss regulations on barndominiums for legal review. **Motion carried.**

Short Term Rentals

A survey was sent to residents regarding short-term rentals with a return date by the October meeting. No issues have been reported by the Sheriff Department and results will be reviewed at that meeting.

George presented information on short-term rentals as it relates to the ordinance for review. Further discussion on the issue will be held when the survey results are reviewed.

Public Comments:

Al Mitchell: Neighbor has a rental, and he has experienced improper behavior, dogs barking and excessive noise.

Denise Mitchell: Do rentals require special insurance? Tax ID numbers? Inspections?

Steven VanFleteren: Rental home next door advertised as capacity for 12 people, but there were 15-20 people and 8 cars. Garbage is an issue. Owners don't live in the community and have no vested interest.

Dawn VanFleteren: Urination problems, 15-20 complete strangers in house. She moved here for the community and now must put up security cameras. People are only here to party and the owners don't care about the community. Police shouldn't have to deal with these problems. She has a vacant lot next to her home and couldn't build a garage but can build a barndominium.

Delise Vick: Agrees with other's complaints. She pays association fees to maintain their road and canals and the renters take advantage. There is no responsibility to owners for renters.

Tom Vick: Police have priorities, and this should be a low priority. Renters abuse privileges. Feels that there should be a registry so if there is abuse, the owner could be contacted by the Association. What is the response to Lake's ordinance? Are the barn structures in compliance with the ordinance? Use restrictions and materials could be modified.

Terry Van Fleteren: Is there a timeline to address STR's? Will the issue be resolved before next summer? Having to lean on the Police because of a small number of issues is a waste of resources.

Tom Vick: Is Lake Township in litigation over the STR issue? Can the Township enforce the same restrictions?

Board Comments:

Klein: Will long term rentals be affected? Can't restrict purchasing property.

Wroblewski: Can HOA's restrict rentals in their by-laws?

Whitefoot: Wait for surveys to be reviewed to come up with results. Can require a contact person to be available within 60 minutes.

Stirrett: Suggested the possibility of changing the November meeting date due to the election.

Meeting adjourned at 3:45 p.m.

Michelle Stirrett
Recording Secretary

