

CHARTER TOWNSHIP OF AUSABLE
PLANNING COMMISSION MEETING
Aug. 21, 2024
“approved”

CALL TO ORDER:

Meeting was called to order by Chairman Jeff Lamrock, at 6:00 pm

ROLL CALL:

Present: Mike Pardington, Diana London, Jeff Lamrock, Greg Romero, DeeDee Honner

Absent:

Staff Present: Eric Strayer, Superintendent, Susie Olpere, Recording Secretary

PLEDGE OF ALLEGIANCE:

APPROVAL OF MEETING AGENDA: Superintendent Strayer made an addition of Item D. – 4356 River Rd. Mini Storage, under Old Business. London made the motion to approve the agenda as amended. Second by Romero
Unanimous – Voice Vote
Motion Carried

PUBLIC COMMENTS: (On agenda items) None

APPROVAL OF MINUTES from (July 24, 2024):

Motion was made by Romero to approve the minutes from the last meeting. Second by London
Unanimous – Voice Vote
Motion Carried

PUBLIC HEARING: None

OLD BUSINESS:

- A) Short-Term Rental Discussion** – Superintendent Strayer provided a draft copy of the ordinance suggested from Denise Cline of NEMCOG and correspondence from the township attorney, Tim Gulden opinion. Also provided is a copy of Presque Isle’s ordinance on short-term rentals. Commissioner London would like to change or have revisited were: number of occupants, number of occupants imposed by Health Dept. codes, hours for visitation by guest, and redefine some of the definitions. Other board members questioned
- 1) If it is reasonable to the Local Agent available 24/7 and no more the 45 miles away.
 - 2) Boundaries of the boundaries of the property clearly identified for guests.
 - 3) Pictures of the property within 60 days of the application
 - 4) Having the permit automatically renewed if there are violations.
 - 5) Have the line regarding automatic renew removed completely.
 - 6) Add information regarding the Fireworks ordinance that’s already in place.
- No action was taken at this time, a new draft will be given at the next meeting.
- B) Master Plan Discussion** – Superintendent Strayer informed the board that we were awarded the \$50,000. grant to update our Master Plan. He will contact NEMCOG to see what the next steps are to get it started. No action needed.
- C) Discussion on Trailer Parking** – Mr. Ed Meltz from 4596 Sunset was in attendance regarding a violation he received from parking his recreational vehicle on his driveway instead of the back yard. He is unable to comply with the ordinance due to the property lines and how close they are to his residence. Superintendent Strayer suggested having Mr. Phillips, Code Enforcement Officer attend the next meeting. He would also contact the Township Attorney to get his opinion on enforcement issues that would arise or if Mr. Meltz went before the ZBA for a variance. The board agreed with Superintendent Strayer’s suggestions and no action was taken.

D) 4356 River Road Mini Storage – Mr. and Mrs. Pierson, owners of the Mini Storage facility, came to ask for an additional extension on a temporary approval for Open-Air storage. The owners are continuing their plans to expand but are waiting for more storage requests. Chairman Lamrock agreed that we would need to amend our current ordinance and to review for this situation to remain. London made the motion to approve the extension of permit #2022-SLU-25 another six months. Second by Romero
Unanimous – Roll Call Vote
Motion Carried

NEW BUSINESS: None

PUBLIC COMMENTS:

Mr. Melz sees the struggle with the board's decision but feels that the restrictions of a more populated area should not be applied to AuSable Township.

Ms. Kathleen Devereaux suggested making the Short-Term Rental Ordinance a police ordinance and not a zoning ordinance. She continued that she would be hesitant to have it be a zoning ordinance since that it would grandfathering any Short-Term rentals that are already established. And she would like to see it as a stand-alone ordinance for police powers.

Mr. Cummins reviewed the meeting he had with Superintendent Strayer with the board members. He also explained that whatever the board decides will expose AuSable Township to litigation. He suggested not to make any changes until things settled.

COMMISSIONERS' COMMENTS: None

ADJOURNMENT:

Motion was made by London
Second by Mike
Unanimous – Voice Vote
Motion Carried
Time: 7:44pm

Submitted by:
Susie Olpere
Recording Secretary

Jeffrey Lamrock, Chairman
Planning Commission