

CASCO TOWNSHIP BOARD OF TRUSTEES
SPECIAL MEETING
7/20/16 @ 7:00 PM

Approved 10/17/16

Call Meeting to Order: Overhiser called meeting to order at @ 7:03pm.

Present: Overhiser, Graff, Brenner, Winfrey and 63 other interested people.

Absent: None

Reason for Special Meeting: The reason for this meeting is to hear the pros and cons of peoples experience with short term rentals.

The reason for this meeting this evening because of a law suit in Sunset Shores.

Is the rental commercial or private.

Our attorney feels we should be pro active and be aware of our present.

This has never been identified before whether rental is commercial or private.

The township doesn't get involved with this type of issue.

PUBLIC COMMENTS:

Laurie P.

Is concerned about things that are going on in regards to renters. She rents her place and would not be able to keep her place if she didn't rent it out. She asked to please don't take the renting away.

Mark Kola

Owns a rental in Casco Township and said there haven't been any problems before and is concerned that rules might be put in place that are unable to be enforced.

Laurie Honor

Mt. Pleasant asked what sort of ordinances is the township going to address?

Suggested to limit people on the property, approved septic system, fire safety, and be able to get in touch with property owners if a problem occurs, etc.

Steven Newmer

Pinnacle Dr. discussed the right to sell, to enjoy, and to pass property down to generations and other reasons why this rental issue should be looked at very carefully.

Vicki Turbov of Mt. Pleasant mentioned that the weekly rentals have increased and houses now have 20 or more people in them and all of the cars too. The homes are owned by someone out of town and have a rental company manage the rentals so when there is a problem the neighbors don't know whom to contact.

Marcie Hayes of Mt. Pleasant is a historical renter and a good renter she would hate to see renting be ruled out, she would be afraid that her children wouldn't be able to afford the cottage if they couldn't rent it out.

Kathy Watt of Miami Park is a year round person and a renter has had dogs running loose.

Jake Hudson of Glenn Shores has a rental in South Haven and he said you need to be registered

with the State and if you are not registered you are renting illegally. Jake has a plaque on the wall at his cottage that says occupancy 6.

Doug Nickerson

Miami Park mentioned that a house was rented out before it had an occupancy permit.

A gentleman of Sunset Shores is the individual that was involved in the lawsuit because of renting his home out, he never thought of being commercial. He is a responsible home owner and registered with the state of Michigan. He is a custom home builder and his homes are nice.

A resident on Blue Star said she has one neighbor and the renters are awful and has 20 some people at a time, playing music loud, etc. She would like all renting to be stopped.

Priscilla Massey

Miami Park a rental with 30 people per house has impacted the neighborhood badly. She feels Sunset Shores is so much nicer than Miami Park.

Neal Zoellner of Glenn Shores mentioned that the Court Order in Sunset Shores read that if you rent for more than 2 weeks you are a commercial business.

Ron Seiler, realtor, said that weekly rentals are a lot of the City of South Haven's economy and also here in Casco. If things are a nuisance Casco has a noise ordinance. If dogs are running loose call the police. We need to be fair to the weekly renter.

An individual spoke that owns on the lake shore and she rents her home and her neighbors do not complain.

Tony Toweson of Glenn Shores said he fixed up a rat infested house and now it is really a nice place to live. They do rent and they screen their renters and are responsible renters.

Vicki Slocum- North shore drive

She would like to know what the board thinks will happen to her property if this rental Ordinance goes through? She has two rental houses next to her home. Her yard has been torn up so many times by Michigan gas and the sewer line, everything seems to go right through her property.

Judy Graff stated she talked to: renters, non renters, areas with rules and no rules, residents & part timers.

On a hand out she listed what everyone wants that she spoke to:

1. Fairness
 - a. People who rent should continue to rent.
 - b. People who don't rent should expect renters to respect their community & family atmosphere and to follow common sense rules of courtesy.
 - c. Only 'some' of the renters cause problems; most renters want what we want.
 - d. Tourism is needed in the township and area.
 - e. We are "Casco, a rural community", not South Haven, a city.

2. Common set of rules for all renters to follow:
 - a. Casco Township rules and regulations.
 - b. State registration and tax payment.
 - c. Subdivision covenants should be followed.
3. Casco Township Enforcement of rules and regulations:
 - a. Treat everyone the same
 - b. Enforce state laws
 - c. Township enforce state laws
 - d. If problems, "who do I call" that will fix the problem(if common sense approaches fail or property owner is unknown).

Meeting adjourned at 8:43pm.

Respectively submitted by,
Cheryl Brenner, Clerk