

**MANISTEE CITY COUNCIL
WORK SESSION
MINUTES OF DECEMBER 8, 2020**

The Manistee City Council met in a work session on Tuesday, December 8, 2020 at 7:00 pm, remotely as authorized by the Opens Meeting Act (MCL 15.263a).

MEMBERS PRESENT: David Bachman, Lynda Beaton, Roger Zielinski, Jermaine Cipic, Michael Szymanski, James Grabowski, and Erin Martin Pontiac

MEMBERS ABSENT: None

ALSO PRESENT: City Manager, Department Directors, and Public

Public Comments:

Jenn Teller, 712 Harbor Dr. – spoke in support of maintaining the current number of short-term rentals allowed in the City.

Marc Miller, Economic Development Director with the Chamber of Commerce – read a statement from Stacie Bytwork in support of short-term rentals. Mr. Miller is also encouraged by the proposal being presented for the Lakeshore Motel property.

Cory Lupinacci, 318 Lakeshore Dr. – requested that condo properties with HOA’s be excluded from any short-term rental regulations.

Pamela Weiner, 410 Pine St. – expressed interest in the meeting’s agenda items being discussed.

PRESENTATION OF THE LAKESHORE MOTEL PROPERTY – Peter Buekema, CEO of Suburban Inns and Tom Welling, VP of Development for Suburban Inns presented information on a proposed development of the current Lakeshore Motel property. Suburban Inns is working with Ghafari Associates and Pioneer Construction on the project which will be a Hampton Inn from the Hilton family brand of properties. The hotel will consist of 108 rooms, 5 floors, indoor pool with indoor/outdoor spa, fitness center and beach bar with fire pits.

Project issues to be addressed:

- PUD
- Parking spaces
- Off site storm water detention/flooding issues
- Water main loop
- Brownfield credits
- Hotel lobby bar to be considered a hotel amenity vs stand alone restaurant
- Signage package

Potential economic impact for City of Manistee:

- 35 new jobs
- \$11 - \$17 per hour wages
- Property tax revenue
- Additional visitors to Manistee

Discussion included proposed building height, signage impact, public parking, financial incentives, and existing parks' landscaping. DPW Director Mikula explained that the proposed development would have a significantly positive impact on the City's public parking, flooding issues and fire suppression/water quality for Harbor Drive residents.

DISCUSSION ON SHORT-TERM RENTALS – City Manager Thad Taylor led a discussion on a proposed ordinance for the regulation of short-term rentals. City Manager Taylor has been working with the City Attorney and the Planning and Zoning Department on ordinance language that could include:

1. Requiring participation in the City's rental inspection program
2. Registering as a business in the City or creating a separate license/fee structure
3. Process to revoke a short-term rental license or registration
4. Allow condo HOA's to regulate themselves
5. No limit on number of short-term rentals in the Commercial and DDA areas
6. Substantial fines for violation of the ordinance
7. Limit number of short-term rentals in residential areas
8. Engage a company for assistance with the short-term rental program or approach the Manistee County Visitors Bureau for assistance with the program
9. Owner or Management must have a local representative to address rental issues

Discussion included engaging a company such as Host Compliance to assist with the short-term rental program, compliance of long-term rentals, determining the current number of rentals located in the City, and possible costs.

CONSENSUS: Council agreed that the proposed ordinance planning is on the right track and directed Taylor to continue his work to formulate a short-term rental ordinance.

DISCUSSION ON UPDATING SIGN ORDINANCE - County Interim Planning Director Mike Szokola led a discussion on possible updates to the City's sign ordinance. Szokola explained that the current ordinance lacks standard definitions and asked Council for guidance on whether the Planning and Zoning Department should work on updating the current sign ordinance or work on drafting a new sign ordinance.

CONSENSUS: Council directed Szokola to bring more information and suggestions for sign ordinance amendments.

DISCUSSION ON DEER CULL – Police Chief Josh Glass led a discussion on a possible deer cull. Chief Glass reported that the USDA has raised the cost of performing a deer cull from \$10,000 to \$15,500 for 2021. Discussion included increased costs, alternate culling methods used in other cities, car/deer accidents in the City, and time frame.

CONSENSUS: Council requested that the deer cull be included on the January 5, 2021 City Council meeting agenda.

OTHER:

Bachman – stated that a recent incident in the City which occurred during the night highlighted the need for the Police Chief and Fire Chief to have emergency vehicles available at their homes to best serve the community.

Beaton – requested a comparison of the previously proposed senior living development at the MCOA property and the new proposal for a senior living development on Water and River Streets. Beaton also reiterated the need for work force housing.

Cipic – asked for an update on the blight ordinance amendment. Cipic also asked if the City could receive reports from the rental inspection company of properties which are due for renewal to ensure those properties are not blighted properties.

Grabowski – thanked the Police Dept. and Fire Dept. for their work on an incident in the City this week; also thanked the DPW for leaf clean-up.

Martin Pontiac – requested an update on the sewer project.

Szymanski – agreed with Cipic’s suggestion to flag blighted properties prior to granting renewal of rental certificates. Szymanski also commended the Police Department for their handling of a recent incident; reminded residents to stay safe during the pandemic and support local businesses when possible.

Zielinski – agreed with Bachman’s suggestion of the need for the Police Chief and Fire Chief to have emergency vehicles. Zielinski also reminded residents to continue to be careful during the pandemic.

Adjourned at 8:45 pm.

Respectfully submitted,

Lora Y Laurain
Deputy Clerk

Heather Pefley MiPMC/CMC
City Clerk