WWT Short Term Rentals

From: LAURENE GARCHOW

[redacted]

To: Deb Graber

Sent: Monday, August 25 at 5:54 PM

To: Whitewater Township Planning Commission
From: Laurene Garchow-Packer
[redacted]Island View Dr.
Traverse City, MI 49696

Good afternoon,

I live on Island Lake in Whitewater Township, and I attended and spoke at a prior Township meeting earlier this summer where Short -Term Rentals were discussed. At the meeting I spoke about living on a small private lake and how short-term rentals are disrupting our generally quiet lake living.

The problem on our lake is that it doesn't take much to cause excessive noise, or to disturb a neighbor when a renter is not following guidelines or being considerate. It is not as easy as it may seem to contact the owner, who usually does not even live in the area, and by the time they may be reached, the incident has concluded, often times with resolution sought out by another resident. Now as houses are turning over to new owners, we are at risk of having more short-term rentals, potentially increasing from 5% of the homes up to 10% or more!

I do understand the arguments by short-term renters who operate in more remote, rural settings, or where there may be less risk (of disruption, or dangerous situations posed by

water, or a private road like ours shared by pedestrians and vehicles for example). Therefore, I would like to ask the Board to consider carving out some special considerations for our small lakes in WWT to ban or limit the number of STRs allowed. I think that with careful planning both sides can be appeased, at least reasonably.

Thank you for your consideration.

Laurene Garchow-Packer

FW: SUPPORT for Proposed Zoning Ordinance Amendment 2025-03

From: Wendy clerk@whitewatertownshipmi.gov
To: Deb Graber zoning@whitewatertownshipmi.gov
Sent: Monday, August 25 at 5:13 PM

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.gov

From: Seth Carver <[redacted]>
Sent: Monday, August 25, 2025 1:48 PM
To: Randy <trustee01@whitewatertownshipmi.gov>; Wendy <clerk@whitewatertownshipmi.gov>
Subject: SUPPORT for Proposed Zoning Ordinance Amendment 2025-03

Hello,

I am writing to comment in support of the upcoming consideration of allowing responsible Short Term Rentals in Whitewater Township. My family has had a positive experience renting short term trips at cottages in the area and have met many lovely people by being able to rent in the area. I strongly believe that the opportunity to rent responsibly, within guidelines, is good for the community.

Sincerely,

FW: STR's

From: Wendy

To: Deb Graber

Sent: Monday, August 25 at 5:12 PM

Wendy Hoeksema
Whitewater Township Clerk
Ph
Fax
5777 Vinton Rd
PO Box 159
Williamsburg MI 49690

*NOTE*new address of

-----Original Message-----
From: Felicia Schulte <[redacted]>
Sent: Monday, August 25, 2025 5:07 PM
To: Linda Slopsema
<[redacted]>; Wendy
<[redacted]>; Jill Koester
<[redacted]>; Randy
<[redacted]>; Tim Arends
<[redacted]>
Subject: RE: STR's

There are those of us opposing the STR and we aren't buying ads in the local paper or having signs made and posting the signs around town would like to be heard also. I can't afford ads or signs but I can write a letter.

Yes, this is my second letter regarding STR but a few questions have popped up since the letter I sent for the last meeting that was rescheduled. Hopefully the previous letter will also be considered at the new meeting date.

1. Currently there is a law on the books stating that STR's are NOT ALLOWED. My question is if you aren't enforcing the current law how do you intended to enforce all the "rules" the pro-STR's are proposing. If

you can't enforce one law how do you intend to enforce these rules. And....do you really think law enforcement will continually come out for noise violations, and once these renters see the law enforcement taillights they will resume their partying.

2. Many of these STR's are LLC's. Aren't we zoned residential? Do you plan to re-zone our neighborhoods to business so these LLC's and STR's can run their business?

Thank you for your time and patience with my concerns about STR's

Felicia Schulte
[redacted] Skegemog Point Road
Williamsburg, MI 49690

Sent from my iPad

Public Hearing 2025-03

From: Bonnie Minch [redacted]
To: Randy [redacted] ,

[redacted] , Deb Graber

[redacted]

Sent: Monday, August 25 at 4:49 PM

To whom it may concern,

I'm writing to express my strong support for short-term rentals in Whitewater Township. As a local cleaner, I rely on the income generated from cleaning these properties. The work provided by short-term rental owners helps me support myself and my family.

Thank you for your time and consideration.

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Bonnie Minch
Evergreen Cleaning Service
[redacted] Choice Circle
Traverse City, MI 49684

SUPPORT for Proposed Zoning Ordinance Amendment 2025-03

From: Barbara Dean [redacted]

To: Randy , Wendy , Deb Graber , Keith DeYoung

Sent: Monday, August 25 at 9:59 PM

August 25,2025

Dear Whitewater Township Board:

I'm not able to attend the Special Meeting because I am out of town with questionable internet. I've spoken several times on these issues about STR's at your meetings. In summary, I do want STR's with regulations allowed in Whitewater Township. You have a proposal being presented at the Special Meeting I believe is a great beginning for dialogue.

In short, what I have heard at the community meetings is that the people opposed to the STR's are because of problems created by absent owners, noise, overloaded houses, disrespect of neighbor's properties and boundaries and just an overall negative experience time after time. The proposed ordinance does address these issues in detail and goes a step beyond in many areas such as providing a brochure for owners to use with guests and a checklist to work from when applying for a license from the Township. I applaud the people who put this together.

I learned at the Parks and Rec Committee meeting that the Committee is hopeful someday to attract larger softball tournaments as the ball field is improved and possibly expanded. They are also systematically hoping to improve our Whitewater Township nature areas.

At one of the meetings there was discussion about maybe someday having a cute village town area. This committee is discussing the possibility of wineries, tasting rooms and event areas with regulations.

I continue to hear many community members moved here several years ago for the rural atmosphere. I married and moved here over 50 years ago, and our existence is being threatened by outsiders. Our rural area will go away as farmers like my family are forced to sell to subdividers to

exist. Please help our children diversify to remain in the farming business.

Closing down STR's will not stop the tourists you are trying to attract with Flintfields, ball fields, wineries, a boat launch, campground and nature areas, it just pushes them to the big businesses like Grand Traverse Resort. Williamsburg might lose the opportunity to create a cute thriving business community like I heard suggested at one of the meetings.

WHY NOT support local STR owners also???

Let's work together to problem solve living together with STR's and try to be supportive, cordial and kind to each other.

Barbara Dean, [redacted] Carns Rd, Williamsburg, MI

FW: Short Term Rentals in Whitewater

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8/25/25

We have enjoyed our property and the community's rural, quiet beauty since we purchased our property over 30 years ago. As would be expected, with the growth of the area, traffic and congestion have increased. However, there is another situation, short term rentals, that has grown and is quickly destroying the nature of our neighborhoods.

The VRBO and airbnb websites (as of 8/8/2025) nationally advertise 7 short-term rental properties along Skegemog Point Rd. Except one property, they are all located in approximately the last mile of the 3 mile dead-end road. If you expand beyond Skegemog Point Rd, there are significantly more advertised short term rentals in Whitewater Township.

Several observations along Skegemog Point Rd:

1) These 7 properties are advertising 35 bedrooms, housing 101+ people. An average of 3 people per bedroom. Some of the 7 properties are advertising 18 people or higher.

2) If each visiting vehicle holds 3 people, it has the potential to add 25 to 30 additional vehicles to daily traffic. Not to mention boat trailers.

3) Based on the publicly available Grand Traverse County Property Online Records it would appear many owners are outside the community.

Our concerns follow:

1) The right to the quiet enjoyment of our property:

The properties on Elk and Skegemog Lakes are zoned 401 Residential (R-1). As such, you would expect a Residential environment with owner occupied dwellings. Advertising short-term rentals on a national short-term rental company website, by owners that do not necessarily reside in the community or property, is a profit motivated Commercial Activity. Clearly many of these properties are *held primarily as an investment.*

With the Commercial activity comes many disturbances such as litter, noise, excess vehicles and lack of respect from the short term renters as they will be gone in week. All interfering with the neighbor's quiet enjoyment. There are many examples of these disturbances.

It has been noted there are ordinances regulating some of these disturbances and the neighbor should just call the police. It should not be the neighbor's responsibility/burden to monitor the Commercial activity next door and call police. Realistically, this will be ineffective and could be avoided by protecting Residential owners with strong, enforced zoning ordinances.

2) Safety:

Skegemog Point Rd has many walkers and bikers. The road is a 3 mile long dead-end that is in terrible condition with inadequate shoulders. Although not just the short-term renters, we have witnessed many vehicles operating at unsafe speeds that seem to ignore or not care about, the walkers. As mentioned above, these Commercial short-term rentals have the

trash removal, emergency vehicle access, appropriate insurance, license and fees, fire suppression and related disclosures to name a few.

3) Health:

Septic system adequacy and operating condition in Commercial use.

Residential septic systems are designed and permitted according to the number of bedrooms. Each bedroom acting as a proxy for the number of people using the dwelling. As noted above, the given advertised rentals are averaging 3 people per bedroom.

There is no periodic septic compliance inspections of these short-term rental properties. As such, there is no guarantee that the number of bedrooms is consistent with the original septic design and it is working appropriately. This issue affects both the adjacent neighbors and the lake water quality.

4) In Summary:

With the creep of short-term rentals, our neighborhood is changing to a Commercial area in direct competition with Commercially zoned and operated hotels. Accompanying this situation is a deterioration in the quiet enjoyment of property, safety and health.

Whitewater Township needs to develop a short-term rental policy that BANS such Commercial activities from Residential zoned areas. If Commercial short-term businesses are allowed they should be within a Commercially zoned area following appropriate building/safety codes and compliance oversight.

Finally, an enforcement procedure is necessary to allow the zoning administrator the tools to successfully complete the job requirements. Any proposal for informal or formal hearings, with no accountability, is a waste of time and resources.

August 25, 2025

Kathy and Mike Seurynck
[redacted] Fairview
Williamsburg, MI 49690

Whitewater Township
5777 Vinton Road, PO Box 159
Williamsburg, MI 49690

Dear Supervisor/Trustees of Whitewater Township,

We purchased our Lake home last Spring and we are writing to express our strong opposition to permitting short-term rentals of fewer than 30 days in Whitewater Township.

Our lake community is a unique and fragile environment that depends on a balance of respect for natural resources and the safety and quality of life of full-time residents. Allowing short-term rentals under 30 days poses significant risks to both.

Short-term rentals bring a constant turnover of unfamiliar visitors who may not understand or follow lake regulations designed to protect safety and preserve water quality. This can result in:

- **Increased boat traffic and safety hazards** – Guests unfamiliar with boating rules often disregard speed limits, quiet hours, and no-wake zones, endangering swimmers, paddlers, and other boaters.
- **Noise and disruption** – The lake's peaceful environment is undermined by loud gatherings, late-night activity, and parties that short-term visitors may bring.
- **Environmental stress** – Overuse of docks, shoreline erosion, and lack of respect for wildlife habitats threaten the long-term health of the lake.
- **Loss of community character** – Frequent turnover erodes the sense of neighborhood connection that long-term and seasonal residents value, transforming the lakefront into a revolving-door rental zone rather than a community.
- **Enforcement challenges** – Township and lake associations often lack the resources to monitor compliance with noise, safety, and zoning ordinances when renters change weekly or nightly.

Our lakes are not simply a destination—it is a community, a shared resource, and a legacy we are responsible for protecting. I believe that allowing rentals under 30 days would jeopardize its safety, its environment, and the quality of life for all who live here.

I respectfully urge the Township Board to prohibit short-term rentals of fewer than 30 days in Whitewater Township to ensure the long-term preservation of our community and natural resource. Thank you for your service to our township and for your commitment to protecting our community and its residents.

Respectfully,
Kathy and Mike Seurynck

Kathy and Mike Seurynck

Briana Oatis
[redacted]Island View
Williamsburg, MI 49696

August 26, 2025

To: Whitewater Township Planning Commission
Attn: Mr. Mielnik, Chair

Re: Support for Zoning Ordinance Amendment – Case No. 2025-3 (Short-Term Rentals)

Dear Mr. Mielnik and Members of the Planning Commission,

I am writing in support of the proposed Short-Term Rental (STR) ordinance amendment, Case No. 2025-3, and to respectfully address concerns raised in recent opposition correspondence. While I appreciate the passion and commitment of fellow residents who wish to preserve the character of Whitewater Township, I believe this ordinance—when implemented with clear rules and enforcement—will strengthen our community rather than harm it.

1. Neighborhood Character
Opponents have expressed fears that STRs will erode the "sense of community." In reality, responsible regulation—including occupancy limits, quiet hours, and property maintenance standards—ensures that STRs integrate seamlessly into neighborhoods. Many Michigan townships have successfully adopted similar ordinances without losing their small-town identity.

2. Safety & Oversight
Rather than diminishing safety, the ordinance enhances it by requiring permits, inspections, and compliance with fire and building codes. STR hosts are incentivized to maintain high standards, as guest satisfaction directly impacts their livelihood.

3. Enforcement of House Rules & Guest Screening

Responsible STR operators already go beyond basic compliance to ensure guest behavior aligns with community expectations. These measures, combined with the ordinance's enforcement provisions, ensure that STRs remain good neighbors and that any violations are swiftly addressed.

- Strict House Rules: Clear guidelines on noise, parking, trash disposal, and respectful conduct are communicated before booking and prominently displayed in the home.
- Guest Screening: We accept only guests who have demonstrated a history of positive reviews—often referred to as "5-star guests"—ensuring that those who stay in our homes have consistently shown respect for house rules and community standards.
- No Party Policies: Bookings are explicitly limited to family focused stays, with contracts prohibiting events, large gatherings, or disruptive celebrations.
- Technology Assisted Compliance: Some properties employ discreet, privacy compliant sound monitoring devices that alert owners to excessive noise levels, allowing for immediate intervention before issues escalate.
- Relationship-Focused Hosting: We build solid communication and strong relationships with our guests, often including personal check-ins or on-site visits to ensure expectations are met and the stay remains positive for both guests and neighbors.

4. Property Values

Claims that STRs depress property values are not supported by consistent evidence. In fact, studies from real estate research groups show that well-regulated STRs can stabilize or even increase property values by encouraging investment in home upkeep and attracting tourism revenue to the area. Many property owners have made substantial investments in their short-term rentals; for instance, we have allocated over $100,000 toward improvements and amenities, engaging local contractors and vendors for these enhancements.

5. Enforcement Feasibility

Modern compliance tools—such as online listing monitoring, complaint hotlines, and permit tracking—make enforcement practical and cost-effective. The ordinance provides a clear framework for addressing violations, including fines and permit revocation for repeat offenders.

6. Economic & Community Benefits

STRs bring measurable benefits:

- Tourism dollars spent at local restaurants, shops, and service providers.
- Increased tax revenue from lodging taxes and permit fees, which can be reinvested in infrastructure, parks, and public safety.

- Flexibility for property owners to responsibly use their property to offset costs, especially for long-time residents facing rising expenses.

7. Advantages of Permitting STRs

Permitting short-term rentals offers clear advantages for both the township and its residents:

- Accountability– A permit system ensures every STR is registered, documented, and subject to the same rules, making it easier to identify and address problem operators.
- Consistent Standards – Permitting allows the township to require compliance with safety codes, occupancy limits, and neighborhood guidelines, creating a level playing field for all operators.
- Enhanced Enforcement – With a permit in place, violations can be tied directly to a specific property and operator, enabling swift action such as fines or revocation.
- Data for Planning – Permit records provide accurate data on the number, location, and type of STRs, helping the township make informed decisions about infrastructure, tourism, and community needs.
- Revenue Generation– Permit fees and lodging taxes create a dedicated funding stream for enforcement, public safety, and community improvements without burdening other taxpayers.
- Community Confidence – A transparent permitting process reassures residents that STRs are being actively monitored and managed, reducing uncertainty and building trust.

By formalizing STR operations through permitting, the township can preserve neighborhood integrity, protect residents' quality of life, and capture the economic benefits of tourism in a responsible, sustainable way.

8. Balanced Approach

This ordinance is not a "free-for-all." It is a balanced policy that addresses legitimate concerns while preserving the rights of property owners and supporting the township's economic vitality. Rejecting it outright would forfeit the opportunity to manage STRs proactively and fairly.

In closing, I urge the Planning Commission to adopt the proposed amendment and move forward with a regulatory framework that protects neighborhood integrity, ensures safety, and fosters economic growth. With thoughtful implementation, STRs can be an asset to Whitewater Township—one that benefits residents, visitors, and the local economy alike.

Please reach out to us—we would be happy to share best practices that help avoid unclear expectations, discuss a framework that works for all parties, and explore opportunities for partnership. We are willing to consult, train, or even help manage other STRs on the lake to ensure consistent quality and compliance. We welcome all sides of the STR conversation to come together in a spirit of collaboration, so that Whitewater Township can lead by example in balancing community values with responsible tourism.

Thank you for your time and consideration.

Respectfully,

Briana Oatis
[redacted]
[redacted]com

WWT Short Term Rentals

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To: Deb Graber

Sent: Monday, August 25 at 5:54 PM

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Skegemog Point Rd has many walkers and bikers. The road is a 3 mile long dead-end that is in terrible condition with inadequate shoulders. Although not just the short-term renters, we have witnessed many vehicles operating at unsafe speeds that seem to ignore or not care about, the walkers. As mentioned above, these Commercial short-term rentals have the potential to add 25 to 30 new vehicles to the road daily and changing weekly.

Additionally, as short term rentals operate without Commercial activity regulations and oversight, safety concerns are unaddressed such as capacity limits, septic, parking capacity,

trash removal, emergency vehicle access, appropriate insurance, license and fees, fire suppression and related disclosures to name a few.

3) Health:

Septic system adequacy and operating condition in Commercial use.

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Williamsburg, MI 49690

Dear Supervisor/Trustees of Whitewater Township,

We purchased our Lake home last Spring and we are writing to express our strong opposition to permitting short-term rentals of fewer than 30 days in Whitewater Township.

Our lake community is a unique and fragile environment that depends on a balance of respect for natural resources and the safety and quality of life of full-time residents. Allowing short-term rentals under 30 days poses significant risks to both.

Short-term rentals bring a constant turnover of unfamiliar visitors who may not understand or follow lake regulations designed to protect safety and preserve water quality. This can result in:

- **Increased boat traffic and safety hazards** – Guests unfamiliar with boating rules often disregard speed limits, quiet hours, and no-wake zones, endangering swimmers, paddlers, and other boaters.
- **Noise and disruption** – The lake's peaceful environment is undermined by loud gatherings, late-night activity, and parties that short-term visitors may bring.
- **Environmental stress** – Overuse of docks, shoreline erosion, and lack of respect for wildlife habitats threaten the long-term health of the lake.
- **Loss of community character** – Frequent turnover erodes the sense of neighborhood connection that long-term and seasonal residents value, transforming the lakefront into a revolving-door rental zone rather than a community.
- **Enforcement challenges** – Township and lake associations often lack the resources to monitor compliance with noise, safety, and zoning ordinances when renters change weekly or nightly.

Our lakes are not simply a destination—it is a community, a shared resource, and a legacy we are responsible for protecting. I believe that allowing rentals under 30 days would jeopardize its safety, its environment, and the quality of life for all who live here.

I respectfully urge the Township Board to prohibit short-term rentals of fewer than 30 days in Whitewater Township to ensure the long-term preservation of our community and natural resource. Thank you for your service to our township and for your commitment to protecting our community and its residents.

Respectfully,
Kathy and Mike Seurynck

Kathy and Mike Seurynck

Briana Oatis
[redacted]Island View
Williamsburg, MI 49696

August 26, 2025

To: Whitewater Township Planning Commission
Attn: Mr. Mielnik, Chair

Re: Support for Zoning Ordinance Amendment – Case No. 2025-3 (Short-Term Rentals)

Dear Mr. Mielnik and Members of the Planning Commission,

I am writing in support of the proposed Short-Term Rental (STR) ordinance amendment, Case No. 2025-3, and to respectfully address concerns raised in recent opposition correspondence. While I appreciate the passion and commitment of fellow residents who wish to preserve the character of Whitewater Township, I believe this ordinance—when implemented with clear rules and enforcement—will strengthen our community rather than harm it.

1. Neighborhood Character
Opponents have expressed fears that STRs will erode the "sense of community." In reality, responsible regulation—including occupancy limits, quiet hours, and property maintenance standards—ensures that STRs integrate seamlessly into neighborhoods. Many Michigan townships have successfully adopted similar ordinances without losing their small-town identity.

2. Safety & Oversight
Rather than diminishing safety, the ordinance enhances it by requiring permits, inspections, and compliance with fire and building codes. STR hosts are incentivized to maintain high standards, as guest satisfaction directly impacts their livelihood.

3. Enforcement of House Rules & Guest Screening

Responsible STR operators already go beyond basic compliance to ensure guest behavior aligns with community expectations. These measures, combined with the ordinance's enforcement provisions, ensure that STRs remain good neighbors and that any violations are swiftly addressed.

- Strict House Rules: Clear guidelines on noise, parking, trash disposal, and respectful conduct are communicated before booking and prominently displayed in the home.
- Guest Screening: We accept only guests who have demonstrated a history of positive reviews—often referred to as "5-star guests"—ensuring that those who stay in our homes have consistently shown respect for house rules and community standards.
- No Party Policies: Bookings are explicitly limited to family focused stays, with contracts prohibiting events, large gatherings, or disruptive celebrations.
- Technology Assisted Compliance: Some properties employ discreet, privacy compliant sound monitoring devices that alert owners to excessive noise levels, allowing for immediate intervention before issues escalate.
- Relationship-Focused Hosting: We build solid communication and strong relationships with our guests, often including personal check-ins or on-site visits to ensure expectations are met and the stay remains positive for both guests and neighbors.

4. Property Values

Claims that STRs depress property values are not supported by consistent evidence. In fact, studies from real estate research groups show that well-regulated STRs can stabilize or even increase property values by encouraging investment in home upkeep and attracting tourism revenue to the area. Many property owners have made substantial investments in their short-term rentals; for instance, we have allocated over $100,000 toward improvements and amenities, engaging local contractors and vendors for these enhancements.

5. Enforcement Feasibility

Modern compliance tools—such as online listing monitoring, complaint hotlines, and permit tracking—make enforcement practical and cost-effective. The ordinance provides a clear framework for addressing violations, including fines and permit revocation for repeat offenders.

6. Economic & Community Benefits

STRs bring measurable benefits:

- Tourism dollars spent at local restaurants, shops, and service providers.
- Increased tax revenue from lodging taxes and permit fees, which can be reinvested in infrastructure, parks, and public safety.

- Flexibility for property owners to responsibly use their property to offset costs, especially for long-time residents facing rising expenses.

7. Advantages of Permitting STRs

Permitting short-term rentals offers clear advantages for both the township and its residents:

- Accountability– A permit system ensures every STR is registered, documented, and subject to the same rules, making it easier to identify and address problem operators.
- Consistent Standards – Permitting allows the township to require compliance with safety codes, occupancy limits, and neighborhood guidelines, creating a level playing field for all operators.
- Enhanced Enforcement – With a permit in place, violations can be tied directly to a specific property and operator, enabling swift action such as fines or revocation.
- Data for Planning – Permit records provide accurate data on the number, location, and type of STRs, helping the township make informed decisions about infrastructure, tourism, and community needs.
- Revenue Generation– Permit fees and lodging taxes create a dedicated funding stream for enforcement, public safety, and community improvements without burdening other taxpayers.
- Community Confidence – A transparent permitting process reassures residents that STRs are being actively monitored and managed, reducing uncertainty and building trust.

By formalizing STR operations through permitting, the township can preserve neighborhood integrity, protect residents' quality of life, and capture the economic benefits of tourism in a responsible, sustainable way.

8. Balanced Approach

This ordinance is not a "free-for-all." It is a balanced policy that addresses legitimate concerns while preserving the rights of property owners and supporting the township's economic vitality. Rejecting it outright would forfeit the opportunity to manage STRs proactively and fairly.

In closing, I urge the Planning Commission to adopt the proposed amendment and move forward with a regulatory framework that protects neighborhood integrity, ensures safety, and fosters economic growth. With thoughtful implementation, STRs can be an asset to Whitewater Township—one that benefits residents, visitors, and the local economy alike.

Please reach out to us—we would be happy to share best practices that help avoid unclear expectations, discuss a framework that works for all parties, and explore opportunities for partnership. We are willing to consult, train, or even help manage other STRs on the lake to ensure consistent quality and compliance. We welcome all sides of the STR conversation to come together in a spirit of collaboration, so that Whitewater Township can lead by example in balancing community values with responsible tourism.

Thank you for your time and consideration.

Respectfully,

Briana Oatis
[redacted]
[redacted]com

Deb Graber

From: Brenda Baker <[redacted]>
Sent: Monday, August 25, 2025 12:57 PM
To: Randy; Wendy; Deb Graber; Keith DeYoung
Subject: Baker- SUPPORT for Proposed Zoning Ordinance Amendment 2025-03

_Brenda_Planning Commission Meeting 8.26.25-1.pdf

Good afternoon,

Please accept my letter in regard to the 8.26.25 Planning Commission meeting.

I am in support of STRs with guidelines and STRs that are hosted by responsible and curtious homeowners and neighbors.

I will also be at the meeting tomorrow evening to show my support.

Thank you for your time and service to our community and township.

Brenda Baker
[redacted] Cook Rd

Deb Graber

From: Denver Baker <denverjbaker@gmail.com>
Sent: Monday, August 25, 2025 1:20 PM
To: Deb Graber; Randy; Wendy; Keith DeYoung; Brenda Baker; r.steelman.1979@gmail.com
Subject: SUPPORT for Proposed Zoning Ordinance Amendment 2025-03

To Whom It May Concern,

My name is Denver Baker. My wife, Brittney Baker, and I are residents of Whitewater Township. We own 5950 Cook Rd, Williamsburg, MI 49690 and wanted to express our feelings about short term rentals here in the township. While my wife and I do not currently rent-out our home, we have previously, on a long term basis. We want to make it known that we have absolutely no issue with short term rentals here in our community. In fact, we live next door to a home that engages in rentals and have had absolutely zero issues with any of their tenants. The landlord is great and makes sure to properly take care of their home and their renters, as well as us next door, their neighbors. We have experienced no issues of excessive noise, unruly behavior, excessive vehicles on the property, fireworks, drugs, drunkenness, etc. Being that we are in an area that encourages vacations as well as festivals, rentals are a necessary thing for our community. Banning them in our township would negatively impact our community in more ways than I believe people are realizing. Are some renters potentially problematic..? Maybe. Does that mean that all rentals need to be banned as a result of a few..? No! It is the responsibility of the landlord to ensure that their renters remain within house rules, while also ensuring that their neighbors are happy. From our experience we have had absolutely no issues with short term renters. I hope you take all views into consideration during this heavily debated topic. As it was made known before, 2/3 of Whitewater Township residents are IN FAVOR of short term rentals. We fall into the 2/3 of the community.

Thank you for your time, have a great day.

Kind Regards,
Denver Baker
Cell: (231)384-2583

Deb Graber

From: Carrie R <tcrutkoski16@gmail.com>
Sent: Monday, August 25, 2025 1:22 PM
To: Deb Graber
Subject: Whitewater township short term rentals

To whom it may concern,

We do not support short term rentals in Whitewater township. We purchased our home in a quiet residential area and want it to stay that way. Thank you.

Sincerely,

Carrie and Tim Rutkoski
290 Island View Drive
Traverse City 49696

Deb Graber

From: Matt Maletich <matt.maletich@gmail.com>
Sent: Monday, August 25, 2025 1:25 PM
To: Deb Graber
Subject: Support of Short Tem Rentals

Hello--I will be unable to attend in person, but wanted to send a note of support for short term rentals in our area. I have had nothing but positive experiences with the short term rentals and their owners in our area. They bring a huge amount of money to the area that is spent in our small businesses, and provide an option for comfortable lodging in an area that is underserved by typical hotel operations.

Matt

Deb Graber

From: Randy
Sent: Monday, August 4, 2025 12:14 PM
To: Wendy; Deb Graber
Subject: Fw: Comment For Public Hearing 08.06.2025

Get Outlook for iOS

From: Jerry Blight <[redacted]>
Sent: Monday, August 4, 2025 12:12:53 PM
To: Randy <trustee01@whitewatertownshipmi.gov>
Cc: Tim Arends <trustee02@whitewatertownshipmi.gov>; Wendy <clerk@whitewatertownshipmi.gov>; Linda Slopsema <supervisor@whitewatertownshipmi.gov>; Jill Koester <treasurer@whitewatertownshipmi.gov>
Subject: Comment For Public Hearing 08.06.2025

This is to inform one and all that I strongly oppose the Proposed Zoning Amendment 2025-03 as it is written. We've been year-round residents going on ten years and we have found, among other negatives, that short-term renters share a basic disregard for the "locals" safety. They will drive well over our 25-mph speed limit, doing 50-60 mph. They walk/run on our road, sometimes pushing one or more babies in strollers, completely blocking the road, never intending to move over. This endangers our safety, as well as theirs and their children. We're afraid our water quality is affected as well. The septic fields our residences have are not equipped to handle the several extra people that stay at these "money makers." And the renters who bring their watercraft seem to disregard basic lake rules. (i.e. speeding through "no wake" areas, coming too close to our individual homes on the water, therefore endangering our grand children swimming).

We built our built our beautiful home on Elk Lake with the intention of living out our lives in a nice, peaceful and quiet environment. It is our strong desire to keep it that way.

Gerald S. Blight (gsblight@yahoo.com)
[redacted] Skegemog Point Rd.
Williamsburg, MI.

Sent Over the Airwaves by Me, via I-Pad Pro!

Deb Graber

From: Randy
Sent: Monday, August 4, 2025 12:10 PM
To: Wendy; Deb Graber
Subject: Fw: Comment for Public Hearing 08.06.2025

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From: Patti <[redacted]>
Sent: Monday, August 4, 2025 12:09:02 PM
To: Randy <trustee01@whitewatertownshipmi.gov>
Cc: Wendy <clerk@whitewatertownshipmi.gov>
Subject: Comment for Public Hearing 08.06.2025

Trustee Randy Mielnik:

I oppose Proposed Zoning Ordinance Amendment 2025-3 as written.

Charles A. Easton
[redacted]sland View Dr
Traverse City 49696
Sent from my iPhone