

Milton Township  
Special Meeting Synopsis

September 13, 2018

Members Present: L. Bargy, L. Atkinson, B. Pharo, T. Cole

Absent: S. Ball

Also in attendance: Bill Derman, Matt Zimmerman; Attorney @ Varnum

Matt Zimmerman discussed the required steps for the Township in developing, installing and maintaining a municipal sewer;

- Need legal rights to have sewage collected, distributed and treated by Elk Rapids and identify associated rates, along with administrative agreement with costs.
- Identify long term maintenance and replacement costs.
- Managing in house or contract out to Elk Rapids or third party. Board felt at this time it's best to work with Elk Rapids assuming rates are agreeable.
- Establish rainy day fund to cover repair & maintenance.
- Timing discussed; Board felt that pursuing now will be beneficial.
- Local ordinance needed with the following options to consider;
  - How long do you give people to connect?
  - Connectors can be installed when pipes are laid, which is most affordable for homeowners.
  - Poll homeowners to gauge when residents are considering connecting to sewer line in order to develop pricing. Also ask for their reaction to a mandatory hook up in 1,2 or 5 years. Zimmerman will compose wording for a mailer.
  - Ordinance to include what's not allowed to be discharged (pollutants) in system.
  - Initial timing of completion June/July 2019. Work with Engineer to calculate time needed to complete.
- Motion by Pharo. Second by Cole to approve pending resolution with final wording to be drafted by Derman. Roll Call: Pharo-Yes, Bargy-Yes, Atkinson-Yes, Cole-Yes.
- Motion by Cole. Second by Pharo to accept contract with Varnum, Attorneys at Law. Zimmerman submitted a retention letter. Anticipated range; \$7000. - \$8000.
- Future discussions; Bond & Special Assessments
- Board should discuss 4" or 6" pipe with engineers. Zimmerman stated it's a small percentage of overall cost to go with 6" pipe for future growth.

## Short Term Rentals;

- Homeowners have responsibility to notify renters of rules and regulations. Violations occur when notice is not given or when renters display a complete disregard of rules.
- Discussions regarding 4<sup>th</sup> violations, at which time homeowners can appeal to the Board.
- In order to fine short term rentals, Township needs to create a Bureau and establish fine amounts.
- Dennis Fitzpatrick of 4555 N. West Torch Lake Drive stated the burden of renters bad behavior should be the homeowners, not neighbors.
- An audience member conveyed his frustration regarding rentals. R-1 "Single Family" Residential should be just that. Milton Township has the most liberal rental policy around, and if the board does not take care of those whos neighborhoods have been negatively impacted by rentals, the Township runs the risk of encouraging an overabundance of short term rentals that will have an extremely negative impact on the township. Those of us that feel there are no protection of this commercial use in our neighborhoods will decide to go live somewhere else.
- Additional revisions to the Short Term Rental Ordinance are needed, and to establish a Bureau to issue fines.
- After 4<sup>th</sup> violation, tickets are to be issued if renting continues with fines up to \$500./day.
- Homeowners are encouraged to check their deed restrictions for no commercial activity that would hinder renting.
- Due to multiple violations recorded and on file with the Zoning Administrator, the 4<sup>th</sup> violation is to be issued for rental on @ N. West Torch Lake Dr. Homeowner has the right to appeal.