

EAST BAY CHARTER TOWNSHIP
East Bay Charter Township Hall
1965 N. Three Mile Road
Traverse City, MI 49696

Special Board Meeting
Wednesday, April 5, 2023

Call Meeting to Order: Supervisor Friend called the meeting to order at 6:30pm at the East Bay Charter Township Hall.

Pledge of Allegiance: was recited by all in attendance.

Roll Call: Board Members Present: Tracey Bartlett, Matt Cook, Susanne Courtade, Glen Lile, Matt Courtade and Beth Friend
Board Members Absent and Excused: Mindy Walters

Review for Conflict of Interest: (6:31)
None presented.

Approval of the Agenda: (6:31)
Bartlett moved and S. Courtade seconded to approve the agenda for the special meeting of April 5, 2023 as amended switching items one and two. The motion carried upon a unanimous voice vote.

Public Comment
Mitchell Treadwell commented on the groundskeeping position.

Business Before the Board of Trustees

1. **East Bay of Grand Traverse Bay Bottomland Conveyance (6:34)**
Saburi Boyer with TC Watersports stated that a bottom land conveyance was approved in 2021 for the property at 1773 US 31. EGLE has requested that TC Watersports obtain a board resolution to approve the bottomlands conveyance which is consistent with the approved EGLE dock permit since the configuration of the dock has changed. On the 2155 US 31 North property the bottomland conveyance is needed to cover the buoys in place offshore and is consistent with the approved site plan. Trustees asked questions about the watersports business and the conveyance. **2155 US 31 North**
M. Courtade moved and Bartlett seconded to adopt Resolution 2023-16 Resolution Acknowledging the Final Conveyance of Great Lakes Bottomlands. The motion carried upon a roll call vote with Lile and Cook dissenting.

A. 1773 US 31 North

Bartlett moved and M. Courtade seconded to adopt Resolution 2023-15 Resolution Acknowledging the Final Conveyance of Great Lakes Bottomlands with the addition of a second Resolved which will read, 2. The approval is subject to the Planning Commission Site Plan approval for TC Watersports to have nine boats, 12 jet skis and one jet ski for rescue. With Lile and Cook dissenting, the motion carried upon a roll call vote.

2. Short Term Rentals (7:17)

Supervisor Friend opened public comment in the Short Term Rental matter at 7:17pm.

Ken Frymire of Mitchell Street in the Pine Grove Sub commented on short term rentals.

Mike Ieruli of Tamarack in the Pine Grove neighborhood commented on short term rentals.

Fran Perkett of High Lake Road commented on short term rentals.

Stacy Slater of Pine Grove Avenue commented on short term rentals.

Susan Hemm spoke on short term rentals.

Victoria Torgeson of Spider Lake commented on short term rentals.

Toni Stanfield of Twin Bay Drive commented on short term rentals.

Leann Linzey spoke about short term rentals.

Kathy Kowaleski of the Pinegrove neighborhood commented on the short term rentals.

Carol Keusel of East Bay Township commented on short term rentals.

Greg Plessa of Spider Lake commented on Short Term rentals.

Ray Draeger of Spider Lake commented on short term rentals.

Kenny Lu of Three Mile Road commented on short term rentals.

Ralph Bednarz of Rennie Lake commented on short term rentals.

Jake Makowski of Napoleon Way commented on short term rentals.

John Jury of 1615 East River Road commented on short term rentals.

Megan Pollard of Amidon Drive commented on short term rentals.

Gayle Miller of Lake George Trail commented on short term rentals.

James Gak of Peninsula Trail commented on a short term rental.

Jody Ortega of East River commented on short term rentals.

Mark Clark of Traverse City commented on short term rentals.

Christopher Atkins commented on short term rentals.

Sam Philmont of Juniper St commented on short term rentals.

Sarah Trunesky of Spider Lake Road commented on short term rentals.

Mitchell Tredwell commented on short term rentals.

Michelle Witkop of Pine Grove commented on short term rentals.

Supervisor Friend closed the public comment at 8:40pm.

Planner Claire Karner and Legal Counsel Jake Witte reviewed the updates made to the ordinance. Karner stated that the Short Term rental ordinance was brought forward for discussion not because of any one major thing, but rather a reflection of trends and challenges with short term rentals in general. Based on direction from the board, Section 6(c) was revised to allow two occupants per bedroom if the septic system is designed for that number plus an additional four occupants. The definition of “visitor” was also better defined. Section 6(f) was better worded to allow for parking of vehicles on the rental property itself, and not on the roadways. Board members discussed the parking change. Section 6(j) was also discussed in terms of occupancy numbers. Section 6(p) was discussed by board members and was determined that the separation distance was measured from the GIS address point, which is generally the center of the roof of any given property. Section 6(q) was added which addresses invasive species.

Changes in Section 7 were made to address renewal policies. As soon as the rental does not comply, the owner is not allowed to rent until the deficiency is resolved. Board members discussed transfers of licenses in Section 11 which was amended to include transfers among siblings.

Board members discussed the percentage of housing stock dedicated to short term rentals. Planner Karner noted that there is approximately 5,800 housing units and with a proposed cap of 145, that equates to 2.5% of the housing stock that would be short term rentals. With attrition, eventually the township will meet the proposed 145 license number. Board members agreed to review the number on a yearly basis and any future cap can be changed with a resolution.

Board members discussed Section 6B which proposes that occupants can only change every seven days. Limiting party buses was discussed.

S. Courtade moved and Bartlett seconded to extend the meeting to 10:30pm. The motion carried upon a voice vote.

Board members discussed the proposed Short-Term Rental License Notification and Issuance Policy. Licenses would be advertised once per year.

Discussion took place on license expiration issues that occurred. The township worked with those who wanted to renew licenses but for whatever reason, could not renew.

Those from June 21, 2021 through June 21, 2022 could be allowed to renew within a 30-day window of when the moratorium is lifted. There are 22 such cases plus 2 in queue.

S. Courtade moved and Bartlett seconded that the Planning and Zoning Department contact the 22 short term rental owners and the 2 owners waiting in the queue and notify them of the township's intention to allow them to renew their short-term rental licenses with a fee (penalty) within 30 days of the moratorium being lifted. The motion carried upon a voice vote with Cook dissenting.

The amount of the penalty fee (\$100 is proposed) will be included in the moratorium ordinance.

3. East Bay Ambulance (10:42)

Bartlett moved and S. Courtade seconded to approve the hiring of Daniel Cunningham for employment as presented. The motion carried unanimously upon a voice vote.

4. Job Description – Part-Time Building and Groundskeeper (10:43)

This item was moved to the April 10th agenda.

Public Comment:

Ralph Bednarz of Rennie Lake commented on the short term rentals.

Mitchell Treadwell commented on the short term rental issue.

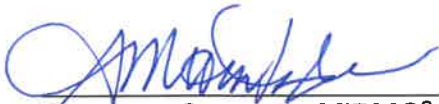
Susan Hemm commented on short term rentals.

Upcoming Meeting Dates

April 10, 2023 – Regular Meeting

Adjournment:

Friend adjourned the meeting at 10:49 pm.



Susanne Courtade MiPMC²/MMC, Clerk
East Bay Charter Township



Beth Friend, Supervisor
East Bay Charter Township