

GERRISH TOWNSHIP BOARD
SPECIAL MEETING
February 25, 2019

Special meeting called to order at 7:00 pm.

Present: Supervisor Udy, Clerk Patchin, Treasurer Tulgetske, Trustee Link and Trustee Lippert Also present: Property Maintenance Committee Members: Brian Hill, Jason Jansen, James Lippert, David Udy and 9 citizens

Power Point Presentation synopsis of International Maintenance code and Regulation of Rental Properties was given by Brian Hill.

Motion by Tulgetske, second by Patchin: CARRIED
that the Board enter into a special hearing to solicit public comments on the proposed Ordinance for Adoption of the International Maintenance code and Regulation of Rental Properties.

Questions/Explanations/Comments:

Q. How many rental properties are in Gerrish Township? A. We don't know how many rental properties are in Gerrish Township Q. Is there any Ordinance to regulate owner occupied dwellings in poor conditions? A. There is not currently. Q. Why not address all properties instead of rental properties? A. The proposed ordinance address long term rental properties. Q. How will you identify rental units? A. We will be asking all long term rental owners to register with the township. Q. Will there be a fee to register and inspect? A. There is a proposed onetime fee to register the long term rental properties along with a proposed fee to inspect property. Inspections would occur once every 3 years. A resident explained the registration fees and inspection fees implemented in the Ann Arbor area where he held a rental unit. Q. Is the long term 30 day rental for 1 renter or multiple renters? Resident stated that they believe violations are more in short term rentals and those that rent for a weekend. A. The proposed ordnance pertains to long term rentals 30 days. Q. When would this take effect? A. It is currently a proposed ordinance. If approved it would go into effect 90 days after publication. A concern was raised that the ordinance allows for numerous authorities to be able to inspect a rental unit along with the number of fees that are involved or could potentially be involved. An explanation was given that the intention is to have the Building and Zoning Administrator do the inspections on these properties when possible. A suggestion was made that the roll out of the ordinance be a longer period of time to allow for awareness of the ordinance and registration requirement. Q. Have you thought about how this would affect the rental properties available in our township? A. The proposed ordinance is to provide basic health, safety and sanitary living condition for the long term renters in the township.

Motion by Tulgetske, second by Patchin: CARRIED
that the Board exit the special hearing on the proposed Ordinance for Adoption of the International Maintenance code and Regulation of Rental Properties.

Public Comment and Announcements: None

Motion by Lippert, supported by Link: CARRIED
that the Board adjourn.

Meeting adjourned at 7:55pm.

Kathleen Patchin, Clerk

David Udy, Supervisor

Approved _____