

Draft
Milton Township
Special Board Meeting Minutes
September 29, 2025

Members present: C. Weinzapfel, J. Beebe, L. Atkinson, J. Renis, and B. Veliquette

Also, present: M. Vermetten, S. Kopriva, J. Petersen, and 37 audience members

Weinzapfel called the meeting to order at 9 am and the Pledge was recited.

Agenda was amended to provide public comments before the discussion of the STR ordinance.

Public comment:

Several emails were received and distributed to the board for review.

Many people came forward to express their concerns with the current STR ordinance and the enforcement of it. Issues with people abusing current ordinance and disregarding the rules. Several members of the public expressed their belief that STRs do not offer any benefit to the township and go against the Master Plan. Concerns of neighbors making complaints and the potential of retribution.

STR Ordinance Update/ Moratorium extension:

S. Kopriva explained the history behind the original ordinance amendments and the moratorium. Updated the audience on the hotline that was in effect 8/1.

Survey results from the Master Plan survey were reviewed and in September of 2022, about 50% of residents were not against STRs.

Board discussion regarding the value of STRs to the entire township. An enforcement officer could help with issues, but will be costly. Discussion about increasing violation fines and license fees to cover the increase in costs for the enforcement. Current ordinance makes enforcement difficult because of the gap weeks. Decision to add to the ordinance a requirement for STR owners to provide a list of which weeks the rental will be occupied by renters to zoning, no later than April 1.

In amendment, permits will be required for **any** number of rental weeks, eliminating the previous 3-week threshold waiver. Notice was sent in July, prior to the moratorium, to people identified as renting without permits. Anonymous complaints are useful in investigating potential violations, but if the complaint goes further, it is important to have people behind them. Discussion of new 1000-foot buffer between short-term rental properties. How to do the separation of current permitted STRs needs to be identified and Kopriva will look at various options for separation. Vermetten stated that each year requires a renewal, therefore, you start new each year.

Licenses can be revoked with no possibility of renewal if 2 violations within 1 year occur or if false information is given.

Enforcement is key if all current permitted STRs are allowed to remain, if 1000-foot buffer is not implemented immediately. Weinzapfel supports implementing the 1000-foot buffer, Veliquette does not support implementing the 1000-foot buffer immediately and would like to focus on enforcement. If the ordinance proves to be unenforceable and/ or permitted properties do not comply with the ordinance, then the board will be able to review the issue further with the new information.

Motion made by Veliquette/ Atkinson to extend moratorium until 10/31/2026 with renewed licenses allowed and no new licenses. This allows for more time to get ordinance into place and enforce it properly. It will also allow the board time to see the costs and effectiveness of the new measures.

Roll Call:

Veliquette: yes

Atkinson: yes

Renis: no

Beebe: yes

Weinzapfel: yes

Motion carried 4-1.

The board agreed to do a Public Hearing for the STR ordinance. This will be October 8, 2025, at 6pm. The ordinance will be available on the website by October 6, 2025.

S. Kopriva will present enforcement options with associated costs at the October 20, 2025 Board meeting.

Public Comment:

Many members of the audience commented that they were disappointed that STRs weren't eliminated, that they don't want a hotel atmosphere next to their property. Several mentioned the commercial application of these STRs that are in residential neighborhoods. Public is frustrated with the time, effort, and expense going into tracking STRs and feel they provide no value to the community. Some would like a simpler, more enforceable ordinance. Others would like to eliminate the ordinance completely and no longer allow any type of STRs. Village resident stated that he felt he had no rights when it came to rentals ruining his neighborhood.

Meeting adjourned by order of the chair at 11:47am.

These minutes are subject to approval at the October 20, 2025 meeting. A copy of these minutes are available at MiltonTownshipMI.gov.

Respectfully submitted,
Janet Beebe, Clerk