

**BINGHAM TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
March 3, 2005**

CALL TO ORDER: 7:05 P.M.

**ROLL CALL: Cathy Jasinski, Mary Bush, Bob Gregory, Mike Park, Will Bunek, and Jaunita Send. Absent: Marsha Walton**

**Guests: Stuart Whittaker, Mike Drow, Barb Coye, Phil Anderson, John Porritt, Mr. & Mrs. Alfred Stumpfig, Pam Kozelko, Teresa (Harris Properties), Nicole Hullett (Harris Properties), Duane Amato, Milt Bullman.**

**AGENDA APPROVAL: Gregory stated that he, Rollenhagen and Bob Foster had met with the attorney re: TART trail and would like this added as New Business. MOVE BY JASINSKI SUPPORT BY PARK TO APPROVE THE AGENDA AS AMENDED.**

**AYES: ALL            MOTION CARRIED**

**MINUTES OF JANUARY 24, 2005 JOINT TOWNSHIP BOARD AND PLANNING COMMISSION. MOVE BY BUNEK SUPPORT BY BUSH TO MAKE THESE MINUTES PART OF THE OFFICIAL RECORD ON THE PLANNING COMMISSION.**

**AYES: ALL            MOTION CARRIED**

**APPROVAL OF THE FEBRUARY 3, 2005 MEETING MINUTES: Corrections were noted on pages, 1, 2 & 3. MOVE BY PARK SUPPORT BY SEND TO APPROVE THE MINTUES AS CORRECTED.**

**AYES: ALL            MOTION CARRIED**

**PUBLIC COMMENT:**

Gregory noted that this would be the time for public comment for items not on the agenda.

Stuart Whittaker: Stated he had trespassers on his property that were trying to enter onto the trail. He also asked about the no-parking signs that are to be placed on S. Center Hwy at the railroad crossings.

Phil Anderson: Asked if the Moratorium would be continued.

Gregory indicated that the commission was still reviewing language for Art IV and IX and that the planning commission hoped to gather useful information at the joint

planning meeting on the 16<sup>th</sup> of March.

**RENTAL LANGUAGE 05-001 PUBLIC HEARING:**

The Planning Chairman opened the hearing to Public Comment:

Alfred Stumpfig asked what defined short-term and questioned Rental Agencies renting the properties.

Barb Coye felt the Ordinance was “loose” and questioned occupancy.

John Porritt asked how to determine how many people could rent a home and how the Township will police it.

Teresa Woods from Harris Properties stated that they have policies in place for weekly rentals and specific rules are given for each rental.

Nicole Hullett from Harries Properties in Glen Arbor agreed.

Duane Amato thanked the commission for becoming informed and added that the more specific you get with the Ordinance the more there is to enforce.

Pam Kozelko-Asked how Bingham could have enforced an ordinance previously if one did not exist. She stated that she knew of people who sold their homes because they thought they could not rent.

Bob Gregory states that if it is not a “permitted use” in the Ordinance than the use is not allowed.

Chairman Gregory closed the public hearing portion and opened commission discussion.

Bunek stated that the committee reviewed other township ordinances and chose to make it simple. He added rentals are needed in the area and should be allowed. The commission discussed the Ordinance presented. Gregory suggested adding this in the appropriate sections of the ordinance specifically, 4.3, 5.3 and 6.4 as conditions. It was suggested that the word “right” be struck from the first paragraph is the language presented. Gregory presented language the following language to the commission to be added to the proposed Ordinance.

**3.15 GOVERNING STANDARDS**

- A. Owners of Short term rental properties will be responsible for their guests and will hold their guest to a good neighbor policy which shows exemplary respect to adjoining property owners and the adjoining property owner’s rights to the quiet and peaceful enjoyment of their respective property.
- B. Occupancy of the short-term rental should never accommodate more than a single family (i.e., father, mother, and dependent children) or ten people whichever is greater.
- C. Failure to abide by these standards will be justification for the Bingham Township Planning Commission to revoke the right of a given parcel to be

used as a short-term rental.

The commission as well as the audience like the additions by consensus was to strike C and to replace it with “All other standards and requirements of this Ordinance, including signage shall apply.”

**MOVE BY BUNEK SUPPORT BY BUSH TO ADOPT THE LANGUAGE AS PRESENTED THIS EVENING AS AMENDED AND WITH THE ADDITION OF ITEM 3.15 AS AMENDED AND WITH THE LANGUAGE BEING PLACED IN THE APPROPRIATE SECTIONS OF THE ORDINANCE, SPECIFICALLY 4.3, 5.3 AND 6.4 AND FORWARD THE SAME TO THE TOWNSHIP ATTORNEY AND COUNTY PLANNING FOR THEIR REVIEW.**

**AYES: ALL            MOTION CARRIED**

**ZONING AMENDMENTS:**

Section 4.4A Cluster Housing.  
Section 9.2 Site Condominium Subdivisions General Provisions.

**MOTION BY BUNEK SUPPORT BY BUSH TO TABLE DISCUSSION UNTIL FURTHER INFORMATION IS RECEIVED.**

**AYES: ALL            MOTION CARRIED.**

**New Business:**

TART: The planning commission discussed the fact that the TART applicant would like a joint meeting with the Township Board and Planning commission, The commission is looking at May 23, 2005. This information will be passed to the Township Board to see if this date will work for them.

**Communications and Reports:**

**Chairman Report:** The Chair stated that a Joint Planning meeting will be held on March 16, 2005 to discuss Clustered Housing and the Agricultural District. It was suggested that all should attend.

**Zoning Administrator Report:** Rochelle submitted her written report. She added that she had had conversations regarding the Equine Clinic at Black Star Farms, although nothing formal has been submitted. She added that she had spoke with Patty O'Donnell regarding tentative dates for the coastal management meetings.

**Township Board Report:** Mary stated that the Township Board had approved Rolling Hills and Bingham Valley subject to approval of the Master Deed and By-Laws.

**Public Comment:** Barb Coye asked if the Township Planning Commission could instruct Rochelle to not take in any applications at this time for development. Bob Gregory indicated that this was something that the township Board would have to do.

Phil Anderson again asked about the Moratorium and agreed with Barb Coye's request.

**March Agenda:**

**Cluster Language**  
**Site Condominium Language**

**Meeting Adjourned at 9:00 p.m.**

**Respectfully Submitted,**

**Dorothy Petroskey**  
**Bingham Township Clerk**