

**MINUTES SILVER CREEK TOWNSHIP
PLANNING COMMISSION MEETING – AUGUST 28, 2024**

Chairman, Nick Barnes called the meeting to order at 7:00 p.m. on Wednesday, August 28, 2024. All present recited The Pledge of Allegiance to the Flag of the United States of America.

MEMBERS PRESENT: Nick Barnes, John Joossens, Ben Schilling, Veronnic Kenreich, Mike Glynn, and Tim Feirick

MEMBERS ABSENT: Jon Tidey

OTHERS PRESENT: Jessica Honn, Mark Davis, Wendy Colburn, and members of the public

APPROVAL OF THE AGENDA FOR AUGUST 28, 2024

John Joossens motioned to approve the agenda for AUGUST 28, 2024.
Tim Feirick seconded.
Motion passed by voice vote.

APPROVAL OF THE MINUTES FROM JULY 24, 2024

Ben Schilling motioned to approve the minutes from July 24, 2024.
Veronnic Kenreich seconded.
Motion passed by voice vote.

COMMUNICATIONS

None.

PUBLIC COMMENT

None.

BUILDING AND ZONING ADMINISTRATOR'S REPORT

Updates given by Mark Davis.

ZBA REPORT

Updates given by Ben Schilling.

NEW BUSINESS

Veronnic Kenreich states all Requests for Proposals have been sent out, no responses have been received back.

OLD BUSINESS

Short-term rentals and Good Neighbor Policy: Mike Glynn states that the township has looked over the drafted documents from the previous meeting, and it was forwarded to the township attorney for her advisement. He explained the next steps in the process to members.

Nick Barnes states that the "Good Neighbor Policy" will be taken off for now unless updates are received. Veronnica Kenrich has received one edit from the board, and she has resubmitted it with updated edits. She feels some laws should be included in it and hopes it will be a good tool for rental owners.

COMMISSION MEMBER COMMENTS:

None.

NEXT MEETING:

September 25, 2024, will include a special meeting beforehand. Jessica Hann will email all members ahead of the next meeting with details on the special meeting.

PUBLIC COMMENT

A concerned couple expressed reservations regarding short-term rentals, citing concerns about trespassing, noise, indecency, lawlessness, property damage, and public nuisance. They have indicated that the current ordinance may not sufficiently address these issues. They expressed their concerns about the issue escalating with this summer being the worst so far. They feel there is no recourse, and no one is taking responsibility. The community members expressed concerns about the potential impact of enforcing the ordinance, fearing that it would necessitate their participation in hearings instead of allowing them to rely on the township for enforcement. The board members engaged respectfully with the individuals, seeking their valuable input on the latest draft. Veronica Kenrich suggested considering the involvement of law enforcement if necessary. Currently, the property owner is exploring their rights to the shared beach and seawall, inquiring about potential implications if one owner has renters using the beach. There is a prevailing sentiment that the 17-bed Airbnb is diminishing property values and causing strain in the neighborhood. Mike Glynn clarified that one aspect under consideration is the implementation of occupancy limitations. Mark Davis mentioned that he has investigated the matter, but he feels the options for action regarding the shared beach may be limited. He also addressed questions they had on planting trees and other landscaping. Nick Barnes expressed his belief that the ordinance will address many of the issues raised, such as noise, occupancy, and usage, but it may not fully address the beach-related concerns. Veronnica Kenrich encourages them to come back and engage with them again on this issue as they progress in developing the ordinance.

ADJOURNMENT

John Joossens motioned to adjourn.

Tim Feirick seconded.

All members present approved, and no members denied.

The meeting adjourned at 7:49 p.m.

Recording Secretary, Wendy Colburn

Secretary, Veronnica Kenreich

DRAFT