

Lovells Township Planning Commission (LTPC)
Special Public Hearing May 15th, 2025 5:00 pm
Lovells Township Zoning Ordinance (LTZO) – Text changes
Approved Minutes

PC Agenda:

1. Call to order @ 5:00,
2. Roll Call: Wright, Brand, Orin, Simonelli, Johnson...*all present*
3. Recognition of Visitors: *Orin, Mosser, Petroff, Ball, Moore, Gergosky, Dunning, Kengel, Bender, Anderson, Eberly, Wright, Warner*
4. Open Public Hearing (3 minutes per depending on visitors) *5:05*
 - Text changes for Lovells Township Zoning Ordinance (LTZO). While the text changes have been distributed on several occasions, we reviewed each of the changes once more. Changes are intended to direct applicants to the new Licensing Ordinance.
 - Correspondence - *We received 1 letter expressing that the PC should proceed with the licensing ordinance while not recognizing existing SUP/STRs as being "special". Several valid points were made in the letter and it was read in its entirety for the record. Martha read letter containing Eberly concerns and comments into record.*
 - Comments - (thanks to all that attended) STR folks -
 - "Consider using house rules as a tool for control (AIRBNB enforces house rules)."*
 - "Large scale events are commercial and should not be going on at an STR."*
 - "Concerned about activity on the river vis-à-vis free use or rental kayaks/canoes on STR property (equivalent to commercial traffic - which is not allowed on North Branch)"*
 - "DNR Campers at Black Hole also need to be managed too."*
 - Non-STR folks
 - "It seems like renting 365 days a year is more than short term, can we limit by nights rented?"*
 - "Who is the STR enforcement person?"*
 - "We are concerned about SUP/STR being associated with the property and thus passing to a new owner"*
 - "I would be hot if something that was already approved by the Township was taken away without due process."*

Close Public Hearing *5:35pm.*

****Follow-up with Lawyer on comments**

5. Old Business...*None*
6. PC Members...further input? *None*
7. Motion to recommend to Board? *Motion - Wright, Second -Brand, Roll call. All Ayes.*
8. Next regular scheduled meeting *7/7/2025*
9. Adjournment at *5:45...*