

Angie Lake

From: David Armstrong <davidmarmstrong123@gmail.com>
Sent: Thursday, May 2, 2019 10:13 AM
To: Rep. James Lower (District 70); Rep. Gary Eisen (District 81); Angie Lake; Tim Sielaff
Subject: House Bill 4046

To Whom it May Concern:

I've just learned of this bill, and of the hearing that occurred yesterday. I have a strong opinion on this, and would like to take a moment to express it.

Within the last year a builder built a large home, accommodating up to 20 people, next to our private residence and is aggressively renting it through a rental website.

His success in this endeavor has made him an inn-keeper in all aspects except in name.

The constant flow of large ever-changing groups has been disruptive, noisy, unsettling, and an invasion of our privacy.

It is for reasons such as this that residential zoning exists. Businesses don't belong next to private residences.

I encourage you to defeat any proposition to allow zoning exemptions, and allow zoning boards to effectively address the needs of their community.

Thank you.

David Armstrong

Angie Lake

From: Evashevski Law Office <tomelaw@lighthouse.net>
Sent: Wednesday, May 1, 2019 11:57 AM
To: Angie Lake
Cc: Dennis Dombroski; 'Margaret Doud'; Anneke Myers; Dennis Cawthorne
Subject: House Bill 4046

Dear Ms. Lake:

I am the attorney for the city of Mackinac Island and have held this position for 30 years. Much of my work for the city involves enforcement and administration of our zoning ordinance and the state building code. I work closely with Dennis Dombroski who is the city's zoning administrator and building inspector. I write to express my concern with House Bill 4046.

Mackinac Island has a year round population of roughly 500 residents. In the summer we average somewhere close to 10,000 visitors per day, many of whom seek overnight accommodations. The city currently defines hotel use to include the rental of dwelling units for a period of less than 30 days. From a zoning standpoint, this definition protects the tranquility of our residential districts. Preserving neighborhoods is essential to maintaining our year round community which in turn is essential to the Island maintaining its K-12 school.

From my conversations with the Building Inspector, House Bill 4046 presents several safety and liability concerns. In a nutshell, hotel construction requires significantly greater building code requirements. Said requirements include fire separation standards, signage and fire suppression.

I am told by the Building Inspector that hotel use is designated as a residential use in the building code, but requires code standards that are more strict than for single family residential uses. Therefore, by simply designating short term rentals to be a residential use does not seem to change anything in the building code. I don't know how the building inspector will determine what code standards to apply to new construction. I also don't know how the building inspector will be able to determine usage changes from single family residential to whatever category overnight rental of a single family residence may be. The administration by the city and its potential liability is going to be confusing at best. HB4046 seems to ignore the safety of transient tenants.

I have had little time to draft this letter and so I apologize for its rambling nature. However, I do request that this letter be made a part of the record.

Thank you.

Tom H. Evashevski

EVASHEVSKI LAW OFFICE
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Angie Lake

From: Johanna Bogater <johanna.bogater@gmail.com>
Sent: Wednesday, May 1, 2019 1:50 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. Sara Cambensy (District 109)
Subject: House Bill 4046

Hello Committee Members,

I am concerned about House Bill 4046 regarding short-term rentals. Please do not support this bill as it would preempt the local government control over these rentals.

Coming from a small community it's important for us to be able to regulate and shape our community as we see appropriate.

I'd like to have my comments put on record. Thank you for your time and consideration.

Johanna Bogater
City Commissioner, Munising MI

Angie Lake

From: Cheryl Hilger <cherylhilger@gmail.com>
Sent: Friday, May 3, 2019 2:00 PM
To: Rep. James Lower (District 70); Rep. Steve Marino (District 24); Rep. Kathy Crawford (District 38); JulieCalley@house.milgov; Rep. Gary Howell (District 82); Rep. Luke Meerman (District 88); Rep. Brad Paquette (District 78); Rep. Jim Ellison (District 26); WilliamSowerbyh@house.mi.gov; Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Subject: Vote NO for House Bill 4046!

I am strongly opposed to House Bill 4046. This is an attack on our local governments. I am a big advocate for local municipalities to have control of their own cities! We don't need big government legislating more demands. Please vote no on any future votes regarding this bill or others which are similar.

Cheryl Hilger
2200 Lake Angelus Shores, Lake Angelus, MI 48326

Angie Lake

From: Mike Kirsch <mike@seymourhouse.com>
Sent: Wednesday, May 1, 2019 4:16 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); WilliamSowerby@house.mi.gov; mSowerby@house.mi.gov; Rep. Alex Garza (District 12); Rep. Kara Hope (District 67); Rep. Padma Kuppa (District 41); Angie Lake
Cc: Rep. Mary Whiteford (District 80); SenANesbitt@senate.michigan.gov
Subject: HB 4046

Dear House Local Government and Municipal Finance committee members:

Removing the ability of local government to regulate short-term rentals is bad business for neighborhoods, especially in popular tourist areas, such as exist in your district and in adjacent waterfront districts. No ability to regulate the number of people who can occupy a STR? No ability to limit the number of cars — think doors slamming at all hours — parking in the 50-foot-wide lot next door or on the street? And what if landlords of existing rentals intended to be long-term could use the 27-day revolving renewal provision to circumvent other laws? South Haven has had enough issues with STR's.

Removal of the ability of local governments to regulate STRs is bad for hotels and Bed and Breakfasts. Although they may be able to fill their rooms on peak weekends it will decrease our ability to maintain our business during the week. That's less money for state sales tax and going to CVBs, which promote tourism year round. We were recently contacted to sell our inn to a couple of investors who want to turn as many properties as possible into Air BNB, no regulation and minimal to no taxes. We also provide local employment for housekeepers, groundskeepers, etc. The STR's would not do so, again cutting into the tax base.

Please don't let this bill get out of committee.

Mike and Patty Kirsch
Innkeepers, Seymour House Bed and Breakfast
South Haven, MI

Angie Lake

From: Gayle Armstrong <garmstrong@mtmorristwp.org>
Sent: Wednesday, May 1, 2019 3:16 PM
To: Angie Lake
Subject: House Bill 4046

As Treasurer of Mt Morris Township I am opposed to this bill. We have contacted John Cherry to voice our opposition as well.

Thank you,

Gayle Armstrong
Treasurer of Mt Morris Township
5447 Bicentennial Drive
Mt Morris, Michigan 48458

Angie Lake

From: Michael Cain <mcain@boynecity.com>
Sent: Wednesday, May 1, 2019 11:36 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); State Senator Wayne Schmidt; Rep. Triston Cole (District 105)
Cc: Angie Lake
Subject: HB 4046 - Opposed

Importance: High

Good Morning, The City of Boyne City respectfully urges you to oppose HB 4046 dealing with short term rental. As a vacation community in northwestern Michigan we are experiencing this issue first hand. Since the 2008 economic downturn and with the advent of online services like Airbnb and VRBO we are seeing more and more former year round single family residences purchased and transformed into vacation rentals. The Boyne City City Commission has, as part of its community goal setting process, directed staff to research this matter and provide recommendations on what actions, if any, need to be taken. There are concerns that short term rentals are making our residential housing shortage even worse. Already we are hearing from many employers and businesses that they cannot grow their businesses as they would like to because they cannot attract new employees to the area due to the shortage of housing. In addition there are additional concerns regarding on how a proliferation of these type of units may be changing the character of our neighborhoods and community as well as hurting our schools due to the inability of families with school age children to find reasonable year round housing.

If this legislation is passed Boyne City will not have the option to develop reasonable balanced regulations that helps us maintain a long term viable community. We know the value of visitors to our community and its economy and want to make sure they are appropriately welcomed. We also want to make sure that the strong and balanced community that they are coming to visit not only exists now but in the future. We are in this for the long term and want to be sure that short term rentals do not kill or even wound the golden goose that makes Boyne City a community people not only want to visit but can live in and raise a family.

This is truly a case where one size does not fit all and that different communities should be able to, working at the local level, develop what regulations, if any, are right for them.

The current legislation does not do that and imposes a standard that has the real possibility that does more harm than good for communities across Michigan.

Please reject HB 4046.

If you have any questions or comments, please let us know.

Thank you for your consideration.

Mike

Angie Lake

From: Ray Mach <rmach@uticasteel.com>
Sent: Wednesday, May 1, 2019 11:48 AM
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
Subject: House Bill 4046 Action Alert on Short-term Rental Bill

Dear Committee Member,

As a Community Member and an Official of the Village Of Port Sanilac, Mi. I have been closely following the path of House Bill 4046. I have spent a significant amount of time researching and considering the impact that Passage of House Bill 4046 would have on my community and that similar legislation has had on communities across the nation.

House Bill 4046 strips the rights of local Officials to represent the needs and desires of it's residents. It destroys residential communities while creating the illusion of a responsible commercial opportunity that in actuality favors absentee developers and Realtors. Experience has proven that it negatively impacts communities as it "prices out" families as commercial interests buy up waterfront and other prime residential areas. It increases Local Public Safety Costs without a offsetting revenue stream. It leaves fallow distressed portions of cities and towns that would benefit from responsible development directed with the input of their Locally Elected Officials and their Locally appointed Community Planning Officials as well disallows the input and intereste of local Residents.

Neighborhoods are not Hotels. They are not an engine of profit for those selling real estate or absentee investors. There has been no illustration of benefit to Local Communities. Local Communities have a right to decide their own futures. Community Planning was created to allow for that right. ***House Bill 4046 destroys Community Planning and is not right for Michigan.***

I ask that you and your fellow Committee Members support your communities and **reject House Bill 4046.**

Raymond S. Mach
President
Village of Port Sanilac
Cell: 810-560-2025
Email: rmach.portsanilac@att.net

Angie Lake

From: Susan Stec <SStec@lathrupvillage.org>
Sent: Wednesday, May 1, 2019 11:52 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: Opposition HB4046

Dear Rep. Lower:

I'm writing to you today to indicate my opposition to HB 4046. I believe it undermines a community's local control, will negatively impact the quality of life for those living near short-term rentals, and can fundamentally alter the character of a neighbor and/or community as a whole by allowing for the commercialization of neighborhoods. While the bill says rental of dwellings is not a commercial use, STR are by their very nature commercial. This bill should not be past.

Susie Stec

Manager – Community & Economic Development
248.557.2600 ext. 223



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