

**MINUTES SILVER CREEK TOWNSHIP
PLANNING COMMISSION MEETING – APRIL 27, 2022**

Chairman Nick Barnes called the meeting to order at 7:00 p.m. on Wednesday, April 27, 2022.

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

MEMBERS PRESENT: Nick Barnes, Debbie Brown, John Joossens, Tim Feirick, Mike Glynn, Veronnica Kenreich, and Jon Tidey

MEMBERS ABSENT: none

OTHERS PRESENT: Recording Secretary Wendy Fitzgerald

APPROVAL OF THE AGENDA

Debbie Brown motioned to approve the agenda with the addition of the topic of keyholing. Tim Feirick seconded. Motion passed by voice vote.

APPROVAL OF THE MINUTES FROM MARCH 23, 2022

Debbie Brown motioned to approve the minutes with the correction of Veronnica Kenreich's name. John Joossens seconded. Motion passed by voice vote

COMMUNICATIONS:

None

PUBLIC COMMENT

No members of the public present

ZBA REPORT

None

BUILDING AND ZONING ADMINISTRATOR'S REPORT

None

NEW BUSINESS

Short term rentals - Senate Bill 446 and House Bill 4722. Mike Glynn notes short term rentals are currently not a permitted use in the township. Nick Barnes asks for ideas on how members

would like to see the township address the issue. Jon Tidey would like to start with rephrasing the short- and long-term rental verbiage currently used by the township. Debbie Brown agrees and would like the township to mirror the State's definitions and terms provided in the bills. Mike Glynn notes the attorney has a great boiler plate for townships to use and asks if members have read it. Nick Barnes feels most residents do not like living next to rentals but understands that rentals are part of living on the lakes. Veronnica Kenreich agrees and would like to see focus directed at safety concerns, regulating parking and housing capacity. She is for some regulation but wants to avoid heavy restrictions. She also suggests making a main list of area landlords which would provide the public a legitimate source for inspected rentals as well as providing current contact information should issues arise. Jon Tidey and Mike Glynn agree. Mike Glynn would like to clarify potential legal issues that come with renting. John Joossens agrees and adds some property owners may be unaware of legal ramifications that can come from renting. He notes that the state discussed hefty insurance requirements. He feels some of the discussion at the State level were asking for extreme regulations and civil fines, while he would like to examine these, he also agrees it should not be heavily regulated. He wants to look at the areas that the State planned to have the townships regulate anyway. He requests that everyone keep the townships master plan in mind when thinking about potential regulations. Mike Glynn agrees and would also like to be careful on how big of a role government plays as he feels the township should not get involved in commerce. Nick Barnes would like to avoid ordinances that are difficult to enforce. Mike Glynn considers what township department or council would regulate such changes. Veronnica suggests a property owner board and have them regulate themselves. Jon Tidey suggests having the fire department handle the inspection of rentals and have registration and permit fees paid directly to them. Tim Feirick questions who would handle the creation and maintenance of a landlord list, questions if the township even has software for it. Mike Glynn acknowledges this may fall back on the township to handle and he would like to minimize that impact if possible. Nick Barnes would like members to review the master plan and continue researching ordinances of neighboring townships. The discussion will continue at the next session.

Keyholing Ordinance discussed. Veronnica provided copies of Keeler's ordinance and feels the township should address it as well. Mike Glynn notes this has been addressed by the township and directs everyone to the general regulations but notes it still is something that can be readdressed if necessary. Debbie Brown notes the township is looking to update the master plan and could talk about it then.

OLD BUSINESS

Members continued the discussion of Silver Creek Township ordinance 155.030 (B) (3). Members would like to add an additional tier into the ordinance that would address the lots with over four acres but less than five acres. Nick Barnes feels the changes look good. Mike Glynn notes a public hearing is needed to finalize it. Veronnica would like to be careful about changing ordinances as she does feels it can send the wrong message. Mike Glynn states there is a

difference between solving problems the township created thru ordinance changes verses problems a landowner created. Discussion followed. Nick Barnes notes that both the ordinance verbiage change, and Mr. Robert Adcock's rezoning request will be addressed at the next meeting in May.

PUBLIC COMMENT:

None

MEMBER COMMENT:

Nick Barnes will be adding Master Plan discussion to the agenda. Asks members to let him know if they want anything else added to the agenda.

NEXT MEETING:

May 25, 2022

ADJOURNMENT

Debbie Brown motioned to adjourn.
John Joossens seconded.
All members present approved, no members denied

Meeting adjourned at 8:23 p.m.

Recording Secretary, Wendy Fitzgerald

Secretary, Debbie Brown