

CITY OF CHARLEVOIX
CITY COUNCIL WORK SESSION MINUTES
Monday, October 28, 2019 – 3:00 p.m.
Council Chambers, 210 State Street, Charlevoix, MI

The meeting was called to order at 3:00 p.m. by Meeting Chairman Leon Perron.

1. Pledge of Allegiance

2. Roll Call

Meeting Chair:	Leon Perron
Members Present:	Greg Bryan, Janet Kalbfell, Tom Oleksy, Aaron Hagen
Members Absent:	Mayor Luther Kurtz, Deputy Mayor Shane Cole
City Manager:	Mark L. Heydlauff
City Clerk:	Joyce Golding
Staff Present:	Jonathan Scheel, Zoning Administrator; Kathy Egan, Community Planner

3. Presentations

A Short Term Rental Regulations

Kalbfell explained advantages of several points in the South Haven Short Term Rental Ordinance that she felt were worthy of emulating. Council discussed defining rental categories, rental time limits, saturation points, and safety inspections. Zoning Administrator Scheel and Planner Egan answered several questions for Council.

Council generally agreed to:

- Exclude condominium complexes that operate as hotels
- Occupancy would be limited to 12: 2 heads per bed with children under the age of 2 not included in the count; establish a formula for additional occupants for large properties
- Use a ratio to determine the rental threshold per district
- Establish personal unit and business unit categories
- Mirror language in R2 district: allow one short term rental per property
- Discuss fees and violations once the final draft of the basic ordinance language is determined

The City Manager and Zoning Administrator will redraft the ordinance and have statistical information ready for Council's next work session.

4. Reports and Communications

A Public Comment

- Tom noted that short term rental challenges are happening all over the world
- Bob Gorkiewicz was not in favor of the 12 person limit; felt it was out of line in R1
- Maureen LaBlanc felt occupancy should be a maximum of 10
- Abraham Dhaseleer felt condos should be included in the threshold; there should be a rental license waiting list; limit of PREs is shortsighted
- Darlene Kline was not in favor of licenses transferring to new owner, should go to rental license waitlist; suggested having individual names instead of company names on application

5. Adjourn

Motion by Kalbfell, second by Hagen to adjourn the meeting. Motion carried by unanimous voice vote. Meeting adjourned at 4:33 p.m.

Joyce M. Golding

City Clerk