

Lovells Township Planning Commission (LTPC)
July 7, 2025 5:00 pm Regular Meeting
Unapproved Minutes

1. Call to order
2. Roll Call (*Wright-aye, Brand-aye, Orin-Absent, Simonelli-aye, Johnson aye*)
3. Recognition of Visitors - *No visitors*
4. Approval of minutes
 - a. 1.6.2025 *Motion Simonelli-2nd Brand all ayes,*
 - b. 4.7.2025 *Motion Brand-2nd Simonelli all ayes,*
 - c. 4.25.2025 *Motion Simonelli-2nd Brand all ayes,*
 - d. 5.15.2025 *Motion Brand-2nd Simonelli all ayes...*
5. Old Business
 - a. Status of STR ordinances *PPO (7.26.2025), Zoning (in effect)*
 - b. Suggested updates to ordinance Neil W – *all good suggestons, some will need further research, will not be actioned until after PPO goes in to effect (7.26.2025).*

STR#1

1. Except as provided in Section 4(b) as it may be amended, this Ordinance applies
Allow for small changes to PPO?
2. Have existing apply under new (info only).
Non-conforming partial application? Not sure about certification requirements?

STR#2

1. Limiting the Days (currently?) Researching
2. Renter representative contact info
single point of contact...can get from Owner/AirBNB?
3. All Rentals shall comply with the rules and regulations of the National Wild and Scenic Rivers Act and Michigan Natural Rivers Act.
Get NRA back in PPO?
4. Administrator recommends board votes.
Action by elected officials rather than individual.
5. Parking with Setback 35' or 20% of width?
6. Number of boats on site...renters are certainly allowed to bring their canoe...
(no defacto liveries)...Rational number?

STR#3

1. Owner on site? (VRBO?)
2. the STR Administrator may, but is not required to, prepare or cause to be prepared a written notice specifying the false, incorrect, or misleading information and/or statements in the application material or specifying the approval standards or regulations that are allegedly being violated and the factual basis for this belief.
Change "may, but is not required to," to "shall"....

- c. Review STR spreadsheet (Publish-what?) – *not reviewed*

6. New Business

- a. Short Term Rental Administrator – Shared responsibility? *Limited interest from Planning Commission...*
- b. State of Michigan and Solar, Wind & Storage facilities
 - i. *Battery storage in Crawford?*
 - ii. *Lithium based batteries...dangerous, special fire fighting requirements*
 - iii. *Will have to monitor ongoing developments, action when and where necessary.*

7. Next Regular PC meeting October 6, 2025 5pm

8. Public Comment *none*

9. Adjournment

Licensing Ordinance PPO PPO under nuisance ord?

Publish availability

App form and Fee

Complete application. Date and time

License. Within 10 days

Prioritization of all

1. Comply to Ordinance
2. Date time from above
3. Violations / Taxes
Assign available Licenses
Excess to waiting list (removal if desired)
LTB appeal

Complaint – violation of STR Lic Ord. owner/Rep report to STR Admin. The STR Administrator investigates happen?Severity?

Violation notice. False on app, violation specifics

Board

Service of notice.

Violation hearing.

Subsequent violations / suspensions revocations 3,6mos ,permenant

No new license

Appeals to board

without/license \$500/day

Admin or appointee

No transfer