

**VILLAGE OF NORTHPORT
PLANNING COMMISSION
116 W. Nagonaba St.
Wednesday March 24, 2021
MINUTES**

Call to Order, Roll Call

Chair Frerichs called the meeting to order at 7:00 p.m. Members present: Wessell, Frerichs, Gale, Newell, Arbury and Cavendish. Absent: Caudill

Public Present

Several callers were present via Zoom.

Staff Present

Cindy Edmondson Recording Secretary and Joni Scott Interim Zoning Administrator

Approval of Agenda

March 24, 2021 agenda was approved as amended. Commissioner Newell **Moved**, Commissioner Cavendish **seconded**...Roll call: Yeas 6 Nays 0 **motion carried**.

Correspondence

No correspondence.

Public Comment

None.

Planning Commission Meeting Date Changes for 2021

Meetings were changed from the 3rd Tuesday of the month to the 3rd Wednesday of the month for the rest of 2021. Commissioner Gale **moved** to change dates, Commissioner Wessell **seconded**.

Motion carried with unanimous vote. Recording secretary will send changes to Leelanau Enterprise for publication.

Chapters 1, 2 and 3 of the amended Zoning Ordinances

Chair Frerichs stated her plan is to give the updated Zoning Ordinances to the Village Council in parts. That way they are not overwhelmed and can give the PC their feedback after review. The newly amended Articles will require a Public Hearing prior to their adoption. (See: villageofnorthport.net PC March 24, 2021 Special meeting packet for proposed changes)

Short Term Rental Questionnaire Results

All surveys were sent to the homeowners. Of the 480 surveys sent out there were 123 respondents with 93 of the respondents stating they felt that STR's are good for the village overall. Some of the largest trends/comments are as follows:

- 1) STR have brought tourists and revenue to our businesses
- 2) STR reduce availability of housing for families in the Village
- 3) Neighborhood parking does NOT seem to be effected
- 4) A fair number of renters return year after year

Currently we have 31 STR applicants in Northport, with 6 of them truly LTR or month to month. Most STR owners pay non homesteaded taxes which is an additional 18 mils. Currently we only require a onetime registration fee to have a STR.

There was a suggestion by Commissioner Arbury for the Planning Commission to look at a management company called **Compliance Host** <https://granicus.com/solution/govservice/host-compliance/>. This company has been recently engaged by Suttons Bay and Leelanau Township to manage their STR's.

Commissioner Cavendish proposed a permit where the fee would reflect the amount of time the rental is rented throughout the year. She also suggested that proof of the homes insurance should be provided each year during the permitting process.

Commissioner Gale proposed a 'good neighbor policy' being adopted and posted in each rental, with this policy having consistent enforcement (which is the difficult part.) This policy would include a 24 hour contact (resident agent) within 45 minutes of the property.

(See: villageofnorthport.net PC March 24, 2021 Special meeting packet for all survey results)

Public Comment

Susan Ager, Plum Lane, feels that STR's are the biggest issue facing the Village. She feels that we need to know what every dwelling in the Village is used for and is willing to canvas to find out. She thinks that a \$2000 permit fee should be imposed.

Kallie Craker, Manitou Trail, reminds the Commission that the school depends on non-homestead taxes to survive.

Anne Harper, 4th St, disagrees strongly with Ms. Ager and cautions the Village not to over regulate STR. She further points out that the State of Michigan requires taxes on any STR rented more than 2 weeks a year. A Good neighbor policy would be a start and any issues should be directed to homeowners directly.

Commissioner Comments

Commissioner Wessell asked if in person meetings would begin in April. The mandate is unclear at the moment.

Adjournment

Chair Frerichs requested a motion for adjournment. Commissioner Arbury **so moved**, Commissioner Newell **seconded**. Roll call **unanimous**.

Meeting Adjourned at 8:35 PM.

Next Meeting – Wednesday April 21, 2021 at 7PM

Respectfully submitted,

Cindy Edmondson, Recording Secretary