Deb Graber

From: jeff delong <[redacted]>
Sent: Wednesday, August 6, 2025 9:20 AM
To: Deb Graber
Subject: Fwd: Opposition to STR's

Sent from my iPhone

Begin forwarded message:

> **From:** jeff delong [redacted]
> **Date:** August 5, 2025 at 6:16:38 PM CDT
> **To:** clerk@whitewatertownshipmi.gov
> **Cc:** trustee01@whitewatertownshipmi.gov
> **Subject: Opposition to STR's**
>
> I am unable to attend the meeting and writing to voice my strenuous objection to the proposed amendment to allow STR's. I have numerous objections after having purchased property zoned residential next to other residential property, not a commercial property. I have witnessed certain other residences that are operating as short term rentals on our private lake. This summer alone I have heard loud music late at night, witnessed short term renters urinating off the side of a pontoon boat in broad daylight and witnessed other short term renters violating the no wake rule at 9:20 at night, while people were swimming in the lake. Many renters do not respect or treat the lake or the neighborhood the way a homeowner and neighbor would. This is especially important on smaller lots and bodies of water that most owners wish to keep pristine. While the proposal lays out rules, who is tasked with enforcement? Will the township need to hire STR enforcement officers? Who will check that there are not more individuals staying in the residence each day which is especially important with septic systems designed with certain capacities. Many roads are also private roads with easements for residents and their guests. Is the Township creating a taking by changing and allowing a STR's on these roads? As such I implore you to deny the proposal and protect Whitewater Township.
>
> Jeff DeLong
> [redacted] Island View Drive, Traverse City MI
> [redacted]

Deb Graber

From: Alana Garcia Ramos <[redacted]>
Sent: Wednesday, August 6, 2025 11:54 AM
To: Deb Graber
Subject: Short term rentals

Hello, I have been a super host on Airbnb for eight years. We have owned our property in Whitewater Township for six years, and are not always able to use it due to it being our second home. In order to offset the cost of owning two homes, it would be very helpful to be able to rent out our home to responsible families who are looking to experience beautiful Traverse City. We screen all of our guests, making sure that we rent to responsible families who have good track records and will be pleasant guests to our neighbors. All Airbnb guests are given background checks.

Having guests stay at my property, is a motivation to do a lot of home improvement projects, thus making our property more attractive on the interior and exterior.

Please consider amending this policy for short term rentals, as it would benefit our community and families.

Sincerely,
Alana Ramos

Public Comment - Short Term Rentals

1 message

Quintessential Williamsburg <[redacted]> Wed, Aug 6, 2025 at 11:57 AM
To: zoning@whitewatertownship.org <[redacted]>
Cc: trustee01@whitewatertownshipmi.gov

Please allow this communication to serve as a brief public comment for your scheduled public hearing regarding a short term rental ordinance:

While it seems that those in 'favor' of this type of activity are primarily owners of short term rentals, they do not typically live within earshot of their own 'property' for a reason. There is no doubt that the demographics of Whitewater Township will support this lucrative 'commercial' activity, but at what cost to the 'few' who are most impacted?
A family of four occupying a single family residence full-time versus a 'group' of 6, 8, 12 - (yes, even more) for several days at a time, and in a transient nature, can have devastating effects. We have no sewer - what type of impact do you think that has on our many septic systems dotting our pristine community, especially along the lakeshore?
A typical full-time / long-term 'family' does not make more than a few trips in and out of their residence, especially not at all (primarily late) hours of the night disturbing their immediate neighbors.
Please consider the not so visible effects that an inundation of this type of activity can have in our community.

Very truly yours,

QW

Deb Graber

From: Stacie DeLong [redacted]>
Sent: Wednesday, August 6, 2025 12:02 PM
To: Wendy; Randy; Deb Graber
Subject: Opposition to short term rentals

Hello!

I am reaching out as I am unable to attend the upcoming meeting. As a Whitewater Township property owner, I want to voice my strenuous opposition to the proposal of short term rentals.

Stacie DeLong
[redacted] Island View Dr
Traverse City MI 49696

Fw: Proposed Zoning Amendment 2025-03

1 message

Deb Graber <zoning@whitewatertownshipmi.gov> Wed, Aug 6, 2025 at 2:34 PM
To: Deborah Graber [redacted]

From: Lynn DeLong [redacted]
Sent: Wednesday, August 6, 2025 2:23:38 PM
To: Deb Graber <zoning@whitewatertownshipmi.gov>
Subject: Proposed Zoning Amendment 2025-03

Please advise the Members of the Planning Commission that I am against the proposed Zoning Amendment 2025-03. Zoning is to serve and provide property owners within a community an organization and structure of like or compatible land uses This proposal, by allowing STR's in every Zone, violates that intended purpose. Also ,as written, it would be next to impossible to provide enforcement or be legally enforceable with regard to existing deed restrictions.

Lynn DeLong
[redacted]Island View Drive

Deb Graber

From: tom coleman <tjcole3@yahoo.com>
Sent: Wednesday, August 6, 2025 4:11 PM
To: Deb Graber
Subject: Zoning Ordinance Amendment

Whitewater Township Planning Commission

I am writing to express my complete opposition to the proposed zoning ordinance amendment tied to Short Term Rentals (<30 days) within all Districts of Whitewater Township.
To be transparent I am a resident of Island Lake I believe my concerns are heightened because I live amongst a community of houses and not "one offs" should we say i.e. a house not in close proximity to another. We are a **Private** lake and moving to Short Term Rentals moves us closer to becoming a **Public** lake.

I oppose this amendment for a number of reasons:

- I believe it can drastically changes the character of the community
- It will bring an additional strain on community resources
- It may heighten the noise and create safety concerns
- It will bring increased mobile traffic to the area
- If I had my home for sale and there was a STR home to the left/right of me, there is some rational to say that it could impact my homes value.
- It was not what I had bargained for when we purchased our property.

Couple Notes:
A newly purchased house within the township recently took on STR and within days there was large group from the rental were out physically on the lake, on the sand bar, playing beer pong. I will you assume you know of the game when I express this.
I was in Sedona, CA when the tour guide pointed to a neighborhood as we drove along and asked the question, guess whose buying all these homes? His response was the Hiltons, the Hyatt's and the Marriott's.

Not all renters are bad I get it, as oppose to the people playing playing beer pong in the lake I've also see young families enjoying themself in a harmless way. But you know how saying goes its the few that ruins it for others.

Please share my comments with others in tonight's meeting.

Thank you

Tom Coleman

Deb Graber

From: Wendy
Sent: Wednesday, August 6, 2025 4:11 PM
To: Gary Bazzett
Subject: RE: Comment for Publ c Hearing 08.06.2025

Thank you for your correspondence, it has been forwarde d to the Planning Commission.

Wendy Hoeksema
Whitewater Township Clerk
Ph (231)267-5141 ext 24
Fax(231)267-9020
5777 Vinton Rd
PO Box 159
Williamsburg MI 49690
clerk@whitewatertownship.org
*NOTE*new address of clerk@whitewatertownshipmi.gc v

-----Original Message-----
From: Gary Bazzett <[redacted]>
Sent: Wednesday, August 6, 2025 2:30 PM
To: Randy <trustee01@whitewatertownshipmi.gov>; We ıdy <clerk@whitewatertownshipmi.gov>
Subject: Comment for Public Hearing 08.06.2025

Gary and Wendy Bazzett, [redacted] Island View Dr., Traverse Ci y, MI would like to be on record as opposing the STR zoning changes ZA Case # 2025-3 and 4. We have experienced extremely bad behavior from STR guests on Island Lake that threatens the family friendly environment of this commu ıity.

We own an STR home on Duck Lake Peninsula in Green L ıke Township that has a 30- day minimum stay requirement. This works very well for us, neighbors and township. We highly support retention of the current 30-day minimum stay in Whitewater Township. We also support strict enforcement of this policy with substantial financial penalties for those who choose to not follow the existing ordinance.

Sincerely,
Gary and Wendy Bazzett

Sent from my iPad

Deb Graber

From: mjkrinock@[redacted]
Sent: Wednesday, August 6, 2025 4:53 PM
To: trustee01@whitewatertownshipmi.org; Linda Slopsema; Wendy; Tim Arends; Deb Graber
Subject: Comment for Public Hearing 08.06.2025

My husband and I are long-standing (25 years) property owners, residing at [redacted] Fairview Rd, off of Skegemog Point Rd. I am strongly opposed to the proposed zoning ordinance, case number 2025-3, that will be addressed at the August 6, 2025 meeting.

This is a short list of some of my concerns that short term rentals represent detrimental effects on the community:

In my view, short term rentals (STR), are a commercial entity and should not be operated in an R-1 zoned residential area. Our neighborhood is a community of homeowners who have invested their time and monies into creating a home in northern Michigan. Property owners who are proponents of STRs do so for financial gain, but do not invest their time and energy into the community, such as organizations like Elk Skegemog Lake Association (ESLA), or volunteer for the "Jewel in our Community" known as Samels Farm. These STRs act as a revolving door, with renters coming for 4-5 days at a time, leave and the next group comes in. These property owners of STR's cannot possibly put into the community the way most of the neighbors do and have for many years.

I'm concerned about the safety of our neighborhood with regards to renters who are not familiar with the activity on our one-and-only road to the Point. There are many neighbors who enjoy walking, biking, and running, with children and pets, making the speed of cars an issue. Secondly, renter's boats that are improperly moored to the dock and become untethered when lake conditions change, potentially pose a threat of damaging neighboring hoists, docks, and boats as well as the shoreline.

In our experience this summer, the incorrect/misleading descriptions listed on the STR sites glorify the properties as written by the STR owner. This ultimately leads to consequences that the neighbors end up dealing with, for example noise violations or improperly moored boats in front of our property. It is my opinion that the property owners should be on site in order to handle these issues immediately. It is not the job of neighbors or other community members to police and solve problems created by renters of STRs.

Lastly, speaking as a homeowner that properly maintains their property, I know that septic tanks aren't built with a limitless capacity. It is concerning that some of the STRs in the community are marketed as being able to house many more people than the homes seem to be able to accommodate safely. This will tax septic tanks and could create issues for the groundwater and lake.

Respectfully submitted,
Karen Krinock