

**MANISTEE CITY COUNCIL
WORK SESSION
MINUTES OF OCTOBER 13, 2020**

The Manistee City Council met in a work session on Tuesday, October 13, 2020 at 7:00 pm, Ramsdell Theatre, 101 Maple Street, Manistee, Michigan 49660.

MEMBERS PRESENT: Dale Cooper, Lynda Beaton, Roger Zielinski, Jermaine Cipic, Michael Szymanski, James Grabowski, and Erin Martin-Pontiac

MEMBERS ABSENT: None

ALSO PRESENT: City Manager, Department Directors, Public, and Media

Public Comments:

Kathryn Kenny, 409 Cypress Street- Executive Director of the Manistee County Visitors Bureau / spoke in support of Short-Term rentals in the City of Manistee; supports reasonable regulations but does not approve of limiting the number of Short-Term rentals allowed in the City.

Colleen Kenny, 586 Eighth Street – representative of the Manistee County Humane Society / expressed concern with banning pet sales in the City and what types of sales it would prohibit.

Marty Spaulding, 255 River Street / spoke against limiting Short-Term rentals in the commercial district; encourages exempting commercial zone and peninsula district from potential limitation.

Madelyn Fitzsimmons, 307 Second Avenue / spoke in favor of Short-Term rentals in the City.

Todd Lloyd 556 First Street / spoke against limiting Short-Term rentals in the City.

Jeff Bowers, 4423 W. Shingle Mill Way / spoke in favor of Short-Term rentals in the City; agrees with registration but not limiting the number of rentals allowed.

Karen Vahling, 4423 W. Shingle Mill Way / spoke in support of Short-Term rentals in the City and does not agree with limiting the number permitted.

Ed Horne, 427 Fifth Street / spoke in favor of allowing Short-Term rentals in the City and does not support a lottery for licenses.

Barry Lind, 532 4th Street / offered support of Short-Term rentals in the City and expressed concerns with limiting the number allowed.

Tim Riley, Rental Manager for Century 21 Boardwalk / stated they manage multiple Short-Term rental properties in the City that are all inspected, certified, and paying lodging taxes; offered to

answer any questions regarding their process and experience with the rentals.

Cheryl Solberg 2028 Kemmer Road / owns a cleaning business and has cleaned rental properties for years; spoke against limiting the number of Short-Term rentals in the City.

DISCUSSION ON BANNING RETAIL PET SALES IN THE CITY – Shannon Wood, Director of Repo’s Rescues was not in attendance; no discussion ensued.

DISCUSSION ON SHORT-TERM RENTAL RECOMMENDATIONS FROM THE PLANNING COMMISSION – Mike Szokola, Manistee County Assistant Planner led the discussion on Short-Term rentals (STR) and reviewed the recommendations from the Planning Commission. The Planning Commission referred the Ludington Short-Term rental ordinance to City Council to use as a baseline in development of a STR ordinance for the City of Manistee.

Recommendations from the Planning Commission include:

- Place the STR ordinance within CHAPTER 1482: Residential Rental Properties, Codified Ordinance
- Place limitation on the number of Short-Term rentals allowed
- Ensure properties are managed locally by a professional or owner-occupied property manager

Discussion included:

- STR popularity
- Allow Condo Associations to decide if they allow STR
- Licensing and Procedural Criteria
- Examples of limits on STR licenses
 - Number allowed in the City
 - Number allowed on a City block
 - Number allowed per individual
- Licensing pool/lottery
- Signage
- Violations – three strikes and license revoked
- Complaints should be in writing and signed
- Exempt Commercial District/DDA from limitation on the number of STR allowed
- Limit length of time for a STR; at end of limit owner must sell, convert to fulltime rental, or occupy
- STR profitable during peak season
- Desirable housing is hard to find
- Benefits/Risks of limiting STR
- Regulations needed for all rentals both Long-Term and Short-term
- Quality, health, and safety regulations and compliance
- Registration fees
- Significant increase in STR over the past year
- STR management
- Current STR operating but not complying with rental registration program need to be

brought to compliance

- Need for balance with Long-Term and Short-Term rentals; cannot forget about our fulltime residents
- Difficulty in determining the limit to place on STR

CONSENSUS: Council directed staff to draft a proposed ordinance based on input received to bring back to Council for future consideration.

Adjourned at 8:31pm.

Respectfully submitted,

Heather Pefley MiPMC/CMC
City Clerk