

MINUTES SILVER CREEK TOWNSHIP

PLANNING COMMISSION MEETING – MARCH 24, 2021

Chairman Terry Harris called the Planning Commission meeting to order at 7:00 p.m. on Wednesday, March 24, 2021.

The Pledge of Allegiance to the Flag of the United States of America was recited.

MEMBERS PRESENT: Nick Barnes, Mick Braman, Debbie Brown, Tim Feirick, Terry Harris, John Joossens, Jon Tidey

MEMBERS ABSENT: None

OTHERS PRESENT: Building and Zoning Administrator Todd Herter, Recording Secretary Liberty Nevins, members of the public

APPROVAL OF THE AGENDA

Debbie Brown motioned to approve the agenda.

Mick Braman seconded.

Motion passed by voice vote.

APPROVAL OF FEBRUARY 24, 2021 MINUTES

Debbie Brown motioned to approve the February 24, 2021 Planning Commission minutes.

Nick Barnes seconded.

Motion passed by voice vote.

COMMUNICATIONS

Debbie Brown explained about a letter of disapproval for the proposed short term rental ordinance.

PUBLIC COMMENT

A man from the public described that a group of individuals spoke with local businesses in the township that shared their worry about the proposed short term rental ordinance.

Terry Harris stated that short term rentals are not a permitted use in the township.

Mark Burns asked if citizen written comments were being responded to.

Terry Harris replied that all written comments were on file.

Michael Stiegel stated he understood the need for the ordinance but did not agree with the proposed ordinance itself. He stated that a citizen's committee would be a good idea for the issue.

ZONING BOARD OF APPEALS REPORT

None

BUILDING AND ZONING ADMINISTRATOR REPORT

None

COMMISSION MEMBER DISCUSSION

Debbie Brown described the proposed short term rental ordinance.

Terry Harris read about the Master Plan in 155.002 Section A from the township ordinance. He proposed that the short term rental ordinance could be put under section 155.002 subheading C.

Nick Barnes commented that the allowed number of days for short term rentals needed to be addressed.

Terry Harris stated that if the number of days for short term rentals exceeded a month it would be considered a long term rental. He stated that allowing 27 days would be enough so as not to pass the 30 day mark.

Nick Barnes asked if multiple 3-27 day segments could be allowed. He stated that finding a balance of allowed days would be important.

Debbie Brown commented that some people buy property for the sole purpose of renting it out, rather than making it their primary residence.

Todd Herter stated that any short term rental rented for over 14 days is considered commercial.

Mick Braman commented that the township did not do anything about the short term rental violation for years. He stated that it would be beneficial to have a citizen's committee.

Tim Feirick stated that 27 nights would not be enough nights for short term rentals. He stated that renters should not be restricted to coming and going on a Saturday to Sunday basis, rather they should be able to rent whatever days of the week they want.

Mike Glynn commented that making short term rentals a permitted use would not be appropriate for the Waterfront District. He stated that making short term rentals as a special use would be better.

Debbie Brown stated that forming a citizen's committee would lengthen the process of coming to a conclusion on the proposed short term rental ordinance.

Jon Tidey agreed.

Nick Barnes commented that the Zoom meetings limit open comment for the citizens.

John Joossens voiced his support of making short term rentals a special use.

Debbie Brown motioned have a vote of yes or no for the forming of a citizen's committee.
(A yes vote FOR a citizen's committee, a no vote AGAINST a citizen's committee).

Mick Braman seconded.

YES (3): Nick Barnes, Mick Braman, Tim Feirick

NO (4): Debbie Brown, Terry Harris, John Joossens, Jon Tidey

Motion denied.

John Joossens motioned to bring in people of expertise to give guidance on which way the Planning Commission should go on establishing a special use permit.

Jon Tidey seconded.

YES (7): Nick Barnes, Mick Braman, Debbie Brown, Tim Feirick, Terry Harris, John Joossens, Jon Tidey

NO (0): None

Motion passed by roll call vote.

PUBLIC COMMENT

Ron Carone, Teri Carone, Jon Fehland, Linda Lawless, and another member of the public voiced their opinions on and against the proposed short term rental ordinance.

Michael Stiegel asked for a response from the Planning Commission on all of the citizen's comments, phone calls, emails, and letters.

ADJOURNMENT

Terry Harris motioned to adjourn.

Debbie Brown seconded.

Motion passed by voice vote.

Meeting adjourned at 9:04 p.m.