

CASCO TOWNSHIP PLANNING COMMISSION
RENTAL WORKSHOP
May 24, 2017 6 PM – 9 PM

Members Present: Chairperson Dian Liepe, Judy Graff, Dan Fleming, and Dave Hughes

Absent: Greg Knisley

Staff Present: Janet Chambers, Recording Secretary

Also Present: Paul Macyauski, Allan Overhiser and Lynee Wells, Planner and approximately 15 interested citizens. Sign-in sheet (Attachment #1)

1. **Call to order and review of agenda:** Chairperson Liepe called the meeting to order at 6:05 PM. No changes to the agenda

2. **Opening comments by PC members:**

Graff: Commented on excerpts from the Master Plan provided to the Planning Commission by Chris Barczyk (Attachment #2). She stressed the value the document provides. She talked to people from every subdivision, and they have had problems with rentals for the last 3-5 years. Residents did not get help from the township on STR issues, so they made rules of their own. Problems continued, so they tightened up the rules. Still problems continued so they tightened up rules again, and again. Graff asked that experiences of the residents are taken seriously because they have been dealing with it first-hand. Miami Park and Glenn Shores do not have the rules, so they many more problems. Renting is not a small problem.

Graff referred to a document provided by Mary Campbell on Glenn Shores (Attachment #3). It stated that in Glenn Shores there is 22% rentals, which is causing problems. It is way out of line for a residential district. It is becoming commercial. Miami Park is over 30%. Judy asked, "What is too much?" "Not 20% or 30%, more like 5%."

Fleming read a paragraph from "*Land Use Without Zoning*", by Bernard H. Siegan (Attachment #4), concerning "Questions of compatibility, economic feasibility, property values, existing uses, adjoining and nearby se, traffic, topography, utilities, schools, future growth, conservation, and environment have to be considered.

3. **Public Comment:**

Chris Barczyk followed up on the excerpts from the Master Plan & Zoning and where he found inconsistencies. Most critical was about home-based business. He stated that everyone agrees that commercial should not be allowed in residential areas. The Master Plan says a commercial nature should not be allowed in residential districts. In a home-based business, the owner is on site, no transient nature, no employees. Accountability is not the behavior of STRs. You (PC) discuss caps on occupants and things, but it gets down to what is the limit. What keeps a community from becoming 100% commercial? What does the Master Plan and Zoning Ordinance say?

Valerie Bass was concerned that STRs are being given lower standards than B&Bs which have the accountability of owners on the premises.

Ron Seiler said STRs and B&Bs are different because the B&B is only renting out a room, not the whole premises. He feels B&Bs are commercial.

Chairman Liepe replied that at the April workshop the PC touched on people renting a room with the owner on premises. At that time, it was referred to as “homestay”. They do not have the problems, therefore, the PC decided not to deal with “homestay” at that time, but that could change.

4. **Approval of minutes 5/10/2017 (Workshop Meeting):** A motion by Hughes, supported by Fleming to approve minutes of 5/10/2017 Workshop. All in favor. Minutes approved as written.
5. **Report from Citizen Advisory committee (Mary Campbell):** Letters, Voluntary Registration Forms, and Good Neighbor Policy have gone out in the mail. Casco has received 23 Voluntary Registration forms back. As the registration forms come back, blue pins are put on the map. Campbell added pins from Glenn Shores. The township is capturing complaints. Kathy Stanton is entering data in a Microsoft Access program and can pull up any registration. Photos, video and audio files can be added. Campbell said Supervisor Overhiser met with Officer Katje who will track where the problems occur.

Chairperson Liepe asked if there has been any consideration to the *three strikes and out* plan. Supervisor Overhiser said, “Not at this time”. Liepe said it seems to be a good way to handle problems. Overhiser said it could be a way to get the habitual offender.

John Barkley recalled a time when collecting data on complaints against both full time resident and rentals was considered. He felt this would be good for comparison. Mary Campbell said Kathy Stanton is capturing both, but does not have all the rental information.

Graff asked if, when receiving complaints, there is a standard set in place for recording them. Information such as date and time, who called, address, how and when addressed needs to be tracked.

Mary Campbell said at the end of the summer they will meet again to see how the problems are handled and decide if there needs to be changes.

6. **Planner share how renting fits into master plan:**

Lynee Wells shared thoughts on how STRs fit into the Master Plan. Wells stated that the MP makes a division east and west of Blue Star. There is a mix of residential uses. She provided commissioners with what she found after going over the Master Plan (Attachment #5). The debate about commercial comes up in zoning. She felt commercial is an exchange of goods or services. The challenge will be how to regulate STRs so that the residential character is maintained.

7. **PC members share their thoughts on Master Plan and renting:**

Graff said “commercial” needs to be defined. In every court case the word “commercial” is a key part of the decision. Wells felt the ordinance already defines “commercial”. If you want to allow STRs, you would say they are not considered commercial.

Chairperson Liepe said she has already heard how rentals do not fit in with the Master Plan, but the homework assignment was to find a way STRs do fit into the Master Plan.

Fleming stated at the time of the court case in Sunset Shores, the Zoning Ordinance was not clear where STRs fits in. If the PC goes through the matrix and it becomes part of the Zoning Ordinance, it could be made clear that it is allowed in our township.

Wells felt commercial and STRs should be separated, with STRs considered a residential use.

Graff brought up the cases where the home owner never lives in the home and was built as a business. If it is for profit and rented out all the time, you might as well kiss the residential neighborhoods good-bye. Other townships are finding out that there are problems and asking at what

point it is enough. Grand Haven is having problems with 10% to 15% STRs, and are saying it is getting out of hand. How much is too much?

Hughes read from page 24 of the Master Plan. *“The percentage of renter-occupied homes is lower for Casco Township than most neighboring communities. There may be two reasons for that. One is that there are relatively few rental units such as apartment complexes in the rural township. The second reason is probably because the vacation property which is classified as “seasonal” are second homes and not generally available for rent.”*

Fleming stated if profit means commercial, why worry about property values going down? Renting has never been regulated in this township. He acknowledged a grey area between commercial and residential, but there is a grey area between commercial and anything we do. If we draw the line that we cannot do anything for profit in residential areas, selling a house for profit it would be considered commercial. Fleming read from page 10 of the MP under Density: *“Such higher density may also allow forms of residential development other than conventional single-family homes. Between these two ends of the density spectrum, other lands west of the freeway should be planned to accommodate varying densities, as described further in this chapter.”*

Graff stated that “*other forms of residential*” referred to medium and high density.

Chairperson Liepe said the Master Plan is a guide. It does not include everything we should do. We look at it, and expand on it. Liepe feels the history of Casco is people coming to resorts and some staying here. Most of the time there has been no problems. Those problems can be from locals, not just renters. We are aware of the problems and are making strides for that. The Master Plan leaves it open for us to have renting, but it needs to be defined. Moving forward Liepe feels there will be STRs and LTRs.

Fleming stated subdivisions themselves were a commercial venture in the first place. If commercial had been defined as making a profit, there would not have been subdivisions. Municipalities are complaining that the State wants to take away control of STRs. That would be taking away our control to control the guy down the line.

Wells stated we need to focus on health, safety and welfare.

8. PC members review matrix and make additions and changes:

Discussion ensued about items in the matrix and changes were made (attachment #6)

First, LTRs were discussed. There were no changes made to LTRs on the matrix.

Second, Limited Short-Term Rentals were discussed. Graff questioned the reason for LSTRs. Liepe said it was for close friends or relatives, and have never had issues with this. There was discussion on whether to require postings in LSTRs. Would be difficult to enforce because there will be no registration. Discussion on violations of LSTRs. Most likely no one will know if there is a violation such as number of days, unless there is a nuisance complaint and guidelines could then be used to enforce.

Third, Short-Term Rentals

- Districts “Residential Districts” changed to “**Any**”
- Length of Stay was changed to **7 nights**
- Location Considerationsneeds further discussion
- Maximum occupancy was discussed. A max of 8 or 10 discussed & should there be a 2 per bedroom requirement
- Number per lot or parcel changed from “n/a” to “**one house per lot**”
- Inspection was changed from “On a complaint Basis” to “**On registration**”

- The Standards for “Limits for Overnight and Daytime Guests” changed to “**Daytime Guests**” and “**0**” added for **Medium Density and Low Density**
- In unit safety postings Violation penalties, Notification to neighbors in unit safety postings Accountability, “**Yes**” was added

While covering matrix, general discussion continued on STRs.

Graff said the issue is not just nuisances. Having strangers every day next to you is a problem. People bought into the community because it is residential.

Graff recalled an instance 5 to 10 years ago when a developer came to the PC and had bought 60 acres of property east of the highway. They wanted to put in a huge development. Casco said NO because they were protecting agriculture. Casco said it was not our problem that he had bought the property for that purpose. We valued ag and protected it as in the Master Plan. Our Master Plan states that we do not want to be a South Haven, but a rural residential / agricultural community. Eighteen months ago, the board stated that the Master Plan did not need changes.

It was consensus of commissioners that smaller lots, higher density areas, be more restrictive in numbers of occupants, length of stay, etc. Frequent turnover could be more of a problem where houses are closer together. Shorter stays might encourage college kids for parties.

Fleming suggested less restrictive rules until we find what the problems are. Graff pointed out that it is easier to loosen rules than tighten them up later.

Chairperson Liepe said some people may not be able to afford a week stay. Graff said our issue is the community, visitors have other options such as hotels (South Haven) or B&Bs.

Wells asked if some associations do less than 1 week.

Chris Barczyk said that associations came to the township for help with the transient behavior. Because it was still not being enforced, they took it upon themselves and put a one week minimum. There were still issues and the minimum was changed to 1 month. Issues continued and the minimum was changed to 3 months, still resulting in problems, then they went to one year. Barczyk said the Master Plan was written by people who reflected the residents.

Fleming agreed with Graff’s earlier statement that zoning gets hard to change once in place.

Graff asked that commissioners think about length of stay and percentage of rentals. It is most important in Miami Park & Glenn Shores where there are no restrictions.

Chairperson Liepe suggested that if the owner is on the premises, there may not need to be a limit to number of occupants.

Wells brought up the fact that the sign ordinance needs updating.

During discussion of a maximum number of occupants, Graff stated we should not care how many bedrooms there are. The number of people is what impacts the neighbors. Fleming thought with a bigger home, they should be allowed more occupants. Hughes felt over packing a house could be creating a problem for neighbors. Liepe agreed putting a more restrictive limit where houses are closer together made sense. Less restriction on less dense districts. She also suggested that children under 5 might not need to be counted toward the number of occupants.

Graff asked Mary Campbell how many bedrooms were in the newer houses being built. Campbell said a 3-bedroom home was modified into a 7-bedroom home. The whole house is all bedrooms. They must go to a clubhouse for a kitchen. It is advertised to sleep 22.

Hughes suggested 2 occupants per bedroom, not to exceed 10.

Graff said if you have an inspection at registration, part of the inspection would be to verify the number of bedrooms and availability of parking, etc. Inspections could then be on a periodic basis. Fees will have to be charged to cover administrative costs to the township.

Wells asked if registration and inspections would need to be redone in the case of a property sale. Chairperson Liepe said registration would be determined by the board.

Graff asked Barczyk if daytime guests are a problem. Barczyk said daytime guests have been a big problem. The maximum number of occupants rent a house on the beach, then many more guests stay in hotels, etc and all meet at the beach. Sometimes there are 75 to 80 vacationers gathering at the beach house. There are so many, they don't fit and trespass onto neighboring properties. Graff stated that because the renters are typically from out of town, bringing in daytime guests is intentional way of getting around the maximum occupancy. Graff suggested starting with 0 daytime guests, and if that becomes a problem, they will hear about it.

Fleming asked if a sign in the window would qualify as notification to neighbors. Could include a phone number for emergency contact.

9. **Public Comment:**

John Barkley said the Master Plan is our constitution. It is valuable to those living, working and playing here full time. How can we govern and regulate disturbances to obtain a residential feel? One way is to control the number of days, number of occurrences and number of people. Overcrowding of the infrastructure (beaches, etc.) is another. Density is harder to define. What is the tipping point that disturbs the fabric of the community?

Bill Garrity of Glenn Shores said there needs to be some form of controlling the percentage to maintain a residential character. Some level of rental is a reality. It is a difficult task to determine the percentage of rentals, but very important to the balance. There has to be some way to compromise.

Lois Schwartz objected to a government official invoking a divine power. The constitutional moments dwell on separation of church and state. The township is tying itself up in knots to deal with these problems. Wouldn't it be more efficient if the ordinances we have in place, and the Master Plan, are respected and enforced. The Master Plan discourages transient behavior. When someone takes out a permit for a single-family residence, it should be a residence.

Bill Chambers said the building blocks of the Master Plan goes back to the definitions. He is struggling with single family residential definition. He lives in a Lake Shore Residential district, and is restricted to a single family, yet someone next to me can rent to six families, and potentially week after week. That is depriving me of my life as a single-family homeowner. Coming back to government, the "less is more" idea leaves it serving the special interests. There needs to be some area in the middle.

Chris Barczyk stated we must look at it from the perspective of someone looking for a residential community to live in. People will turn away because of the rentals. If a doctor were looking for a home, in a residential atmosphere, he/she would not consider one in a neighborhood with the commercial atmosphere of STRs. Permanent residents will be gone. It is very clear, the 2-day transient nature of rentals is not residential. A seasonal resident is someone who puts their stuff in

the house and come back. Transient is not a neighborhood. Courts have defined STRs as commercial.

Kathy Watt has a neighbor with 6 bedrooms. This past weekend there were 5 cars in the driveway and in the road. They stayed for the weekend. They were not a family, they were couples having parties. She asked that the Planning Commission consider the residents.

10. Closing Comments from Commissioners and Adjournment:

Fleming had a question about single family. What is allowed in a residence and what is allowed in renting? As an owner, limited to single family as a residence, how would we word that?

Graff replied that Barczyk and Chambers already did, "single family".

Fleming took opposition to the statement evoking divine power. If he reads from our country's Declaration of Independence, why is it improper to quote that document?

Discussion took place about the dates for future meetings. The next regular meeting is June 7th. The PC settled on June 14th and 28th as the next rental workshop meetings.

Chairperson Liepe invited Macyauski and Overhiser to make a comment. Overhiser said the frequency of inspections should be consistent with South Haven because SHAES will be doing the inspections for both. To keep in line with South Haven, the PC decided on three year inspections, and at the change of ownership.

Barczyk said water and sewer should be taken into consideration when determining the number of occupants in rentals. The number of bathrooms, bunk rooms, showers, etc should be considered to prevent overflowing of the sewer system.

Overhiser said the Health Department is the best way to do a scoring system. Functional or not, and to a high or low level.

A motion was made by Graff, seconded by Fleming to adjourn. All in favor. Meeting adjourned at 9:00 PM.

Minutes prepared by Janet Chambers, Recording Secretary

The next Regular Planning Commission Meeting will be held on June 7th at 7:00 PM
The next Rental Workshops will be held on June 14th and 28th at 6:00 PM

Attachment #1 Sign in Sheet

Attachment #2 Excerpts from Master Plan

Attachment #3 Data collected by Mary Campbell on Glenn Shores rental statistics

Attachment #4 Flemings paragraph from "Land Use Without Zoning"

Attachment #5 Planner's thoughts on how STRs could fit into MP

Attachment #6 Updated Matrix (*Not available yet. I will add it for the approved copy*)

PRESERVATION OF RESIDENTIAL NEIGHBORHOODS

Master Plan excerpts:

- 1) **REFER TO IT IN ALL ZONING DECISIONS**, page 27
 - a) One of the principal benefits of having an adopted Master Plan is the foundation it provides for zoning decisions. Just as the Master Plan is the policy guide for land use, zoning is the principal legal enforcement tool. The two should work in conjunction with one another.

As the Planning Commission and Township Board are faced with making zoning and land development decisions — rezoning, site plan review, special use permit, planned unit development, plat reviews, etc. — the relationship of those requests to the Master Plan recommendations should be a primary consideration. A request to construct a commercial use in an area planned for residential development, for example, would be contrary to the Plan and should not be approved, unless the Plan is determined to be in error for that particular location or conditions have changed significantly since the Plan was adopted.

In some cases, it may be appropriate to initiate a change to existing zoning boundaries so that they more closely conform to the Plan recommendations. This could help avoid conflicts at a later date.

- 2) **VISION**, page 10:
 - a) Casco Township's Vision is to preserve our rural character
 - b) Our future development will blend residential and agricultural land use.

GOALS & OBJECTIVES

- 3) **Quality of Life**, page 11:
 - a) Goal: The Township should preserve its rural character in future planning while protecting natural resources.Objective: Rural traits of quietness, privacy, stable property values, and an identity apart from the city should be a priority and enforced by strong zoning

- 4) **Residential Development**, page 12:
Goal: Casco should emphasize its role as a rural residential community for seasonal & year-round residences

- 5) **Working at home**, page 16
 - a) The decision to allow or not allow such non-residential uses to mingle with homes in the rural countryside should be made in the zoning ordinance. Obviously, a key consideration in such a decision is the compatibility of those uses with the desired and predominant character of the area. The effects of noise, traffic, and similar impacts upon the surroundings must be carefully considered.
 - b) Within the Ordinance there must be a defined set of conditions beyond which a home business becomes a nuisance to the neighboring properties.

- 6) **PLAN CONCEPT**, page 19:
 - a) Limited commercial development is envisioned, but intense commercial growth is not appropriate as the City of South Haven serves as the regional center for more intensive commercial activity.

- 7) **LOW DENSITY RESIDENTIAL**, page 22:
 - a) This land use category is expected to be a suburban-style, single-family residential land use.

- 8) **COMMUNITY BUSINESS**, page 23:
 - a) It is specifically not the intent of this category to permit intensive uses serving a broader regional market area or the highway traveler whose needs are being met elsewhere. It is recommended that a restrictive zoning district be adopted to enforce this intent.

- 9) **Public Safety**, page 14:
 - a) Goal: Incorporate public safety into long-range master planning to provide for security and safety.

- 10) **APPENDIX IV: 2005 COMMUNITY OPINION SURVEY**, page 65
 - a) The top 5 qualities enjoyed by residents of the Township (in order of ranking) are:
 - i) Low crime rate
 - ii) Quiet
 - iii) Attractive surroundings
 - iv) Privacy
 - v) Rural atmosphere

ZO excerpts:

1) SECTION 1.04 PURPOSE

The purpose of this Ordinance is to promote and safeguard the public health, safety, morals, prosperity and general welfare of the people and to support the Master Plan.

to avoid overcrowding of the population

to protect and conserve ... residential

2) Page 2-9 Definitions: Family:

- a) An individual group of two (2) or more persons related by blood, marriage, or adoption, together with servants of the principal occupants who are domiciled together as a single housekeeping unit in a dwelling unit; or

A collective number of individuals domiciled together in one (1) dwelling unit whose relationship is of a continuing, non-transient domestic character and who are cooking and living as a single nonprofit housekeeping unit

The definition shall not include any society, club, fraternity, sorority, association, halfway house, lodge, coterie, organization, group of students, or other individuals whose domestic relationship is of a transitory or seasonal nature, is for an anticipated limited duration of a school term or during a period of rehabilitation or treatment, or is otherwise not intended to be of a permanent nature.

- 3) **Page 2-8, Definitions: Dwelling, Single-Family (Detached):** A detached building used or designed for use exclusively by one (1) family.

4) CHAPTER 8: LDR, LOW DENSITY RESIDENTIAL DISTRICT SECTION 8.01 DESCRIPTION AND PURPOSE

The purpose of this zoning district is to provide areas for a stable and sound family residential environment with suburban-style, single-family dwellings. This zoning district is intended primarily for a relatively low density urban residential pattern with public utilities available, including public sanitary sewer and, where needed, public water.

B&Bs: Special Use

5) **CHAPTER 15: SPECIFIC USE REGULATIONS**
SECTION 15.02 SPECIAL USE APPLICATION AND REVIEW:
Page 15-2: Review and Approval

- a) In addition to the standards established for specific special uses in Section 15.04, an application for a special use approval shall satisfy the following general review standards which are basic to all special uses:
- i) The use is generally compatible with the intent of the Master Plan.
 - ii) The use is designed and constructed, and will be operated and maintained, so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will be compatible with adjacent uses of land, and will not change the essential character of the area in which it is proposed.
 - iii) The use is, or will be as a result of the special use permit, served adequately by public services and facilities, including, but not limited to roads, police and fire protection, drainage structures, refuse disposal, and schools. Adequate water and sanitary sewer facilities must be available.
 - iv) The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors.
 - v) The use will be compatible with the natural environment and will be designed to encourage conservation of natural resources and energy and will be compatible with the rural nature of the Township.

Community facts based on publicly available information:

- 100 homes in the neighborhood, several build in the late 1920s.
- 19 year round families live in community (several others families go to distant locations for the winter portion of the year and are three season residents.)
- 22 advertised single family Short-Term Rental Commercial units
- There are an additional 2-5 units rented through other venues not included in this analysis bringing total single family rental units to 24-27

Glenn Shores Short Term Transient Rental Data Analysis:

A) Rental Unit Classification by year of first rental:

Year of Initial Rental	Pre 2009	2009-Present	Total Units
• Pre 2006	3 Units —	3	3 Units
• 2006 - 2008	4 Units —	4	4 Units
• 2009 - 2012	5 Units —	5	5 Units
• 2013 - 2017	10 Units —	10	10 Units
Total Units	22* Units	7	15
			22* Units

*** There are an additional 2-5 units rented through other venues.**

B) Rental Unit Analysis by **Minimum rental nights:**

Minimum nights	Min. 1-3 nights	Min 1 week
• 1 night	3 Units	
• 2 nights	8 Units	
• 3 nights	5 Units	
• 1 week		6 Units
Total Units	22	6
	16	

**Glenn Shores Short-Term
Rental Analysis**

**Mary Campbell
5-9-2017**

C) Glenn Shores **maximum *nightly* rental capacity** as advertised:

<u>Rental period</u>	<u>Maximum # people</u>	<u>1-3 nights</u>	<u>1 week</u>	<u>Total Transients</u>
• 1 night	23			
• 2 nights	78			
• 3 nights	55	156		156 Transients
• <u>1 week</u>			39	39 Transients
<i>Transient weekly population</i>		<i>156**</i>	<i>39</i>	<i>195** Transients</i>

***** This is a low estimate since the 1-3 night rental properties could turnover more than one (1) time a week resulting in 400+ people each week at full capacity and turnover. Occupancy counts do not always include children and pets.***

D) Glenn Shores advertised **maximum short term rental sleeping capacity:**

<u>Advertised Capacity</u>	<u># of Units</u>
• 4 - 9 people	14
• 10 -12 people	4
• <u>14 - 22 people</u>	4
	22

“Questions of compatibility, economic feasibility, property values, existing uses, adjoining and nearby uses, traffic, topography, utilities, schools, future growth, conservation, and environment have to be considered...”

“This cannot possibly be accomplished. Just to determine economic feasibility for certain uses at any one site for any one period of time would require a market survey costing possibly thousands of dollars, and this largely eliminates survey use. How does one decide on the priority of the various factors, that is, which are the most and which are the least important? That there is practically no limit to the number of the factors pertinent to the decision making nor any guide as to how they rank in importance allows for maximum discretion on the part of the planners. They can consciously or unconsciously accept or reject criteria and data almost at will. There are relatively few standards that confine their determinations except those which they establish for themselves.”

(Land Use Without Zoning, Bernard H. Siegan)

Lynne Wells, Planner

For the Master Plan, here is what I come back to...

Page 10, the Vision:

What is a Vision: Vision - The vision is a long-term method of seeing a community's future with discernment and foresight.

Casco Township's Vision is to preserve our rural character. Our future development will blend residential and agricultural land use. Large scale agriculture, as well as niche and hobby farms, will comprise the majority of land use. A mix of residential uses will be concentrated along the Lake Michigan shoreline, the Black River, and other areas near South Haven's resort town amenities. Casco Township will continue to encourage the preservation of large land parcels for agricultural use and be an active regional participant with adjacent communities which provide public education, access to medical care, and other conveniences, Recreational parks along with preservation of natural features, wetlands and the Black River branches are priorities. Businesses based at residents' homes will be supported to service local needs and preserve the quality and viability of a more rural lifestyle.

So from that....I think about a mix of residential uses...residential use of a property includes the ability to rent. Also, home based businesses can perhaps also mean renting as a business. It certainly connotes "commercial". Although, I am staying away from that commercial/rental conversation.

I also see page 1, Quality of Life, that includes the 3rd Objective, about Both full and part-time (seasonal) residents of all ages should be served by Township services.

I also see on page 12, Residential Development: Objective 2, speaks to "strong zoning" to be used to enforce the goals and objectives.

On page 27, in the text about referring to zoning decisions: A request to construct a commercial use in an area planned for residential development, for example, would be contrary to the Plan and should not be approved, unless the Plan is determined to be in error for that particular location or conditions have changed significantly since the Plan was adopted.

To me, this poses our challenge...how to regulate short term rentals such that their operation is residential in character...typical of a single family owner occupied home. Now, we know it won't ever be like that from the very nature of the use, but there are standards/regulations/controls that can help get us closer to residential character.

I know that some swing on various sides of the regulation scale, but we do want to make sure we are achieving balance.

If the PC considers a short term rental as a Special Land Use...I wonder how that plays out? Or requires neighborhood notification with any short term rental registration? Or, perhaps there are occupant load requirements (as you are considering), and that there is one parking space per bedroom.