

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, October 1, 2020

Time: 07:00 PM Eastern Time (US and Canada)

ZOOM MEETING:

Join Zoom Meeting

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Meeting ID: 826 3593 3052

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AGENDA

- I Call to Order**
Pledge of Allegiance
- II Roll Call**
- III Approval of Agenda**
At this time the Planning Commission can take action to approve the October 1, 2020 Agenda.
- IV Approval of Minutes**
At this time Planning Commission can approve the September 3, 2020 minutes.
- V Public Hearing**
No Public Hearing tonight.
- VI Public Comment on Agenda Related items**
All comments and handouts from the speaker at the podium will go through the Chair, also there will not be any interaction between the podium and audience. If these rules cannot be followed, the Chair can terminate this portion of the meeting.
(Usually a limit of between 3-5 mins to address Planning Commission).
- VII New Business**
 - Non-Motorized Trail Plan
<https://www.manisteecountymi.gov/DocumentCenter/View/522/2020-Manistee-Lake-Area-Non-Motorized-Plan-Interactive-Single-Page-PDF>
(Can be found on Manistee County web page, under departments, planning, planning, recreation plans, "Manistee Lake Area Non-Motorized Plan.")
- VIII Old Business**
 - ZO Design Guidelines.
 - Short – term rentals

- State of Michigan Population Projection through 2045
 - Yarrow Brown Housing North
 - Mitch Foster, City of Ludington City Manager Q&A
 - Current City Rental Ordinance
 - Recommendations to City Council
- Sign Ordinance
 - Amendments to ZO
 - Master list:
 - C-3 Lower Story Dwelling
 - Fences
 - Patios
 - Site Plan Review Committee
 - Temporary Storage
 - Design Standards
 - Dumpsters, Pads, screenings, and enforcement.
 - Mailing

IX Public Comments and Communications

At this time the Chair will ask if there are any public comments.
(Usually a limit of between 3-5 mins to address Planning Commission).

X Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

- Cory R. Lupinacci
- Mary K. Wilhelm, Landlord 478 4th Street, Manistee Michigan
- John R. Rice, Manistee Resident
- Granicus has bought out Host Compliance
- Kerry Gavigan
- Mark & Debbie Mathewson
- Elizabeth "Liz" Hermann
- Unsalted Vacations, West Shore Rental, CENTURY 21 Boardwalk
- Michelle Graves, Managing Editor of Manistee News Advocate, Benzie County Record Patriot.

XI Staff Reports

XII Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XIII Adjournment

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 3, 2020

A meeting of the Manistee City Planning Commission was held on Thursday, September 3, 2020 at 7 pm by teleconferencing, Manistee, Michigan.

Meeting was called to order at 7:13 pm by Chair Wittlieff followed by the Pledge of Allegiance.

ROLL CALL

Members Present: Bob Slawinski, Michael Szymanski, Pamela Weiner, Marlene McBride, Shelly Memberto, and Mark Wittlieff

Members Absent: Roger Yoder

Others: Rob Carson (County Planning Director), Mike Szokola (Planner 1/ City Zoning) and Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

Mr. Szokola wished to amend the agenda to include Elissa Laskey, Recommendation to City Council under New Business placed after 50 Arthur Street SUP Transfer.

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to approve the September 3, 2020 Agenda with the addition of Elissa Laskey under New Business.

With a Roll Call vote this motion passed 6 to 0.

Yes: Slawinski, Szymanski, Weiner, Memberto, McBride and Wittlieff

No: None

APPROVAL OF MINUTES

There were no corrections or additions to the minutes.

Motion by Commissioner Slawinski, seconded by Commissioner Szymanski to approve the August 6, 2020 Planning Commission Meeting minutes as presented.

With a Roll Call vote this motion passed 6 to 0.

Yes: Slawinski, Szymanski, Weiner, Memberto, McBride and Wittlieff

No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Kathryn Kenny, 409 Cypress-Executive Director of Manistee County Visitors Bureau, interested in discussion on short-term rentals and what is being considered.

Brian Chick, 276 First Avenue, is against the short-term rentals. He feels these businesses are in a residential area, the PC should further investigate the issue, this is taking away from those renting a place or have a place for sale. This should be for long-term rentals and not for a person looking to obtain a place to make a profit.

NEW BUSINESS

Essential Services Request, Jeff Mikula

Mr. Szokola stated the city has requested to change the cold storage area location from Glocheski Drive to Veteran Oak Grove Drive.

Jeff Mikula, DPW Director

- Working with a corporation to build a new facility within the Industrial Park
- Only available lot was located on North Glocheski Dr, east of Community Mental Health
- CMH built a parking lot on the city's lot, prior location of the recycling center
- City Council voted to sell the lot
- Looking at the triangle lot on Veterans Oak Grove Dr with an oil well located on it
- Per the city- staging of materials and contractors are allowed on this lot
- The recycling center could later be located on this lot if needed
- Lot is zoned C1; outdoor storage is currently not allowed
- Outdoor storage if considered an essential service would be allowed

Mr. Szokola reviewed Section 527 Essential Services and the definition.

Mr. Mikula stated; berm is to be placed on road right-of-way for screening and area site improvement, explained the types of berm materials, will use the oil well site drive, storage will be 100 x 100 paved, fenced in, gated lot with gravel

Motion by Commissioner Szymanski, seconded by Commissioner Memberto to allow the essential services for zoning in the Veterans Oak Grove Drive section as submitted in the pictures with the proposal for the berm, fencing and the 100x100 area lot.

With a Roll Call vote this motion passed 6 to 0.

Yes: Slawinski, Szymanski, Weiner, Memberto, McBride and Wittlieff

No: None

Tabernacle SUP Extension Request

Mr. Szokola received their request for a SUP extension of their parking lot for late spring 2021. Staff recommends approving the SUP extension with this being the last SUP extension.

Matt Stevens, Tabernacle board member, stated they have one bid, hoping to obtain other bids and are requesting an extension to June 2021.

Staff recommended an August 1, 2021 extension.

Motion by Commissioner Slawinski, seconded by Commissioner McBride to approve the SUP extension until August 1, 2021.

With a Roll Call vote this motion passed 6 to 0.

Yes: Slawinski, Szymanski, Weiner, Memberto, McBride, and Wittlieff

No: None

50 Arthur Street SUP Transfer

Mr. Szokola contacted 50 Arthur Street SUP owner. He discovered the property had switched owners and it was assumed the SUP traveled with the property. It was explained SUP's do not travel with the property until all requirements of issued SUP are fulfilled. Original SUP requirements must be completed and inspected only then will the SUP travel with the land. This property has been sold, and legal documents were presented to verify this transaction.

Robert Hines, 4644 Fox Farm Road, and 50 Arthur Street owner. He stated the SUP has been switched, operation partners have changed, construction has started with a 90-day completion date, the building has been purchased and the same plan is being carried out.

Robert McNamara, part owner, supported Mr. Hines points.

Mr. Szokola will inspect the property to be sure the plan is being followed. The permit is good for 2 years.

Staff recommended the current SUP holder and SUP transferring party have a notarized agreement; the application is to perform all requirements of the previous SUP applicant.

Motion by Commissioner Szymanski, seconded by Commissioner Memberto to approve the SUP transfer of 50 Arthur Street.

With a Roll Call vote this motion passed 6 to 0.

Yes: Slawinski, Szymanski, Weiner, Memberto, McBride, and Wittlieff

No: None

Elissa Laskey, Recommendation to City Council

Mr. Szokola received a parcel split request from Ms. Laskey. A survey was completed showing the shed to be on the setbacks making it a nonconforming lot. To correct the issue a parcel split is needed. Ms. Laskey is seeking recommendation from the PC to move forward to the City Council for their approval of the parcel split to make the property a conforming lot.

The Planning Commission will recommend to the City Council to approve the property split based on the survey provided by Spicer Group.

OLD BUSINESS

ZO Design Guidelines

Mr. Carson stated the Planning Department has received concerns regarding design guidelines within a city's residential district and the lack of uniformity.

- Several communities' guidelines were looked at (Holland & Frankfort)
- Infill development refers to vacant lots, lots with demo, burnt structures etc., replacement of them, keeping the character of the existing neighborhood
- Other community guidelines will be reviewed
- The information will be forwarded to the PC for their review
- Direction for ordinance language will be further discussed at the October meeting

The PC asked staff to present recommendations for design guidelines that are comparable to the City of Manistee's area.

Fee for SUP transfer and amendments

Mr. Szokola reviewed the memo sent to Mr. Bradford, City of Manistee Treasurer.

Major/minor amendments to SUP's and transfers presently require no fee. The following is proposed:

- Major amendments to SUP, \$500 minimum
- Minor amendments or transfers, \$200 minimum

They agreed to the proposal, this will move forward for approval then the fee will be put in place.

Short Term Rentals

- Village Pentwater
- City of Ludington Fee Schedule, Ordinance, Guidelines
- MSC STR Case

Mr. Szokola reviewed the Ludington short-term rental ordinance.

Discussion ensued on the following points:

- Not all points fit our area, it is well written, will be a good baseline and starting point
- Some points considered good, others will not work for this community
- Issue of rentals taking on renters for the entire off-season then requesting they move out for the tourist season causes huge housing issues
- Limiting the number of short-term rentals; a limit option is a lottery type system
- Parking is to be addressed along with violations, violation fees and enforcement
- Short-term rentals will not be grandfathered in per the Michigan Supreme Court
- Positive- increases economy; negative- causes issues for the working class
- Work session is desired with community input, Housing North input, Ludington's Planner, and others
- PC will do baseline for the ordinance with City Council making the final decisions
- Amendments should occur to existing rental ordinance and not be a whole ordinance on its own
- Standards should be laid out for rentals

- All permits expire at the same time, have a prorated if needed
- Exception points should be included
- PC to compile list of points to move forward
- Goal is to move this forward to City Council in the near future

Sign Ordinance

At a holding point.

Amendments to ZO

Master List

Lower Story Dwelling

Mr. Szokola stated a work session or special meeting may be needed.

Mr. Carson stated the present zoning ordinance does not include or permit accessory dwellings on ground floor level. The DDA supports accessory dwellings on ground and lower level. He reviewed the new zoning amendments and language for the PC to critique. Staff recommends including a minimum square footage for bedrooms.

PC recommended the following language for lower-story dwellings: not to exceed 3 bedrooms, minimum 100 sq. ft. bedrooms, common area minimum of 300 sq. ft., minimum 500 sq. ft. floor space, commercial space at least 40%.

Fences, Patios, Site Plan Review Committee, Temporary Storage Dumpsters, Pads, Screening, and Enforcement

Mr. Szokola stated a mailing list of dumpster holders is being compiled. A letter regarding the upcoming dumpster ordinance will be composed for the city to mail.

PUBLIC COMMENTS AND COMMUNICATIONS

Kathryn Kenny thanked the PC and staff for all the work on the short-term rentals and would like to be included on future conversations.

Kipp Pomranky, 361 8th Street, regarding short-term rentals. He suggested having renters that own and rent, just rent, and rent seasonally to speak at a meeting to hear the differences between them.

Susan Riley requested to be placed on the next PC meeting agenda.

Lynda Beaton, 256 Hughes Street, City Council member. Zoning articles are numbered, and codified ordinances are numbered by chapter. Chapter 1482, codified ordinance, deals with inspections for rentals, dwellings of B&B's, apartments etc., states it is a violation if they are not registered plus other points. She recommended contacting a company to assist with investigating short-term rentals that are posted on several websites. They can identify all rentals in the area.

CORRESPONDENCE

Township of Filer Master Plan Completed

Charter Township of Filer sent a letter stating their Master Plan has been completed and can be reviewed from the link they provided.

STAFF REPORTS

Mr. Szokola stated Host Compliance is a good software. Short-term rentals should have to post a picture of their license showing the complete license along with the expiration date.

Ludington uses this software. Its cost can be high. Staff did inhouse amendments for Hillcrest Development with minor amendments to buildings, 5 buildings down to 4, 55 apartments to 45, decreased building heights, changed circulation within the development, waiting to review utilities etc. It is a market rate (work force) apartment complex. Not a low-income housing development. Further training for Citizen Planner will be checked into. They are requesting a list of those that attended the January and/or February training.

Mr. Carson reported the nonmotorized plan has been completed, it will be placed on the website, it meets the state's 5-year plan, it must be formally adopted as a resolution and the plan can be used to obtain grants. Mr. Szokola is working on building the department's section on the County website. The department's workload regularly has staff working overtime to try to accomplish the work coming into the department. City and County Planning Commission work takes priority.

Mr. Szokola stated the City Council will be holding a work session on September 8th at the Ramsdell Theater. This plan must come before the City Planning Commission. The PC is encouraged to attend.

MEMBERS DISCUSSION

Commissioner McBride inquired about the number of people in one rental. Mr. Szokola stated this will be covered in the short-term rental ordinance and it will be well defined.

Chair Wittlieff thanked staff for their work, the Planning Commission and public for the input and patience for the length of this meeting.

ADJOURNMENT

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to adjourn the meeting.

MOTION PASSED UNANIMOUSLY. Meeting adjourned at 10:12 pm.

The next regular meeting of the Planning Commission will be held October 1, 2020.

MANISTEE PLANNING COMMISSION



Nancy Baker, Recording Secretary



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Manistee County Courthouse 415 Third Street Manistee, Michigan 49660

9/23/2020

To: City of Manistee Planning Commission Members

From: Rob Carson, A.I.C.P., Manistee County Planning Director

RE: Single-Family, Duplex and Triplex Dwelling Design Standards

Overview:

Staff were instructed to develop language that would set standards for residential dwellings within the Residential Districts of the City of Manistee. The standards were borne from applications which were submitted for construction of dwellings that were not in uniform with the existing design of the neighborhood. These standards seek to place guidelines for design which will seek to maintain uniformity of the neighborhood.

New Zoning Amendments and Language:

Amend Article Five General Provisions

Amend Section 519 Dwellings

- Amend Subsection C to be *Titled Dwelling Standards-Applicability* (with the following language)
 - C. The Dwelling Standards of this section shall be applied uniformly to all new construction, renovation, or additions to single-family, duplex and triplexes within the City of Manistee.
 - Amend, language from existing Subsection C to be placed in Paragraph 1
 - 1. ~~Every new Dwelling, Single Unit All applicable dwellings~~ shall be constructed with a roof slope of at least an average of (4') feet, or greater, vertical rise for each twelve (12') feet of horizontal distance. In no case, however, shall the vertical rise be less than the manufacturer's recommendation for the shingles of the roof.
 - Add, Paragraphs 2-7.a., with the following language
 - 2. Additions of rooms or other areas shall be constructed with similar quality workmanship as the original structure. Permanent attachment to the principal structure shall include construction of a foundation.
 - 3. Where a neighborhood character clearly includes either a horizontal or vertical emphasis, and a discernible consistent building form and mass, any new or moved building or open front porch enclosure shall conform to the established character. Roof style and pitch shall be architecturally consistent with the proposed or moved building and with the prevailing neighborhood character.
 - 4. Applicable dwellings shall be compatible in design and appearance with other residences in the vicinity, with either a roof overhang of not less than

six (6) inches on all sides or alternatively with window sills or roof drainage systems, concentrating roof drainage at collection points along sides of the dwellings.

5. All accessory buildings shall be compatible in design and appearance with the principle dwelling.
6. Where neighborhood character includes discernible patterns of detail including, but not limited to, door and window trim, corner boards, cornice details, railings and shutters, any new or moved building and open front porch enclosure shall be compatible with such character. Where prevailing neighborhood character includes open or enclosed front porches, any new or moved house shall include a similar porch; however, this shall not be construed to mean that the enclosure of an open front porch will not be allowed when the prevailing character of the neighborhood includes open front porches. The materials and relative proportions of doors, windows and siding shall be compatible with neighborhood character. Siding width shall conform to neighborhood character. Exposed wood on any new or moved building shall be painted or stained in a manner generally compatible with other buildings on the property and with neighborhood character
7. The compatibility of design, height and appearance shall be determined in the first instance by the Administrator upon review of the plans submitted for a particular dwelling. An appeal by an aggrieved party may be taken to the Zoning Board of Appeals. Any determination of compatibility shall be based upon the standards set forth in this section, as well as the character, design, and appearance of residential dwellings located outside of mobile home parks within five hundred (500') feet of the subject dwelling.
 - a. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.

MICHIGAN POPULATION PROJECTIONS BY COUNTY THROUGH 2045

SEPTEMBER 2019



MICHIGAN POPULATION PROJECTIONS BY COUNTY THROUGH 2045

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IT'S BIGGER THAN DATA.

The Bureau of Labor Market Information and Strategic Initiatives is your one-stop shop for information and analysis on Michigan's population, labor market, and more.

- Our Federal-State Programs division runs the state's cooperative agreements with the U.S. Bureau of Labor Statistics and the U.S. Census Bureau, making us the official source for this information.
- Our Research and Evaluation division conducts workforce research and program evaluation, giving you the insight you need to make smarter decisions.

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Executive Summary

Population projections provide important information for economic and workforce development, within public and private sectors. Previously, Michigan lacked a publicly available set of sub-state population projections. To meet this need, Michigan's Bureau of Labor Market Information and Strategic Initiatives (LMISI) has produced population projections for the state, counties, and sub-state regions. These projections can be downloaded from the LMISI website (<http://milmi.org/datasearch/popproj>).

This projection series provides estimates by sex and five-year age group. Data are provided to assist leaders at all levels in the state with understanding the demographic changes currently affecting the state and how those factors will change over the next two and a half decades. The purpose of this document is to provide a detailed statement of projection methodology, and to provide summaries of demographic information used to produce and contextualize the projection series, including historical and projected births, deaths, net migrants, and total population for the state and counties.

SUMMARY OF MICHIGAN'S POPULATION PROJECTION

Michigan's population has yet to recover to its 2004 peak of 10,055,315 residents. The state's population declined due to emigration following the economic downturns of the first decade of this century. However, migration into Michigan is expected to increase for the next decade as workers move to the state to fill job openings created by retiring baby boomers. As a result, Michigan's population should surpass its previous peak by around 2022. In the longer-term, Michigan's population is expected to rise to around 10.6 million by about 2040 and then decrease through 2045 as the baby boomer generation shrinks. As with most projections, there is more confidence in the short-term, in this case the 2020–2030 period. This timeframe is also more relevant to planners.

From 2020–2030, Michigan's population is projected to advance from approximately 10,023,000 to 10,425,000 residents (Figure 1A). Even though Michigan will likely continue to gain residents in the near-term, the relative contribution of natural change (births minus deaths) to population growth will continue its long-term decline. For example, in 1970 Michigan experienced 95,346 more births than deaths but by 2015 births only exceeded deaths by 19,456. It is projected that by 2030 deaths in Michigan will exceed births (Figure 1C). Thereafter, through the end of the projection period, Michigan's population will no longer be increasing naturally, and growth will depend entirely on migration.

SUMMARY OF COUNTY LEVEL POPULATION PROJECTIONS

Overall, there is wide variation in projected population trajectories among counties, ranging from –17.5 to 12.2 percent change from 2020 through 2030 (Figure 2). Counties decreasing in population are mostly in the Upper Peninsula, Northeastern Lower Peninsula, and Thumb area (Figure 2). Alternatively, from 2020–2030, fifty-two counties are projected to gain residents (Figure 2). However, the population of twenty of these counties is projected to increase by less than 3 percent over the decade (about 0.3 percent annually),

which is relatively minor expansion. Counties with the greatest projected population growth rates are mostly concentrated in the southern Lower Peninsula, particularly in the greater Detroit and Grand Rapids metro areas.

Variation among counties in population growth rates is driven by differences in natural change and net migration (Figures 3–6). In 2020, deaths are expected to exceed births in 48 counties, including nearly all rural counties in the Thumb, Northern Lower Peninsula, and Upper Peninsula (Figure 3). Additionally, many of these same counties have, and will continue to experience net migration that is either negative or insufficient to offset natural declines (Figures 5 & 6). One reason for this is that many rural counties experience substantial out-migration of young residents after completing high school, which has been occurring for decades. This out-migration of young people contributes to natural decline in two ways. First, it results in fewer residents in the most fecund reproductive age classes (20s and 30s), reducing births. Second, these counties are experiencing an accelerating number of mortalities, relative to births, due to a larger percentage of residents over age 65, compared to the state average. As a result, natural change has turned negative sooner in many rural counties than in other areas of the state.

By 2030, however, several urban counties will also be experiencing natural decline, resulting largely from two factors. First, the large outflow of young people from Michigan during much of this century reduced the number of women giving birth throughout the state. Second, Michigan, along with the nation, has experienced a long-term cut in birth rates. In 1970 the number of children born per 1,000 women aged 15–44 in Michigan was 91.7; this fell to 59.5 in 2017. Correspondingly, only 13 counties are expected to have positive rates of natural population change by 2030 and nearly all these counties will experience a convergence between numbers of births and deaths during the next decade (Figures 3 & 4).

Out-of-state net migration also varies substantially across counties. For example, Kent, Macomb, Oakland, Washtenaw, and Wayne counties are estimated to account for half of Michigan’s total, non-student migration flow (Figure 12; U.S. Census Bureau, 2016 American Community Survey (ACS) 5-year Public Use Microdata Sample [PUMS]). As a result, because Michigan is expected to have positive net migration over the next decade, many of the anticipated migrants moving to Michigan will likely settle in these counties. This is one reason that most of these counties are expected to have relatively high population growth rates, except for Wayne County, which is projected to decrease slightly in population (Figure 2). Despite Wayne County being projected to lose fewer people to migration in 2030 than 2020 (Figures 5 & 6), it is still expected to continue to have negative net migration partially because it loses residents to surrounding counties.

CONCLUSIONS

During the early 21st century, the decline in Michigan's population was caused by the large number of young people leaving the state in search of jobs, and the precipitous drop in births that followed (Figure 1C, D). Simultaneously, the number of mortalities in Michigan increased (Figure 1C) because the state’s median

age rose over this period. Further, by 2030, Michigan's population will pass a critical demographic juncture; whereby, all baby boomers will be over age 65. Although births in Michigan are projected to increase from current levels, particularly over the next decade (Figure 1C), the disproportionate aging of the population is projected to result in negative state-level natural population change by 2030. Thus, if growth of Michigan's population is a goal, it will increasingly depend on attracting people from outside the state.

In summary, LMISI projections depict three phases to Michigan population dynamics through 2045. First, in the short-term, Michigan's population is projected to continue increasing as baby boomer retirements attract out-of-state workers, who will live in Michigan simultaneously with retirees. Next, after 2029, Michigan's net migration will decline because most job openings vacated by baby boomers will have been filled. Finally, as migration recedes, the state's population is projected to fall as the baby boomer generation contracts.

Figure 3. Natural Rate of Population Change (per 1,000 residents), 2020

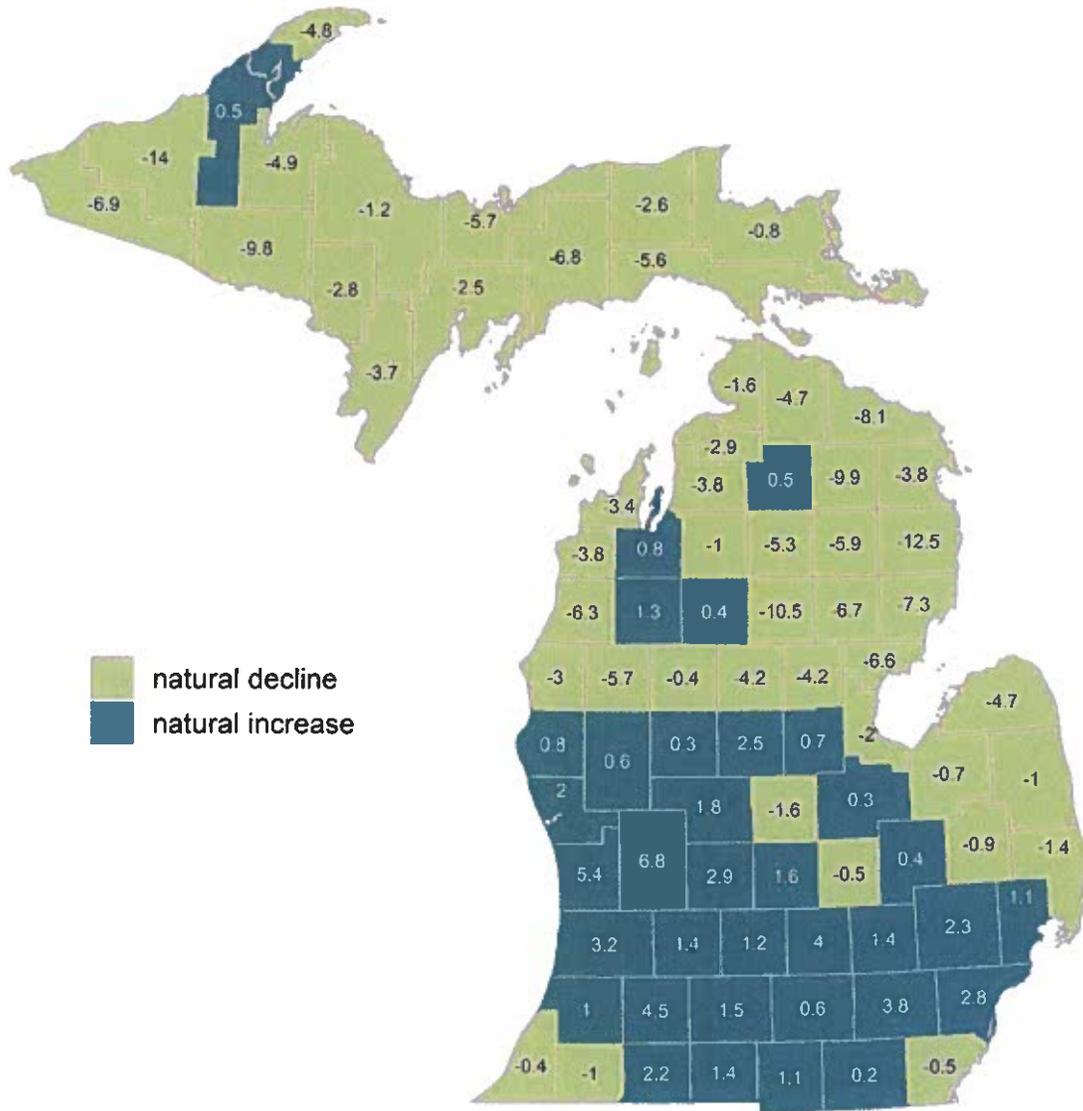


Figure 4. Natural Rate of Population Change (per 1,000 residents), 2030

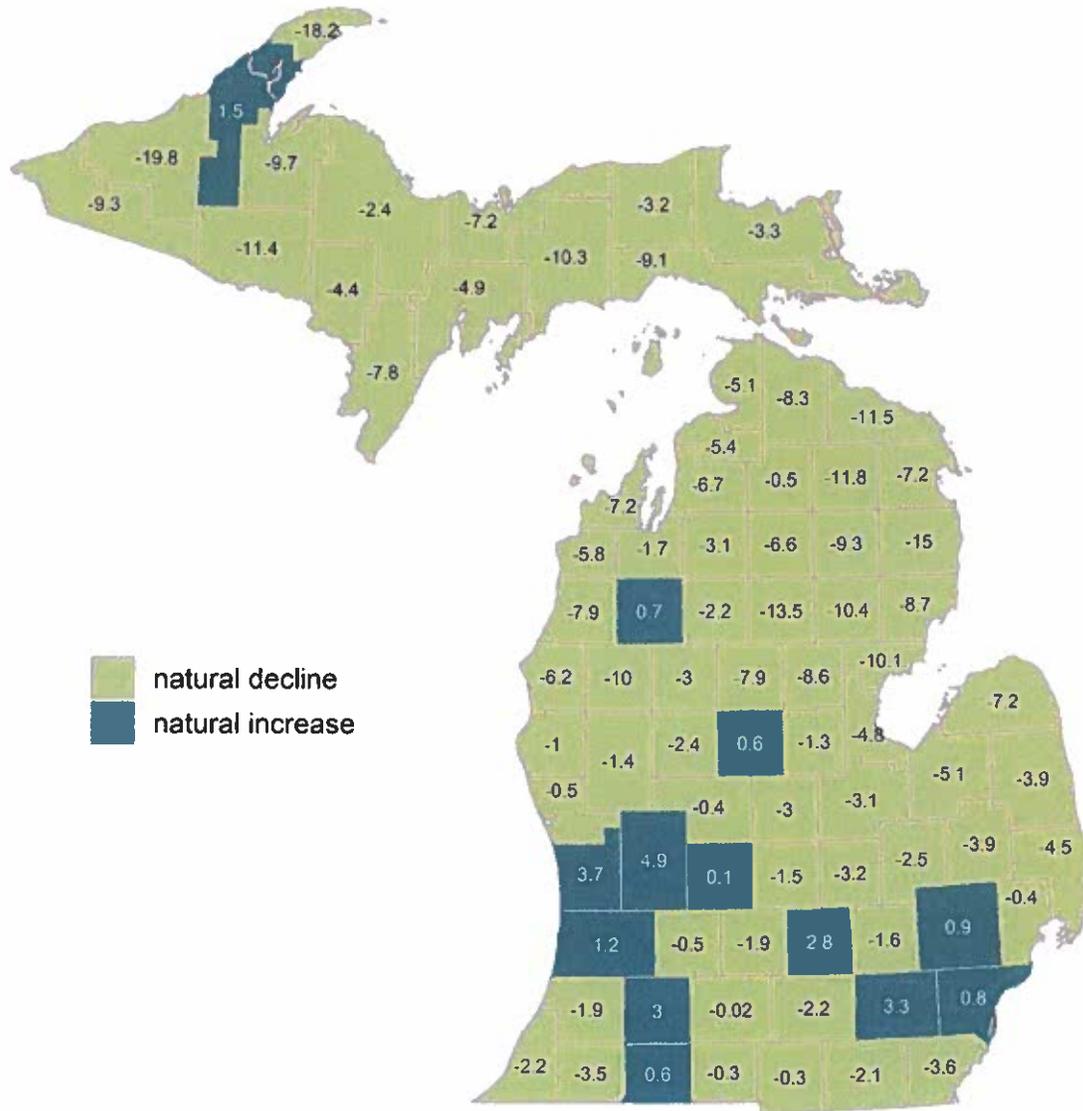


Figure 5. Net Migration Rate (per 1,000 residents), 2020

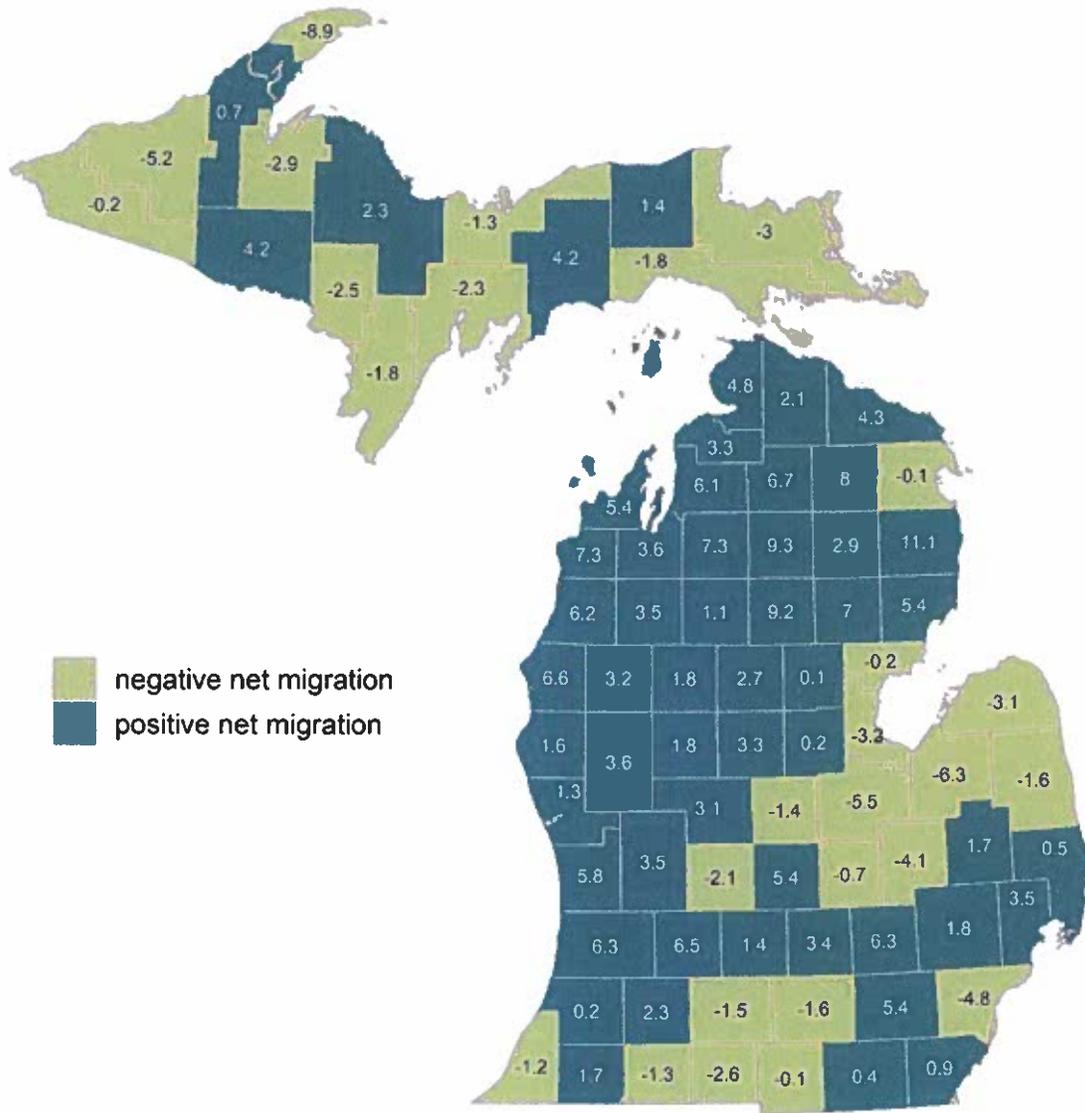
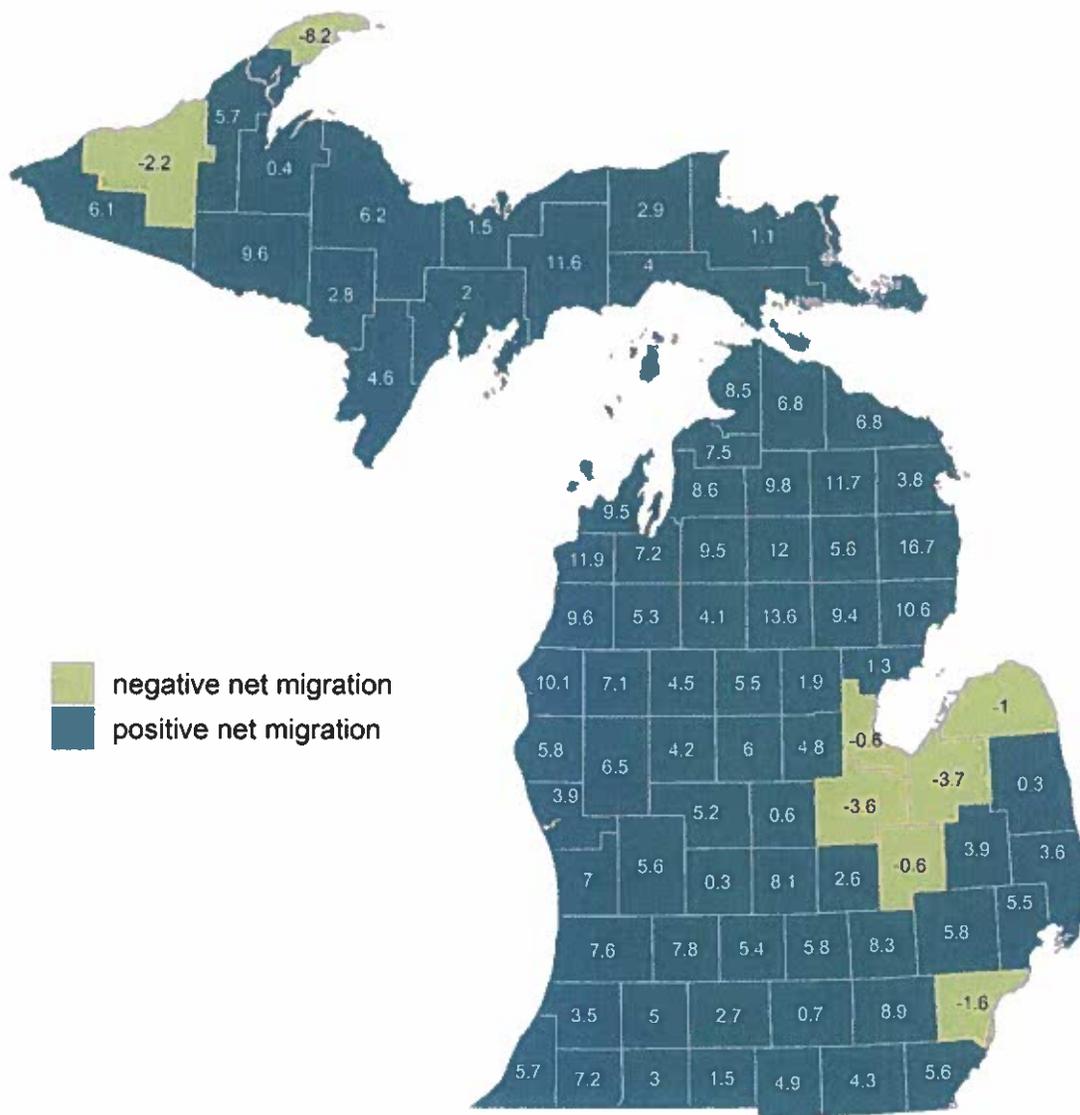
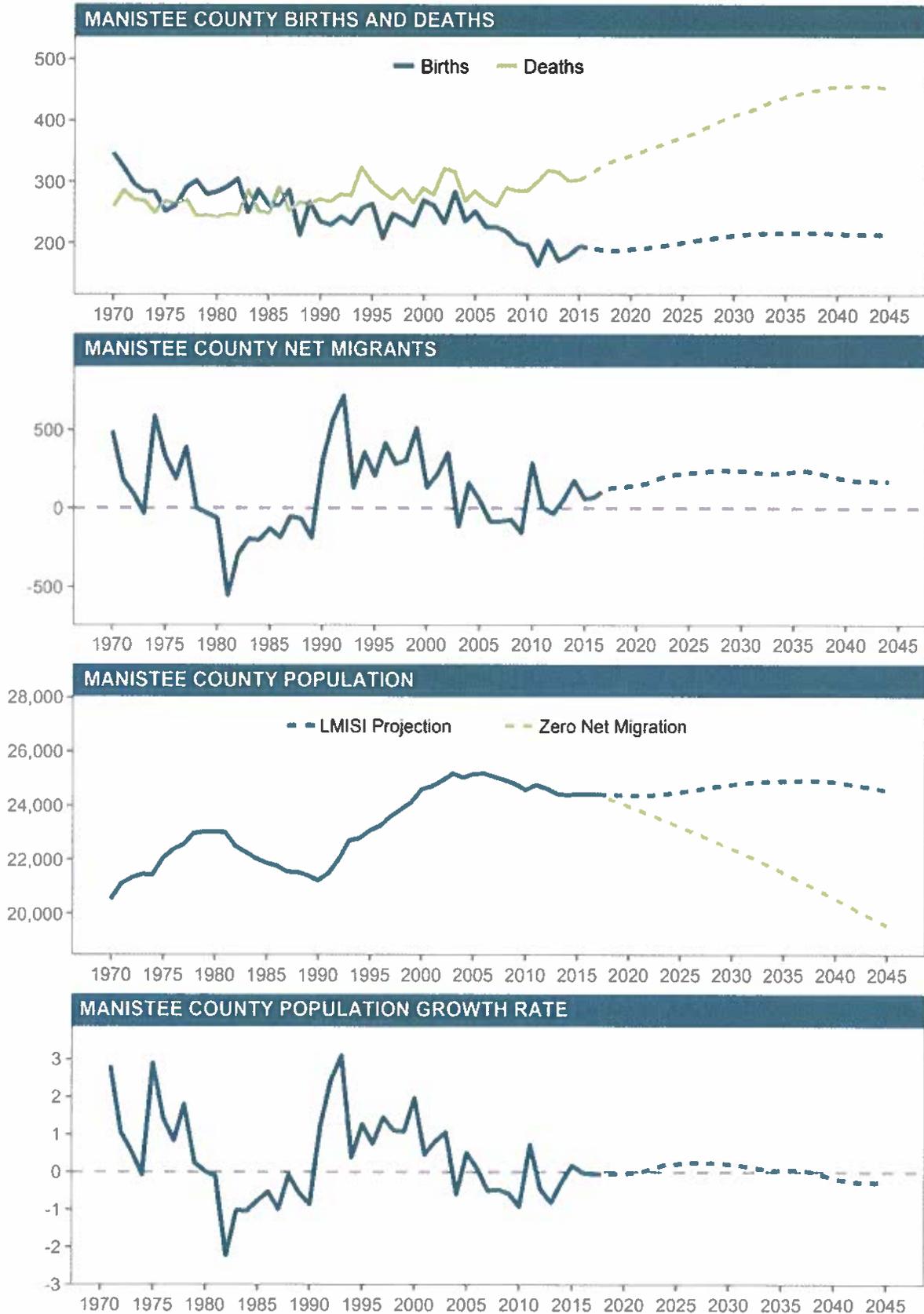
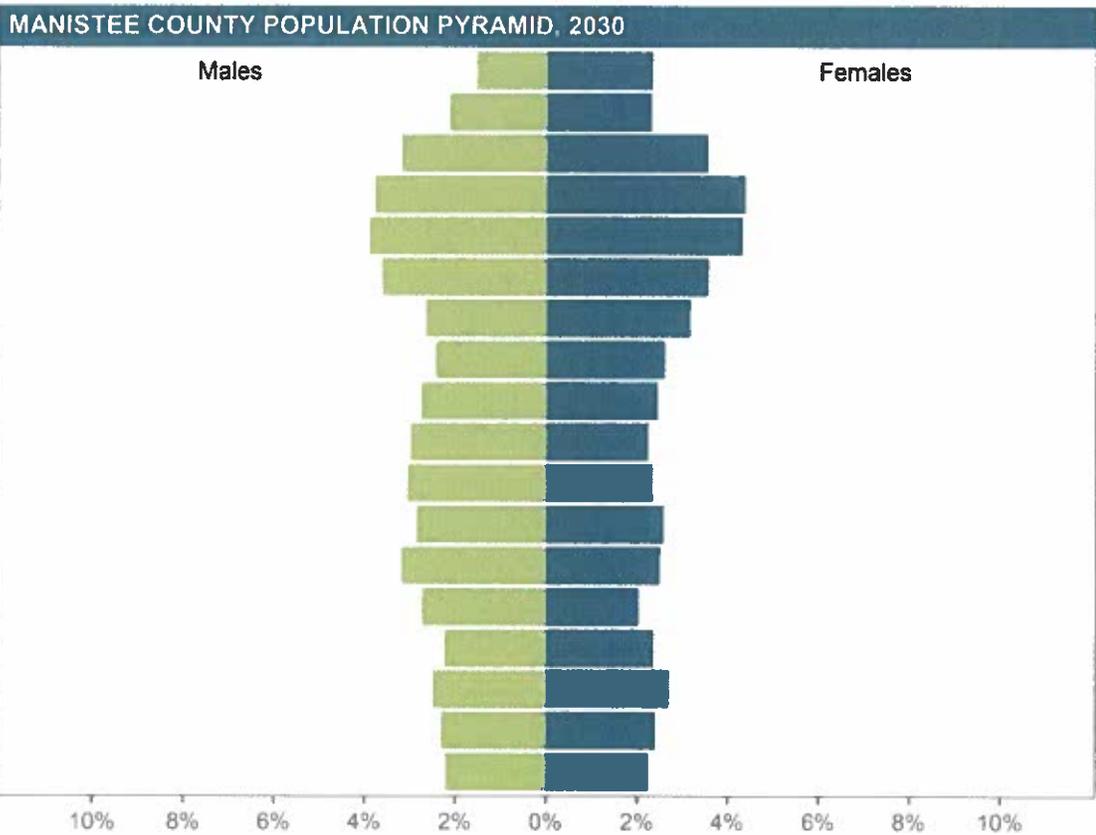
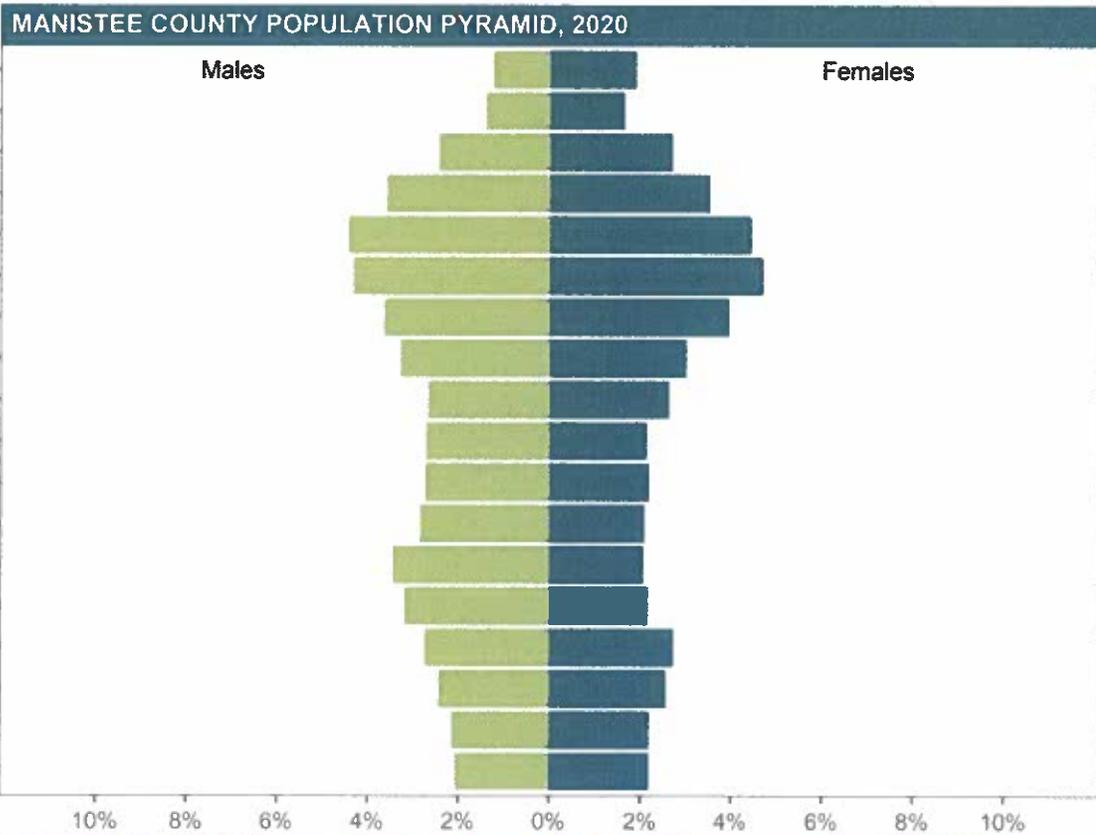


Figure 6. Net Migration Rate (per 1,000 residents), 2030



Manistee County Historical and Projected Demographic Data





MANISTEE COUNTY PROJECTION OF TOTAL POPULATION						
AGE	2020	2025	2030	2035	2040	2045
0-4	1,035	1,035	1,106	1,135	1,133	1,120
5-9	1,056	1,148	1,164	1,233	1,262	1,246
10-14	1,215	1,191	1,290	1,305	1,374	1,395
15-19	1,334	1,155	1,137	1,235	1,249	1,312
20-24	1,306	1,328	1,178	1,155	1,243	1,235
25-29	1,345	1,343	1,412	1,254	1,226	1,277
30-34	1,204	1,322	1,348	1,415	1,258	1,208
35-39	1,199	1,207	1,334	1,359	1,424	1,260
40-44	1,180	1,278	1,294	1,419	1,442	1,498
45-49	1,290	1,183	1,288	1,303	1,426	1,443
50-54	1,531	1,341	1,243	1,345	1,357	1,469
55-59	1,852	1,611	1,440	1,342	1,438	1,435
60-64	2,197	1,993	1,781	1,617	1,520	1,594
65-69	2,164	2,211	2,036	1,835	1,682	1,574
70-74	1,730	1,964	2,021	1,859	1,675	1,526
75-79	1,250	1,458	1,667	1,719	1,578	1,409
80-84	739	934	1,102	1,264	1,304	1,189
85+	764	815	958	1,125	1,293	1,385
Total	24,391	24,518	24,800	24,921	24,885	24,576

MANISTEE COUNTY PROJECTION OF FEMALE POPULATION						
AGE	2020	2025	2030	2035	2040	2045
0-4	532	521	556	571	569	563
5-9	534	595	592	626	640	632
10-14	624	603	668	664	699	710
15-19	665	601	583	648	644	675
20-24	528	551	499	478	540	523
25-29	502	573	619	563	539	582
30-34	510	556	637	681	624	591
35-39	533	524	575	654	696	637
40-44	519	557	551	601	679	718
45-49	638	563	604	597	647	722
50-54	730	711	640	680	670	716
55-59	964	791	779	709	746	729
60-64	1,144	1,038	881	870	801	828
65-69	1,083	1,158	1,066	916	907	832
70-74	856	1,006	1,082	996	857	842
75-79	654	738	874	939	863	736
80-84	400	496	568	677	727	662
85+	462	495	574	659	766	840
Total	11,878	12,076	12,347	12,527	12,614	12,540

MANISTEE COUNTY PROJECTION OF MALE POPULATION						
AGE	2020	2025	2030	2035	2040	2045
0-4	503	514	550	565	564	557
5-9	523	553	572	607	622	613
10-14	591	588	621	640	675	686
15-19	668	554	554	587	606	637
20-24	778	778	679	676	704	712
25-29	842	770	794	692	687	695
30-34	695	766	711	734	633	617
35-39	666	684	759	705	728	624
40-44	661	721	744	818	763	780
45-49	652	620	684	706	779	721
50-54	800	630	603	665	686	753
55-59	889	820	661	634	692	706
60-64	1,053	955	901	747	719	766
65-69	1,081	1,053	969	919	775	742
70-74	874	957	939	864	818	684
75-79	596	720	793	779	715	673
80-84	339	438	534	588	577	526
85+	302	320	384	466	528	545
Total	12,513	12,442	12,453	12,394	12,272	12,036

Manistee County Places





HOUSING NORTH

Creating pathways and partnerships
for housing in Northwest Michigan.

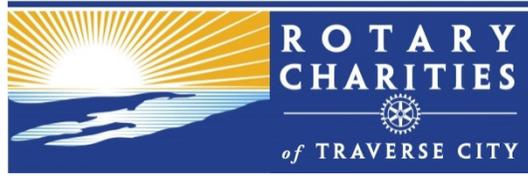


MISSION

We build awareness, influence policy, and expand capacity so communities can create housing solutions that meet their unique needs.

VISION

Northwest Michigan will be a place where families of all income levels can find homes that are safe and affordable.



AWARENESS

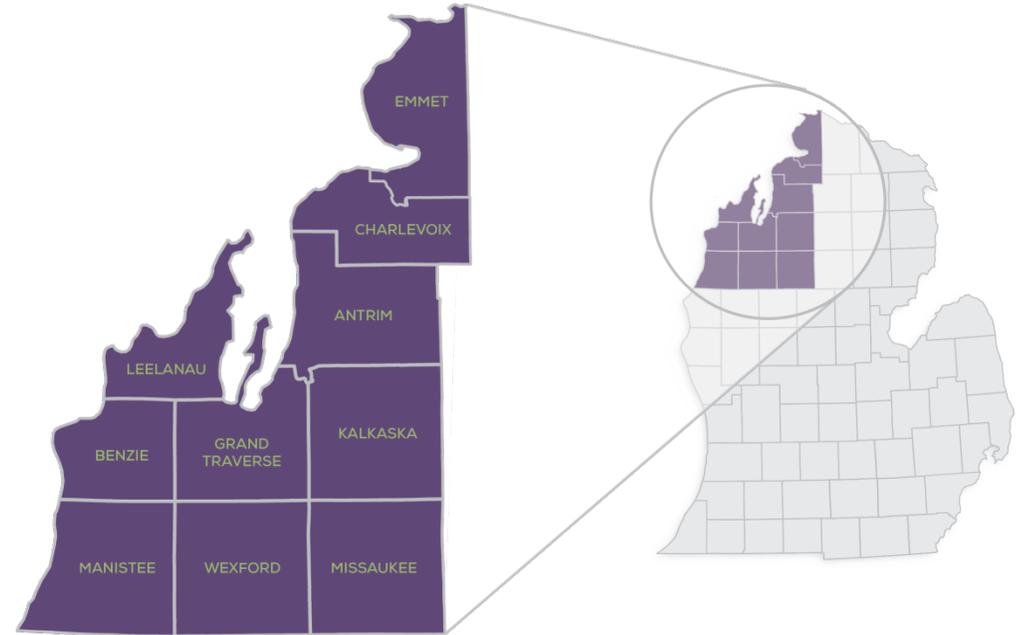
Outreach, messaging, & communications tools to communities, developers, & other

ADVOCACY

Identify and influence policy that impacts development opportunities in rural Michigan.

CAPACITY & RESOURCES

Work with partners to develop new tools & funding options for housing.



HOMES FOR OUR FUTURE

Visit www.homesforourfuture.org

Success: Not Just New Housing Units

Housing is a part of community "infrastructure" conversations



A common language to use across the region

Communities are actively participating in advocacy efforts

Communities, developers and other stakeholders use our tools to make progress

More diverse housing is considered

\$\$\$

Awareness of housing impacts/solutions leads to new partnership



Statewide organizations, legislators and other influential stakeholders look to us for input and/or endorsement

Revenue is more available for housing choices



Housing choices are celebrated

HOW MANY MORE RENTAL UNITS DO WE NEED IN NORTHWEST MICHIGAN?



10,880
RENTALS NEEDED

Household Incomes

Up to \$26,000
\$28,000 - \$40,000
\$42,000 - \$60,000
\$64,000+

Affordable Rents

\$650 and less
\$700 - \$1000
\$1050 - \$1500
\$1600 +

Units

6759
2997
970
154

% of Potential

62%
28%
9%
1%

HOW MANY MORE HOMEOWNERSHIP UNITS DO WE NEED IN NORTHWEST MICHIGAN?



4,660 OWNER UNITS

Household Incomes

Up to \$60,000
\$70,000 - \$100,000
\$110,000 - \$150,000
\$160,000

Affordable Home Values

\$150,000 and less
\$175,000 - \$250,000
\$275,000 - \$375,000
\$400,000+

Units

2199
1837
432
192

% of Potential

47%
39%
9%
4%

The COVID-19 pandemic and its economic fallout are re-writing our economic reality. The future is far from certain, but we know one thing for sure: **homes have never been more important to the health of both individuals and the communities they live in.** And because we've seen how much businesses depend on the availability and affordability of housing for workers, we know that **our economic recovery will depend on homes.**



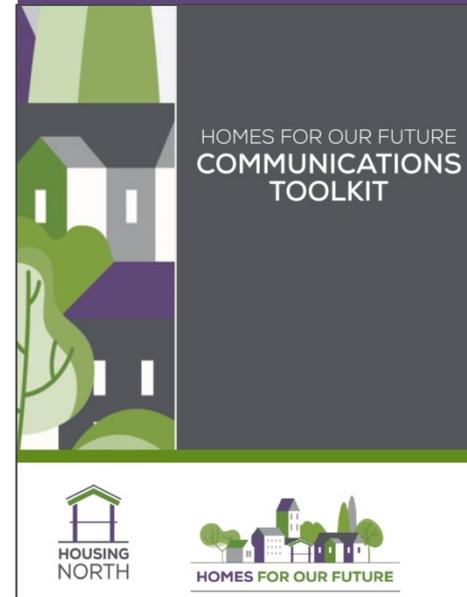
HOMES FOR OUR FUTURE

Visit www.homesforourfuture.org

2021-2022 Goals

- Use Homes for Our Future platform to enhance local/grassroots efforts
- Educate diverse audiences
- Build an advocacy “entry point” and network

The Homes For Our Future campaign is a **CALL TO ACTION** for the public, local governments, employers, and community organizations. It offers clear courses of action, resources for participating in housing solutions, and opportunities to share personal stories



Other Programs & Initiatives

- Legislative Initiatives- Five Policy Pillars
 - Rep. Cole sponsored bill for workforce housing
- Housing Ready Program
 - 2 positions in Charlevoix and Emmet Counties
- Housing Conservancy Toolbox
 - Deed Restrictions
 - Community Land Trust
 - Housing Conservancy/Land Bank Partnerships
 - Housing Fund

City of Manistee



Housing data/needs

Manistee Housing Action Plan

Short term rental statistics

City of Manistee Housing Action Plan

- Recommended GOAL: Explore regulatory options for Short Term Rentals
 - Invite Guest speakers to share information at a joint planning commission meeting



CITY OF MANISTEE

HOUSING ACTION PLAN

OCTOBER 2019

Manistee Economic Plan lists....

- Lack of affordable housing and aging homes and infrastructure as a threat
- Low-Income Housing , Aging infrastructure and lack of workforce as a weakness

HOW MANY MORE RENTAL UNITS DO WE NEED IN MANISTEE COUNTY?

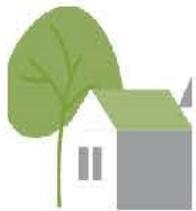


332

**RENTALS
NEEDED**

Household Incomes	Affordable Rents	# Units			
		Manistee	Kaleva	Eastlake	Onkama
Up to \$26,000	\$650 and less	113	3	0	2
\$28,000 - \$40,000	\$700 - \$1000	184	7	5	11
\$42,000 - \$60,000	\$1050 - \$1500	4	1	0	1
\$64,000+	\$1600 +	1	0	0	0
TOTAL RENTAL UNITS NEEDED		302	11	5	14

HOW MANY MORE HOMEOWNERSHIP UNITS DO WE NEED IN MANISTEE COUNTY?



114

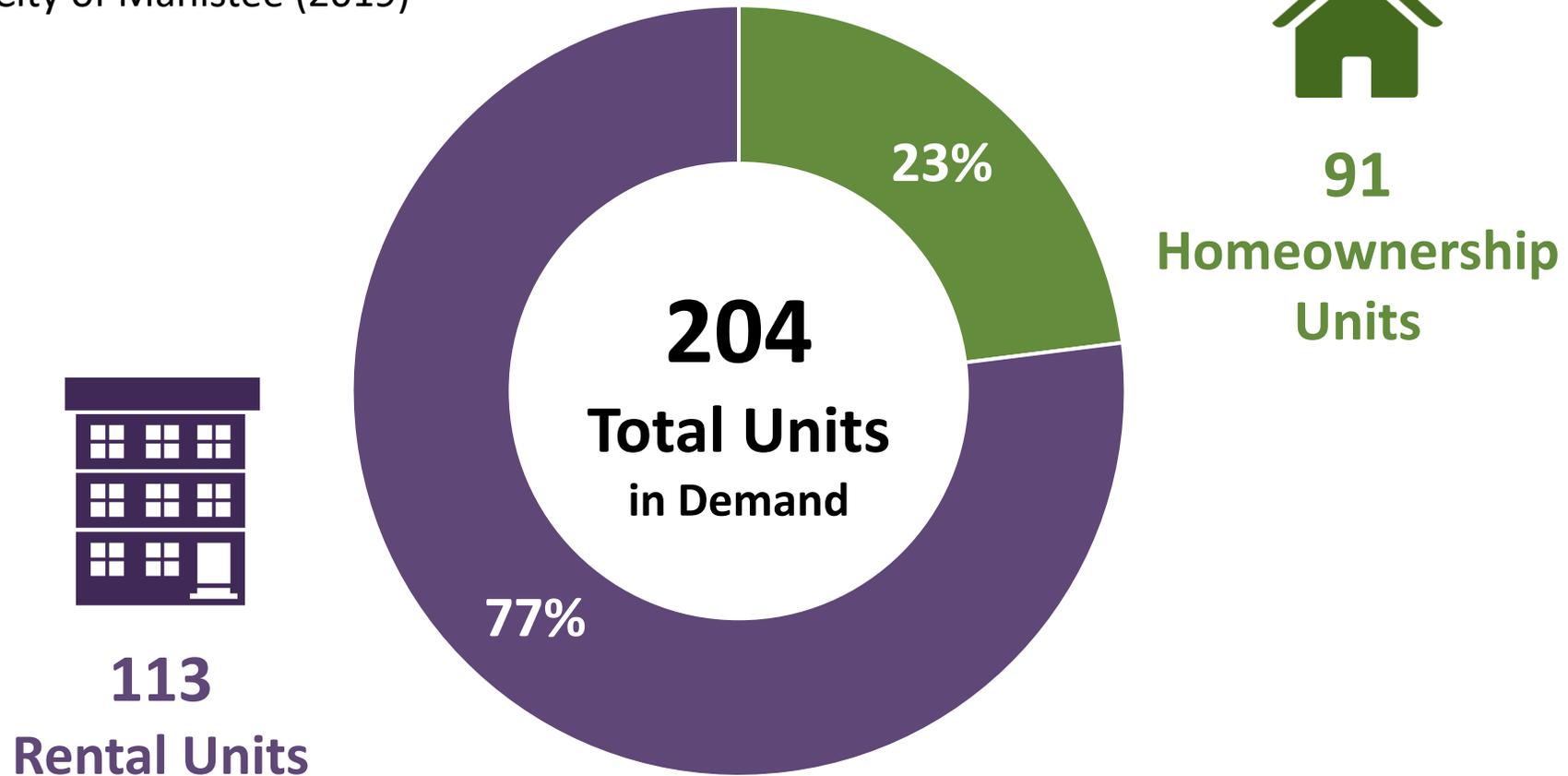
**OWNER UNITS
NEEDED**

Household Incomes	Affordable Home Values	# Units			
		Manistee	Kaleva	Eastlake	Onkama
Up to \$60,000	\$150,000 and less	91	1	7	6
\$70,000 - \$100,000	\$175,000 - \$250,000	3	5	0	0
\$110,000 - \$150,000	\$275,000 - \$375,000	0	0	0	1
\$160,000	\$400,000+	0	0	0	0
TOTAL OWNER UNITS NEEDED		94	6	7	7

Our communities need new housing of all kinds

TOTAL ESTIMATED DEMAND

for Housing in the City of Manistee (2019)

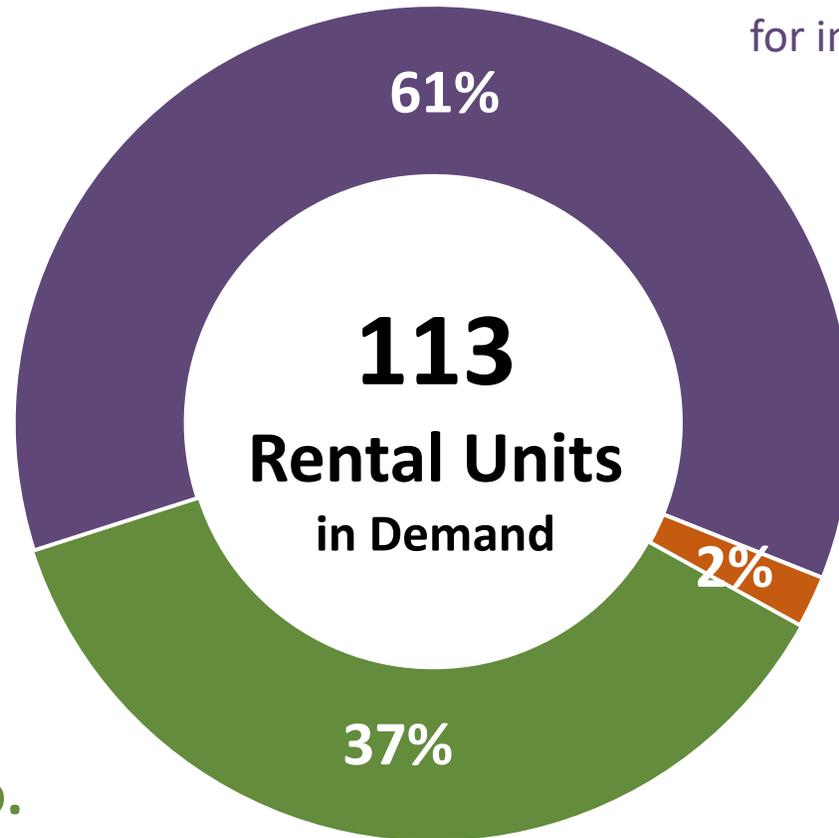


NOTE: Income and rental categories provided in the survey represent amount ranges.

Our communities need new RENTAL UNITS at a variety of price points

2020 PROJECTED RENTAL DEMAND

by monthly rental amount and income category in the City of Manistee



Unit Rent =
≤ \$650/mo.
for incomes ≥ \$26K/yr.

Unit Rent =
\$700-\$1,000/mo.
for incomes \$28K-\$40K/yr.

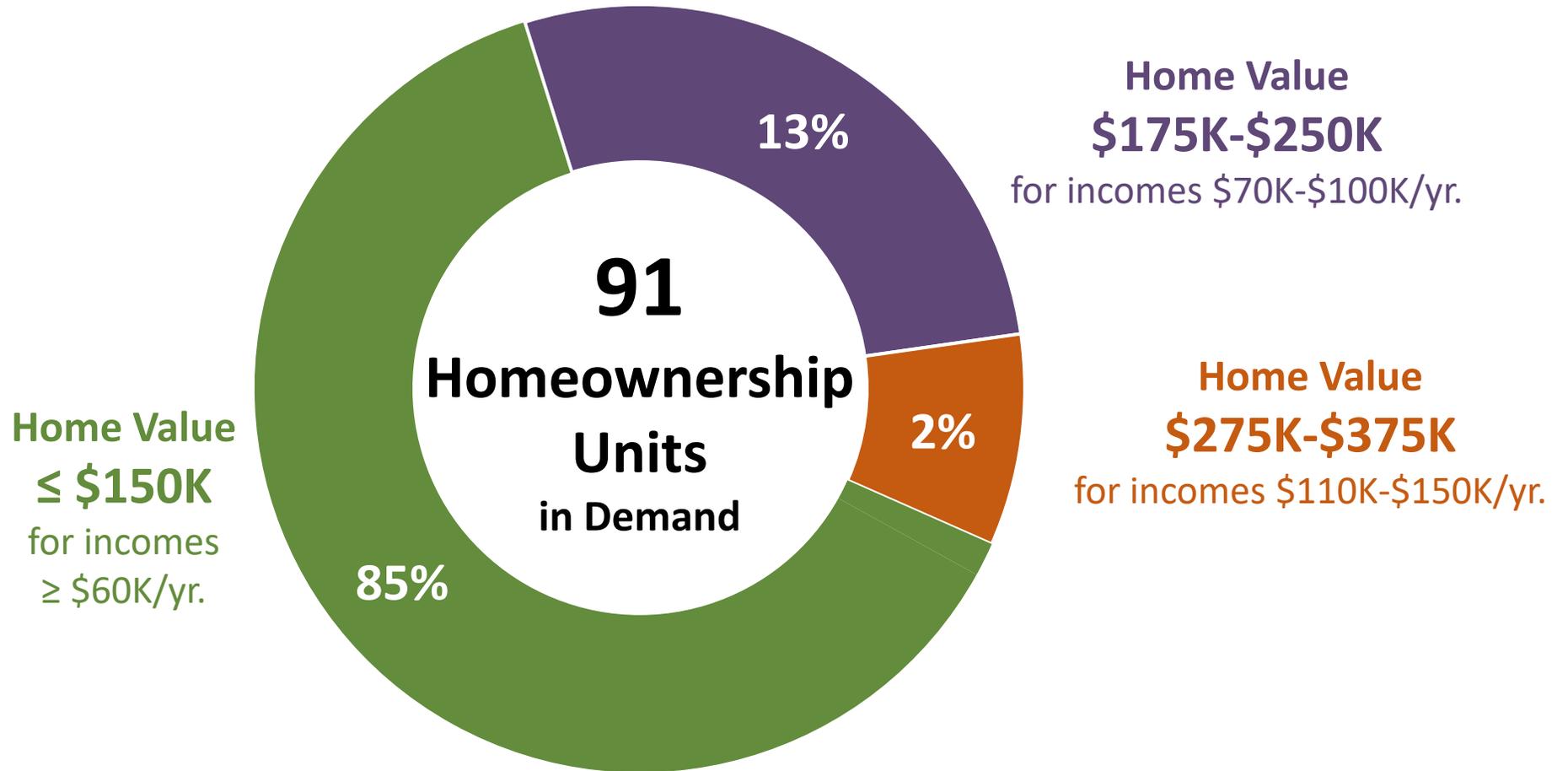
Unit Rent =
\$1,050-\$1,500/mo.
for incomes
\$42K-\$60K/yr.

NOTE: Income and rental categories provided in the survey represent amount ranges.

Our communities need **NEW HOMES TO BUY** at a variety of price points

PROJECTED HOMEOWNERSHIP DEMAND

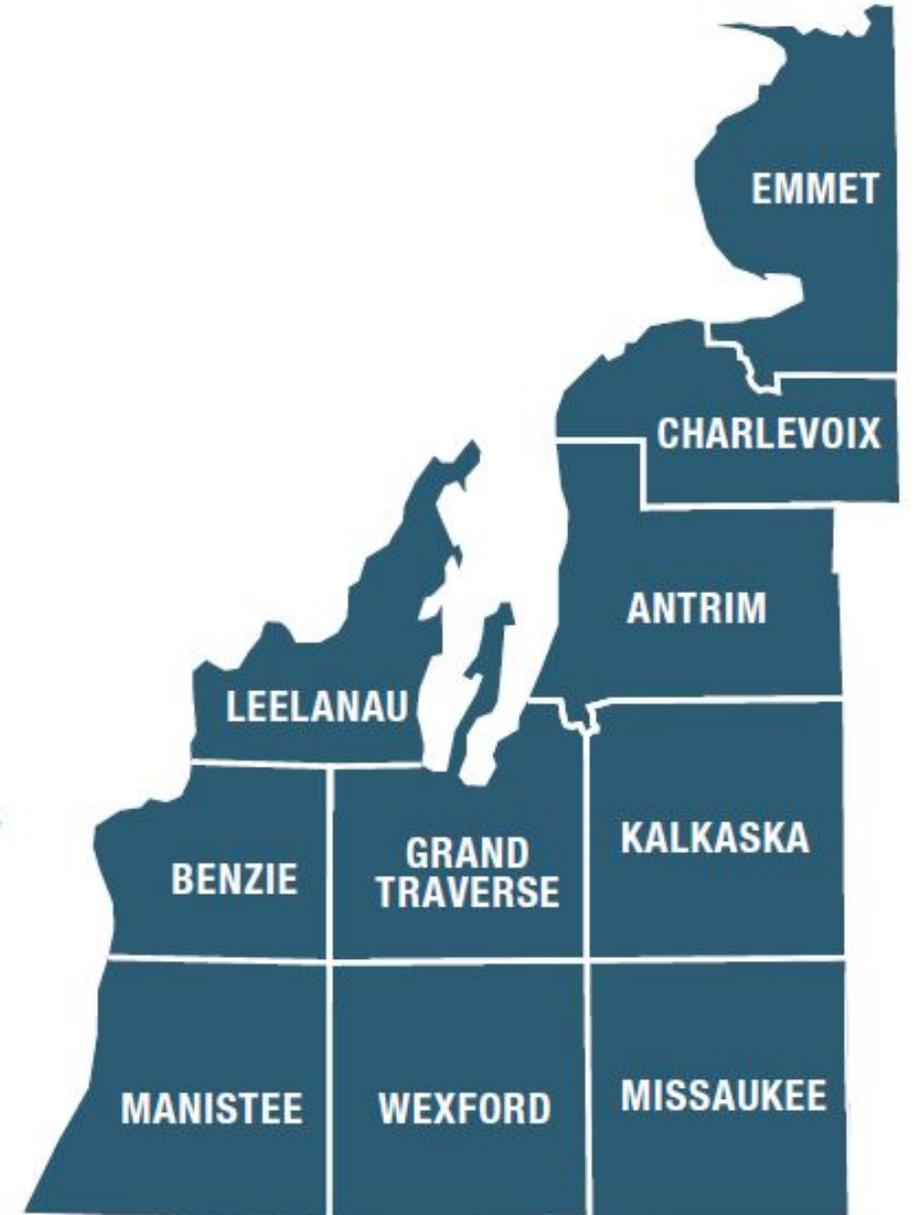
by home value and income category in the City of Manistee



NOTE: Income and rental categories provided in the survey represent amount ranges.

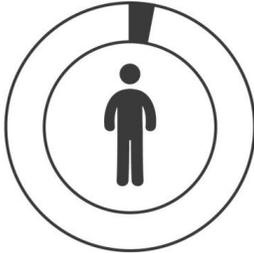
Networks Northwest

- **10-County agency service area**
 - Talent – job seekers
 - Business – growth and development
 - Community – local government goals
- **Community Development Department**
 - Master Plans/Recreation Plans
 - Transportation Planning
 - Planning and Zoning Services
 - Educational Workshops
 - Emerging Issues



Short-term rental definition

- The commercial use of renting a dwelling unit for a period of time less than thirty consecutive calendar days.

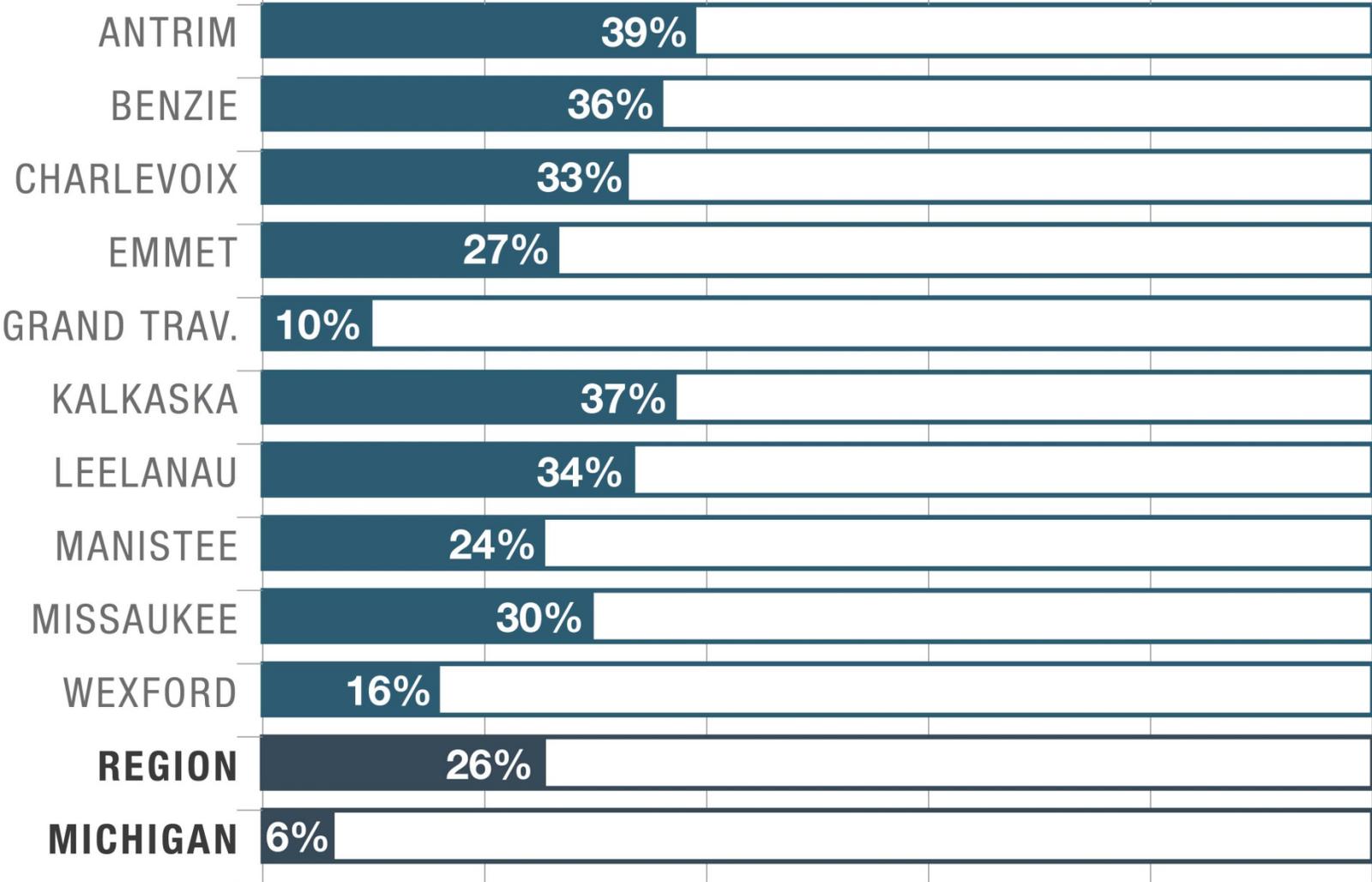
	POPULATION	# SHORT TERM RENTALS	# SEASONAL HOUSING UNITS
 MICHIGAN	9,909,600	24,869	293,630
 10 - COUNTY REGION	302,004  3% OF STATE	6,235  25% OF STATE	45,945  15% OF STATE

2016 American Community Survey, 2018 Host Compliance

City of Manistee has...

- Host Compliance now Granicus can provide up to date information on short term rentals
- Over 96 active short-term rental listings as of 8/2020
 - The actual number changes constantly;
 - Host Compliance reports that the listings grew by #19 from February to August 2020

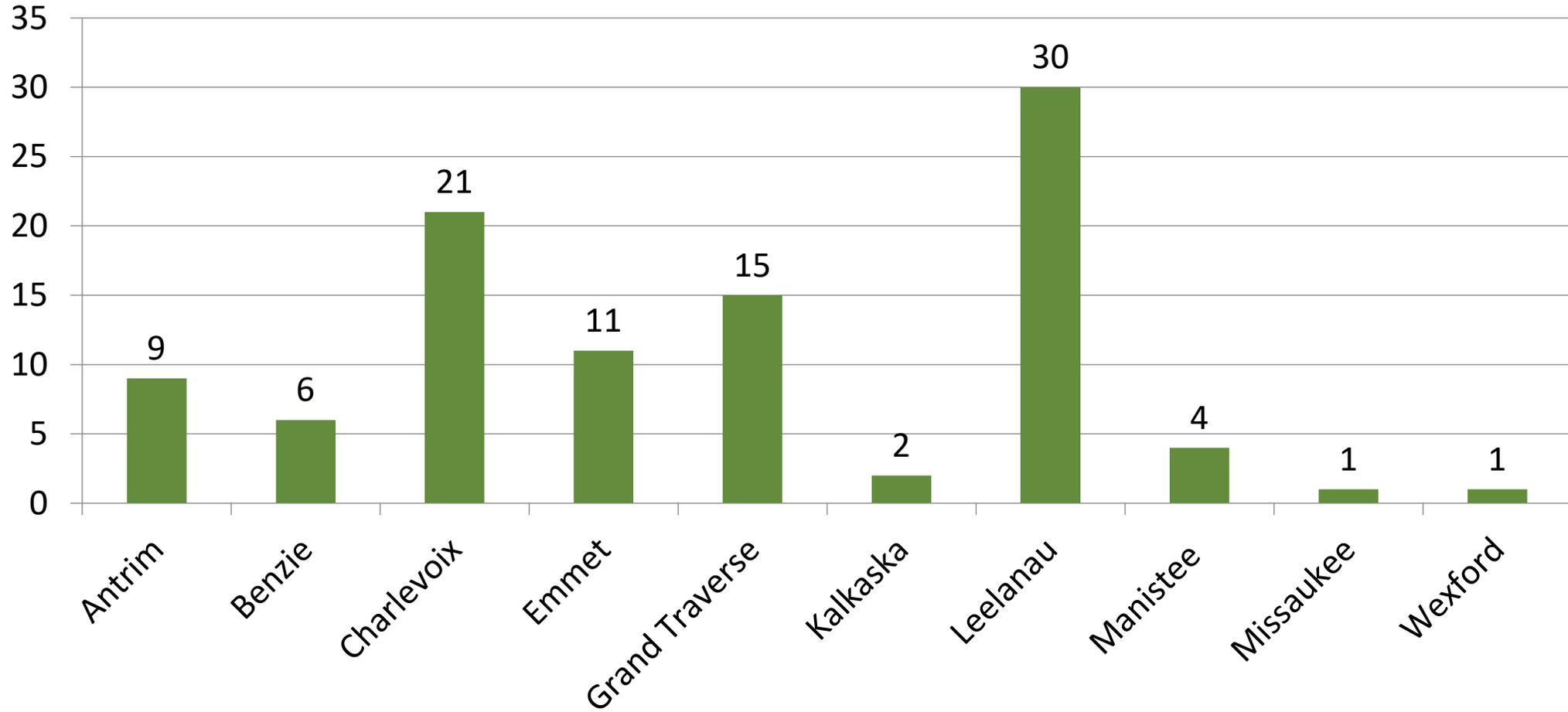
% SEASONAL HOUSING BY COUNTY



2016 American Community Survey

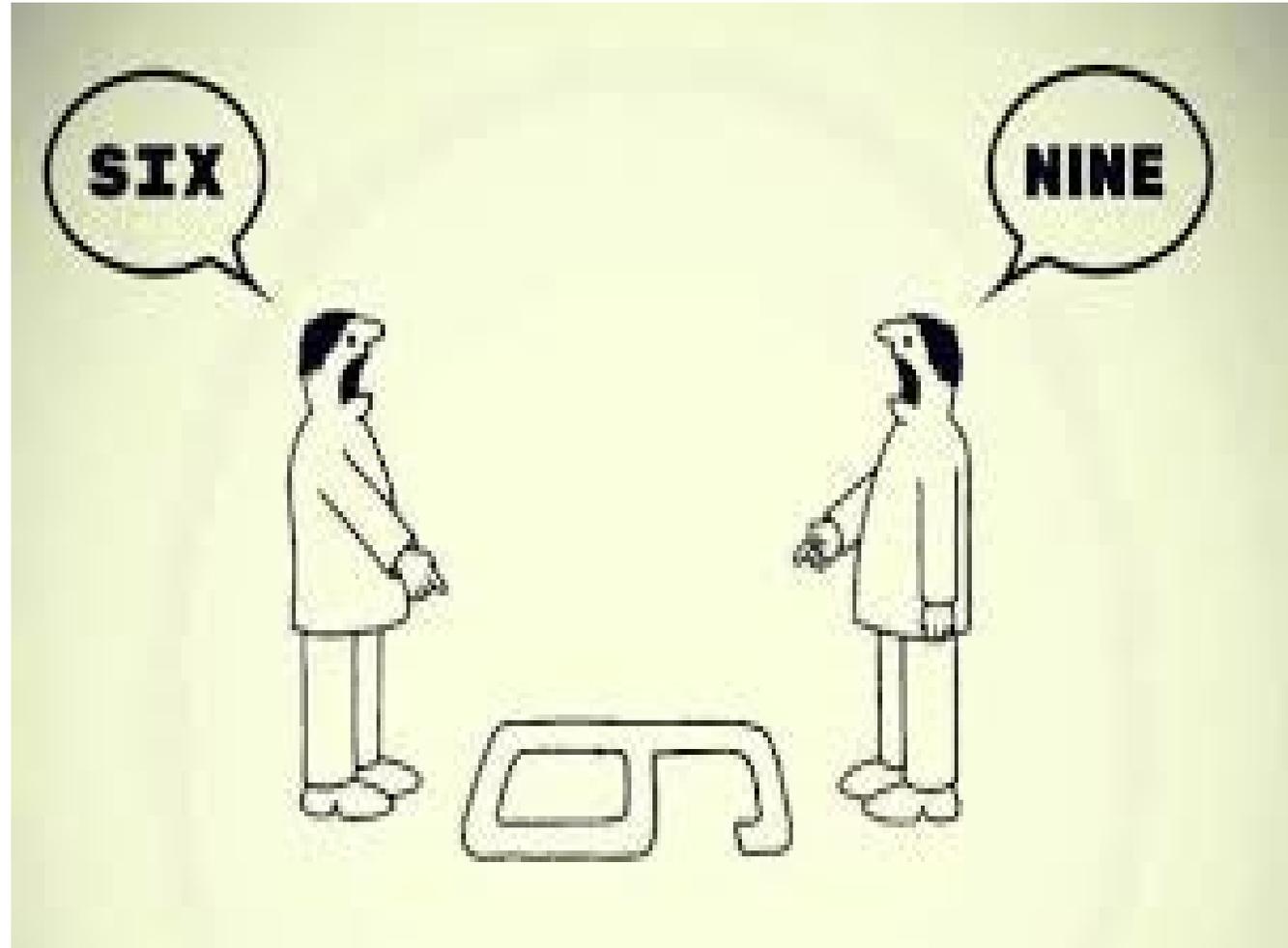
Regional Breakdown

Percentage of the region's STRs



Community Perspective

- There are many invested viewpoints
- Every community has varying issues
- Each community needs to determine if it wants or needs regulation
- There are many approaches to the idea of regulation



Different community responses

Municipality	Not Allowed	Allowed	Allowed in Some Districts	Registration Only	Permit /License Required
Acme Township		X			X
Bingham Township		X			
Cadillac		X			X
Charlevoix		X		X	
Elk Rapids - Village			X		
Frankfort			X		
Harbor Springs		X			Special Land Use
Garfield Township			X		
Hayes Township			X		X
Long Lake Township				X-in discussion	
Milton Township		X		X	
Peninsula Township	X				
Suttons Bay Township		X			X
Suttons Bay -Village		X	X		X
Torch Lake Township	X				
Traverse City	X				

What we know....

- NW Michigan is home to 3% of Michigan's population but 25% of its seasonal rentals
- Efforts to regulate short term rentals can help ensure there is adequate housing for year-round work force in our communities
- The approach to STR ordinances should be community driven and look at all viewpoints

Questions & More Info

Yarrow Brown, Executive Director

Housing North

231-335-1685

yarrow@housingnorth.org

Data available at:

www.housingnorth.org

www.homesforourfuture.org



Creating pathways and partnerships
for housing in Northwest Michigan.

Chapter 1482
Residential Rental Properties

1482.01	Purposes	1482.05	Inspections by Designated City Official prior to issuing certificate of compliance
1482.02	Definitions	1482.06	Fees
1482.03	Minimum Standards for rental property	1482.99	Penalty
1482.04	Registration of rental dwellings		

CROSS REFERENCES
Abatement of dangerous, unsightly or unsanitary conditions - see CHTR. Ch. 13, Sec. 13-2; B. & H. 1454.01 et seq.
Board of Tenant Affairs - see M.C.L.A. Secs. 125.699 et seq.
Hotels, boarding and lodging houses - see M.C.L.A. Secs. 427.1 et seq.
Housing Commission - see ADM. Ch. 270
Nuisances generally - see GEN. OFF. Ch. 654
Accumulation of garbage and rubbish - see GEN. OFF. 674.11
Nuisance trees on private property - see S.U. & P.S. 1026.09
Michigan Building Code - see B. & H. Ch. 1420
Numbering of buildings - see B. & H. Ch. 1464
Rental properties - see B. & H. Ch. 1482
Fire Prevention Code - see F.P. Ch. 1610

1482.01 PURPOSES

The purposes of this Chapter are to establish minimum standards for dwellings offered for rent or lease, to authorize inspections of such dwellings, to fix certain responsibilities and duties of owners and occupants essential to make such dwellings safe, sanitary and fit for human habitation, to provide for registration with the Inspector, to require a Certificate of Compliance issued by the Inspector and to fix penalties for violations of this Chapter. (Ord. 00-03 adopted 3-7-00) (Ord. 15-03, Effective 3-31-15) (Ord. 19-07, adopted 3-19-19)

1482.02 DEFINITIONS

As used in this chapter:

- A. "Certificate of Compliance" means a document issued by the Inspector stating the dwelling has passed inspection and complies with local codes and requirements. (Ord. 15-03, Effective 3-31-15) (Ord. 19-07, adopted 3-19-19)
- B. "Dwelling" means any house, room or apartment, including those offered as short-term rentals (i.e. Airbnb, Bed & Breakfast, etc.), which is wholly or partly used or intended to be used for living, sleeping, cooking and eating. Hotels, motels or overnight rooms designed and marketed for transient use shall are not dwellings for purposes of this Chapter. (Ord. 19-07, adopted 3-19-19)

- C. "Fee" means a fee determined from time to time by Council resolution that shall be charged each time the Inspector makes an on-site inspection of any dwelling that comes within the meaning of this chapter. (Ord. 15-03, Effective 3-31-15) (Ord. 19-07, adopted 3-19-19)
- D. "Inspector" means the individual or entity retained by the City to inspect rental units pursuant to this Chapter. (Ord. 19-07, adopted 3-19-19)
- E. "Owner" means any person, firm, partnership, association, corporation, company or organization of any kind offering for rent or lease any dwelling within the City. Owner is the individual or entity identified as the owner on the City tax roll. (Ord. 19-07, adopted 3-19-19)
- F. "Registration Certificate" means the document issued by the Inspector which is required for every dwelling within the City offered for rent or lease. (Ord. 00-03 adopted 3-7-00) (Ord. 15-03, Effective 3-31-15) (Ord. 19-07, adopted 3-19-19)

1482.03 MINIMUM STANDARDS FOR RENTAL PROPERTY

The minimum standards for rental property maintenance shall be those contained in the Property Maintenance Code as adopted in Chapter 1480 of Codified Ordinance of the City of Manistee. (Ord. 00-03 adopted 3-7-00)

1482.04 REGISTRATION OF RENTAL DWELLINGS

- A. All rental dwellings shall be registered with the City by the owner.
- B. A new owner of a rental dwelling or of any dwelling newly converted to a rental dwelling shall register the rental dwelling prior to allowing occupancy of any unit. (Ord. 19-07, adopted 3-19-19)
- C. The owner of rental dwellings already registered with the City shall re-register within sixty (60) days after any change occurs in registration information. A new owner of a registered dwelling shall re-register the dwelling within sixty (60) days of assuming ownership.
- D. Failure of the owner to register his or her rented or leased dwelling is a violation of this chapter. (Ord. 00-03 adopted 3-7-00) (Ord. 19-07, adopted 3-19-19)

1482.05 INSPECTIONS BY RENTAL UNIT INSPECTOR PRIOR TO PERMIT ISSUANCE

- A. The Inspector or his or her agent, shall make the necessary inspections required for the purpose of enforcing this chapter. The Inspector shall determine if the dwelling meets the minimum standards set forth in Chapter 1480. If, after inspection, the Inspector finds that the dwelling cannot meet the minimum standards, such Inspector shall so advise the owner or landlord, in writing, of what corrections must be made before a Certificate of Compliance can be issued. (Ord. 19-07, adopted 3-19-19)
- B. Inspections will be conducted on a three year cycle with the City being divided into three geographical areas. Each area will have rental dwellings inspected for compliance every

third year. It shall be the owner's responsibility to arrange for and maintain a valid Certificate of Compliance. (Ord. 19-07, adopted 3-19-19)

- C. The Inspector shall establish an Inspection Schedule. Notice shall be mailed to each rental dwelling owner at least 14 days prior to scheduled inspection. It shall be the responsibility of the owner to notify and make arrangements with the tenant. If the inspection as scheduled creates undo hardship, the inspection can be rescheduled by notifying the building inspector at least 48 hour prior to scheduled inspection. (Ord. 19-07, adopted 3-19-19)
- D. A Certificate of Compliance, once issued, shall extend for a period of three years at which time it shall terminate, unless renewed prior to termination. If a property is transferred, the new owner, after registering, shall assume the Certificate of Compliance issued to the previous owner. (Ord. 19-07, adopted 3-19-19)

1482.06 FEES

There shall be imposed pursuant to these sections various Fees, as established from time to time by the City Council by resolution which Fee Schedule is incorporated herein by reference. (Ord. 00-03 adopted 3-7-00)

1482.99 PENALTY

Whoever violates any provision of this chapter is guilty of a municipal civil infraction in accordance with Chapter 203. (Ord. 00-03 adopted 3-7-00) (Ord. 15-03, Effective 3-31-15) (Ord. 19-07, adopted 3-19-19)



PLANNING DEPARTMENT
(231) 723-6041
Fax (231) 723-1718
planning@manisteecountymi.gov

Manistee County Courthouse 415 Third Street Manistee, Michigan 49660

9/11/2020

To: City of Manistee Planning Commission Members

From: Rob Carson, A.I.C.P., Manistee County Planning Director

RE: Ground/Street Level & Lower Level Dwelling Standards

Overview:

Staff were instructed to develop language for Street/Ground Level & Lower Level Dwelling Standards within the C-3 Commercial District. The language that follows is recommended to be reviewed and critiqued by the City of Manistee Planning Commission. Upon suggested revision to the following language, staff will prepare an amending ordinance and begin the process of setting a public hearing as required for Zoning Amendments under the State of Michigan Zoning Enabling Act being Act 110 of 2006.

New Zoning Amendments and Language:

Amend Article Two Definitions & Interpretations:

The following definitions need to be added to the Ordinance.

- Street/Ground Floor Level: The floor of a building fronting and accessing directly to a public road (not an alley) where the floor is within three (3') feet in a vertical direction of the sidewalk and/or roadway, in the C-3 Zoning District.
- Lower Floor Level: The floor of a building that is located greater than three (3') feet in a vertical direction lower than the street level, and most often located below a Street/Ground Floor Level in the C-3 Zoning District. The Lower Floor Level may include a walkout or rear access along the rear of the building.
- Street/Ground Floor Accessory Dwelling: A dwelling located on a Street/Ground Floor Level.
- Lower Floor Accessory Dwelling: A dwelling located on a Lower Floor Level.

Amend Article Three Districts, Dimensional Standards, Uses Tables & Zoning Map:

The Use Table within the Zoning Ordinance will need to be amended to include the following uses within the Use Table:

- Dwelling – Street/Ground Floor Accessory: As a permitted use within the C-3 District
- Dwelling – Lower Floor Accessory: As a permitted use within the C-3 District

Amend Article Fifteen, C-3 Central Business District:

Amend Section 1501, Uses Permitted By Right

- Add, Dwelling – Street/Ground Floor Accessory to uses permitted by right

- Add, Dwelling – Lower Floor Accessory to uses permitted by right
- Recodify the alphabetical structure to conform to the Ordinance

Add Section 1505: Street/Ground Floor Accessory Dwelling Standards

Add the Following Standards:

- Street/Ground Floor Accessory Dwellings are permitted in existing structures within the C-3 district. New structures proposing lower story dwellings shall be governed as a mixed use.
- Street/Ground Floor Accessory Dwellings shall be accessed by a secure and separate entrance dedicated for the exclusive use of building residents and guests.
- Street/Ground Floor Accessory Dwellings shall have a maximum of three (3) bedrooms.
- Street/Ground Floor Accessory Dwellings shall have a minimum floor area of five hundred (500) square feet.
- The core living area of a Street/Ground Floor Accessory Dwelling is defined as the common living area and kitchen and shall exclude all bathrooms, closets, porches, decks and storage areas.
- The core living area of any Street/Ground Floor Accessory Dwelling shall be a minimum of three hundred (300) square feet.
- Bedrooms of Street/Ground Floor Accessory Dwellings shall have a minimum floor area of one-hundred (100) square feet.
- Forty (40%) percent of the Street/Ground Floor Accessory Dwelling shall be reserved for commercial space. This reservation of commercial space shall front/align with the public road (not alley) and shall extend into the building for forty (40%) of the Street/Ground Floor area.
- All Street/Ground Floor Accessory Dwellings shall meet all applicable Local, State and Federal Building Codes.

Add Section 1506: Lower Floor Accessory Dwelling Standards

Add the Following Standards:

- Lower Floor Accessory Dwellings are permitted in existing structures within the C-3 district. New structures proposing lower story dwellings shall be governed as a mixed use.
- Lower Floor Accessory Dwellings shall be accessed by a secure and separate entrance dedicated for the exclusive use of building residents and guests.
- Lower Floor Accessory Dwellings shall have a maximum of three (3) bedrooms.
- Lower Floor Accessory Dwellings shall have a minimum floor area of five hundred (500) square feet.
- The core living area of a Lower Floor Accessory Dwelling is defined as the common living area and kitchen and shall exclude all bathrooms, closets, porches, decks and storage areas.
- The core living area of any Lower Floor Accessory Dwelling shall be a minimum of three hundred (300) square feet.
- Bedrooms of Lower Floor Accessory Dwellings shall have a minimum floor area of one-hundred (100) square feet.
- All Lower Floor Accessory Dwellings shall meet all applicable Local, State and Federal Building Codes.

September 9, 2020

Mr. Mike Szokola
Manistee County Planner (email: mszokola@manisteecountymi.gov)

Dear Mr. Szokola:

I have been reviewing the press coverage and meeting minutes concerning the City of Manistee's efforts to establish a short-term rental ordinance. The Manistee City Planning Commission and City Council are both to be commended for seeking inputs from citizens concerning this matter, and I hope that you find my feedback helpful. As a matter of background information, my wife and I have owned a condominium property within Harbor Village since 2014. Our primary use of the condominium is as a vacation home for our family. We also rent our residence as a means of managing the significant costs associated with property taxes and condominium fees. Our rental activity has averaged 7-8 weeks per year.

In reviewing the available press and City information on the short-term rental issue, I believe that there are two recurring misconceptions. My comments are specifically intended to address those two topics.

- A recurring concern that has been expressed is the impact that short-term rentals have on the availability of affordable housing for permanent City residents. Please consider that our short-term rental activity has no impact whatsoever on the availability of housing for permanent residents. If our short-term rental activity was limited, our condominium would simply sit vacant during periods when we are not using it.
- The other misconception involves the thought that our rental activity is a direct substitute for occupancy that would otherwise occur in area hotels. Our renters have generally been family groups (usually involving multiple generations) who are looking for a way to spend quality time together. They achieve this by renting a multi-bedroom property, where they can socialize, share meals, and visit area attractions. If they were not able to rent a short-term property like ours, they would likely visit a different city (rather than renting multiple hotel rooms).

Recent press coverage has quoted City officials referring to short-term rentals as being "illegal." This may be correct in the strictest reading of the City's zoning ordinance. However, it is worth noting that we have applied for, and received, a City of Manistee Certificate of Compliance for rental properties. Our renters also pay a 6% sales tax (in accordance with State law), and a 5% assessment to the Manistee County Visitor's Bureau. Therefore, we have made every effort to comply with applicable laws and to support Manistee's economic development.

If I can answer any questions or provide any other helpful feedback, please feel free to contact me.

Regards,

Cory R. Lupinacci
Email: corylupin@sbcglobal.net
Phone: 248-931-9951

cc: Roger Zielinski, Mayor (rzielinski@manisteemi.gov)
Linda Beaton, City Council-Second District (lbeaton@manisteemi.gov)
Michael Szymanski, Planning Commission (mszymanski@manisteemi.gov)

Final-Recipient: rfc822; mszokola@manisteecounty.mi.gov

Action: failed

Status: 4.0.0

Diagnostic-Code: smtp; DNS Error: 6301539 DNS type 'mx' lookup of manisteecounty.mi.gov responded with code NXDOMAIN

Domain name not found: manisteecounty.mi.gov

Last-Attempt-Date: Sun, 06 Sep 2020 12:04:54 -0700 (PDT)

----- Forwarded message -----

From: M H <maryhaw2@gmail.com>

To: mszokola@manisteecounty.mi.gov

Cc:

Bcc:

Date: Sun, 6 Sep 2020 15:04:42 -0400

Subject: Short Term Rental Input

Mike,

I do not wish to present in person, however you asked for input and here's mine.

As a long time landlord of a single family home in a well established neighborhood, I feel a responsibility to my neighbors to place long term tenants in my home who will function as "homeowners" even though they are renting. The density of most Manistee neighborhoods is such that party houses would be a nuisance.

Further complicating issues is COVID-19 and it's spread.

With so many unknowns, I would end short term rentals until at least March. That would give city council time to do inspections, registrations, and come up with cleaning and disinfecting protocols, etc. In the meantime we have plenty of motel rooms available. The popularity of short term rentals is because you can conceivably pack more people in than a motel room and have gatherings you cannot in a conventional motel room as well as shared costs.

Generally speaking (until otherwise proven financially) short term rentals benefit the owner and no one else, in my opinion. If they are currently illegal, definitely keep it that way. They are in violation of zoning in many neighborhoods most likely.

Thank you.

Mary K. Wilhelm

Landlord of 478 4th St., Manistee

The News Advocate article on Friday, September 4, 2020 by staff writer Arielle Breen under the caption 'Manistee planning commission seeks input on short-term rentals' has captured some interesting perspectives. It invites public input before the commission's next meeting October 1, 2020, so here we go...with one.

I have no intention of being critical of any words used by Ms. Breen in her report of Planning Commission deliberations/meetings. It should be rather obvious that **by not attending every council/commission meeting on the topic and carefully hearing everyone's input and rationale to the many issues, I would NOT be able to grasp the content and meaning of the discussion points.** I will, however, share my struggle to understand some characterizations used in the commission's reporting. These include the following:

1. "The city does not have an ordinance governing short-term rentals, but both council and the commission have shown (where) they want to have one" (why?).
2.stipulations (what are they?) on how (says what authority?) those rentals can operate and steps they would be required to take within the city."
3. "....members largely partial (why, where, how?) to the Ludington ordinance...would change certain parts (which & why) to better fit with Manistee's situation (what is?) and needs (what are?)."
4. "....conversation touched on wanting to allow people to do what they wish with their homes." (Where is the legal support promulgated to permit a city ordinance to be initiated for a leasing restriction to an owner's property?)
5. "Commissioners tasked with creating the ordinance....., and that the rentals are currently not permitted"...(where, when, how & why?)
6. "It's hard to have an affordable housing market here for these young professionals coming in and continue to keep losing it (what?) to short-term rentals (how is that?) that inflate the market"(how is that?) (There is clearly a housing market in the city for rentals >30 days!) "I really do see the

*benefits of having it (like what are they?) but I also see the negatives”
(specifically, what are they?)*

7. *“...some have referenced increasing concerns about traffic, parking, noise, trash and other losses of community character (?such as...?- challenging logic)*

Let’s start out with an obvious question that doesn’t seem to be introduced and answered...what is the legal basis that the City of Manistee might have to enact an ordinance which prevents a residential property owner from leasing/renting his/her property?

I purchased an investment property in Manistee in 1995...twenty five years ago. One of the features of the purchase and the property was that it could be rented and it was within a group of other homes that some owners could also rent. The community developer had a rental system in place for those property owners who wished to rent whenever they cared to do so and consistent within their homeowner’s By-Laws.

We have had hundreds of renters. We have rented for one night (very rare) up to 9 months. Most have been for less than seven nights. We have worked our butts off and earned thousands of dollars over the years. We made hundreds of friends...many of whom rented our property frequently, year after year. A few of our renters purchased homes in Manistee and in our community...continuously impressed by the beauty of Manistee. One of our four sons purchased property here and rented it periodically. Our sons and their families flock to Manistee as often as possible.

*I could write many **positive** paragraphs about our property- renting experiences. Many are contained in writing by our rental guests. Any negative experiences were terribly minor and could be recorded in a simple sentence or two. Never a complaint about too much traffic, too noisy or too much trash. This after twenty-five years...sharing our property.*

*For me, if anyone seriously thinks that **if rentals are more than one month in duration, our citizens are then less likely to be troubled/bothered by the increase***

in traffic, parking problems, noise, more trash...then they are rejecting the logic that an increase in tourism is a good thing for Manistee.

Praytell, what is the big deal difference if a family of three rents lodging for three nights at Days Inn, Microtell, condo # 7, Super 8 or Avalon Bed & Breakfast? How and why can the city pick and choose which of these five businesses warrants a leasing restriction? Aren't rental properties with kitchens, including a fridge and even a dishwasher great to have for travelers heading north or those on return visits?

I'd like to see accurate statistics which have measured the very positive financial results to businesses in Manistee for July and August, 2020. (Sorry if someone had to walk ½ block to the restaurant from the selected parking place...sorry if the trash bins were pretty full and sorry if a few renters were a bit noisy...two out of 365 nights.) Overall, the problems voiced by a small number of constant complainer's is a pittance to the fabulous weather, the improved financial posture of many merchants and the great tourism season we enjoyed in Manistee.

I do not understand the very narrow focus that the commission appears to have as...maybe to restrict private property owners to only be able to rent their property for more than 28 days, per rental. Are those who rent by-the-month better people?....more responsible people?

Has the commission ruled out any concerns to controlling the absentee/irresponsible landlord? If not, why not.....that's the infrequent but larger problem (that is easy to legislate)!

*Finally, as part of the due-diligence that the Commission owes the citizens of the city in this endeavor and **before finalizing a recommended ordinance**; what are the study results and the 'pass or failure outcome' of the short- term rental ordinances passed in other cities within the past three years?*

Thank you for reading this and providing serious consideration to my viewpoints and questions.

John M. Rice, Manistee Resident

Mike Szokola

From: Manistee County Planning Department
Sent: Tuesday, September 8, 2020 11:23 AM
To: Rob Carson, AICP Manistee County Planning Director; Mike Szokola
Subject: FW: As travel picks up, governments turn to software to regulate rentals

Forwarding from general mailbox.
Nancy

From: Christa Watson <christa@granicus.com>
Sent: Monday, September 7, 2020 11:12 AM
To: Manistee County Planning Department <planning@manisteecountymi.gov>
Subject: As travel picks up, governments turn to software to regulate rentals

[WARNING: External Message]



News Feature

An Explosion of Short-Term Rental Activity

More governments turning to Granicus' Host Compliance AI tech for the data they need

Governments have struggled with the explosion of short-term rental activity, particularly in the last 5 years. One of the biggest challenges governments face in enforcing regulations is figuring out the addresses, owners, and booking details for a listing. That data is vital for enforcing local ordinances and local taxes, but that information isn't available to officials or the public.

Granicus' Host Compliance has enabled governments to overcome these challenges, resulting in improved communities, greater internal efficiencies, and recovered revenue that would have been lost to non-compliance. And this has a real positive impact on the community.

"We had an abundance of calls for police services for domestic violence, for drug use, for trash, and noise. It became a real issue in the community...and we

needed a faster way to identify the short-term rentals and begin enforcement action on them." - Pete Roque, Code Enforcement Supervisor for Garden Grove.

Read more in this Wall-Street Journal article about how Granicus' Host Compliance uses AI to solve short-term rental challenges in the Wall-Street Journal.

[Read More](#)

Want to know more about the short-term vacation rental market in your community? Book your complimentary assessment today. You and your team will learn the number of active units and what kinds of rentals there are, all focused on your community or state.

[Book Now](#)



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Mike Szokola

From: kerry gavigan <kblinds@hotmail.com>
Sent: Saturday, September 5, 2020 9:59 AM
To: Mike Szokola
Subject: short-term rentals

[WARNING: External Message]

Good morning,

Currently we have 34 full time rentals, single family and multi family. Every year we lose out on good tenants that are wintering in seasonal rentals and then in the spring we get a barrage of calls from people desperately seeking a place to move to because they have to vacate their short-term rental. Seems reasonable that a place should be one or the other.

Kerry Gavigan
231-398-0442

Mike Szokola

From: Mark Mathewson <mrmjr1@yahoo.com>
Sent: Tuesday, September 8, 2020 1:44 PM
To: Mike Szokola
Subject: Short Term Rental Ordinance

[WARNING: External Message]

Mike-My wife & I are Manistee City residents. We are in favor of an upfront fee of \$500.00 or greater per year for short term rentals. The fee should be doubled for those that cheat the system. Many are not getting inspected to rent in general. The renters tend to over use city services: poor behavior, parking, loudness, trash left behind in the streets, etc. Many are overcrowded, occupancy of 6, but 18 show up. Landlords are just in it for the money & fail to supervise who they rent to. The \$500.00 upfront fee, is a start to keep those that are not serious out of the rental market. We also should have fines for those that violate occupancy standards. Covid-19 is reason enough.

In closing, we are part of a non-Manistee Condo Association that allows rentals of 30 days or greater. These renters, over occupy & don't adhere to the majority of the association rules. The landlords also do not pay the 1 1/2% tax to the city based on their rental income unless they get caught. Mark & Debbie Mathewson Sent from my iPhone

Mike Szokola

From: Elizabeth Herrmann <herrmanneliza@gmail.com>
Sent: Monday, September 14, 2020 2:34 PM
To: Mike Szokola
Subject: Fwd: Delivery Status Notification (Failure)

[WARNING: External Message]

----- Forwarded message -----

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Mon, Sep 14, 2020 at 11:32 AM
Subject: Delivery Status Notification (Failure)
To: <herrmanneliza@gmail.com>



Address not found

Your message wasn't delivered to mszokola@manisteecounty.gov because the domain manisteecounty.gov couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

DNS Error: 337018 DNS type 'mx' lookup of manisteecounty.gov responded with code NXDOMAIN
Domain name not found: manisteecounty.gov

----- Forwarded message -----

From: Elizabeth Herrmann <herrmanneliza@gmail.com>
To: mszokola@manisteecounty.gov
Cc:
Bcc:

Date: Mon, 14 Sep 2020 11:32:13 -0700

Subject: rentals

Hi. I saw the article in the paper about short term rentals. My brother lived in South Haven for years. South Haven did change some of their rules.

Problems:

Use people's yards as a bathroom

Bad behavior.

Too many people in a house.

Too many cars.

Locals have a parking problem; difficult if a local has company.

Noisy partying and playing games in the yard at 4 AM.

Liter bugs.

Some people were rude; feel entitled.

Some people were very rude.

Difficult for people who work in town to find a place to live; some places one had to move out in the summer.

One summer someone rented out a house for a week or two in the summer and the people shot fireworks, were noisy and left trash.

There are hotels/motels in town for people to try out Manistee. It appears there will be a new one on River Street. I think we'd want to make sure they would be occupied .

I read in the paper how hard it is for people who work in town to find a place to live. It'd be great if they could live in the houses that people want for short term rentals.

Good luck in drafting a policy.

Liz

September 17, 2020

Unsalted Vacations
41 Washington Ave, Suite
#340
Grand Haven, MI 49417

*West Shore Rental
Management*
227 E Parkdale Ave
Manistee, MI 49660

*CENTURY 21 Boardwalk
Vacation Rentals*
113 Maple St
Manistee, MI 49660

Dear Planning Commission Members: Bob Slawinski, Michael Szymanski, Pamela Weiner, Marlene McBride, Shelly Memberto, Roger Yoder, Mark Wittlief

cc: Mr. Rob Carson
County Planning Director
cc: Mr. Mike Szokola
Manistee County Planner

We are writing today in regards to the City of Manistee's efforts to establish a short-term rental (STR) ordinance. We appreciate your willingness to seek input from the public on this important matter and hope you consider these points helpful.

Together, *Unsalted Vacations*, *West Shore Rental Management* and *CENTURY 21 Boardwalk Vacation Rentals* make up the largest short-term rental management companies in the area. We professionally manage dozens of properties within the City of Manistee and host hundreds, if not thousands, of rental groups each year. These groups of families and friends eat at our restaurants, shop at our stores, golf, fish and do many other activities that have a direct and significant impact on our local economy. It is not a stretch to say the dollars spent by these renters keep many of our tourism-based businesses afloat.

Our STR's contribute hundreds of thousands of dollars directly in to the City's economy. We employ numerous staff, housekeepers, maintenance technicians and support local contractors. We collect and remit a 5% assessment to the Manistee Country Visitor's Bureau to promote tourism in Manistee County. Our STR's are registered and inspected by the City's Rental Program and every effort is made to ensure full compliance with all applicable laws and ordinances.

Though we compete in the marketplace, we feel it is critical to come together and make the City Council, Planning Commission and public aware of how vital STR's are to this area, especially within the City of Manistee.

There are a few important points we'd like to make:

- There is a belief that if STR's are reduced they would add to the long-term rental housing market. By and large, this is not the case. These properties should not be viewed simply as short-term vs. long-term rentals. These are vacation properties for the homeowners. They are most often used as personal residences and only rent when they would otherwise be sitting vacant. Simply put, the properties that make up the STR market are not the same properties that exist on the long-term rental market.

- There is also a recurring misconception regarding who rents STR's. The point has been made that if STR's are reduced or eliminated, these renters would simply stay at local hotels. Our most common renters are families or small groups of friends that share meals and socialize within the shared spaces of our properties. Also, renters often have specific needs, whether it be in a specific location (on the water or close to nearby family members) that only STR's can provide. These are not groups that would substitute a home or condo for a hotel room. Instead, they would visit a different City that does provide the accommodations that suites their direct needs. The City would lose these tourism dollars.
- STR's are not simply weekend rentals. Our properties serve vital community interests beyond their use as daily or weekly rentals. When someone is interested in purchasing a home or starting a business, STR's provide the flexibility and affordability for them stay a while, get to know Manistee and fall in love with our beautiful town. If there is a business expansion or new construction, STR's house the workers. When a family is displaced because of a fire, flood or other damage to their primary residence, we are able to quickly house them while necessary repairs are made.

To be plain, what is the City looking to accomplish with a STR ordinance? If the goal is to ensure safe occupancy of the rental properties, we applaud these efforts. STR's have far better track record for compliance with the City's existing parking and noise ordinances when compared to permanent residences or long-term rentals. We are excited at the opportunity to show the community the high level of care these properties receive and maintain in order to compete on the STR market.

If the City is looking to reduce STR's, we encourage you to reconsider. Limiting the economic input to our downtown businesses would be devastating and restricting private property usage can be a very slippery slope. The impact on our tourism-based economy, whether it be golf courses, charter fisherman, downtown businesses and restaurants, and so many others, would be devastating.

We hope you'll consider these points as the discussion on a potential STR ordinance moves forward. If there is any assistance we can provide, whether it be market insights, traveler data or anything else, please do not hesitate to reach out.

Sincerely,

Aaron May, Partner
Unsalted Vacations

Tim Riley, Rental Manager
CENTURY 21 Boardwalk Vacation Rentals

Curtis Smith, Owner/Broker
West Shore Rental Management

Mike Szokola

From: Graves, Michelle <mgraves@pioneergroup.com>
Sent: Saturday, September 19, 2020 11:38 AM
To: Mike Szokola
Subject: short-term rentals

[WARNING: External Message]

Mr. Szokola,

I just realized that I'm a few days past the deadline, so I understand if my letter can not be included. However, I still wanted to write and express my opinion on short-term rentals in the city of Manistee.

I believe whole-heartedly in some form of regulation for short-term rentals - perhaps a limit on the number of rental properties allowed. My reasoning is likely one that you are very familiar with. Since moving to Manistee, I've had quite a bit of experience in trying to find a house/apartment to rent either for myself or employees in addition to personally buying a home two years ago. I'm very aware of the types of housing available in the city - as well as what's not available. Personally, I have had a difficult time finding a place to rent that is decent and affordable. The same can be said when I am looking to hire reporters, maybe even more so. Most often, when I am hiring new reporters, they are just out of college or not much older. When I show them around town, I usually point out that while they don't see many apartment complexes like you may see in other towns there are places to rent - you just need to know where to look. I often help them out in providing contacts for renters.

I'm sure you understand my point; it seems that it's far easier to find a short-term rental - which I assume are in far better shape - than it is to find a long-term rental in Manistee. How are young people expected to move here to work when they can't find a decent, affordable place to live? I recently hired a new reporter and when I was looking online at some of the "long-term" rentals, I was a bit ashamed of the quality, not to mention the cost for that quality.

Thank you,

Michelle Graves
Managing Editor
Manistee News Advocate
Benzie County Record Patriot
(231) 398-3106

Mike Szokola

From: kirk.tompke@live.com
Sent: Monday, September 28, 2020 1:28 AM
To: Mike Szokola
Subject: Short term rental ordinance.

[WARNING: External Message]

Dear Mike,

Thank you for considering public opinion and taking your time to Listen to the people. I am not exactly sure what will or will not be proposed in this bill.

I will start by saying that I own a property on the north side of Manistee. I have used my home as a short term rental and I know dozens of other homeowners in my neighborhood that rent a room or their entire house for extra income. I have never experienced any issues or problems with Parking or noise or anything Negative at all.

The benefits of thousands of people coming to Manistee and staying in these rentals (usually with their families) are endless. While I understand your concern for permanent low income housing, I'm not sure how these issues are related. A lot of the homes that rent short term in the summer are lived in either by the owner or other people the rest of the year. I have seen the housing market. There is not a shortage of affordable houses in Manistee to rent or buy. I am thinking about buying another house to separate into one unit for a permanent resident and another unit strictly for tourists needing short term rentals.

Manistee is a tourist town. The money comes in the summer when people come to our beautiful town to enjoy the beaches. The more places that are available to people wanting to come to Manistee means more money in the town for everyone. I understand that there might be pressure from the hotel industry, maybe because of the plans to build a new hotel downtown. I urge you to be on the side of the homeowners that don't want to be told that we can't use our home as a source of income. Don't limit the potential of becoming a successful town. There is no need to limit the ability of homeowners to rent their property. Thank you for understanding. I am a real person trying to thrive. Maybe I am bias because I stand to lose potential income, and I would have to find a different town to buy a second home in if I was not able to have short term rentals in Manistee. Thanks again.

Kirk Tompke

Sent from my iPhone

September 30, 2020

Letter to the Manistee Planning Commission – Public Comment Section

Regarding: Zoning Ordinance for Marihuana Processors

As a homeowner and taxpayer living relatively close to Glocheski Dr. and the property being sold for use as a grow facility for Marihuana, I am concerned on many levels the seemingly quick decisions being made.

- 1.) Odor – yes it seems you have a plan in place regards to odor, though with thorough research you may have discovered that even with carbon filtration systems the skunk like odor is pervasive. In most municipalities grow facilities are located in Heavy Manufacturing zones and not within 1,000 feet of residential zones.
- 2.) Safety and Security – given the value of this type of product, has the council researched incident rates in which grow properties have been broken into? Is there a comprehensive security plan in place that our Police Department has reviewed and feels comfortable with?
- 3.) Is this property only going to be used as a grow facility or will it also be a manufacturing site? These are two very different processes and should be part of a detailed review.
- 4.) The council's approval of not 5 but multiple licenses for retail sales is also a concern. Manistee's reputation as a city is important and would be less than desirable as a place to visit, move to or vacation at for many families.

I am limiting my comments to keep under the time limit, but there are many more concerns with this Ordinance. While I recognize the city is eager for income and this is definitely easy money, I ask you to seriously consider if this is the type of business that will enhance or detract the value of Manistee over time.

Thank you for your time and consideration.

Kitty Mooney
328 Dunes Dr.

September 30, 2020

Dear Mike Szokola, Manistee City Council Members and Planning Commission Members,

I was born and raised in Manistee County. I pay property taxes and I have owned and successfully sold a thriving business in Manistee.

A client from Northville, MI called me this summer and asked if I knew of any Airbnb homes still available in Manistee for their last-minute family vacation. I said I did not, but I told him to check with the vacation rental office at Century 21 and to check out availability at the Casino. His response was, "I already checked Century 21 and I **don't want** to vacation in a hotel."

I remembered his response recently when Mike Szokola was quoted in the Manistee News Advocate in an article regarding short-term rentals. He said, "There's also great motels and hotels that can give you a taste of the city too".

That made me wonder if people coming to Manistee prefer hotels or private homes.... I started asking friends and people I know who vacation in Manistee or would like to. I also put the question on a Facebook poll from my page that captured people from Georgia, Texas, Michigan, Denver, Chicago and more locations.

100% of the 6 people that I asked and 11 out of 13 that responded to the poll said they prefer renting a furnished home. These are people with children, married and singles. People in their 20's, people in their 60's and every age in between. Private homes that offer a guest/visitor an "experience" and "convenience" brings:

- more people into the city
- more money to the downtown area
- more permanent residents into the city to fill empty homes and businesses
- more vacation homeowners who renovate and maintain older homes

I am not against licensing or regulating, but I believe that if you limit the number of homes and rooms that private citizens can rent, you are ultimately hurting the economy of Manistee and surrounding towns. We need a variety of price categories, locations and amenities to satisfy a variety of guests and their needs.

Not all people are cut out to be hosts for short term rentals. I have the belief that the best will rise to the top and represent Manistee well. Others will decide to rent their homes to long term residents or not at all after trying it unsuccessfully.

Thank you for your time,

Corinn Fink

616-278-5417

P.S. Copies of the Facebook feed or names from the contacts made can be furnished if need be.