

Angie Lake

From: dsuper@clarktwp.org
Sent: Wednesday, May 1, 2019 10:48 AM
To: Angie Lake
Subject: FW: short term rental info

Ms. Lake,

Please include this correspondence into the official committee record.

Clark Township, a rural resort community in the eastern Upper Peninsula, opposes H4046.

H4046 will strip local communities of their authority as the appropriate governing body closest to the situation to manage and control this kind of property use. Safety issues, community relations, and emergency response concerns are all affected by the unmitigated use of short-term rental properties. The allowance of a quasi-commercial venture within a residential district runs contrary to our zoning regulations for residential districts that "are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life."

Short-term rentals within residential zoned districts are seed-beds for destabilizing residential areas, especially in resort communities like ours, as they can easily morph into quasi-cottages and other commercial activities. Residential districts are purposely designed to assure stability for families and individuals.

The local government closest to the needs of its residents and location is best suited to address these concerns. We respectfully request the Zoning Enabling Act not be amended to include H4046.

Thank you.

Mark Clymer
Supervisor
Clark Township

David Murray
Deputy Supervisor
Clark Township

Angie Lake

From: Michael J. Fikany <michaelfik@aol.com>
Sent: Wednesday, May 1, 2019 10:41 AM
To: Angie Lake
Cc: readl@grossepointepark.org
Subject: Fwd: House Bill 4046/short-term rentals

Hello Angie

My name is Michael J. Fikany. I am a lifetime resident of Grosse Pointe Park, Broker/Owner of the James R. Fikany Real Estate Co. in Grosse Pointe and am currently on the Planning Commission in Grosse Pointe Park. Please read and forward to your committee my response to GPP City Council Member, Lauri Read's comments regarding House Bill 4046 Short Term Rentals. As you will see, I am very much opposes to this bill as it will have negative consequences to all five of the Grosse Pointe communities.

Thank you,

Michael J. Fikany

Hello Lauri.

I am 100% in agreement with you on his matter. Thank you for taking the initiative to address this very important issue. I have no doubt that if this bill were to pass that it will have adverse effects on our community and many others communities throughout our state. I am also surprised to learn that the Michigan Association of Realtors (which I have been a member for 44 years) is in favor of this bill. I can honestly say that this bill has not been discussed amongst the general membership of our local Grosse Pointe Board of Realtors. I would be hard pressed to think of any of my Grosse Pointe Board of Realtor colleagues that would support House Bill 4046/short-term rentals as it is being presented.

Sincerely,

Mike Fikany

-----Original Message-----

From: Lauri Read <readL@grossepointepark.org>
To: malik <malik@goodwinmanage.com>; michaelfik <michaelfik@aol.com>; dmgaskin <dmgaskin@comcast.net>; flolds809 <flolds809@gmail.com>; designtecservices <designtecservices@msn.com>; mark.x.mccourt <mark.x.mccourt@pwc.com>
Cc: dennerb <dennerb@grossepointepark.org>; clarkd <clarkd@grossepointepark.org>; krajniakd <krajniakd@grossepointepark.org>
Sent: Tue, Apr 30, 2019 10:56 pm
Subject: FW: House Bill 4046/short-term rentals

Regards,

Lauri

Lauri A. Read
Councilmember
City of Grosse Pointe Park
15115 E. Jefferson
Grosse Pointe Park, MI 48230
313/822-6200
313/717-8777 (cell)

email: ReadL@grossepointepark.org
www.grossepointepark.org

----- Original Message -----

From: Lauri Read [mailto:readL@grossepointepark.org]

To: JamesLower@house.mi.gov, SteveMarino@house.mi.gov, KathyCrawford@house.mi.gov, JulieCalley@house.mi.gov, GaryHowell@house.mi.gov, GaryEisen@house.mi.gov, LukeMeerman@house.mi.gov, BradPaquette@house.mi.gov, JimEllison@house.mi.gov, BillSowerby@house.mi.gov, AlexGarza@house.mi.gov, KaraHope@house.mi.gov, PadmaKuppa@house.mi.gov

Cc: alake@house.mi.gov, joetate@house.mi.gov, senahollier@senate.michigan.gov, dennerb@grossepointepark.org

Sent: Tue, 30 Apr 2019 22:50:30 -0400

Subject:

Good evening representatives -

I am a council member for the City of Grosse Pointe Park. We are a residential community bordering Detroit to the east.

I am writing you to express my concerns with House Bill 4046. This one-size-fits-all legislation places an undue burden on communities like ours. We are a city of 11,500 residents. Approximately 21% of our property parcels are rental properties. That accounts for roughly 13.5% of our taxable totals (i.e., non-homestead taxes). The overwhelming majority of our residents are homestead property taxpayers. We are not a resort community whose economy is dependent on vacationers.

I have read the **Michigan Realtors** arguments in support of this bill, among them to protect a practice that has long been permitted and is essential to the viability of **local resort economies. That's not Grosse Pointe Park.** Our city and residents have never relied on the short-term rental market to sustain home-ownership. In fact, the local realtors I have spoken with are not in favor of this legislation and were unaware of this issue being pushed by their state organization. Several were shocked to learn that this bill declares the rental of a dwelling, including short-term rental, as a permitted use in all residential zones.

There are many similar communities to ours in the state. We are a dense inner-ring suburb (5000+ residents per square mile). We are not a resort communities reliant on tourism. We are neighbors who are bound together by institutions like schools, houses of worship, little league and parks. Your bill invites investors to set up short-term rentals for a transient population in place of residents who are stakeholders, some of whom may be only a few feet from said short-term rental. While I understand the desire to protect the rights of non-homestead property owners, this bill will have the unintended effect of destroying the character of communities like ours in favor of those nonresident owners. I am accountable to the voters who elected me. This bill would not allow our city to determine the number of short-term rentals permitted, the numbers of days a property could be rented, or otherwise enact zoning and local ordinances to protect our community.

House Bill 4046 puts in place a preemption upsetting the delicate balance between property rights and the established, transparent process for local decision-making. The Michigan Zoning Enabling Act lays out the process for local government to draft regulations driven by public input through an open process. House Bill 4046 undermines that process and removes the voice of local citizens, rendering local government powerless to respond and act.

Our residents look to us to establish and maintain community standards, including protecting the property rights of all residents. The proliferation of short-term rental in communities like ours present a host of issues, including destabilizing neighborhoods and depleting enrollment in our local schools. In fact, we are currently facing declining enrollment in our local school district, this legislation would only exacerbate the problem. This is a community of neighborhood schools and sidewalks. Our non-homestead properties are filled with renter-residents who are part of the fabric of our community. They are college and graduate students, professionals and tradespeople, families with school age children, empty-nesters and seniors who choose to be close to family and amenities.

Finally, I read with interest the Michigan State Housing Development Authority's forecast of a housing shortage of 150,000 homes in Michigan by 2045. The housing shortage will not be felt in resort communities, but where people live and work, in cities, neighborhoods, bedroom communities and suburbs. We would all be affected by this legislation and powerless to determine and set our community standards.

Please help maintain the integrity of our community and defeat this bill as written.

I request that my comments be entered into the official committee record.

Regards,

Lauri A. Read
Councilmember
City of Grosse Pointe Park
15115 E. Jefferson
Grosse Pointe Park, MI 48230
313/822-6200
313/717-8777 (cell)
email: ReadL@grossepointepark.org
www.grossepointepark.org

Angie Lake

From: lblizman@aol.com
Sent: Wednesday, May 1, 2019 10:50 AM
To: Rep. James Lower (District 70); Rep. Alex Garza (District 12); Lower@house.mi.gov; Rep. Kara Hope (District 67); Rep. William Sowerby (District 31); Rep. Julie Calley (District 87); PadimaKuppa@house.mi.gov; Rep. Gary Howell (District 82); Rep. Brad Paquette (District 78); Angie Lake; Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Kathy Crawford (District 38); Rep. Steve Marino (District 24); Rep. Jim Ellison (District 26)
Subject: HB4046

I am writing to express my opposition to HB4046

I am particularly concerned about the potential impact on the homeowners remaining behind in a neighborhood where a few owners have decided to exercise the option of offering their homes for the other "residential use" as declared in HB 4046 that is as an air B & B or VRBO as long as each rental is "for a period of less than 28 days at a time."

This can be more like a hotel or motel, generating trash, noise, and parking problems among others, without the accompanying safeguards and regulations. Declaring this "not a commercial use" does not make it so.

Those neighbors left behind in a neighborhood, deprived of their quiet enjoyment of their property, have little recourse. A private lawsuit by a homeowner's association to enforce deed restrictions would be costly, and almost impossible to do. Some of the older subdivision, like the one in which I live, have only voluntary membership, and only voluntary dues. Even those subdivisions that have mandatory membership and dues would be reluctant to assess themselves for a lawsuit of indeterminate amount. Homeowners did have the single family residential zoning and their local government to rely on. HB 4046 would remove that safeguard.

I am out of the state at this time, otherwise I would be in Lansing today. I remain ready to attend any further hearings.

Thank you for your attention,

Lee Blizman

28700 Herndonwood Dr.

Farmington Hills MI

Phone: 248-476-0436

Cell: 248-408-3319

Please include my comments in the official record for HB 4046

Sent from AOL Mobile Mail

Get the new AOL app: mail.mobile.aol.com

Angie Lake

From: Ralph Monsma <monsma@sbcglobal.net>
Sent: Wednesday, May 1, 2019 10:23 AM
To: Rep. James Lower (District 70); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Cc: Annette Irwin; Senator Curtis Hertel Jr.; Rep. Julie Brixie (District 69); Tim Dempsey; George Lahanas
Subject: HB 4046 - Short-term Rentals Original and R-1

Chair James Lower, Vice-Chair Alex Garza, House Local Government and Municipal Finance committee members,

Dear Chair Lower, Vice Chair Garza, and committee members,

Based on my experience on the East Lansing City Council, the East Lansing Planning Commission, the East Lansing Transportation Commissions and reviewing zoning, housing, transportation, public works, and infrastructure developments, I am reaching out to you to express strong opposition to House Bill 4046- Short-term rentals, both original and R-1. They do not work for the City of East Lansing, Michigan. I believe the same is true for the membership of the Michigan Municipal League.

East Lansing has worked diligently through the years to offer residents safe and affordable housing whether owner occupied or rental. The requirements for these facilities are greatly impacted by size, structure, ownership, and the ability of the residents to operate and maintain the facility.

East Lansing has a heavy reliance on large rental structures maintained by housing management organizations, corporations, Limited Liability Corporations, and smaller independent landlords with rental licenses. The oversight for these structures has many variants from the requirements for owner occupied residences. The City uses a pattern of overlay districts that controls the number of residents in the facility.

The biggest issue in this proposal is the requirement that all of the regulations applied to rental properties would be applied to owner occupied properties. The Michigan Municipal League review states that "House Bill 4046 puts in place a presumption upsetting the delicate balance between property rights and the established, transparent process for local decision making. The Michigan Zoning Enabling Act lays out the process for local government to draft regulations driven by public input through an open process. House Bill 4046 undermines that process and removes the voice of local citizens, rendering local governments powerless to respond and act."

"The League believes local governments are best positioned to know the unique needs of a community discussing zoning issues. The elected decision makers closest to the people are the most appropriate to determine if something needs to be acted upon to maintain the delicate balance between residential and commercial uses, between residents and investment property owners, and to protect the health, safety, and welfare of residents, renters, and vacation visitors."

Approval of this bill would lead to immediate chaos in local units of government, removing authority for many essential functions, introducing new requirements for homeowner insurance, new inspection requirements, and new charges for city services to homeowners. Sorting all this out would lead to paralysis for city staff.

The house to house 28 day turnover which could result through this bill is a sure recipe for decline in property value, cohesion in community spirit, and willingness to pay taxes.

What is the true purpose of this bill? Is it to throw out zoning regulation? Is it to undermine city services? Where in Michigan does this law benefit people? Not where building community spirit is a priority.

Put your efforts to building better communities, not to destroy their ability to govern. Do you want to live next to a 28 day turnover in neighbors? In a city, township, or county with a gutted ability to govern? Why was this bill introduced?

Vote to deny further consideration of this bill. Realtors are better than this!!

Angie Lake, please enter this email in the official committee record

You may reach me at monsma@sbcglobal.net, or 517/332-8287

Sincerely, Ralph Monsma

1350 Red Leaf Lane, East Lansing, MI

Angie Lake

From: Tracy L Locey <bradysupervisor@comcast.net>
Sent: Wednesday, May 1, 2019 10:14 AM
To: bradysupervisor@comcast.net
Subject: HB 4046

HB 4046 will have an adverse impact on our community. As a township with a beautiful lake, this legislation could open the door for a negative impact on the residents living by a short term rental. The potential exists for commercial interests to purchase multiple homes in our community for the sole purpose of renting them on a short term basis with no intent of ever occupying the premise. Brady Township has listened to our residents and enacted zoning to regulate short term rentals.

Brady Township believes township boards are best positioned to balance the unique needs of their community when addressing zoning issues and to protect the health, safety and welfare of residents, vacation visitors and renters.

Vote NO on HB 4046.

Tracy L. Locey
Brady Township Supervisor
PO Box 20
Vicksburg, MI 49097
(269) 649-1813

Angie Lake

From: Dennis Mitchell <dennismitchell@gmail.com>
Sent: Wednesday, May 1, 2019 10:09 AM
To: Angie Lake
Subject: HB 4046

Good Afternoon,

Please enter the following comments into the official committee record.

It was brought to my attention that HB 4046 is on the agenda at the Local Government and Municipal Finance Committee meeting at noon today, May 1st.

Lake Angelus goes on record as being very much against it.

We are a most unique city(300 residents - smallest in Michigan) and strongly prefer not to have residents turning their homes into Bed and Breakfast Inns.

This is the second consecutive year we've experienced state government attempting to void our local ordinances. This is not an anti big government rant, but simply pointing out that our residents know what's best for our community.

The Michigan Constitution grants cities the power to make ordinances and self govern. All we ask is that the Constitution be respected and allow our city to live the peaceful existence our ordinances provide.

Again, Lake Angelus is strongly opposed.

Kind Regards,
Dennis Mitchell - Mayor

Angie Lake

From: Nancy Duke <ngduke@gmail.com>
Sent: Wednesday, May 1, 2019 9:09 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Subject: House Bill 4046 Proposed Zoning Preemption

Dear Committee Members, etc. -

My strong advice, as a stakeholder, residential property owner and property tax payer is DO NOT PASS THIS REPREHENSIBLE BILL WHICH ATTACKS OUR LOCAL CITIZENS AND LOCAL GOVERNMENTAL CONTROL OF ZONING.

We have spent over two years working on a solution to regulations of Tourist Homes (ie. Short Term Rentals - STRs) with much citizen input in order to deal with the not only nationwide but worldwide upheaval STRs are creating. Many compromises have been made and this is on ongoing process.

How dare you consider stripping the local municipalities from our own due diligence for what can only be seen as promoting more money for real estate agents and property owners more interested in making a business out of their houses. Further this would promote commercialized communities in family/residential areas ruining the character that has been established over years and years.

Please put this on the record.

*Nancy Duke
213 6th St
Traverse City, Mi 49684*

Angie Lake

From: Malik <malik@goodwinmanage.com>
Sent: Wednesday, May 1, 2019 9:10 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake; Rep. Joe Tate (District 2); senahollier@senate.michigan.gov; dennerb@grossepointepark.org
Subject: Concerns about HB 4046

Dear representatives -

> My name is Malik Goodwin and I'm a resident of Grosse Pointe Park, MI. I am also an urban planning consultant, and also a planning commissioner for the City of Grosse Pointe Park.

>

> I am writing you to express my concerns with House Bill 4046. As one of our council members have pointed out in a separate correspondence to you, this one-size-fits-all legislation places an undue burden on communities like ours. The overwhelming majority of our residents are homestead property taxpayers. We are not a resort community whose economy is dependent on vacationers, which the proposed legislation appears to be skewed towards benefiting. What's troubling for me is that this bill declares the rental of a dwelling, including short-term rental, as a permitted use in all residential zones. Like Councilman Read, I feel that this bill will have the unintended effect of destroying the character of communities like ours in favor of those nonresident owners.

>

> As I understand the proposed legislation and from speaking with others, this bill would not allow our city to establish and enforce regulatory controls that it feels absolutely necessary to maintain the quality of life that people come to expect living in Grosse Pointe Park. I feel that the House Bill 4046 was not drafted with the precepts found in the Michigan Zoning Enabling Act in mind and may upset the balance that Grosse Pointe Park maintains between its largely residential make-up.

>

> One of Grosse Pointe Park's main selling features includes our community amenities, such as our schools, parks, places of business and worship and most importantly, it's people. The community has a proud culture of being a great place to raise a family. I can say as a person who was appointed by the City Council as a volunteer commissioner, I have a responsibility to inform and protect community interests, including protecting the property rights of all residents. In fact it's made very clear in the City of Grosse Pointe City Charter that "all officials of the City are to discharge their official duties in such a manner as to protect and further such residential character of the community."

>

> Again, I believe that the passing of House Bill 4046 in its current form will lead to the proliferation of unregulated short-term rentals in communities like ours without any remedies at the local level. Please help maintain the integrity of our community and defeat this bill as written.

>

> I request that my comments be entered into the official committee record.

>

> Regards,

>

> Malik Goodwin

> 1406 Beaconsfield Avenue

> Grosse Pointe Park, MI 48230

>
> Sent from my iPhone

Angie Lake

From: Jim schepers <jrschep49@gmail.com>
Sent: Tuesday, April 30, 2019 7:25 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Rep. Beth Griffin (District 66); Angie Lake
Subject: HB 4046

Members, House Local Government and Municipal Finance Committee

April 30, 2019

I am writing you in regard to your consideration of HB 4046.

I am opposed to this bill. It is a naked attempt by commercial interests to bypass actions taken by duly elected community officials who, on behalf of all community interests, have or are considering putting in place reasonable restrictions on short term rentals in their community, and thereby balancing community interests.

My small resort community of South Haven has worked through the conflicting interests to deliver a compromise that permits adequate controls, inspections of appropriate safety equipment and complaint responsive policing. It can be done. This bill would negate all local efforts to balance the various interests.

A short listing of negative outcomes of unrestrained short term rentals (ahead of the city's action) includes:

- Rapidly rising housing prices, fewer families with children and pressure on school system viability.
- Fewer permanent residents, more empty off season homes, and pressure on our hospital's viability.
- Approximately 25 % of our housing is now commercial, short term rental.
- Whole neighborhood have lost any sense of community with most housing having new faces each weekend of the season, or empty off season.
- Litter, parking issues, traffic, and noise accompany unrestricted short term rental

I could go on.

Please look at the whole picture.

Please include these comments in the official record of HB 4046.

Thank you for your consideration.

Jim Schepers
32 years at
52 Lake Court
South Haven, MI. 49090

Sent from my iPad

Angie Lake

From: Richard Neumann <r.neumann.arch@sbcglobal.net>
Sent: Tuesday, April 30, 2019 5:55 PM
To: Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Rep. James Lower (District 70); Angie Lake
Subject: Re: House Bill 4046

Dear House Local Government and Municipal Finance Committee Members:

I am writing in reference to House Bill 4046, proposing to remove local control over vacation rental properties.

I am opposed to House Bill 4046, as both a resident and a planning commissioner.

As resident of Petoskey, a vacation destination, I have experienced the negative impacts on pleasant single family neighborhoods that a vacation rental property brings within a block of my residence: constant turn-over and commotion of people coming and going during high-use summer months, and dark unoccupied houses during winter months. Not a good direction for a family neighborhood.

As a member of the Petoskey Planning Commission I hear about the problems caused by vacation rental use reported to the City. Vacation rental use should be limited to commercially zoned areas of the community, not single-family neighborhoods. And local planning commissions should retain the right to make such decisions, not the State of Michigan.

Also, I see real estate prices being driven higher by out of town purchasers who can afford to pay more because of the lucrative rental rates they charge, leaving less housing stock for local community members looking for housing.

Please do not pass HB 4046 out of committee. Thanks for reading this.

Rick Neumann
Richard Neumann Architect
610 Grand Avenue, Petoskey, MI 49770 / 231-347-0931 / r.neumann.arch@sbcglobal.net / richardneumannarchitect.com

Angie Lake

From: Christine M. Zuzga <CMZuzga@battlecreekmi.gov>
Sent: Tuesday, April 30, 2019 5:41 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake; Jennifer Rigterink; Rep. Matt Hall (District 63); Rep. Jim Haadsma (District 62); SenJBizon@senate.michigan.gov; Rebecca L. Fleury; Marcie M. Gillette; Jason L. Francisco
Subject: In regards to HB 4046

Honorable Chair Lower and Committee Members,

House Local Government and Municipal Finance Committee:

It has come to our attention that HB 4046 is on the agenda for the committee meeting scheduled for May 1, 2019. On behalf of the City of Battle Creek, we are opposed to House Bill 4046 due to the short-term and long-term negative impacts that it would have on our housing stock and the health, safety and welfare of our residents. While advocates promote the language as a way to address short term rentals, the most damaging outcome of this language is that it exempts ALL rental properties from being regulated by a municipality.

This legislation, if passed, would undermine the long-standing efforts of local government. The registration, inspection and permitting of rental property is imperative to ensuring that property occupied by anyone other than an owner meets minimum standards of the Property Maintenance Code.

Based on current data, 39.4% of our housing stock is rental property. Currently, there are 4,136 rental properties (representing 20,657 units) that are registered, inspected and permitted in the city of Battle Creek. This total of registered rentals represents 94% of all rental housing. Approximately .1% of rentals in the city are short term rental properties that are the purported subject of the proposed amendment.

In Battle Creek over the last six years, 44% of all rental registration inspections had one or more violations of the property maintenance code. This does not include proactive and complaint driven enforcement data. By eliminating the local authority's ability to regulate and inspect rental property, these violations would go unaddressed.

Short-term Impacts

- Local social service resources (i.e. rent and utility assistance) may be disbursed to landlords whose property does not meet minimum code standards. Currently, local service providers seek verification of valid rental permit data prior to allocating resources. This ensures that resources are being disbursed to tenants whose landlords are maintaining the property to minimum code standards.
- Increased safety hazards. Routine interior inspection of rental property ensures that a property meets safety code requirements ultimately decreasing the risk of a safety hazard from occurring.

Long-term Impacts

- Decline of interior property maintenance and property value. Routine interior inspection of rental property ensures that a property is well maintained and meets minimum health and safety standards.
- Increased neighborhood risk of decline rating. We use target area metrics at the block group level to establish a risk decline rating. This score is calculated for each neighborhood based on housing, foreclosure, vacancy and code compliance data. Rental property maintenance is a key stabilizer of decline and increased property investment.

Proponents of HB 4046 and its alternative language promote the necessity of an amendment to the Zoning Enabling Act to protect Michigan's travel and tourism economy by allowing short term rentals from being subject to regulations and inspections by a municipality. What advocates do not realize is that by allowing any home to be a rental without inspection allows for the potential for unsafe rental properties that can deter from Michigan's economy and highly respected reputation when it comes to tourism.

Another consideration is that International Building Code regulates housing and occupancy based upon length of stay, among other things. If amended and subsequently allowed in any residential property by right, it allows for multiple properties to potentially run afoul of building code requirements for rental properties including the potential for fire suppression.

Battle Creek faces different challenges than South Haven, or Muskegon, or Scottsville, but what we all have in common is that we have an obligation to ensure our citizens have access to safe and adequate housing. Every community in Michigan faces their own unique circumstances and is given the authority to regulate based on their local conditions and needs; this is recognized by the Home Rule City Act, Planning Enabling Act, and Zoning Enabling Act, among others. These and other statutes recognize the unique circumstances for each community and process by which the local electors may govern their city. HB 4046 removes takes a local municipality's ability to regulate based on their citizen's wishes, local demographics, neighborhood conditions, and most importantly, their adopted Master Plan.

If there is a desire to reduce regulations on short term rentals, there is more appropriate language that can and should be used, and only after a clear understanding of the various statues and laws that regulate housing. The proposed language should address the concerns at hand, not create unintended consequences that negatively impact communities throughout Michigan. The current language has widespread implications for all of Michigan's communities and locally, would decimate our very successful rental registration program that has served to maintain and increase property values, control blight, and ensure safe and adequate housing for our citizens.

Sincerely,

Christine M. Zuzga, AICP
Planning Manager
City of Battle Creek
10 N. Division Street
Battle Creek, MI 49014
(269) 966-3320

Mission for Battle Creek City Government

To ensure a safe, prosperous and culturally enriched community.

Vision for Battle Creek City Government

We envision Battle Creek as an extraordinary community where people choose to live, work and play.

Angie Lake

From: Jim Carruthers <jcarruthers@traversecitymi.gov>
Sent: Tuesday, April 30, 2019 9:23 PM
To: Rep. James Lower (District 70)
Cc: Angie Lake
Subject: HB4046

Representative Lower,

As a representative of Traverse City Michigan I'm writing you in reference to HB4046.

As the Mayor of Traverse City, I have great concerns over this bill. I have previously addressed this issue by letter to our representatives and I would like to briefly address you as the chair of the House Local Government and Finance Committee. Please share with your committee members.

Taking the rights away from local municipalities to regulate zoning issues that affect our local municipalities is just flat out wrong. As a city we are guided by the state zoning enabling act and we set zoning policy through our local planning and zoning regulatory commissions, who know our communities best. Why would representatives in Lansing feel it would be better for you to control local issues over those elected to do so by our citizens UpNorth?

Traverse City is blessed by many things and we have spent years planning our growth through our local planning process. Managing our zoning as it relates to tourism is best accomplished by the very communities that provide that platform. Our doors are open to visitors and I strongly believe we should be able to reasonably regulate zoning around tourism so as not to destroy the very character that makes it so nice UpNorth.

Traverse City is a vibrant community that attracts many people to enjoy this beautiful part of the State. Our real estate values are through the roof, making it very difficult for service industry workers to afford to live here, which challenges our economy. We are already challenged by the tourist home/Airbnb rental market as it's driving up values further, making it that much more difficult for people to invest and live here. Our working class is being pushed out by the rising cost of real estate which is artificially driven up by the Airbnb phenomenon.

The Airbnb market is very damaging to many communities and news coming from desirable communities all over this country is showing how this market is pushing out locals, catering solely to high-end rental markets. Neighborhoods are becoming over come by homes that are now mini-hotels that do not have to follow the regulation that hotels must abide by. Our local Tourism bureau is very concerned by this and how it is affecting our regulated hospitality industry.

I do not support HB 4046 and ask you to please think long and hard over taking away local control of our vacation rental and housing market. Local communities know the market best and regulation should be left to local planning and zoning commissions.

Please vote against this Bill.

Thank you for your consideration and your services to the great state of Michigan.

Sincerely,
Jim Carruthers
Mayor
Traverse City

Sent from my iPad

Angie Lake

From: Pam Colestock <pcolestock@cityofeatonrapids.com>
Sent: Tuesday, April 30, 2019 9:22 PM
To: Angie Lake
Subject: HB 4046

Please add the below comments sent to all the committee members, to the official record:

Dear Representative,

I am writing to you in opposition of House Bill 4046 that your committee will be discussing tomorrow.

As a City Council member, I see how detrimental this could be to our community if the local control was taken away. In Eaton Rapids, we have a large population of renters and our City Council has recently made a commitment to strengthening our property code ordinance for rentals so that renters can have the peace of mind that their home is being taken care of properly. Many times rental homes are simply an extra income to the owner, but they neglect the property and that makes a negative impact on the citizens and the community as a whole.

This bill would further allow substandard conditions to continue and would take away the municipality's responsibility to making positive impacts on their community.

I am asking you and your other committee members to please reconsider this bill and leave the zoning enforcement to the local officials who are best equipped at managing these zoning situations.

Thank you for your time.

Respectfully,

**Pam Colestock
Eaton Rapids
City Council-Mayor Pro Tempore
517-410-9472-cell
517-441-9559-home**

Angie Lake

From: Linda Singer <office@laketolake.com>
Sent: Tuesday, April 30, 2019 8:20 PM
To: Angie Lake
Subject: Please enter MBBA's opposition to HB 4046 into the Official Committee Record:

To the Honorable Representatives of the Local Government and Municipal Finance Committee:

I represent the statewide trade association supporting the Michigan bed and breakfast industry. While I am not your constituent, many of our members are. Without a single opposing voice, Michigan Bed and Breakfast Association's Board of Directors and its members are among the statewide coalition of governmental units and lodging properties that oppose HB 4046 and want to see it stopped dead in its track at the Wednesday, May 1 meeting of the Local Government and Municipal Finance Committee of the House of Representatives.

The proliferation of AirBnBs and unregulated home shares is in the thousands across Michigan. Unregulated and often illegal short-term rentals have put not just B&Bs at risk -- but the entire lodging industry in Michigan and around the world.

The issue is that these unregulated Short Term Rentals (STRs), or home shares, don't pay taxes and aren't commercially insured and inspected. They don't bear the costs of doing business a legitimate B&B -- or a hotel or motel does. Thus, STRs can and do undercut the rates of law-abiding lodgings, creating an unlevel playing field that allows them to steal customers by price advantage.

MBBA is on the record as supporting home sharing -- as long as home shares abide by the same rules and regulations and pay the same taxes and community assessments that are legally required of legitimate lodgings.

HB 4046 would make it legal for any residence in any and all Michigan communities to let rooms to guests in exchange for money without being zoned, taxed or treated as commercial enterprises. Not fair. An exchange of money for goods is a commercial transaction. It's not just a bad idea for tax-paying, law-abiding lodging properties; it is an extremely bad idea for consumers who are guaranteed no health and safety protections while likely never considering that aspect when weighing the cheaper price charged by the STR against the legitimate lodging. It is not fair and just plain bad business.

The only beneficiaries of HB 4046 are members of the Michigan Realtors Association, which is sponsoring the bill in the name of "property rights" with the financial backing of AirBnB. Today, the number-one source of income for realtors is selling second homes to buyers who they then encourage to rent out the home or rooms in the home on a short-term basis to afford the second mortgage. This is no more than corporate greed, to the detriment of the unique neighborhood cultures of our Michigan communities.

Not least is the plain, hard fact that Michigan's lodging industries -- and the tourism industry as a whole -- can't get labor to run their enterprises because workers cannot afford housing in high-tourism areas. Considering tourism is a top Michigan industry and source of tax revenue, passing HB 4046 out of committee would be like cutting off your nose to spite your face. We must have affordable housing for workers in all our communities -- urban, rural and resort. As long as a bill like HB 4046 could govern the home-buying industry, lack of affordable housing would only get worse. And it would affect everyone -- including you and your family where you vacation in Michigan and the community in which you live.

Please vote no to corporate greed. Please vote NO to HB 4046.

Thank you.

--

Linda Singer, Administrative Director

Michigan Bed & Breakfast Association | 6757 Cascade Rd SE #241 | Grand Rapids MI 49546

office@laketolake.com | [616-575-1610](tel:616-575-1610) | Fax [616-575-0270](tel:616-575-0270) | www.laketolake.com



[Sign-up for our B&B news!](#)

Angie Lake

From: Breezy - <breezymichigan@hotmail.com>
Sent: Wednesday, May 1, 2019 8:28 AM
To: Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake; Rep. James Lower (District 70)
Subject: HB 4046

I'm writing to tell you of my opposition to HB 4046 which attempts to take decisions away from local governments who represent the people's wants in that area for zoning issues. This bill would make a blanket decision on something that should be determined by the communities themselves. I urge you to not support this bill.

Breezy Silver
East Lansing, MI

Angie Lake

From: ARNOLD WEINFELD <weinfeld6@comcast.net>
Sent: Wednesday, May 1, 2019 8:23 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake
Subject: HB 4046

Honorable Members of the House Local Government Committee,

My name is Arnold Weinfeld and I serve on the Delta Township Planning Commission. I am writing today to ask for your opposition to House Bill 4046 both as introduced and the substitute that will be before you today in the House Local Government Committee.

As you know Michigan has long been considered a "Home Rule" state where local residents and local elected officials have been empowered and trusted to make decisions appropriate to their own community. Unfortunately, House Bill 4046 would undermine local control by limiting a local governments ability to regulate short term rentals as they see fit.

This is an especially important issue for those Michigan communities that rely on tourism, many of which are small towns located throughout our state. No where is the philosophy of local control and home rule more important. To have the state dictate terms of how residents should run their communities is counter to the traditions and culture we find there and across our state. House Bill 4046 in its current forms is an affront to that tradition.

I urge you to work together with those who represent the planning community and local governments at the State Capitol, namely the Michigan Association of Planning and Michigan Municipal League in a cooperative and collaborative manner to identify solutions that will identify solutions to this issue.

Thank you for your consideration in this matter. I ask that my comments be added to the official committee record.

Arnold Weinfeld

Lansing, MI 48917

Angie Lake

From: Joe Hefelee <jhefele@rogerscity.com>
Sent: Wednesday, May 1, 2019 8:18 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Rep. Sue Allor (District 106); senjstamas@senate.mi.gov; Scott McLennan; Joan & Gary Nowak; Ken Bielas - Council (kbielas@charter.net); Dick Adair (chiefwahoo.da@gmail.com); Larry Fuhrman (Councilmanlarry@gmx.com); Terri Koss; Toby Kuznicki; Angie Lake
Subject: HB 4046

Dear legislators:

It has come to my intention that HB 4046 will be discussed in Committee this morning.

This bill, if adopted, would tie the hands of local city councils and planning commissions that wish to put reasonable restrictions on short-term residential rentals.

As a northern Michigan community on the shores of Lake Huron, Rogers City has several residential properties that presently serve as short-term rentals.

Though we have received a few complaints from neighboring property owners associated with such properties, the City has up to now decided against regulating them.

That said, it is without question that such properties are a hybrid between residences and hotels/B&B's, both of which are regulated through local zoning.

The decision on how best to regulate such properties, to best create a harmony between short-term rentals and traditional residences, is best left to local government.

Each community is different. Each neighborhood is different. What works for one, does not always work for another.

No one better understands the needs and wants of each community than the local government that represents it.

We value our short-term residential rentals here in Rogers. They are a vital piece of the tourism puzzle that is so very important to our community.

But we value local control over zoning – over our ability to do what we believe is in the best interests of our community as a whole – even more.

For that reason, we ask that HB 4046 be rejected and that decisions on local zoning issues be left where it belongs – in the hands of local government.

Thank you.

Joe Hefelee

City Manager
City of Rogers City

Angie Lake

From: Deni Scudato <deniscudato@yahoo.com>
Sent: Wednesday, May 1, 2019 8:13 AM
To: Angie Lake
Subject: HB 4046

Pls pass my comments on to the committee.

HOW CAN ANYONE CLAIM THIS WOULD NOT BE A COMMERCIAL USE OF PROPERTY? Unless it's being rented out free of charge, this is a commercial, for-profit use. In fact that is the entire idea behind it — to make money.

People/families don't live in residential neighborhoods to be surrounded by a revolving door of strangers who don't care about obeying local ordinances (noise, trash, parking). We have seen the havoc STRs produce in Traverse City, which is precisely why they are not allowed now.

Leave local ordinance making to local jurisdictions and screw the money grubbing realtors who back this bill, blinded by dollar signs.

Denise Scudato

Traverse City

Sent from my iPhone6

Angie Lake

From: Rosalie M. Plechaty <plechatyrm@gmail.com>
Sent: Wednesday, May 1, 2019 7:15 AM
To: Angie Lake
Cc: Kate Hosier
Subject: SB 329/HB 4046

Ms. Angie Lake, Local Government and Municipal Finance Committee Clerk

Good morning,

Please include my comments below for the record regarding the HB4046.

I am a 10-year resident of South Haven and a member of the Planning Commission. We strive, on the request of our citizens and council members, to offer a balance to our community, of our healthy tourism industry and neighborhood living. This bill would seriously set back the years of work and take away the rights of our citizens that made their wishes clear and the autonomy of the City of South Haven. I strongly oppose this bill.

Thank you,

Rosalie Plechaty
559 Monroe Blvd.
South Haven, MI 49090
269-271-6307

Angie Lake

From: jhiddema@aol.com
Sent: Wednesday, May 1, 2019 7:14 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake; Rep. Beth Griffin (District 66)
Subject: HB 4046

Good Morning:

I am a resident of South Haven Michigan and I am against HB 4046 which will take away the ability of local government to regulate Short Term Rentals (STR).

We have lived in South Haven for 19 years and in that time we have lost all our full time neighbors. We live on a totally dark street from October to June! EVERY house is empty because it has been turned into a short term summer rental. When we moved here, the HS basketball coach and his family lived across the street. Betty lived next door- she worked at the bakery downtown. Two doors down, Tony, Ann, their 3 children, dog and 2 cats were neighbors. These neighbors are ALL GONE- they sold their houses to the realtors, outside investors and others who have capitalized on the STR market. WE HAVE NO NEIGHBORS! NONE.

South Haven has been trying very hard for the past few years to reach a compromise between the STR investors and the needs of local residents. I am hopeful that by LOCAL regulation of STRs we can achieve a balance between the vacation rental owners and residents.

I know that tourism is very important to South Haven- but our visitors love this town because its "quaint" and they can "live like a local" for a week. How can they do this if there are no locals? My husband is a dentist and practiced in South Haven for 15 years. Not once did a short term renter turn into a patient. Our school enrollment falls every year. How can you have a town when no one lives here? If this bill becomes law, there will be no way to stop the conversion of every house into a short term summer rental.

Some law makers believe this is only a resort town issue, but I disagree. If this bill becomes law, I think every college town; Ann Arbor, Kalamazoo, East Lansing, Grand Rapids, Big Rapids, Mount Pleasant, etc will face an issue with student rentals. All the local ordinances regulating student rentals in college towns will be negated. For example, a landlord could rent a house, in any neighborhood to 12 students and have each of them sign the lease for 1 month. It would technically be an STR. How in the world would the municipality regulate this?

Please don't let this bill go any further. Zoning should be regulated by the local municipality.

Thanks

Joan Hiddema
212 Monroe St.
South Haven, MI 49090

Angie Lake

From: Lauri Read <readL@grossepointepark.org>
Sent: Tuesday, April 30, 2019 10:51 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake; Rep. Joe Tate (District 2); senahollier@senate.michigan.gov; dennerb@grossepointepark.org
Subject: House Bill 4046/short-term rentals

Good evening representatives -

I am a council member for the City of Grosse Pointe Park. We are a residential community bordering Detroit to the east.

I am writing you to express my concerns with House Bill 4046. This one-size-fits-all legislation places an undue burden on communities like ours. We are a city of 11,500 residents. Approximately 21% of our property parcels are rental properties. That accounts for roughly 13.5% of our taxable totals (i.e., non-homestead taxes). The overwhelming majority of our residents are homestead property taxpayers. We are not a resort community whose economy is dependent on vacationers.

I have read the **Michigan Realtors** arguments in support of this bill, among them to protect a practice that has long been permitted and is essential to the viability of **local resort economies**. **That's not Grosse Pointe Park**. Our city and residents have never relied on the short-term rental market to sustain home-ownership. In fact, the local realtors I have spoken with are not in favor of this legislation and were unaware of this issue being pushed by their state organization. Several were shocked to learn that this bill declares the rental of a dwelling, including short-term rental, as a permitted use in **all residential zones**.

There are many similar communities to ours in the state. We are a dense inner-ring suburb (5000+ residents per square mile). We are not a resort communities reliant on tourism. We are neighbors who are bound together by institutions like schools, houses of worship, little league and parks. Your bill invites investors to set up short-term rentals for a transient population in place of residents who are stakeholders, some of whom may be only a few feet from said short-term rental. While I understand the desire to protect the rights of non-homestead property owners, this bill will have the unintended effect of destroying the character of communities like ours in favor of those nonresident owners. I am accountable to the voters who elected me. This bill would not allow our city to determine the number of short-term rentals permitted, the numbers of days a property could be rented, or otherwise enact zoning and local ordinances to protect our community.

House Bill 4046 puts in place a preemption upsetting the delicate balance between property rights and the established, transparent process for local decision-making. The Michigan Zoning Enabling Act lays out the process for local government to draft regulations driven by public input through an open process. House Bill 4046 undermines that process and removes the voice of local citizens, rendering local government powerless to respond and act.

Our residents look to us to establish and maintain community standards, including protecting the property rights of all residents. The proliferation of short-term rental in communities like ours present a host of issues,

including destabilizing neighborhoods and depleting enrollment in our local schools. In fact, we are currently facing declining enrollment in our local school district; this legislation would only exacerbate the problem. This is a community of neighborhood schools and sidewalks. Our non-homestead properties are filled with renter-residents who are part of the fabric of our community. They are college and graduate students, professionals and tradespeople, families with school age children, empty-nesters and seniors who choose to be close to family and amenities.

Finally, I read with interest the Michigan State Housing Development Authority's forecast of a housing shortage of 150,000 homes in Michigan by 2045. The housing shortage will not be felt in resort communities, but where people live and work, in cities, neighborhoods, bedroom communities and suburbs. We would all be affected by this legislation and powerless to determine and set our community standards.

Please help maintain the integrity of our community and defeat this bill as written.

I request that my comments be entered into the official committee record.

Regards,

Lauri A. Read
Councilmember
City of Grosse Pointe Park
15115 E. Jefferson
Grosse Pointe Park, MI 48230
313/822-6200
313/717-8777 (cell)
email: ReadL@grossepointepark.org
www.grossepointepark.org

Angie Lake

From: Anne Hill <annehill696@gmail.com>
Sent: Tuesday, April 30, 2019 4:50 PM
To: Angie Lake
Subject: HB 4046 Concern

Dear Clerk,

The following letter has been sent to each of the Representatives on the Local Government and Municipal Finance Committee. Please include it in the official correspondence for this Committee regarding this bill.

Dear Representative,

I have two concerns regarding HB4046:

- 1.) How will this affect a Rental Restriction Overlay?
- 2.) Can short term rentals automatically renew and result in long term rentals?

Specific to item #1. I am the president of the Hawk Nest Home Owners Association, and live in a community of 380 single family condominiums that are very close together. Approximately 50% of the homes have children ages 10 years and younger. A few years ago, we had problems with college students renting homes, 3-4 students lived in each home, there were loud parties at night, and cars going way too fast on our narrow streets. We worked with the City of East Lansing to get a Rental Restriction overlay, in which over 66% of our home owners signed the petition in support of the Overlay. It would be a huge setback for safety, not to mention peace of mind for working families in our neighborhood if rentals were allowed.

Thank you for your consideration of this issue as you work through the legislation.

Respectfully,

Anne Hill

685 Buteo Dr

East Lansing, MI 48823

517-410-6534

Angie Lake

From: LeighAnn Mikesell <leighann.mikesell@shorelinecity.com>
Sent: Tuesday, April 30, 2019 4:42 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Cc: Frank Peterson
Subject: HB 4046

Please include these comments in the official record for HB 4046.

I am writing to oppose HB 4046, which seeks to eliminate local government's ability to regulate short term rentals. Communities across Michigan have been experiencing the impacts of short term rentals for several years, and Muskegon is no exception. Short term rentals can have a huge and detrimental impact on the quality of life in a neighborhood, and local government should be able to address the impacts locally. The City of Muskegon has enacted regulations to address the impacts of short term rentals on our neighborhoods in response to numerous short term rentals that have been in operation within our city.

These regulations should not be undermined by state law. It is important for local agencies to institute controls on these types of businesses. Short term rentals are appealing as an alternative to hotels and are providing additional commercial accommodations in Muskegon. We also recognize that short term rentals provide income to home owners who are willing to share their property with visitors.

Unfortunately, there are also negative impacts from these rental options. Prior to implementing ordinances to regulate short term rentals, several neighborhoods in Muskegon have experienced difficulty with noise, trash, fireworks, insufficient parking, excessive fires, and the like from the existing short term rental properties. Neighborhoods quickly lose their sense of community when the residents only spend a week or two in the area at a time. It is prudent to regulate short term rentals to ensure that surrounding neighbors can continue to enjoy their property as well.

Muskegon's zoning ordinance requires special use permits for commercial uses in a residential neighborhood. Since short term rentals are a commercial use which generates income and provides a service much like a hotel or resort, they must be treated as such. A local ordinance regulating short term rentals can provide protection for property owners, renters and the surrounding neighborhood. Our ordinance addresses items that impact health and safety, environmental laws, parking, and security with the intent of protecting residents, visitors, property and public space.

Thank you for your attention to this matter.

Sincerely,

LeighAnn Mikesell

Director of Municipal Services
City of Muskegon
231-724-6944
www.shorelinecity.com

WATCH MUSKEGON

Angie Lake

From: Eric Waara <eric.waara@cityofhoughton.com>
Sent: Tuesday, April 30, 2019 4:33 PM
To: Rep. James Lower (District 70)
Cc: Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake; Rep. Greg Markkanen (District 110); senemcbroom@senate.michigan.gov
Subject: HB 4046 - Opposition

Chairman Lower and Committee Members,

We ask that the Committee Clerk enter these comments into the official record.

We understand there is a hearing on HB 4046 scheduled for May 1 and wanted to register our strong opposition to such a short sighted legislative attack on local governance. This bill in its present form would remove local control from short-term rentals and then will have a disastrous effect on rental property safety and quality – and the neighborhoods of which they are part. Houghton is a college town with Michigan Tech. Nearly ¼ of our housing units are “college rental” properties. Houghton has worked incredibly hard over the past decades to institute a fair and logical rental licensing program to ensure the basic safety of the hundreds of rental properties; a task that was made necessary after the death of a student in a fire at a crowded college rental. The potential for landlords to convert those college rentals to automatic renewal short-term rentals with what would amount to zero oversight will not only endanger the tenants, but will be a giant step backwards for communities such as Houghton who have invested years into zoning ordinances and rental licensing that have protected not only renters, but those families who own and occupy their own homes alongside the rental properties.

This is about Michigan communities being able to decide for themselves democratically what is best for them. Please do not let this bill pass.

Sincerely,

Eric T. Waara, P.E.
City Manager
City of Houghton
616 Shelden Avenue
Houghton, Michigan 49931
www.cityofhoughton.com

Angie Lake

From: Michael Moran <moran@aatwp.org>
Sent: Tuesday, April 30, 2019 4:30 PM
To: Rep. Jason Sheppard (District 56); Rep. James Lower (District 70); Angie Lake
Subject: HB 4046
Attachments: MAP Opposition Letter to HB 4046 (Short Term Rentals) (004).pdf

I am and have been for 17 years the Supervisor of Ann Arbor Charter Township. For more than 30 years before serving as Supervisor, I was a lawyer practicing in Michigan. I write to oppose HB 4046 as an unwarranted and unwise interference with local control that will cause interpretation problems and litigation for years to come. Those legal problems are clearly identified in the Analysis of the Michigan Association of Planners provided to this committee on April 26, 2019. Rather than repeating those problems, I attach the MAP document to this email.

HB 4046's assertion that short-term rentals are not a "commercial use of property" defies understanding. The very purpose of sequential, short-term rentals is for commercial gain at the expense of neighboring residents and competing businesses without any of the protections that those similar businesses, like hotels and motels, are required to provide. HB 4046 will create a competitive advantage to such short-term rentals without justification.

Given the nuisances experienced by many who are neighbors to short-term rentals, HB4046's provision that short-term rentals cannot be regulated by Conditional Use Permits unless all uses in the zoning district is subject to that process likewise makes no sense. The Conditional Use Permit process is designed to focus on those aspects of the short-term rental commercial business that can truly create nuisance conditions. Preventing such regulation is a clear invitation to ignore those potential uses and unwarranted interference with local control.

Again, so as not to repeat the MAP analysis let me say that I agree with virtually everything in that MAP Analysis except the proposed amendments to HB 4046 that MAP indicates might make HB4046 acceptable. It is my opinion that none of those suggested amendments individually nor all of them in combination would be an improvement over defeating HB 4046 wholesale. HB 4046 is an unwarranted and unthoughtful intrusion into local control and no tinkering with it can solve its defects.

Please provide a copy of this statement to all committee members

Michael Moran
Ann Arbor Chart Township Supervisor

Angie Lake

From: Christa Azar <cdazar45@yahoo.com>
Sent: Tuesday, April 30, 2019 3:48 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); jim.ellison@house.mi.gov; williamsoweby@house.mi.gov; Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake; Rep. Robert Wittenberg (District 27); senjmoss@senate.michigan.gov; Rep. Brad Paquette (District 78)
Subject: HB 4046 opposition

Hello,

I read an analysis of HB 4046 and would like the following comments to be included in official record for this legislation.

I am opposed to the bill because it would prevent local governments from regulating short term rentals under local zoning, because it is contrary to existing MI Court of appeals decisions and it leaves nearby landowners unprotected from negative impacts of short term rental if local governments cannot use conditional use or special use permits to regulate short term rental.

If this bill goes forward you might as well throw out any 'Pure Michigan' inference because the commercialization of properties as rentals would run over property owners' quality of life and their ability to enjoy their property as set up through local zoning.

I oppose the bill and ask that you do not support it.

Thank you,
Christa Azar
861 W Oakridge
Ferndale, MI
48220

Angie Lake

From: BRENDA MCNABB-STANGE <stangebmc@sbcglobal.net>
Sent: Tuesday, April 30, 2019 3:56 PM
To: Rep. Julie Calley (District 87)
Cc: Angie Lake
Subject: HB 4046

Dear Representative Calley,

I am writing to Voice my Opposition to HB 4046. This Bill takes away a Community's right to regulate its own area and could create substantial problems for its citizens. This Bill allows short term rentals in all neighborhoods, regardless of how close the houses are together or whether there is adequate parking for the users. Although regulation is allowed, zoning is preempted, so a neighborhood may not establish a regulation prohibiting such use, or to establish it as a special use. Municipalities should not have this right to establish their own zoning districts taken away from them.

Please Vote No on this Bill.

Sincerely,
Brenda McNabb-Stange
Council Member, City of Hastings

Angie Lake

From: Paiz, HW Council <vpaizhw@gmail.com>
Sent: Tuesday, April 30, 2019 4:05 PM
To: teveMarino@house.mi.gov; Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Rep. James Lower (District 70)
Cc: Angie Lake; Rep. Tenisha Yancey (District 1); senahollier@senate.michigan.gov
Subject: HB 4046

House Local Government and Municipal Finance Committee members,

I ask that you reconsider the probable efficacy of HB 4046.

While the overall argument of HB 4046 is personal vs government, the fact is that each of us lives in a single community that requires strong leadership to address the concerns of *individual* residents. HB 4046 kills local government's ability to respond to the needs and wants of *each* of the residents we are elected and sworn to work for, and instead acquiesce to the wants of only a few.

In short, HB 4046 prevents the *thousands of individuals* of my small city from having any say in the placemaking of our neighborhoods and businesses, and smothers inspiration and community involvement.

My City of Harper Woods has approximately 5,400 homes which includes 37% rental units. I can tell you first hand how many of our 14,000 residents struggle to maintain a sense of "home" and community when the neighbors are transients -- a revolving door of people who have no vested interest in our property taxes, home valuations, schools, police force, or the stability of home ownership or community pride. HB 4046 renders residents to live in a purgatory without any hope of realizing inspiration and potential or developing the assets we believe to be in the best interests of our community. HB 4046 encourages a "why bother" attitude, a sense of resignation, and people leaving this city to move to where they believe there are like-minded homeowners who live next door instead of in another county.

In considering HB 4046, please give consideration to the *thousands of homeowners that actually do live in our community* and our need for self-determination.

Best regards,

~Veronica Paiz, Harper Woods City Councilperson vpaizhw@gmail.com

PS: Please enter these comments into the Committee Record

Angie Lake

From: Jessica Nelson <jnelson@nilesmi.net>
Sent: Tuesday, April 30, 2019 4:09 PM
To: Rep. Brad Paquette (District 78)
Cc: Angie Lake
Subject: House Bill 4046

Representative Paquette,

I see that House Bill 4046 is on the agenda in committee tomorrow at noon. This bill takes power away from local municipalities to regulate this issue. As a local city council member and your constituent, I am opposed to this bill. Though likely well-intentioned, this legislation could be exploited by disreputable landlords to minimize the rights of tenants. Ultimately, local communities are better poised to create ordinances to regulate this activity. We do not need a state mandate for short-term rentals.

I ask that my comments be entered into the official committee record.

Thank you for your time, sir.

Council Member Jessica Nelson
City of Niles, MI

Angie Lake

From: Lake Ann Village Trustees <lakeanntrustees@gmail.com>
Sent: Tuesday, April 30, 2019 4:27 PM
To: Angie Lake; Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Subject: Fwd: Action Alert on Short-term Rental Bill

I oppose House Bill 4046

Julie Knauss
Trustee
Village of Lake Ann, MI

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

From: Michigan Municipal League <kwozniak@mml.org>
Date: Tue, Apr 30, 2019, 12:27 PM
Subject: Action Alert on Short-term Rental Bill
To: <lakeanntrustees@gmail.com>



Important Alert

Action Needed on Short-term Rental Bill

House Bill 4046 would preempt local government control

House Bill 4046 is on the agenda of the House Local Government and Municipal Finance Committee at 12 noon on Wednesday, May 1. This legislation, backed by the Michigan Realtors, is an amendment to the Michigan Zoning Enabling Act preempting local government from regulating rentals of less than 28 days.

The League is opposed to this attack on local democracy! We urge you to share your concerns at the hearing:

- **Wednesday, May 1, 12 Noon, in Room 521 of the Anderson House Office Building, 124 N. Capitol Ave., Lansing, MI 48933.**

If you're unable to attend in person, please contact committee members and legislators:

1. **Email committee members** (email addresses below)
2. **Copy your email to the committee clerk** (email address below) asking for your comments to be entered into the official committee record
3. **Copy your email to your local Representative and State Senator.**

Your assistance is very important in defeating HB 4046. For more information, please read this [Inside 208 blog](#).

If you have any questions, please contact the League's Jennifer Rigerink at jrigerink@mml.org or 517-908-0305.

House Local Government and Municipal Finance committee members:

JamesLower@house.mi.gov (Committee Chair)

SteveMarino@house.mi.gov

KathyCrawford@house.mi.gov

JulieCalley@house.mi.gov

GaryHowell@house.mi.gov

GaryEisen@house.mi.gov

LukeMeerman@house.mi.gov

BradPaquette@house.mi.gov

JimElison@house.mi.gov

WilliamSowerby@house.mi.gov

AlexGarza@house.mi.gov

KaraHope@house.mi.gov

PadmaKuppa@house.mi.gov

Committee Clerk: alake@house.mi.gov

Michigan Municipal League | 1675 Green Road, Ann Arbor, MI 48105

[Unsubscribe lakeanntrustees@gmail.com](mailto:Unsubscribelakeanntrustees@gmail.com)

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Sent by kwozniak@mml.org in collaboration with

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Angie Lake

From: Carol Singh <creaturecomfort2@hotmail.com>
Sent: Tuesday, April 30, 2019 3:15 PM
To: Angie Lake
Subject: HB 4035

Dear Committee Clerk

I am requesting that my email be entered into public testimony.

Please consider the consequences if local municipalities are no longer allowed to enact breed specific ordinances.

I believe that it would be a power grab by the state of Michigan to not allow local governments such as Waterford and Ypsilanti to keep their laws such as they are , and to protect citizens instead of dangerous dogs.

I myself was attacked by a pit bull dog and my life was forever changed. I still have physical scars from that attack.

Please don't allow others to suffer the same fate.

Carol Singh
39786 whitewater drive
Harrison Twp, MI 48045
creaturecomfort2@hotmail.com
586-489-6375

Sent from Outlook

Angie Lake

From: Ridley, Nancy <NRIDLEY@mt-pleasant.org>
Sent: Tuesday, April 30, 2019 3:17 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake
Subject: HB4046 committee hearing

Importance: High

Dear House Local Government and Municipal Finance committee members –

I am writing to you today in regard to the House Bill 4046 which is on your committee agenda for May 1. The City of Mt. Pleasant shares concerns similar to what I am sure you are hearing from other cities around the state.

In February, 2018 the City of Mt. Pleasant adopted a new zoning ordinance and we specifically included provisions in our zoning ordinance to allow for short term rentals. Our new code was crafted in a way that addresses the concerns/specific desires of our local community in regard to potential impacts short term rentals might have on surrounding neighborhoods and homes. In the 14 months since our zoning code was adopted, we have approved six short term rentals in our city and each of them has been approved the first time they were considered by the Planning Commission. We believe what we have done locally addresses our local situation.

Mt. Pleasant is proud to be the home of Central Michigan University. One of the attributes common to smaller cities such as us that host a university is that we have a rental/owner-occupied mix of residential housing of approximately 65% rental occupied and 35% owner occupied. This results in opportunities and challenges that are different than opportunities and challenges experienced by other cities across the state. In 1973, we implemented a Housing Licensing Code. The specific purpose of our ordinance is to "provide minimum requirements for the health, safety and welfare of the general public and the owners and occupants of certain residential buildings". Over the 46 ensuing years, we have modified our ordinance and our inspection process in response to housing activities that occur within our city and have found ways to address those opportunities and challenges that work best for our city.

This is not a "one size fits all" matter that can be decided by state legislation. We have significant concerns with HB4046 and urge the Committee members to let these important matters be decided by the elected officials in their own local communities.

Nancy Ridley

City Manager
City of Mt. Pleasant
320 W. Broadway Street
Phone: (989) 779-5321
www.mt-pleasant.org

Mt. Pleasant

[meet here]

Angie Lake

From: Ridley, Nancy <NRIDLEY@mt-pleasant.org>
Sent: Tuesday, April 30, 2019 3:17 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake
Subject: HB4046 committee hearing

Importance: High

Dear House Local Government and Municipal Finance committee members –

I am writing to you today in regard to the House Bill 4046 which is on your committee agenda for May 1. The City of Mt. Pleasant shares concerns similar to what I am sure you are hearing from other cities around the state.

In February, 2018 the City of Mt. Pleasant adopted a new zoning ordinance and we specifically included provisions in our zoning ordinance to allow for short term rentals. Our new code was crafted in a way that addresses the concerns/specific desires of our local community in regard to potential impacts short term rentals might have on surrounding neighborhoods and homes. In the 14 months since our zoning code was adopted, we have approved six short term rentals in our city and each of them has been approved the first time they were considered by the Planning Commission. We believe what we have done locally addresses our local situation.

Mt. Pleasant is proud to be the home of Central Michigan University. One of the attributes common to smaller cities such as us that host a university is that we have a rental/owner-occupied mix of residential housing of approximately 65% rental occupied and 35% owner occupied. This results in opportunities and challenges that are different than opportunities and challenges experienced by other cities across the state. In 1973, we implemented a Housing Licensing Code. The specific purpose of our ordinance is to "provide minimum requirements for the health, safety and welfare of the general public and the owners and occupants of certain residential buildings". Over the 46 ensuing years, we have modified our ordinance and our inspection process in response to housing activities that occur within our city and have found ways to address those opportunities and challenges that work best for our city.

This is not a "one size fits all" matter that can be decided by state legislation. We have significant concerns with HB4046 and urge the Committee members to let these important matters be decided by the elected officials in their own local communities.

Nancy Ridley

City Manager
City of Mt. Pleasant
320 W. Broadway Street
Phone: (989) 779-5321
www.mt-pleasant.org

Mt. Pleasant
[meet here]

Angie Lake

From: Sally Elmiger <selmiger@cwaplan.com>
Sent: Tuesday, April 30, 2019 3:18 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Cc: Rep. Yousef Rabhi (District 53); senjirwin@senate.michigan.gov
Subject: Opposition to HB 4046

Representative Jason Sheppard Anderson
House Office Bldg.
N-990 House Office Building Lansing, MI
48933

Honorable Representative Sheppard,

I am a professional planner, and I work with local governments and citizens in Michigan. Our firm represents over 70 communities across Michigan, and we have talked with our clients about the current effort to remove oversight of short term rentals from local government. I oppose HB 4046, for the following reasons:

1. Local governments have been given the right through the Planning Enabling Act and the Zoning Enabling Act to determine appropriate land uses throughout their jurisdiction. HB 4046 takes that right away.
2. STR's could be, but don't have to be, commercial land uses. However, taking away local regulation eliminates a community's ability to balance the rights of those not wanting to open their home to STRs, and those who do.
3. HB 4046 also eliminates the ability for a community who wants STRs to have reasonable regulations to protect neighbors from unwanted impacts, such as traffic, parking problems, and increased noise.
4. HB 4046 also opens single-family neighborhoods to commercial uses. Without any local oversight, these commercial uses can and will degrade single-family districts, and negatively impact the quality of life for tax-paying residents.

The bottom line is local governments should be able to decide how STRs are allowed and regulated, if at all. Please do not advance this bill. I also ask that if a bill is desired, you work with the Michigan Planning Association (MAP). This organization understands local governments, and can provide the professional advice needed to create a framework that leads to a balanced approach to short-term rentals.

Please include these comments in the official record for HB 4046.

Thank you,

Sally

Sally M. Elmiger, AICP, LEED AP

PRINCIPAL

Carlisle/Wortman Associates, Inc

PH: 734.662.2200

Fax: 734.662.1935

SElmiger@CWAPlan.com

<http://cwaplan.com>



Please consider the environment before printing this email

Angie Lake

From: Carol Glanville <cglanville@walker.city>
Sent: Tuesday, April 30, 2019 3:08 PM
To: Rep. James Lower (District 70)
Cc: Rep. Mark Huizenga (District 74); SenPMacGregor@senate.michigan.gov; Angie Lake
Subject: HB 4046 Concerns

Representative Lower

I'm writing to share my concerns regarding the proposed changes to the Michigan Zoning and Enabling Act that would preempt local governments from regulating rentals of 28 days or less. The area I represent is very close to Grand Valley State University. Just two weeks ago, we had a very contentious planning commission meeting related to a proposed apartment development that appears to be geared toward college student renters. If the proposal before your committee were to pass as written, it could potentially tie our hands as a municipal government in the ability to set standards that would allow us to balance maintaining the integrity of our residential neighborhoods, while making room for student and other affordable housing.

Not every municipality has this concern, so creating regulations that apply equally to short-term rentals and owner-occupied residences may not pose a significant challenge. This is why I'm asking you to review the language of the proposal from the perspective of local municipalities as we work to build communities and maintain vital, welcoming communities.

Thank you for your consideration.
Sincerely,

Carol Glanville
2nd Ward Commissioner | City of Walker, MI
4243 Remembrance Road, NW
Walker, MI 49534
(616) 443-9313



Angie Lake

From: Peggy Getty <peggygetty@me.com>
Sent: Tuesday, April 30, 2019 2:59 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Cc: Rep. Pauline Wendzel (District 79); senklasata@senate.michigan.gov
Subject: OPPOSE House Bill 4046 (Saint Joseph, MI)

Dear Congressmen - I strongly oppose HB 4046 as it denies local government the ability to make decisions that they feel are best for their own communities and sets a dangerous precedent. I am a City Commissioner for the city of Saint Joseph and our city has expressed tremendous opposition to this bill. We have several representatives attending the hearing on Wednesday and I only wish I could have joined them to help stress the importance of opposing this bill.

Please do not vote to take away local government control - allow small towns like Saint Joseph to decide what is best for themselves.

Peggy Getty
621 Wayne St.
Saint Joseph, MI 49085
269-588-3004

Angie Lake

From: Thad Beard <tbeard@rockford.mi.us>
Sent: Tuesday, April 30, 2019 3:04 PM
To: Angie Lake
Cc: Peter MacGregor (senpmacgregor@senate.michigan.gov); Rep. Mark Huizenga (District 74)
Subject: HB 4046 Local Government and Municipal Finance Committee

Good afternoon,

Please accept these comments and include them in the official committee record.

The City of Rockford Planning Commission has enjoyed the rights provided by the MZEA to discuss and debate whether or not short-term rentals are a complimentary use within our City. And while we have yet to enact any language to allow short-term rentals, with appropriate regulations, it is our firm belief that it is a right the City should maintain, to deliberate and determine, independent of the state. The use of residential dwellings as rentals is a topic every community needs to address and regulate specific to their City. It is our belief that the City of Rockford views short-term rentals substantially different than resort communities, such as the City of South Haven, and should be allowed to regulate them as our community determines as appropriate, not as the state or outside lobbyist determines to be appropriate.

Please do not pass HB 4046, or any other bill, which erodes our authority as a City to enact zoning for our community as our community determines best.

Respectfully,

Thad M. Beard
City Manager/Zoning Administrator



Thad M. Beard

City of Rockford
City Manager
7 South Monroe
P.O. Box 561
Rockford, MI 49341

Phone (616) 866-1537

Fax (616) 866-4242

tbeard@rockford.mi.us

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Angie Lake

From: Lee Kilbourn <mayorkilbourn@auburnmi.org>
Sent: Tuesday, April 30, 2019 2:33 PM
Subject: HB 4046

House Bill 4046 needs to be voted down for many reasons. Please let me explain a few.

Yes, our home is our castle, what we do in our own homes is our own business and so many more truisms. But at what point does that become a problem to your neighbor, to your neighbor's property, and the community with which you live?

For the majority of us we live in residential community settings. Single or multifamily homes where we respect the environment in which we live. We're good to our neighbors. We don't leave junk or garbage piled up in our yards that causes neighbors to get mad or property values to go down. Our kids go to school with our neighbors kids, we know each other. We plant flowers, gardens, trees, make our home look good. We care, yes we care about the street we live on and our neighbors. it's a residential neighborhood.

HB 4046 has the potential to take some of the nicest neighbors in our most popular areas of the state and make them commercial. Commercial cause it will lead to people selling their homes to investors who will rent them out for short term rentals to make lots of dollars. It's happens all over the country ruing good communities. Here is an extreme example, but makes the point. Have you ever taken an Alaskan cruise and stopped at all those island towns filled with tourist shops? Did you ever ask them what do you do come winter? Well I did several times. I get the same response for the most part. I'm told the town goes dead once the cruise season ends. On one island with maybe 50 some stores in their downtown only 3 are left open, The bank, grocery store and the post office. All the rest close. The typical small town stores were sold off or leases not renewed so the building could be rented or sold for high dollar figures. Many homes were purchased for the tourist workers by the shop owners cause it was cheaper than paying rent for them cause they leave too and follow the cruise ships to work at other ports leaving the town ghost like. The man I talked with told me he was one of two homes on his street that had year around residents.

Now you say, but that not what we are talking about here, and that is true. It is an extreme example of what happens when people are allowed to start treating homes like commercial property by allowing short term rental leases. Michigan has such beautiful shorelines with many wonderful communities. Do you really want these to be slowly taken over by people who buys homes to rent for short term profits with no regard or commitment to the community? We have hotels and motels for people to live in for short terms. They are regularly inspected for safety, have sufficient parking for guest cars and are treated for what they are properly on when the property tax bill comes around cause they are designed different from residential neighborhoods. Most of us like to know who are neighbors are. We like the ability to go to hem for fun and if we need help cause we have learned what type of people they are. Most of wouldn't go to strangers or feel safe with empty homes around us.

We in local government work hard at making their communities each day a better place to live. We want our residents to feel safe, to enjoy the local schools and parks, to do commence with their local businesses. We don't want our streets and homes to become ghost towns when tourist season ends. We want residents that care about the community that they live in.

WE Believe that it is the local community's right to decide on local issues like this one, not Lansing's. We, the city's the townships and counties of Michigan each have unique and special personalities that make them what they are and why people want to live or visit there. Why does Lansing feel that it has to be stepping in more

and more and pulling the power away from local governments? If our communities want short term leases, then let the local people and local governments vote to allow it. If we don't then let us keep the power to say NO!

Please vote NO on HB 4046. Thank you.

Lee Kilbourn
Mayor, City of Auburn
113 E. Elm St.
Auburn, MI 48611
City Hall: 989.662.6761
Cell: 989.859.7004
mayorkilbourn@auburnmi.org
Former President of the Michigan Association of Mayors

Angie Lake

From: Tom Hogenson <thogenson@ci.big-rapids.mi.us>
Sent: Tuesday, April 30, 2019 2:41 PM
To: Angie Lake
Subject: HB 4046

To Whom it May Concern,

I have written to each committee member expressing my strong urging that HB 4046 be defeated because of its anti-democratic implications for the relationship between our legislature and local entities whose traditional oversight and authority it purports to displace. This bill is bad for communities and bad for our state. I urge the committee to decline its support.

Respectfully,

Thomas J. Hogenson
Mayor, City of Big Rapids

Sent from my Samsung Galaxy Tab® S

Angie Lake

From: Lindsay Mason Bell <lindsay.mason76@gmail.com>
Sent: Tuesday, April 30, 2019 2:47 PM
To: Rep. James Lower (District 70)
Cc: Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake; SenJRunestad@senate.michigan.gov
Subject: HB 4046

April 30, 2019

Honorable Representative Lower,

I am writing to oppose HB 4046, which seeks to eliminate local government's ability to regulate short-term rentals (STRs). I am a member of the Michigan Association of Planning, a 501 c 3 nonprofit that serves professional planners and local elected and appointed officials, and I am a professional planner for the City of Novi.

Communities across Michigan have been experiencing the impacts of short-term rentals (such as Airbnbs and VRBOs) for several years. Short Term Rentals can have a huge and detrimental impact on the quality of life in a neighborhood, and local government should be able to address the issues locally.

Many municipalities, either in response to or in anticipation of the advent of STR's, have enacted regulations to address the impacts of STR's on their communities, in various ways. These attempts should not be undermined; this is a local control issue. Airbnb's and VRBO's are appealing as a less expensive alternative to hotels, and can provide additional commercial accommodations in a community that may not have an adequate supply of commercial lodging opportunities. STR's can also supplement a homeowners income who can rent out a room in their owner occupied home.

However, if allowed to locate unchecked in residential neighborhoods, SRT's can have a negative effect on neighbors already living in the area. Residents have purchased homes in residential areas with an expectation of "quiet enjoyment" of their property. Quiet enjoyment is a legal term, and refers to the right to the undisturbed use and enjoyment of real property by a tenant or landowner. Single Family and low density zoning requirements have always prohibited commercial uses that diminish quiet enjoyment.

Negative impacts and unanticipated consequences to consider with completely opening up the short-term rental industry include:

1. Eliminating local government's ability to regulate short term rentals undermines local control. Local control has been foundational to governance in Michigan.
2. Quality of life for neighbors near STR's can be negatively affected, especially if STR's are concentrated. Increased light, noise, trash, public safety, reduced water pressure and other impacts on residential properties must be considered and prevented.
3. STR's can remove housing units from the market when many communities are facing big challenges with providing enough housing, particularly affordable housing. STR's can drive up the cost of housing for existing residents, and prevent new year round residents from moving in due to property value increases.

4. In addition, concentrations of STR's on single blocks in desirable tourist areas can completely change the environment of a residential neighborhood and replace tax paying, locally employed residents who contribute socially and economically to THEIR community with transient tourists. STR's can destroy the social and physical fabric of a neighborhood, and detract from the overall desirability of a communities stable neighborhoods.
5. Where rooms are individually rented, or worse 2 to 3 to a room, neighborhood on-street parking is impacted, and this is particularly relevant in denser cities and towns, but impacts smaller towns too. The noise of slamming car doors late at night, and jovial tourists returning to STR's at all hours also adversely affects quality of life.
6. Property owners should be able to rent out rooms in their homes to supplement income, but when a neighborhood home or apartment complex shifts completely to STR, it becomes a commercial enterprise, which if located in a residential area, should be regulated.
7. Building code requirements that apply to multi-family or rental housing are sidestepped, creating health and safety issues.
8. Regulations should be made at the local level, and every municipality is different. Detroit would need a different set of standards than Traverse City or Novi or Ann Arbor.
9. There is a risk of units effectively being used as illegal hotels. We have State fire, building and safety codes for hotels for good reason, and to at least some degree, they should be applied to STR's as well.

Certainly, a homeowner renting out a room in their owner occupied home would be within the spirit of a single family zoning use regulation. Renting a second home for seasonal tourism purposes, so long as the owner also spent personal recreational time at the home would also be within the spirit of what is traditionally allowable in a single-family district. But when a commercial interest purchases multiple homes with the explicit purpose of renting them on a short term basis, with an owner occupant never occupying the structure, it becomes a commercial use and should be regulated as such. Please work to identify solutions that allow for tourism and economic development while protecting our local communities, schools, and businesses.

Your constituents in Michigan's communities are depending on you to protect their interests. The proposed HB 4046 does not accomplish this charge.

Please add my comments and concerns into the official committee record.

Sincerely,

Lindsay Bell
Planner, City of Novi
Resident, City of Novi

cc. Angie Lake, Committee Clerk
Members, House Local Government & Municipal Finance Committee
Senator Jim Runestad

Angie Lake

From: Joel Dye <jdye@cityofallegan.org>
Sent: Tuesday, April 30, 2019 2:49 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake; Rep. Mary Whiteford (District 80)
Subject: House Bill 4046

Dear Members of the House Committee on Local Government and Municipal Finance,

I am writing to voice my opposition to House Bill 4046.

When it comes to local government regulations one size does not fit all. Our state is blessed with a tapestry of communities that together make Michigan a great place to call home. What works in New Buffalo may not work in Monroe, and what works in Alpena may not be in the best interest for Grand Rapids.

In agreement with the Michigan Municipal League, local governments are best positioned to know the unique needs of a community when discussing zoning issues. The elected decision makers closest to the people are the most appropriate to determine if something needs to be acted upon to maintain the delicate balance between residential and commercial uses, between residents and investment property owners, and to protect the health safety and welfare of residents, renters and vacation visitors.

I hope you respect the practice of local democracy and fight to allow local communities (residents) to chart their own course when it comes to zoning issues.

Please enter these comments in to the official committee record.

Best,

Joel Dye, City Manager
City of Allegan
112 Locust Street
Allegan, MI 49010
269.673.5511 x229

--

This message has been scanned for viruses and dangerous content by **E.F.A. Project**, and is believed to be clean.

Angie Lake

From: Stacy Stine <sstine@bridgman.org>
Sent: Tuesday, April 30, 2019 2:25 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake; Juan Ganum
Subject: House Bill 4046

Good afternoon Ladies and Gentlemen,

I'm writing as a City Council Member for the City of Bridgman, a small community along Lake Michigan in Southwest Michigan. I urge you to reject any legislation that would result in the imposition of state regulations/laws on local communities such as ours. Our City Council is best suited to address the commercial/residential needs and limitations of the community and to do so in an expedient, and thoughtful fashion.

Specifically, our ability to police and provide emergency medical services to a fluid population is significantly impacted by the influx of short term renters. We are growing in our seasonal visitors, which I welcome. The Lake, our beaches, dunes and the local wineries and breweries are creating wonderful vitality within the community, particularly given our proximity to Chicago. But we need to welcome them in a responsible, and deliberate manner. Given our size, we are already required to coordinate with other local communities for emergency medical services, and possibly future fire protection services. We have a very small geographic footprint, and the traffic and activity associated with short term renters must be managed properly at the local level.

Please cast your vote to protect the role of local municipalities such as the City of Bridgman, to establish their own commercial/residential renting limitation. We are capable, community minded people with a diverse perspective of interests and objectives. There is no reason we cannot be trusted to navigate this locally dynamic issue.

I am more than happy to discuss any concerns or questions you may have about my position.

Kind regards,

Stacy Stine
Bridgman City Council Member

Angie Lake

From: CLIFF YANKOVICH <cliffy777@comcast.net>
Sent: Tuesday, April 30, 2019 1:59 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Thomas Albert (District 86); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Subject: House Bill 4046 - Please vote NO. Leave the authority for this in local hands.

Ladies and Gentlemen,

I am writing to you concerning House Bill 4046 to urge you to vote NO on the bill.

My reasons are two fold - as a member of the Lowell City Council, I do not appreciate this attempt to wrestle zoning decisions from the control of cities like Lowell and other municipalities. We are capable of deciding how to treat short term rentals in our City, thank you very much.

I am also writing because my wife and I own a two family house - we live downstairs. We have had a tenant upstairs for 7 years and he will be moving out soon. We are considering short term rental for our upstairs and would much rather deal with a LOCAL governing body than a one size fits the whole state proclamation from Lansing.

Thanks very much for your time and attention.

Cliff Yankovich
Chimera Design
208 E Main St Lowell, MI 49331
616-897-9480
www.ChimeraDesign.ws
[Chimera Blog](#)
[Chimera Design on Facebook](#)
[Chimera Design on YouTube](#)

Angie Lake

From: Caron, John <caronj@scsmi.net>
Sent: Tuesday, April 30, 2019 1:40 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Cc: Rep. Kevin Hertel (District 18)
Subject: Vote No on HB4046

Dear Honorable Representatives,

I am writing you today to encourage a NO vote on HB4046.

In St Clair Shores, we had a person who tried to turn their home into an AirBNB. It became very disruptive to the neighborhood. Most of our lots are 40 to 50 ft wide lots. Our residents live in close proximity to each other. We get used to the nature and patterns of our neighbors. And when the patterns are disrupted, our residents voice their concerns and demand solutions.

HB4046 would take away our rights to create a solution. All communities should have the right to regulate any potential business enterprise which could exist within our residential neighborhoods. Do not take that away.

Thanks,
John Caron
City Councilman
City of St Clair Shores

Angie Lake

From: Lori Bailey <lbailey31248@gmail.com>
Sent: Tuesday, April 30, 2019 1:01 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Subject: HB 4046

To: Committee Members

Please consider your vote tomorrow on HB 4046. I have seen a trend in moving away from local control, and a yesvote is just another step that direction. That is not what is best for for communities or the state.

Loreen Bailey
City Council Member
Owosso

Angie Lake

From: City Manager <manager@cityofcedarsprings.org>
Sent: Tuesday, April 30, 2019 12:45 PM
To: Angie Lake
Cc: Gerald Hall; Jerry Gross; latchison; Molly Nixon; Pam Conley; Renee Race; Rose Powell
Subject: FW: HB 4046

Local Government and Municipal Finance Committee Clerk,

Please add my below correspondence to the committee record regarding HB 4046

Local Government and Municipal Finance Committee Members,

I write to continue expressing Cedar Springs' strong opposition to HB 4046 and other lobbying attempts to wrest local control away from cities regarding short-term housing rentals. Zoning controls over businesses is one of the most fundamental powers of local government and should be left to the people who live in the community as it directly affects those people who live in the community. Attempting to redefine night to night hotel stays as somehow different if done in a residential zoning district is not only contrary to common sense but it is also extremely short-sighted.

While I am not opposed to the concept of AirBnB or short-term rentals in general, I believe it best left to local control as each community's needs and wants are different. While Cedar Springs is not a beach or resort community we do have rental housing problems. The simple fact of the matter is that rental housing, short or long term, is different from owned occupied housing and each community, based on local concerns and values, should be able to determine how that rental housing needs to be controlled for the benefit of all of its citizens.

I know for certain that when I purchased my house, in a residential neighborhood, I did not do it with the expectation that the next door neighbor house would become a hotel. Hotels are placed in business zoning districts for a reason.

Please read the below website for some of the reasons why AirBnB can negatively affect a neighborhood, City, or local economy.

<https://www.theinvisibletourist.com/why-you-shouldnt-use-airbnb-issues-you-didnt-know/>

Thanks,

Mike Womack- City Manager
City of Cedar Springs
66 S Main St, Cedar Springs, MI 49319
(616) 696-1330 x104
City Hall Hours M-Th 7:30am to 5:30 pm

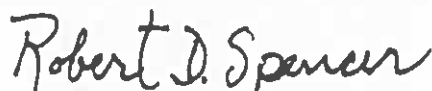
Angie Lake

From: ROBERT SPENCER <bspencer@torchlake.com>
Sent: Tuesday, April 30, 2019 12:10 PM
To: Angie Lake
Subject: RE: HB 4046

Dear Chairman Lower:

I strongly oppose any proposed legislation that preempts the authority of Michigan's Townships and other local units of government serving Michigan's property owners, to regulate short-term rentals of residential properties as they currently defined. Among local units of governmental important roles are the duties to protect and preserve the atmosphere and nature of their local communities and local residential neighborhoods, as established by locally elected officials. Local control is the model that has effectively driven such decisions in our State for several decades. A "one-size-fits-all" approach imposed on Michigan's all property owners by the State's legislators will not be well received by the public at large and will not benefit the majority of the State's population. I encourage you to oppose this legislation. Thank you.

Sincerely,



Robert D. Spencer

709 N.W. Torch Lake Drive
Kewadin, MI 49648

Ph: (2131) 264-6566

E-mail: bspencer@torchlake.com

Angie Lake

From: Eric Douglas <eric.doug85@gmail.com>
Sent: Tuesday, April 30, 2019 11:59 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Subject: HB 4046

I am opposed to HB 4046 as I believe the state should have minimal involvement in local zoning matters as the outcome is often negative as can be seen in California and New York. But I would specifically like to know if this bill would prevent municipalities from taxing short-term rentals or if there would be revenue provided from the state to municipalities that have short-term rentals as is done with the MMFLA. Thank you.

Eric Douglas
Commerce Twp

Angie Lake

From: Nathan Voght <nvoght@hotmail.com>
Sent: Tuesday, April 30, 2019 10:45 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Cc: Rep. Hank Vaupel (District 47)
Subject: Opposition to HB 4046

Dear Municipal Finance Committee Members,

I am writing to express my opposition to HB 4046, which will preempt local control over short-term rentals. Communities have been experiencing wide-ranging impacts from short-term rentals, and need to be able to take reasonable measures to ensure these uses don't irreparably change the character of communities adversely. This is a local issue, and should not be preempted by the State. I support short-term rentals, and have used them myself, but still strongly believe local units of government are in the best position to determine if regulation is needed. Most of us purchase a home in neighborhoods with an expectation of Quiet Enjoyment of their property. These short-term rentals have the potential to drastically impact this expectation. AirBnBs are a commercial use of property.

I hope you decline to consider this bill further, as this issue belongs to communities to determine how to manage this growing phenomenon.

Please include my comments in the official record for HB 4046.

Thank you for your time and consideration.

Nathan Voght
337 Fowler St.
Howell, MI 48843

Angie Lake

From: Benjamin Carlisle <bcarlisle@cwaplan.com>
Sent: Tuesday, April 30, 2019 10:50 AM
To: Benjamin Carlisle
Cc: Andrea Brown
Subject: Opposition to HB 4046

Dear Committee Members

Please find the attached letter from the Michigan Association of Planning opposing HB 4046. <https://www.planningmi.org/assets/legislature/Opposition%20letter%20and%20analysis%20Sponsor%20Sheppard%20Short%20Term%20Rentals%20HB%204046.pdf>

I strongly support their opposition. This piece of legislation usurps local municipal control to make planning and zoning decisions that is in best interest of their community. The ability to regulate, or not, should be a decision afforded to local elected officials, who best know and understand their community.

Thank you for your consideration.

Sincerely,

Benjamin R. Carlisle, AICP
Principal
BCarlisle@cwaplan.com



Carlisle Wortman
ASSOCIATES, INC.

117 N. First St. Ste. 70
Ann Arbor, MI 48104
CWAPlan.com
PH: 734.662.2200

Angie Lake

From: Michelle Bennett <mbennett@bria2.com>
Sent: Tuesday, April 30, 2019 10:50 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake
Subject: Opposition to HB 4046

Honorable Representative Sheppard,

I am writing to oppose HB 4046, which seeks to eliminate local government's ability to regulate short-term rentals (STRs). Beckett & Raeder, is a planning, landscape architecture, and engineering firm that works with local elected and appointed officials. Communities across Michigan have been experiencing the impacts of short-term rentals (usually Airbnb and VRBO's) for several years and are concerned about its growing negative effects. Short Term Rentals can have a huge and detrimental impact on the quality of life in a neighborhood, and local government should be able to address the issues locally.

Many municipalities, either in response to or in anticipation of the advent of STR's, have enacted regulations to address the impacts of STR's on their communities, in various ways. These attempts should not be undermined; this is a local control issue.

Airbnb's and VRBO's are appealing as a less expensive alternative to hotels, and can provide additional commercial accommodations in a community that may not have an adequate supply of commercial lodging opportunities. STR's can also supplement a homeowners income who can rent out a room in their owner occupied home.

However, if allowed to locate unchecked in residential neighborhoods, STR's can have a deleterious effect on neighbors already living in the area. Residents have purchased homes in residential areas with an expectation of "quiet enjoyment" of their property. Quiet enjoyment is a legal term, and refers to the right to the undisturbed use and enjoyment of real property by a tenant or landowner. Single Family and low density zoning requirements have always prohibited commercial uses that diminish quiet enjoyment. Airbnb's ARE a commercial use and prioritize tourists over our own residents. The state is already suffering from a housing crisis in some cities, and removing local regulation on STR's could exacerbate the limited supply of housing for vulnerable populations. HB 4046 is a step in the wrong direction – if you look at what major cities who are suffering from this – San Francisco and New York City – they are taking strides to reduce the negative effects of STR. This bill is one-sided and counter to how we've always governed, with a preference for allowing local government to determine what is best for its constituents.

I implore you to reconsider how detrimental this could be to residential neighborhoods and the housing market before voting.

Thank you,

Michelle Bennett, AICP
Senior Planner

Beckett&Raeder, Inc.

Making Great Places for over 50 Years

535 West William St Suite 101
Ann Arbor, MI 48103
734 663.2622
Direct Line: 734.239.6614

Angie Lake

From: Julianna Tschirhart <jatschirhart@gmail.com>
Sent: Tuesday, April 30, 2019 10:54 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Cc: senjmoss@senate.michigan.gov; Rep. Robert Wittenberg (District 27)
Subject: Please Oppose HB 4046

Dear Rep. Lower and Municipal Finance Committee members:

I am writing to urge you to oppose HB 4046, which seeks to limit the ability of local units to regulate short term rentals. To do so would undermine the very logic of zoning - that it is in the interest of the public health, safety, and general welfare of the populace to allow local units to have oversight over the built environment of their communities.

There is not a one size fits all solution for the short term rental issue. While short term rentals may be an extra source of income for property owners, it can also change the character of residential neighborhoods. Short term rentals can also lead to increased rent in residential neighborhoods, contributing to the affordability crisis many areas in the state are facing.

To limit the ability of local units to regulate this issue is problematic at a foundational level and in its impact. A more nuanced approach is needed, and one that does not set such a disastrous precedent for the power of local units.

As a planning professional with government experience across the state (Ann Arbor, Grand Rapids, and currently Royal Oak), I urge you to vote no on this bill and to honor the agency of local units to regulate short term rentals.

I support the recommendation of Michigan Association of Planning Executive Director, Andrea Brown to convene a work group to find an alternative policy solution to address issues created by short term rentals.

Please add my comments and concerns into the official committee record.

Thank you,

Julianna Tschirhart
Planner II, City of Royal Oak

Angie Lake

From: Adam Smith <asmith@cityofgrandledge.com>
Sent: Tuesday, April 30, 2019 11:31 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake; SenTBarrett@senate.michigan.gov; Rep. Angela Witwer (District 71); Jennifer Riggerink; Thom Sowle
Subject: HB 4046 Short-term Rentals

House Local Government and Municipal Finance Committee Members:

House Bill 4046 puts in place a preemption upsetting the balance between property rights and the established, transparent process for local decision-making of our Grand Ledge City Council. The Michigan Zoning Enabling Act lays out the process for local governments to draft regulations driven by public input through an open process. HB 4046 undermines that process and removes the voice of our residents, rendering our City Council powerless to respond and act accordingly. The Grand Ledge City Council is best positioned to know the unique needs of our Grand Ledge community when discussing zoning issues.

Please enter this statement in to the official committee record. Thank you for your time and consideration. We trust that you will support the continued local decision-making of our Grand Ledge City Council.

Adam R. Smith
City Manager/Municipal Executive
City of Grand Ledge
310 Greenwood Street
Grand Ledge, MI 48837
517.627.2149. ext. 111
asmith@cityofgrandledge.com



Angie Lake

From: p.rayl@colonmi.net
Sent: Tuesday, April 30, 2019 9:27 AM
To: Angie Lake
Subject: HB4046 Statement

Please add this to the committee's official record.

The Village of Colon is a small town of 1,200 people, and we are blessed to be between Palmer and Sturgeon Lakes. We have a lot of recreation in the summer as people (generally from the Chicago area) come to enjoy our all-sport lakes. Having a new law limiting our say in how we can regulate visitors' behavior for the comfort of our permanent residents would be a serious problem. We like tourism and recreation, but we also have to live here.

Patricia Rayl
Village Manager
Village of Colon, St. Joseph County

Patricia Rayl
Village of Colon
110 N. Blackstone Ave
Colon, MI 49040
(269) 432-2532
www.colonmi.net

Angie Lake

From: Baker, Keith <kbaker@coldwater.org>
Sent: Tuesday, April 30, 2019 9:59 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Subject: Oppose HB 4046

Good Morning Chairman Lower and Committee Members;

I would like to ask that you not support HB 4046 or its substitute. I won't bore or bombard you with all of the talking points from MML or MAP. From my perspective as a certified professional planner, exempting short term rentals from the zoning ordinance as a preemption from the Zoning Enabling Act is bad planning and a bad precedent. As a city manager, usurping local control over this very localized land use and nuisance generating issue is bad public policy. If you had new neighbors every day or week and some of them caused nuisances to you and your neighborhood, would you want to live in that situation? Do you not think that wouldn't effect property values and put further pressure on the delivery of services by the local government?

I would ask that you include my email as part of the public record in opposition to this bill. If you have any questions, please do not hesitate to contact me.

Thank you for your time and consideration.

Regards,

Keith

Keith Baker, AICP, CFM
City Manager
City of Coldwater
One Grand Street
Coldwater, MI 49036
517-279-6911
kbaker@coldwater.org

Angie Lake

From: Dennis Champine <dchampine@centerline.gov>
Sent: Tuesday, April 30, 2019 10:15 AM
To: Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Subject: HB 4046
Attachments: Letter opposing HB 4046.docx

Dear Representatives of the State House Local Government and Municipal Finance Committee,

Please see the attached letter of opposition to HB 4046

With kind regards,

Dennis E. Champine
City Manager/City Clerk
City of Center Line
7070 E. 10 Mile Rd.
Center Line, MI 48015
586-757-6800
dchampine@centerline.gov



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Angie Lake

From: Amy Tweeten <atweeten@petoskey.us>
Sent: Tuesday, April 30, 2019 8:46 AM
To: Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Rep. James Lower (District 70)
Cc: Angie Lake
Subject: House Bill 4046

Dear House Local Government and Municipal Finance committee members:

As the Petoskey city planner, I am voicing my opposition to House Bill 4046. I believe that the City Council of Petoskey is best suited to decide what uses are allowed in what zoning districts. To define a short-term rental as "not a commercial use of property" is simply wrong. How many residents of your community can afford to pay a nightly rental of over \$100 a night to live (that would be an off-season during the week rate)? When one is on vacation, yes, that is possibly do-able for a week. Yet, vacation rentals don't have to follow the same regulations as hotels and motels such as Americans with Disabilities Act, Fire Codes, etc.

While Petoskey is historically a vacation destination, I can tell you first-hand how the change in technology has had dramatic impacts on the housing market in Petoskey. Probably 90% of the calls I get from realtors are people wanting to know if they buy a house can they rent it out weekly. They "eventually want to live there", but for the time being they see an investment in a nice community. The reason Petoskey is special is because real people live here. But that is becoming increasingly difficult when investors will pay more because they can get \$2500 a week in rent. Apartments downtown and houses that used to house workers in the hospitality industry are now vacation rentals. Yes, there have always been families who have rented out properties and we have grandfathered many, but we are to a point where we need to limit commercial rental of property to commercial districts and not have our housing stock used for short-term gain by outside investors. Hotels and motels have to pay the Tourism Bureau room taxes, while vacation rentals get the benefit of the marketing without contributing.

As a seasonal community, we also have more boarding-houses than other communities to house seasonal workers. This legislation would eliminate Planning Commission special condition oversight of these types of dwellings, when clearly they are different than other types of housing.

Who makes out with this legislation? Realtors that get bigger commissions on higher priced properties. Speculative property purchasers.

Who does not make out? Workers – trying to find housing in seasonal economies. Businesses struggling to find workers who can't find a place to live. Residents of coastal communities that value living in a community with real neighborhoods and not different people who come and go every weekend. Municipalities who are limited through the Headlee Amendment and Proposal A to gain additional tax dollars to provide public services. Hotels and motels that are put at a competitive disadvantage.

Please reconsider the wisdom of taking away this local land use decision. Thank you.

Sincerely,
Amy

Amy Tweeten, AICP
City Planner

City of Petoskey
231-347-2500
www.petoskey.us

Angie Lake

From: Anneke Myers <annekemyers@yahoo.com>
Sent: Tuesday, April 30, 2019 8:40 AM
To: Angie Lake
Subject: Local Government and Municipal Finance Bill HB4046

Dear Committee Members,

I am writing to you as a resident and member of the Mackinac Island City Council & Mackinac Island Planning Commission.

For over 25 years Mackinac Island has had a law providing for short term rentals of not less than 30 days in all residential areas. Our community has other distinct districts where short term rentals are allowed on a nightly basis.

Our law has helped us to slow the dwindling long term housing for our year round community, maintain safety standards for our visitors, and ensure that our residential neighborhoods are insulated from the bustle of a tourist community.

I opposed bill HB4046 because it adds mandatory short term rental provisions to the Zoning Enabling Act that take away the ability of Local governments to meet their unique communities goals, and abide by their goals as stated in their Master Plan Documents.

Sincerely,

Anneke Myers
Mackinac Island, MI

Angie Lake

From: Dennis Hennen <dhennen@berkleymich.net>
Sent: Monday, April 29, 2019 9:47 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Rep. Robert Wittenberg (District 27); senmmcmorrow@senate.michigan.gov; Angie Lake; jrigterink@mml.org
Subject: Opposition to House Bill 4046

Members of the House Local Government and Municipal Finance Committees,

I serve on Berkley City Council and am writing to voice my opposition to HB 4046, Zoning Preemption for short term rentals.

Currently we have no regulations on short term rentals. However, by taking that ability away from us, we may not be able to serve our residents if conditions change and the need for regulation arises.

Furthermore, the bill is fatally flawed in that it will allow unscrupulous landlords to make rolling, 27 day contracts that would eliminate the ability for the city to enforce rules protecting renters or those living around rental complexes.

Please kill this bill in committee to give us the local control we need to serve our community.

Dennis S. Hennen
Berkley City Council
248-629-0852

Angie Lake

From: mike@michaelneiss.com
Sent: Monday, April 29, 2019 10:30 PM
To: Angie Lake
Cc: Kate Hosier; Rep. Beth Griffin (District 66); JasonSheppared@house.mi.gov
Subject: Opposition to SB 329/HB 4046

Dear Ms. Lake,

I am a planning commissioner for the city of South Haven, Michigan and I oppose the adoption of SB 329/HB4046. I feel strongly that this is an attempt to weaken the right of local communities to best address the needs and wishes of their citizens. The state or special interests should not be afforded the right to impose their will against the desires of the community. I would ask that my comments be included in the record.

Respectfully,

Michael Neiss
509 Fruit St
South Haven, MI 49090

MICHAEL | T. NEISS
& ASSOCIATES

mike@michaelneiss.com
269.365.1148

Angie Lake

From: Sam Janson <sjanson@northmuskegon.org>
Sent: Tuesday, April 30, 2019 8:17 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41)
Cc: Angie Lake; Terry Sabo; senjbumstead@senate.michigan.gov; jrigterink@mml.org; CBabcock@nmps.net
Subject: Opposition to HB 4046

Local Government and Municipal Finance Committee Members:

The City of North Muskegon urges you to oppose HB 4046. We pride ourselves as a community of homes; in fact, it is part of our motto. The proposed amendment to the Michigan zoning enabling act will negatively impact local cities and villages as we work to create community.

Community is commonly defined as: **people with common interests living in a particular area.** Development patterns throughout the state reflect this common interest.

Permitting the unfettered growth of short-term rentals is an affront to both the essence of community and our City's ability to properly zone land uses within our jurisdiction. Properly zoned land uses: 1) reduce conflict between neighbors and 2) allow for the creation of unique residential neighborhoods and business districts. We are successful at both these endeavors.

The proposed amendment to the zoning enabling act paints all communities as being the same. Demands for housing and use vary by jurisdiction, and the passage of such sweeping language would paint us all the same. Each and every city has different needs; we are successful in creating community by designing our own destiny. As a small community with a top-notch school district mirroring our municipal borders, we are dependent on owner-occupied homes and long-term rentals, our community.

We urge you to oppose HB 4046.

Thank you,

Sam Janson, City Manager
City of North Muskegon
1502 Ruddiman Dr.
North Muskegon, MI 49445
(231) 744-1621
www.northmuskegon.org

Angie Lake

From: Amy Vansen <amyvansen1987@gmail.com>
Sent: Monday, April 29, 2019 3:36 PM
To: Angie Lake
Subject: Opposition to House Bill 4046

Good afternoon,

I am requesting that this written testimony be made part of the official committee record.

I have emailed James Lower, Jason Sheppard, Sylvia Santana, and Abdullah Hammoud regarding my opposition.

I am opposed to House Bill 4046 as it will eliminate local control over rental housing which is a local purview. Dearborn has withstood many economic downturns and is a strong community because of its rigorous housing laws.

This bill will threaten Dearborn's neighborhoods and property values.

--

Amy M. Vansen

Angie Lake

From: Donna Beaudet <dbeaudet@me.com>
Sent: Wednesday, May 1, 2019 10:58 AM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); Rep. Julie Calley (District 87); Rep. Gary Howell (District 82); Rep. Gary Eisen (District 81); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Rep. William Sowerby (District 31); Rep. Alex Garza (District 12)
Cc: Angie Lake; Dennis Mitchell
Subject: HB 4046

Honorable Chair and Committee Members:

We strongly oppose HB 4046 for the following reasons:

1. Local units of government-not the state- are in the best position to regulate short term home rentals based on the nature of their communities. They should not be forced to allow Bed and Breakfast inns if they feel it is not in their communities best interests.
2. We are concerned that this bill is likely to negatively impact property values.
3. A short term rental is a commercial use of property. If the income is being taxed is a commercial use.
4. Forcing communities to allow short term rentals will open the door to unnecessary safety issues and neighbor disputes.

This bill is not in the best interests of local units of government and homeowners.

Thank you for your consideration.

Pierre and Donna Beaudet
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Sent from my iPad

