

# Markey Township Planning Commission Minutes

September 1, 2022

Meeting called to order by Chairman Ron Duquette at 7 PM.

Pledge of Allegiance was recited.

Members present: Gardner, Devins, Hackett, Duquette, Fullmer, Ciaramitaro and Donaldson

Motion made by Ciaramitaro, supported by Fullmer to approve the agenda. All ayes; motion carried.

Motion by Gardner supported by Fullmer to approve the minutes of the August 4<sup>th</sup>, 2022 Minutes. All ayes; motion carried.

Comments from Larry Cavanaugh regarding too many out buildings on Ultra Court. He requests that the planning commission considers stricter regulations and enforcement. Devins stated that he believes those properties are in an association and there may be restrictive covenants regarding the out buildings and it would be civil matter.

ZBA member Hackett informed us that they had a training/meeting in anticipation of upcoming issues including trailer parks, short term rentals and solar panels.

Discussion continued regarding Short Term Rental regulations. A recommendation letter from the Attorney was presented however there were changes that need to be made.

Motion by Devins, supported by Gardner to add the A-1 (Rural Preservation District) to the zoning ordinance amendment presented. All ayes; motion carried.

Motion by Ciaramitaro, supported by Devins that all references to "The Township" in the zoning ordinance amendment presented be corrected from Roscommon Township to Markey Township. All ayes; motion carried.

Section 1.

**Amendment of Chapter 2, Section 2.19:** The Markey Township Zoning Ordinance Chapter 2, Section 2.19, shall be amended to add the following new and additional definitions:

**SHORT-TERM RENTAL.** A dwelling Unit in which overnight accommodations are provided or offered to transient guests for compensation, often advertised and booked through websites including but not limited to Airbnb, VRBO/HomeAway, FlipKey, VacationRentals.com, and Booking .com. The rental of a Dwelling Unit or portion thereof for a period of time from 1 night to 29 nights shall be prima facie evidence that the same is being used as a Short-Term Rental. A Short-Term Rental shall not be considered or construed to include approved bed & breakfast establishments, hotels, motels, resorts, long-term tenant housing (e.g., a single-family dwelling or multiple-family dwelling such as an apartment that is rented to tenants on a permanent or semi-permanent basis), or campgrounds. All Short-Term Rentals must receive a license pursuant the Markey Township Short-Term Rental Ordinance.

Section 2.

**Amendment to Chapter 6, Section 6.02:** The Markey Township Zoning Ordinance, Chapter 6 Section 6.02, shall be amended to add “Short-Term Rentals” as a permitted use in Rural Preservation District (A-1)

**Section 6.02 Permitted Uses**

No land or buildings in the A-1 District shall be used, erected, altered or converted, in whole or in part, except for the following purposes by right.

- A. Crop farming
- B. Single family detached dwellings
- C. State licensed residential family care facilities
- D. Essential public services.
- E. Greenhouses and Nurseries.
- F. Wind energy systems (maximum height thirty-five (35) feet).
- G. Solar Energy Systems.
- H. Short Term Rentals.

Section 3.

**Amendment of Chapter 7, Section 7.02:** The Markey Township Zoning Ordinance, Chapter 7 Section 7.02, shall be amended to add "Short-Term Rentals" as a permitted uses in the Rural Residential (R-3) District, and shall read as follows:

**Section 7.02 Permitted Uses:**

No land or building in the R-3 District shall be used, erected, altered or converted, in whole or in part, except for the following purposes by right;

- A. Single family detached dwellings.
- B. State licensed residential family care facilities.
- C. Wind energy system (maximum height thirty-five (35) feet).
- D. Solar energy systems.
- E. Short Term Rentals.

Section 4.

**Amendment of Chapter 8, Section 8.02:** The Markey Township Zoning Ordinance, Chapter 8, Section 8.02, shall be amended to add "Short-Term Rentals" as permitted uses in the Medium Density Residential (R2) District, and shall read as follows:

**Section 8.02 Permitted Uses**

- A. Single family detached dwellings.
- B. State licensed residential family care facilities.
- C. Essential public services.
- D. Short-Term Rentals.

Section 5.

**Amendment of Chapter 9, Section 9.02:** The Markey Township Zoning Ordinance, Chapter 9, Section 9.02, shall be amended to add "Short-Term Rentals" as a permitted uses in the Waterfront Residential ((R-1a) District, and shall read as follows:

**Section 9.02 Permitted Uses**

- A. Single family detached dwellings.
- B. State licensed residential family care facilities.
- C. Essential public services.
- D. Wind energy systems (maximum height (35) thirty-five feet).
- E. Solar energy systems.
- F. Short-Term Rentals.

Section 6.

**Amendment of Chapter 10, Section 10.02:** The Markey Township Zoning Ordinance, Chapter 10, Section 10.02, shall be amended to add “Short-Term Rentals” as a permitted uses in High Density Residential (R-2b) District, and shall read as follows:

**Section 10.02 Permitted Uses**

No land or buildings in the R-10 District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

- A. Single family detached dwellings.
- B. State licensed residential family care facilities.
- C. Essential public services.
- D. Wind energy systems (maximum height thirty-five (35) feet)
- E. Solar energy systems.
- F. Short-Term Rentals.

Section 7.

**Severability:** If a court of competent jurisdiction finds any provision, clause, or portion of this Ordinance to be invalid, the balance or remainder of this Ordinance shall remain valid and in full force and effect.

Section 8.

**Effective Date:** This Ordinance shall take effect seven days after publication of a notice of adaption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402.

Section 9.

**Repeal:** All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

ROLL CALL VOTE:

AYES: Gardner, Devins, Hockett, Duquette, Fullmer, Ciaramitara  
Donaldson

NAYS: none

ABSENT/ABSTAIN: none

**Old Business:**

10/10/10

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