

**VILLAGE OF NORTHPORT
PLANNING COMMISSION
116 W. Nagonaba St.
Wednesday April 21, 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. Members absent: Caudill (excused)

Public Present

Several callers were present via Zoom.

Staff Present

Cindy Edmondson Recording Secretary

Approval of Agenda

April 21, 2021 agenda was approved. Commissioner Gale **Moved**, Commissioner Newell **seconded**...Roll call: Yeas 6 Nays 0 **motion carried**.

Approval of Minutes

March 24, 2021 special meeting minutes had a motion to approve as amended motion **Moved by** Commissioner Gale, **Supported by** Commissioner Arbury. Roll call: Yeas 6 Nays 0 **motion carried**.
March 16, 2021 meeting minutes had a motion to approve **Moved by** Commissioner Wessell, **Supported by** Commissioner Arbury. Roll call: Yeas 6 Nays 0 **motion carried**.

Correspondence

Chair Frerichs received a modular house plan from Tim Overdier. (See attached plan in packet)

Public Comment

Susan Ager, Plum Lane stated that Tim Overdier is working with Daniel Caudill on a project to build affordable housing in the village. She also reported that Alexis Whitman has found a total of 43 STRs being advertised in the Village on Airbnb per their website, VBRO and local advertising websites. She feels that many are not registered with the Village and it would be interesting to know what percentage of homes in the Village are STRs.

Zoning Administrator's Report

Joni Scott Interim Zoning Administrator provided a written report. (See packet) Commissioner Cavendish pointed out Ms. Scott reported a complaint was brought to her attention and there is no Village complaint form and one should be adopted so complaints could be officially recorded. Chair Frerichs said it could be added to a future agenda.

Village Council Trustees Report

(See copy of report attached)*

Infrastructure Committee Report

(See amended report attached)*

Old Business: Articles 1, 2, 3 in Zoning Ordinance

Chair Frerichs stated that the newly proposed language concerning tree cutting and vegetation should be tabled for now so the work to date on the Ordinances can be presented to the council. After much discussion amongst the Commissioners the consensus was to table it but return to amend at a date in the near future.

Re-leaf Michigan

DTE came up with a full grant for 20 trees which will be planted along the creek and the major street corridors. 30 Volunteers are needed for the May 1, 2021 planting day. The trees are large specimens and will add to the creek and streetscape. The trees are Red Bud, River Birch, Gum Tree and one Kentucky Coffee tree.

Short Term Rental update

Commissioner Gale reported that the last STR proposal from the prior PC was stream lined by the council and has not addressed some of the issues that were brought out in the survey. The new STR Ordinance has married the STR survey findings along with the former PC's iteration to come up with an ordinance that echoes Village Ordinance language and incorporates the wishes of the Village. It should be ready for PC review by the next meeting.

Commissioner Wessell expressed concern that STR owners may avoid registering because of unwanted oversight from the Village.

The goal is to present a cohesive Ordinance that would have a standard set of expectations or "Good Neighbor Policies" posted in each rental.

New Business: Land Use Permit form

Commissioner Cavendish suggested that any changes on the form should be initialed by the applicant. Commissioner Newell suggested an additional page for comments by the ZA which could have conditions that the applicant has agreed to.

The entire commission felt that the new form was a much needed improvement to the current LUP. (See attached)*

Chair Frerichs advised the commissioners to begin reviewing the next 3 articles in the zoning ordinances for the next scheduled meeting.

Public Comment

Susan Ager, Plum Lane asked if all the trees that are being planted on May 1st in the Village are native plants. Chair Frerichs replied that they all were native to the area. Ager also said it was her opinion that the tree cutting ordinance should clearly state there is no clear cutting in the Village. Ager went on to voice three concerns about the STRs. She feels that \$200 is not enough of a fee. She's wondering how the good neighbor policies will be policed. Chair Frerichs feels there should be a stipulation if a permit holder has 3 complaints they should have their permit revoked.

Commissioner Gale clarified that because STR Ordinance is a Village Ordinance no one will be grandfathered in and everyone with a STR will be held to the same Ordinance rules.

Commissioner Comments

Commissioner Arbury stated that the best part of the STR Ordinance is the surrounding neighbors are notified of the rental and contact numbers are given to surrounding neighbors who will likely be most impacted. Chair Frerichs wanted to thank each of the Commissioners for their input and thoughtfulness on the issues.

Adjournment

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

Meeting Adjourned at 8:14 PM.

Next Meeting – Wednesday May 19, 2021 at 7PM

Respectfully submitted,

Cindy Edmondson, Recording Secretary

* all reports are in April 21, 2021 packet on website: villageofnorthport.net