

Draft Minutes of the February 3, 2020 City of the Village of Clarkston Planning Commission Meeting

375 Depot Rd, Clarkston, Michigan 48346

1. Call to order at 7:00 p.m. by Chairperson Rogers.

2. Gualdoni, Rogers, Schoebel, Wylie present. Little absent.

3. Motion by Schoebel, second by Wylie to approve the February 3, 2020 Agenda. Motion carried unanimously.

4. Public Comments: None.

5. Motion by Wylie, second by Rogers to approve the January 6, 2020 Minutes. Motion carried unanimously.

6. New Business:

A. Ownership of Main Street: City Manager Jonathan Smith and Ms Melissa Coatta of HRC (City Engineers) spoke of the pros and cons of taking back ownership of Main Street from the State of Michigan. Ms Coatta presented a flow chart detailing the process for the MDOT Trunkline Highway Jurisdictional Transfer Process. The pros would be the ability to set our own rules with regard to vehicular speed and the type of vehicles allowed usage of the road. Suggested ways to control speed would be bike lanes, electronic "your speed is" signs and striping. The cons would be a considerable financial liability. Mr Smith spoke of the need to establish a list of things to be done before we would take back ownership such as street lights, curbs, asphalt, striping, etc. Commissioner Wylie suggested that we update the Master Plan to document the items listed above. Discussions have taken place with Mayor Haven, Congresswoman Elissa Slotkin, and others to explore federal grants and protection for historic structures lining M-15. There is a meeting scheduled with Representative Andrea Schroeder on February 14 at City Offices at 10:00 a.m. The Planning Commission will schedule a meeting with MDOT to continue this discussion.

7. Unfinished Business:

A. Short Term Rental Regulations (Airbnbs): Several City residents spoke out against allowing any type of short term rentals. Their rationale was to protect the integrity of our neighborhoods and enforcement issues. There currently is no provision in our ordinance to allow this type of operation. It was suggested by Commissioner Wylie that we amend the Zoning Ordinances to either ban or regulate such structures. The Planning Commission was charged by City Council to establish a list of specific regulations if the City decided to allow short term rentals.

Motion by Wylie, second by Schoebel to forward to Council for consideration at their next scheduled meeting the following proposed regulations for short term rentals. Motion carried unanimously.

1. All short term rental properties must be registered annually with the City to obtain an annual permit. The yearly renewal period for permits is between January 2<sup>nd</sup> and January 15<sup>th</sup>.

2. Any short term property rental advertisements (Airbnb or other) must contain the City's assigned short term rental permit registration number for that property.
3. Each property owner must pay an annual fee to the City of \$150 to operate a short term rental. This fee will be collected during the permit application process.
4. A short term rental host must reside in the City of the Village of Clarkston and can only establish one permitted property within the Village.
5. Short term rental occupancy is limited to two times the number of bedrooms (Example: a three bedroom house may host 6 guests).
6. All short term rental properties must have a Building Department "safety" inspection during each permit application or renewal.
7. A short term rental property is limited to a total of 90 rental nights per calendar year (consecutive or collective). The Minimum stay is 2 nights.
8. An approved short term rental property may not be within 2,000 feet of another approved short term property.
9. Short term rental owners who do not adhere to these regulations are subject to loss of City permit.

All Else: Commissioner Schoebel thanked City Manager Jonathan Smith for all of his efforts in planning and implementing the construction of our new City Hall.

Motion by Schoebel, second by Wylie to adjourn at 8:17p.m. Motion carried unanimously.

Draft Minutes Respectfully Submitted by Frank Schoebel, Secretary.