

CASCO TOWNSHIP PLANNING COMMISSION
RENTAL WORKSHOP
May 10, 2017
6 PM – 9 PM

Members Present: Chairperson Dian Liepe, Greg Knisley Dan Fleming, and Dave Hughes

Absent: Judy Graff

Staff Present: Janet Chambers, Recording Secretary

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

1. **Call to order and review of agenda:** The meeting was called to order by Chairperson Liepe at 6:04 PM. There were no changes to the agenda.
2. **Opening comments by PC members.**

Fleming talked about comments brought up at the last meeting. First, the topic of maintaining residential neighborhoods. He said the reality is, things change. If we can maintain the residential neighbors by enforcing punishment of bad behavior, why not allow rentals. He said, "It is short sighted to try to obtain subjective results with objective standards ". Whatever you consider makes a neighborhood residential, there is more to it than what you can put in a book. You would have to interview each homeowner, not just a quota. He stated that most of the letters and citizens in attendance seem to be pro-renters. Someone asked last week, what is the purpose of Casco Government?" Fleming said it is to secure God given inalienable rights, and not be an imposition on the minority. Although he felt there have been more letters and comments from pro-enters, Fleming will not base his decision on public comment by numbers, but by principal. Fleming added, you do not get zoning from court cases. Zoning should come from the bottom up. He responded to another comment that Casco officials are deluding themselves. He said one of the delusions is that Casco has control of other people's property. Zoning has given people the expectation that the civil government is going to solve their problems. Let's not take zoning so seriously. Zoning goes against the Constitution. It violates the letter of the constitution and letter of the 5th Amendment.

Knisley said, our goal with rentals is not to step on somebody, but to make provision in the zoning that allows a reasonable system of what has already been taking place. We are not trying to take away rights, but address problems. The Good Neighbor Policy is trying to help with that.

Hughes pointed out that 2 people from the PC have recused themselves. We are coming in here missing two of our arms. They were valuable commissioners. This has left more burden on the rest of us, and it is frustrating. Other commissioners agreed. Fleming added that the commission is not a judicial body or elected law makers. They were appointed for their ideas, and it should not have mattered if they would be voting on something that would have helped them. It should not matter.

Chairperson Liepe thanked Mary Campbell for making posters that list the objectives to consider when discussing STRs. Liepe will be adding the objectives to the bottom of future agendas for rental workshops.

3. **Public Comment**

(So that the Planning Commission can hear from all interested, each person will be limited to 2 minutes. Should time allow, additional 2 minutes per person can be allowed after all have had chance to speak. Thank you for your cooperation.)

Mary Campbell presented an update analyses of Glenn Shores Community (Attachment #2). She highlighted the number of transient people who come into the neighborhood. With 1 to 3 night minimum rentals there could be 156 to 400+ transients per week. One night rentals should be for

B&Bs or hotels. The transient nature changes the character of neighborhood, especially when you have such a large percentage of STRs. Glenn Shores has 25%. Campbell said some who rent out homes only allow short stays in the off season. The shorter stays made a big impact to the neighborhood.

Nancy Luke, of Glenn Shores, questioned Fleming's statement that more comments and letters have come from pro-renters. She did not agree.

Valarie Bass, of Miami Park, said zoning has been upheld by the Supreme Court. She stated Fleming's comment that zoning goes against the Constitution is not true. She asked Fleming why he is on the PC if he does not believe in zoning. Fleming responded he has been bit by zoning in the past and wants to be sure it follows the law.

4. **Approval of minutes 4/12/2017 (Workshop Meeting):** A motion by Fleming, supported by Hughes, to approve minutes of 4/12/17 as written. All in favor. MSC.
5. **Report from Citizen Advisory Committee (Mary Campbell)** The committee hasn't met since her last report, but resulted in a Good Neighbor Policy and STR voluntary registration. Supervisor Overhiser, Ruth Hewitt, Kathy Stanton and Cheri Brenner have put lists together of people in the Lake front communities. 1,142 mailings went out with a letter from the Supervisor, the Good Neighbor Policy, and a voluntary registration. Mailings should have been received by Friday or Saturday (Attachment #3). The township has received some phone calls with questions about why they are receiving the letters. Supervisor Overhiser said the Advisory Committee could be available to the PC for legwork, etc. There are no other plans to meet until the end of July to assess and make any changes they find necessary.

Knisley was impressed with the work the Citizens Advisory Committee had done. He said he went along with the one night stays, but the word that kept coming back to his mind was "frequency". The more turn over, the more bothersome to the residents. If someone is operating as a money-making project where the agent cleans up and turn over to the next renter as quickly as possible, then it is commercial. He asked if that topic came up in the Advisory Committee. Mary Campbell said that subject was not part of their objective.

Lynne Wells, Planner, said there is a bill in Michigan to prevent local governments from governing STRs. What the bill essentially says is they want to treat STRs as single family homes. Any requirements that apply to the single-family home would apply to STRs. This would take out local control of things.

Chris Barczyk said the bill is being driven by 2 realtors who introduced the bill. There is much opposition to the bill, and is not expected to pass. Chairman Liepe will check with Representative Mary Whiteford for more information.

Fleming said most complaints are coming from places that have rules against renting. If they cannot enforce it, why would the township want to get into a mess with something that can't be enforced.

6. **PC members share and work together with planner to begin fill in matrix.** Commissioners discussed and filled out matrix (Attachment #4).
7. **Continued discussion** topics discussed were:
 - More issues with 1 to 3 night stays,
 - Preserving residential neighborhoods,
 - Limiting frequency of transition
 - Casco's being a compliment to South Haven,
 - Less restrictions on larger properties with onsite supervision
 - Hotels being used for 1 or 2 night stays

- Should there be another classification on Matrix for resort type rentals
- Sign Ordinance is outdated based on Supreme Court case cannot regulate by content
- Bonfires
- Safety postings

8. Public Comment

(So that the Planning Commission can hear from all interested, each person will be limited to 2 minutes. Should time allow additional 2 minutes per person can be allowed after all have had chance to speak. Thank you for your cooperation)

Mary Campbell said the Citizens Advisory group did an exercise to choose the most important issues that needed to be addressed by the committee to make STRs successful for this year. One item members wanted on the list was “no commercial” renting”. They were told this was not the objective for the Advisory group, so they put “no commercial renting” in a “parking lot” as an issue of concern, but not to be addressed by the committee. Each member was given 3 chits to mark the problems most important to them. Many put their chits on “no commercial renting” knowing they were giving up one of their 3 votes for something that would not be covered by the committee. They spent their chit to voice the importance of no commercial renting.

Knisley said that when you turn your home over to an agent and tell them to make some money, and turn it over as quickly as possible, this is commercial renting.

Cathy Watt wanted revisit couple of issues. She asked how residential is defined and noted that the first 3 objectives are protecting full time residents. She does not get the feeling from the PC that protecting full time residents is a priority. The PC seemed to be more concerned with renters than the full timers. She stated that her weekends are sacred. People renting 2 nights and 3 days, are usually there for the weekend, sometimes up to 12 people. and would be disruptive to her. If this is allowed, the ordinance would not be protecting her as a full-time resident.

Dale Morgan, owner of River Bend Retreat & Resort, said they have 80 acres, with the resort mostly on 40 of the acres. They have a resort atmosphere and have had relatives living on the property for three generations. They have no complaints from neighbors and have had weddings with 100+ people. Because they are on a large piece of property and they live onsite, they ask that provisions are made for resort type rentals on large pieces of property. Commissioners agreed that this should be allowed.

Chris Barczyk said resort style renting is what has been in Casco for 150 years. It is the accountability that comes with a supervised resort that keeps them from being a problem.

Barczyk talked about zoning restricting him to a “single family” in his home. Under the Casco Zoning Ordinance, Barczyk cannot have six families living in his home. It would be unfair to allow renters more privileges than full time residents by allowing multiple families in rentals, and would not preserve the residential atmosphere of the neighborhood. He provided commissioners with excerpts of the Master Plan (Attachment #4).

Chairman Liepe stated the reason for allowing more occupants in a rental is because the renters will only be there for a short time.

Barczyk referred to the definition of “Family” in the master plan as a single housekeeping unit of persons related, not to include a transitory nature.

Fleming asked Barczyk what he would you suggest for maximum occupancy. Barczyk stated that he is not in favor of STRs, but if allowed, there needs to be a limit. If you allow short term transients, without a cap, you are allowing the rentals more rights than permanent residents.

Barczyk referred to Chapter 15.02, Special Use Application and Review. It states uses must be compatible with the intent of the Master Plan, harmonious with adjacent land use and not change the essential character of the area in which it is proposed. It should be served adequately by police and fire protection. It shall not involve anything that will be detrimental by reasons of traffic, noise, smoke, fumes, etc. and be compatible with the rural nature of the Township.

Chairperson Liepe reminded Barczyk that the ordinance is not final. There will continue to be more changes as the PC works on this. She stated that people in Casco are mostly 1st generation. We need to get new people coming to Casco and there needs to be a compromise. Liepe said she appreciates everything the public brings to the PC. She added the Citizens Committee has helped a lot.

Barczyk commented on the bill to take away control of STRs from communities, Grand Haven, St. Joe, and other townships, have said they are opposed to the Michigan bill. One thing that keeps getting repeated by various commissioners and mayors is that they don't want the lights to go off in the winter.

Nancy Luke recalled that Mary Campbell has been saying something worth repeating. The township is growing at leaps and bound. With trying to keep rentals in check, at some point we must say enough. We are going to lose our neighborhoods.

Liepe stated she is looking forward to the report at the end of the summer to see how things are going.

11. Closing Comments from Commissioners and Adjournment: Liepe said Wells should send the matrix to her to forward on to commissioners. Commissioners should go over the information and be prepared to discuss how it fits into the Master Plan and do more work on the Matrix. Liepe will let Wells know if she will be needed at the next meeting.

A motion by Fleming, supported by Hughes to adjourn. All in favor. Meeting adjourned at 8:45 PM.

Minutes prepared by Janet Chambers, Recording Secretary

Next rental workshop will be 5/24/2017.

Attachment #1: Sign in sheet

Attachment #2: Mary Campbells updated information on Glenn Shores

Attachment #3: Mailing comprised of Letter from Supervisor, Good Neighbor Policy, Voluntary Registration

Attachment #4: Matrix

Attachment #5: Excerpts from Master Plan provided by Barczyk

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**

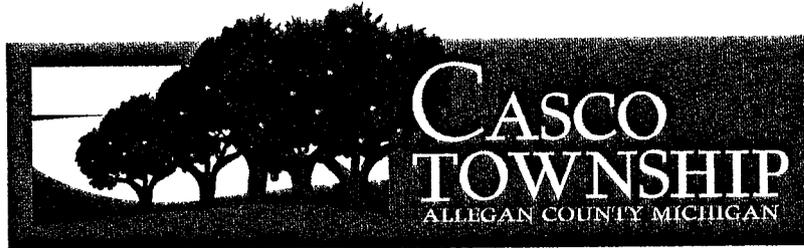
C) Glenn Shores **maximum *nightly* rental capacity** as advertised:

| <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 |



Dear Casco Township Property Owner:

Recently, there has been a conflict between homeowners who wish to rent their homes on a short-term basis and homeowners who wish to prohibit such rentals. As you may or not be aware there was a lawsuit between members of these two groups in the Township's Sunset Shores Subdivision (the "Subdivision"). In this case it was argued that short-term rental use of the property is "commercial," which was therefore an illegal use, as "commercial" uses were not permitted in the Subdivision covenants. The court agreed with this argument, and Judge Cronin opined that the defendants may also be in violation of Casco Township Zoning Ordinance (the "ZO") as well, since the ZO does not list "commercial" uses as permitted in residential districts. As a result the Township Board as enacted an eight month moratorium on enforcing its' Ordinance against Short Term Rentals While the Planning Commission reviews the issue.

Our Planning Commission will be making recommendations to the Casco Township Board on any zoning or general ordinance requirements needed to ensure that our unique lake-front residential neighborhoods are maintained and a fair and equitable solution in the interests of all property owners is developed.

A small committee of both renters and non-renters is working to ensure that this rental season goes smoothly for all. They have participated in the development of a voluntary rental registration form that will be in effect for 2017 only. Also, the committee helped create a Good Neighbor Policy to share expectations for behavior in Casco's single-family residential neighborhoods. These forms were approved for distribution at last night's board meeting. Also, we discussed the process by which problem situations requiring remediation can be brought to our attention. Urgent matters involving safety or ordinance violations should be reported to 911. Less urgent matters should be reported to the township clerk via e-mail or phone call as detailed in the Good Neighbor Policy and on the township website.

I have attached a rental registration form that we are asking each of you renting your home for periods of *less than 28 days* a time to complete. We are not charging a registration fee this year but would like to get a better idea of all of the rental locations and some specifics about the rental. The form notes that only the rental property location and your name will be publicly available on the Township web site. The data collected will help build the township's understanding of the current rental situation and it will not be shared.

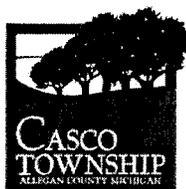
A copy of the Casco Good Neighbor Policy highlighting enforceable ordinances and neighborhood norms for all property owners is enclosed. We are asking renters to post a copy of the Good Neighbor Policy in their home with the thought that communicating expectations can eliminate some of the problem situations that occur. Also, some of us will have non-paying family/friends who should be informed as well.

If you plan to rent your home on a short-term basis this year, please print and complete then scan or fax the registration form by May 15 to: **Casco Township Deputy Clerk at (269) 639-1991 or e-mail to deputyclerk@cascotownship.org**

Wishing you a wonderful summer here in Casco,

Allen Overhiser

Casco Township Supervisor



Good Neighbor Policy for Short-Term Renters

7104 107th Avenue, South Haven, MI 49090 Phone: 269-637-4441; Fax: 269-639-1991

Call 911 for ALL urgent issues.

Other violations should be reported to the Casco Township Deputy Clerk at (269) 637-4441 or an e-mail to deputyclerk@cascotownship.org.

NOISE – (Casco Township Local Ordinance 5/2017)

- From 10 p.m. to 7 a.m. the acceptable noise level is conversational level sound
- Decibel sound restrictions include swimming pools and beach property

FIREWORKS – (State of Michigan MCL 256)

- Fireworks are restricted to national holidays and the day before and after the holiday
- Fireworks on the day before and after the holiday are not allowed from 11 p.m. to 8 a.m.

FIRES (Permit required visit - <http://www.shaes.org>)

- Beach and Bonfires require a permit – Call (269)639-3973 for a 1 day permit
- Fires must be attended at all times

PARKING (Casco Zoning 3.24d)

- Park in designated spots on the property
- Parking on any portion of the road surface is not allowed

PETS (Allegan County Dog Control Ordinance (ACDCO) 1008.01)

- Pets must be on leash when off your property (ACDCO Sec. 701)
- Barking dogs are a violation of the noise ordinance (Casco Noise Ordinance May 2017 and ACDCO Sec 707))
- Picking up after your dogs on walks is required (ACDCO Sec. 705)

VEHICLES (Various State laws & Casco Ordinance)

- ATVs are only allowed on a private beach (The Handbook of Michigan Off-road Vehicle Laws)
- Golf carts are not allowed on county roads in Casco (MCL 257.627a)
- “Low-speed” vehicles require tags and insurance (MCL 257)
- Minors cannot drive “low-speed” vehicles or golf carts (MCL 257.301)
- Motor homes/recreational vehicles are prohibited for paying guests (Casco Zoning 3.17a.4)
- Jet Skis (PWC) use is restricted to 200 feet from the shoreline – minimum age is 14 with a boating safety certificate and other restrictions (Michigan Boating Laws)

COURTEOUS AND COMMON SENSE REQUESTS (non-legislated)

- Stay off the bluff to protect the environment
- All swimmers should wear life vests

TRASH

- Place all trash in covered containers with closed lids by 8 a.m. on day of pick-up at the specified pick-up location



Short-Term Rental Registration 2017

7104 107th Avenue, South Haven, MI 49090 Phone: 269-637-4441; Fax: 269-639-1991

Information in these four fields will be available publicly:

| | |
|-----------------------|----------------------------|
| Applicant Name: _____ | Rental Site Address: _____ |
| City/State/Zip: _____ | Parcel #: _____ |

Information BELOW is Only available to Casco Township & Allegan County Sheriff:

Property Owner Name, if different from applicant: _____

Property Owner Address: _____

City/State/Zip: _____

Phone Number for Emergency Contact: (work) _____ (other) _____

E-mail Address: _____

A contact person/agent should be provided if the owner is not able to be physically present at the dwelling within an hour:

Agent Name (if other than the owner): _____

Agent Address: _____

Agent City/State/Zip: _____

Agent's Contact Numbers: (1) _____ (2) _____

Optional Information for the Casco Planning Commission:

| | |
|---|------------------------------------|
| Number of expected rental days per year: _____ | Advertised Maximum Capacity: _____ |
| Advertised Minimum Stay: _____ | Average rental stay: _____ |
| Number of Bedrooms: _____ | Number of Bathrooms: _____ |
| Number of Off-Road Parking Spaces (excluding front yard): _____ | |

| | |
|--|---|
| Do you have liability coverage for your rental property? | Y <input type="checkbox"/> N <input type="checkbox"/> |
| Is your property advertised? | Y <input type="checkbox"/> N <input type="checkbox"/> |
| Do you have a fire extinguisher on the property? | Y <input type="checkbox"/> N <input type="checkbox"/> |
| Do you have smoke detectors in every bedroom? | Y <input type="checkbox"/> N <input type="checkbox"/> |
| Will you post local ordinances and neighborhood norms in your home? (Good Neighbor Policy) | Y <input type="checkbox"/> N <input type="checkbox"/> |
| Do paying guests have access to a low-speed vehicle? | Y <input type="checkbox"/> N <input type="checkbox"/> |
| Do you want your contact phone number publicly available? | Y <input type="checkbox"/> N <input type="checkbox"/> |

| Standards | Limited Short Term Rental | Short Term Rental | Long Term Rental |
|--------------------------------------|---|---|---|
| Use Provisions | Permitted | Permitted | Permitted |
| District(s) | Any | Residential Districts | Any |
| Location Considerations | n/a | n/a | n/a |
| Length of Stay | Per the definition | Two night minimum if owner not on premises during the stay, also LDR, MDR and Lakeshore A and B require two night minimum | n/a |
| Owner-Occupancy | n/a | n/a | n/a |
| Owner-Residency of Township | n/a | n/a | n/a |
| Ancillary Uses (events, etc.) | Handled by nuisance/zoning ordinance, strictly for residential use. Review current ordinance provisions and report back | Handled by nuisance/zoning ordinance, strictly for residential use. Review current ordinance provisions and report back | Handled by nuisance ordinance, strictly for residential use |

| Standards | Limited Short Term Rental | Short Term Rental | Long Term Rental |
|---------------------------------|--|--|--|
| Number per lot or parcel | n/a | n/a | n/a |
| Signage | n/a, as per sign ordinance | n/a, as per sign ordinance, note that sign ordinance needs update for content neutrality | n/a, as per sign ordinance |
| Parking | As per zoning ordinance | As per zoning ordinance | As per zoning ordinance |
| Exterior Lighting | n/a | n/a | n/a |
| Trash/Recycling Removal | Garbage must be kept in a closed container and disposed of on a regular basis. | Garbage must be kept in a closed container and disposed of on a regular basis. | Garbage must be kept in a closed container and disposed of on a regular basis. |
| Maximum Occupancy | n/a | 2 adults per bedroom, 2 per additional floor, under 5 OR maximum 12, under 5 not included in count, OR allow applicants to have more occupancy upon review of zoning inspector No tents or campers of lodging in the LDR, MDR and Lakeshore A and B | n/a |

| Standards | Limited Short Term Rental | Short Term Rental | Long Term Rental |
|---|---------------------------------------|--|---------------------------------------|
| In-unit Postings/"Good Neighbor Brochure" | Posting required in conspicuous place | Posting required in conspicuous place | Posting required in conspicuous place |
| Building Code Compliance | Required, per ordinance | Required, per ordinance | Required, per ordinance |
| Inspection | none | On a complaint basis | none |
| Registration/Certification | none | Yes | none |
| Limits for Overnight and Daytime Guests | none | none | none |
| Owners Agent | none | Yes, and present within an hour if the owner is not able to be present | none |
| In unit safety posting Violations penalties Notification to neighbors In unit safety postings Accountability | | | |

| Standards | Limited Short Term Rental | Short Term Rental | Long Term Rental |
|-----------|---------------------------|-------------------|------------------|
| | | | |

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.