

The Village of Alanson Agenda

7631 US 31 North, Alanson, MI 49706
Zoning Board Meeting of July 31st, 2023.

Call to Order: Mark Fairbairn called the meeting to order at 6:02pm.

Roll Call: Mark Fairbairn, Craig Wilson, Deanna Yockey
Absent Members: Monique Kilmer

Approval Of Agenda: *Motion* by Deanna Yockey to accept the agenda as written. Seconded by Mark Fairbairn. All in favor. 3/0. Motion Carried.

Approval of Minutes: *Motion* by Deanna Yockey to accept the minutes as written. Seconded by Mark Fairbairn. All votes in favor. 3/0. Motion Carried.

Public Comment: N/A

New Business:

1. **LaMar Eby- 7110 US 31 Hwy, Alanson-** Eby presented the board with a packet showing the current layout and use of the property along with the proposed changes. Eby requests to change the current office space into a residential apartment. The proposal meets the minimum square footage requirements. Eby said "there will be no changes to the footprint." Eby plans to stay in business but is downsizing. Discussion ensued.
Motion by Mark Fairbairn to accept LaMar Eby's proposal as presented. Seconded by Deanna Yockey. All votes in favor. 3/0. Motion Carried.
2. **Charles Rehman Boat House Project-** Charles Rehman presented the board with a packet showing the proposed changes to his existing boathouse. Rehman said he is currently dealing with the DEQ/ EGLE. The current location of the boathouse is encroaching into the river. Rehman plans to move the boathouse back 20'. The footprint will remain the same. Rehman said that it's "impractical and unsafe to move it". The property is zoned B2. Rehman mentioned that the boathouse will have a 2nd floor and that it will also be connected to the sewer system. Rehman needs a letter for EGLE saying this project conforms with B2 zoning. Discussion ensued.
Motion by Mark Fairbairn to approve Charles Rehman's request for a letter from the Alanson Zoning Board stating that the proposed boathouse project meets B-2 zoning requirements, as per the site plan and building elevations as submitted. Seconded by Deanna Yockey. All votes in favor. Motion carried.

Old Business:

Deanna Yockey
10/2/2023

1. **Short Term Rental Policy-** Craig Wilson reported that at the last meeting the topic of short-term rentals was discussed. Resident Gail Greenwell commented that this is the second time she's asked about a short-term rental policy in the village and that we need to decide on a policy. Discussion ensued. Concerns about parking and noise were mentioned multiple times. Mark Fairbairn said that out of the 5 houses on his road, 3 are short-term rentals. Fairbairn said that he is paying the same amount of taxes as these properties, and they are making thousands of dollars from rentals and that he doesn't believe is fair. Fairbairn also included these homes are loud with people partying all night. Deanna Yockey inquired if Fairbairn has called the police on the noise complaints. Fairbairn said "no because the police can't do anything. " Resident LaMar Eby said "having short term rentals in a commercially zoned area is not a big deal. Short-term rentals in residential areas would be good to have policies in place if they are able to be enforced." Craig Wilson responded that the village does have a new Ordinance Enforcement officer. Further discussion ensued. Fairbairn said, "short term rentals are making a residential area into a commercial area." LaMar Eby responded that "you've got to be fair. There are a lot of residential properties with businesses being ran out of them." Farbairn also expressed concern regarding the lack of employee housing and that locals are not able to find places to live. Craig Wilson commented that he is in favor of short-term rentals because investors are buying and fixing up homes and bringing money and people into the community. Wilson said he's not in favor of people telling others what they can and can't do with their property. Wilson said, "if the noise and parking are the biggest issues, perhaps we need to look into creating a noise and parking ordinance and enforce those".

Public Comment: N/A

Adjournment: Motion by Deanna Yockey to adjourn the meeting. Seconded by Mark Fairbairn. All votes in favor. 3/0. Motion Carried.

Adjourned at 6:42pm.