

Planning Commission

Special Meeting Agenda **Thursday, April 28, 2016** **7:00 p.m., Council Chambers**



City of South Haven

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Interested Citizens in the Audience Will be Heard**
5. **New Business** – Review and Respond to City Council Comments regarding Short Term Rentals
6. **Commissioner Comments**
7. **Adjourn**

RESPECTFULLY SUBMITTED,
Linda Anderson, Zoning Administrator

South Haven City Hall is barrier free and the City of South Haven will provide the necessary reasonable auxiliary aids and services for persons with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon seven (7) days notice to the South Haven City Hall.



City Council Motion to Return Short Term Rental Ordinance to Planning Commission

City of South Haven

Background Information:

At their April 18th meeting, the City Council considered the draft short term rental ordinance presented to them by the Planning Commission. After some discussion, the Council approved a motion to send the draft back to the Planning Commission asking that they reconsider specific sections of the draft. Staff has attached a copy of that motion outlining the specific sections to be reviewed by the Planning Commission.

Planning Commission is not, at this time, charged with drafting new policy or proposing other amendments to the draft ordinance. Commissioners are only to respond to the comments and suggestions presented by Council in the motion. If you prefer not to alter your original draft, you are permitted to state that in your response to City Council as well.

Recommendation:

Staff recommends that the Planning Commissioners review the attached document and be prepared to discuss the comments at the meeting on April 28th.

Support Material:

City Council motion

EXCERPT FROM CITY COUNCIL MEETING, APRIL 18, 2016

Motion:

(1) To direct the staff and legal counsel to prepare a draft of the ordinances that

(A) Relies on the Planning Commission's version of a cap of 16 occupants (assuming the same 2 per bedroom & 2 per floor formula) with a revision to drop the exception for children from 6 years to 24 months – making this cap applicable to existing short-term rental units in the R-1 districts.

(B) Provides that new short-term rentals in the R-1 districts have the same formula with a hard maximum of 12 occupants over 24 months in age.

(C) Provides that there be no new short-term rentals exceeding 3500 square feet in total interior space in the R-1 districts.

(D) Allows for greater occupancy of up to 24 occupants in the RM-1, B-3 and R-2 districts provided for those units with over 16 occupants. Sprinkling and other additional safety codes are met.

(E) Requires registration and local agents, provides a public hearing prior to amendment or repeal, and provide for consequences for violations as provided in the currently drafted alternatives.

And

(2) To refer that draft to the Planning Commission for a report back to the Council at its first meeting in May.