

**TOWNSHIP OF LOVELLS
CRAWFORD COUNTY, MICHIGAN**

ORDINANCE NO. 6-19-2025-001

ADOPTED: June 19th, 2025

**EFFECTIVE DATE: EIGHT DAYS FOLLOWING PUBLICATION AFTER
ADOPTION**

An Ordinance to amend the Township of Lovells Zoning Ordinance to prohibit the further consideration or issuance of short-term rental applications as a special use permit; to require short-term rental applications follow the Lovells Township Short-Term Rental Licensing Ordinance; to permit the continued operation of any short-term rental in existence under the terms and requirements of their permit; to prohibit expansion or enlargement of any newly nonconforming short-term rental; to provide an effective date and to repeal all ordinances or parts of ordinances in conflict herewith.

**TOWNSHIP OF LOVELLS
CRAWFORD COUNTY, MICHIGAN**

ORDAINS:

SECTION 1
AMENDMENT TO ARTICLE 3, GENERAL PROVISIONS
TOWNSHIP OF LOVELLS ZONING ORDINANCE

Article 3, Section 3.22, titled "Short Term Rental," Definitions, is hereby amended to read in its entirety as follows:

"A. Beginning on the effective date of this Amendment, Short-term rental applications shall cease to be considered or approved under the provisions of the Township Zoning Ordinance and special use permit application process.

B. Any person or corporation desiring to operate a short-term rental after the effective date of this Amendment shall be required to apply for such approval through the Lovells Township Short-Term Rental Licensing Ordinance, as may be amended.

C. Any short-term rental operating with a valid special land use permit on the effective date of this Amendment shall be permitted to continue provided that they adhere completely to the provisions of Section 13.03 of this Ordinance and all of the following standards:

1. The dwelling unit used for the short term rental shall meet all residential building, health department, and safety codes.

2. The operator of the short term rental shall provide off street parking to accommodate the vehicles of all occupants of the short term rental dwelling unit.
3. The appearance of the short term rental dwelling unit shall not conflict with the residential character of the neighborhood. The short term rental dwelling unit shall be properly maintained, and kept in good repair, in order that the use in no way detracts from the general appearance of the neighborhood. Garbage shall be kept in a closed container and disposed of on a regular weekly schedule.
4. No sign shall be posted to advertise the availability of the short term rental dwelling unit to the public.
5. The operator of the short term rental shall keep on file with the Zoning Administrator the name and telephone number of a contact person who shall be responsible for responding to questions or concerns regarding the operation of the short term rental. This information shall be kept current. This information shall also be posted in a conspicuous location within the short term rental dwelling unit. The contact person shall be available to accept telephone calls on a 24 hour basis at all times that the short term rental is rented and occupied. The contact person shall have a key to the short term rental dwelling unit and be able to respond to the short term rental dwelling unit within thirty (30) minutes to address issues or shall have arranged for another person to address issues within the same time. The operator of the short term rental shall also notify the owners and occupants of neighboring dwelling units within 300 feet from the short term rental dwelling unit in writing that the property is permitted short term rental and shall provide the name and telephone numbers of the contact person who is responsible for responding to questions or concerns regarding the operation of the short term rental. The information provided to the owners and occupants of neighboring dwelling units shall be kept current.
6. The operator of the short term rental shall provide a written plan demonstrating how the operator will ensure that the occupants of a short term rental comply with the following rules and regulations:
 - a. No trespassing shall be permitted on neighboring properties.
 - b. No litter shall be allowed to blow or be deposited onto neighboring properties.
 - c. The vehicles of all occupants of a short term rental dwelling unit shall be parked on site and not on a public or private road.
 - d. All campfires shall be located in designated "fire pit" areas away from water's edge, trees, and property lines. Fires shall be attended at all times and properly extinguished after use.
 - e. The occupants of a short term rental dwelling unit shall not create a nuisance. For purposes of the subsection, a nuisance includes but is not

limited to any violation of the Lovells Township Anti-Noise and Public Nuisance Ordinance, Ordinance # 6/11 of 2013.

7. The operator of the short term rental shall provide the tenant of a short term rental with the following information in writing prior to occupancy of the short term rental dwelling unit and shall post this information in writing in conspicuous place within the short term rental dwelling unit:

- a. The name and telephone number of the contact person who is responsible for responding to questions or concerns regarding the operation of the short term rental.
- b. The rules and regulations specified in subsection 6 above.
- c. Notification that an occupant of the short term rental dwelling unit may be cited by the Township for violating any of the rules and regulations specified in subsection 6 above.

D. Any owner, operator, or occupant of a short-term rental dwelling unit who violates any of the rules and regulation as specified in subsection C.6 above shall be deemed in violation of this Ordinance and shall be subject to enforcement action as provided in Section 16.02.F of this Ordinance.”

SECTION 2

AMENDMENT TO ARTICLE 3, NONCONFORMING USE

AS RELATED TO SHORT-TERM RENTALS

Section 3.13(E) is hereby amended to add the following sentence at the end of the section: “This Section shall not apply to Special Land Use permits issued for Short-Term Rentals, which shall be considered non-conforming uses.”

SECTION 3

SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason, by any court of competent jurisdiction, it shall not affect any portion of the ordinance other than said part or portion thereof.

SECTION 4

REPEAL

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5

6-25-25

EFFECTIVE DATE

This Ordinance shall take effect eight (8) days following publication after adoption.

Janet Dunning, Lovells Township Clerk
8405 Twin Bridge Road Grayling, MI 49738 Ph:989-348-9215
clerk@lovellsmi.org

Ordinance No. 6-19-2025-001 of 2025 was adopted on June 19th, 2025, by the Lovells Township Board as follows:

Motion by: Kengel

Seconded by: Neumann

Yeas: Hopp, Dunning, Kengel, Neumann, Wright

Nays: None

Absent: None

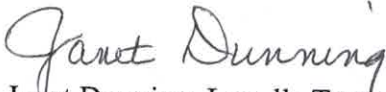


Janet Dunning, Lovells Township Clerk



Richard Wright, Lovells Township Supervisor

I certify that this is a true copy of Ordinance No. 6-19-2025-002 of 2025 that was adopted at a regular meeting of the Lovells Township Board on June 19th, 2025 and published in the Crawford County Avalanche on June 26th, 2025.



Janet Dunning, Lovells Township Clerk

Dated: 6-25-25