

CITY OF CHARLEVOIX
CITY COUNCIL WORK SESSION MINUTES
Monday, September 16, 2019 – 3:00 p.m.
Council Chambers, 210 State Street, Charlevoix, MI

The meeting was called to order at 3:00 p.m. by Mayor Luther Kurtz.

1. Pledge of Allegiance

2. Roll Call

Mayor:	Luther Kurtz
Members Present:	Greg Bryan, Shane Cole (late), Janet Kalbfell, Tom Oleksy, Leon Perron, Aaron Hagen
Members Absent:	None
City Manager:	Mark L. Heydlauff
City Clerk:	Joyce Golding

3. Presentations

A. Discussion of Short Term Rentals

Mayor Kurtz opened the floor to Public Comment:

- Bob Gorkiewicz presented two studies concerning short-term rental Airbnb's and was in favor of limiting rentals
- Rik Lobenherz was not in favor of government regulation of short-term rentals
- Sue Erber wasn't sure how to control the real estate market
- Maureen LaBlanc felt that there should be rules for Airbnb's; they should be taxed like hotels
- Shawn Coughlin felt the number of rentals should be limited; property owners should be able to rent a room
- Abraham Dhaseleer felt short-term rentals do a lot of good for the area
- Wayne LeClerc felt that rentals should not be discriminated; noted that condo Master Deeds may allow rentals
- Lee Ann Ackert was in favor of short-term rentals
- Darlene Kline felt that rentals are ruining neighborhoods
- Erin Beck felt there should be rules for renters and a cap put on rentals
- Tom was not in favor of rentals
- Amanda Wilkin was in favor of rentals but, they should be treated as hotels to make it fair for the industry
- Leilani Durbin was not in favor of the work session because rules were already established last year

The item was closed to the public.

After discussion, Council generally agreed on the following points. It was noted that each of these points were proposed only, and all warranted further discussion.

- Allowing homesteaded property owners to rent a room in their home while they occupy the home (unlimited time) and up to 28 days while not owner occupied
- There should be specific rules for short-term rentals such as safety and maximum occupancy
- Condo associations would not be considered as short-term rentals as they have their own set of rules in their Master Deed
- Current registrants with a proven history of rentals would be issued a license with a cap to be determined
- A license fee would be established
- Enforcement of rules

The Mayor opened the floor again and several more public comments were heard.

The City Manager, Zoning Administrator and City Attorney will draft some preliminary language with regards to today's discussion for Council's review prior to setting another Work Session.

4. Adjourn

The Mayor adjourned the meeting at 5:07 p.m.