

WHITEWATER TOWNSHIP PLANNING COMMISSION AGENDA SPECIAL MEETING

April 20, 2026 7:00 p.m.

Whitewater Township Hall (ZOOM available for viewing)
5777 Vinton Road, Williamsburg, MI 49690
Phone 231-267-5141/Fax 231-267-9020

ZOOM MEETING INFORMATION FOR ALL WHITEWATER TOWNSHIP PLANNING COMMISSION MEETINGS:

Join automatically (computer, smart phone or tablet):

click this link to join: <https://us02web.zoom.us/j/83616183946>

Join manually (computer, smart phone or tablet): Open the Zoom app or go to

<https://www.zoom.us/join> and enter **Meeting ID: 836 1618 3946**

Join by Phone (audio only; works on landlines and mobile phones): dial +1 312 626 6799

When prompted, enter **Meeting ID: 836 1618 3946** then press #

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Microphone check**
4. **Roll Call of PC Members**
5. **Set/Adjust Meeting Agenda**
6. **Declaration of Conflict of Interest pertinent to agenda items**
7. **Public Comment – In house: Any person shall be permitted to address a meeting of the PC. Public comments shall be carried out in accordance with the following rules and procedures.**
 - a. There are two opportunities for public comment: now and at the end of the meeting.
 - b. Comments shall be directed to the PC with questions directed to the Chair.
 - c. Any person wishing to address the PC shall speak from the lectern (or use the raise hand feature if Zoom is being utilized) and state his/her name and address.
 - d. Persons may address the PC on matters that are relevant to Township planning and zoning issues.
 - e. No person shall be allowed to speak more than once on the same matter, excluding the time needed to answer a PC member's questions.
 - f. Public comment shall be limited to 3 minutes per person.
 - g. In order to avoid unscheduled debates, the PC generally will not comment or respond to public comment. Silence or non-response from the PC should not be interpreted as disinterest.
8. **Reports/Presentations/Announcements/Comments**
 - a. Township Board Representative
9. **Unfinished Business**
 - a. Giffels Webster Zoning Ordinance Update
10. **New Business**
 - a. STR Survey PC Draft #1 review
 - b. Joint Meeting Dates

11. Next Meeting: 5/6/2026

12. Public Comment

13. PC Discussion/Comments

14. Adjournment

WHITEWATER TOWNSHIP PHONE SURVEY APRIL 2026 – PC REVIEW DRAFT 1SAMPLE: 1=Cell/2=Land

DATE: _____ / _____ / _____

PHONE: _____

CODE: _____ INTERVIEWER: _____

Hello, this is (NAME) from EPIC ▪ MRA, a Lansing based survey research firm. We are conducting a random survey with township residents to gather opinions about several important local issues. This is not a sales call, you will not be asked for a donation, and you will not be called again because you participated in this survey. This is strictly anonymous survey research and I'd like to include the opinions of your household.

We need to have a balance of men and women in the survey, and we need to have both younger and older residents represented. May I please speak to the youngest [MALE/FEMALE, depending on quota specified on list] adult, age 18 or older, who is at home right now?

IF YES: REPEAT INTRODUCTION IF NEW RESPONDENT COMES TO PHONE**IF NO, ASK: "Is there any other [MALE/FEMALE, as specified] adult, age 18 or older, who is at home right now?" IF NOT, THANK AND TERMINATE**

__01. Are you a full-time resident of Whitewater Township or a part-time/seasonal resident?

- (1) A full-time resident
- (2) A part-time/seasonal resident
- (3) Undecided/Refused

__02. Do you own property in Whitewater Township?

- (1) Yes, owns property
- (2) No, does not own property
- (3) Undecided/Refused

GO TO Q.4

__03. How many acres of property do you own in Whitewater Township? [ROUND UP TO THE NEAREST WHOLE NUMBER – IF UNDECIDED/REFUSED CODE "99999"]

Number of acres: _____

__04. Are you currently registered to vote in Whitewater Township?

- (1) Yes
- (2) No
- (3) Undecided/Refused

__05. Short term rentals, are generally defined as privately owned residences, properties, and grounds, such as those listed on AirBnB.com and VRBO.com, for guests to use for 30 days or less. Based on your understanding, does Whitewater Township currently allow short term rentals?

- (1) Yes
- (2) No
- (3) Undecided/Refused

__06. Have you personally ever used a short term rental?

- (1) Yes
- (2) No **GO TO Q.8**
- (3) Undecided/Refused **GO TO Q.8**

__07. Overall, have your experiences using short term rentals been positive or negative? **[IF POSITIVE/NEGATIVE, ASK: “Would that be very or just somewhat?” AND CODE BEST RESPONSE]**

- (1) Very positive
- (2) Somewhat positive
- (3) Neither positive nor negative (*volunteered – do NOT read*)
- (4) Somewhat negative
- (5) Very negative
- (6) Undecided/Refused

__08. Have you ever lived next to, or nearby, a short term rental?

- (1) Yes
- (2) No **GO TO Q.10**
- (3) Undecided/Refused **GO TO Q.10**

__09. Overall, have your experiences living next to, or nearby, short term rentals been positive or negative? **[IF POSITIVE/NEGATIVE, ASK: “Would that be very or just somewhat?” AND CODE BEST RESPONSE]**

- (1) Very positive
- (2) Somewhat positive
- (3) Neither positive nor negative (*volunteered – do NOT read*)
- (4) Somewhat negative
- (5) Very negative
- (6) Undecided/Refused

__10. Short term rentals are NOT currently allowed in Whitewater Township. Which of the following best describes your opinion of short term rentals in Whitewater Township? **[READ 1 THROUGH 3]**

- (1) Short term rentals should be allowed with no restrictions
- (2) Short term rentals should be allowed, but have certain restrictions
- (3) Short term rentals should NOT be allowed under any circumstances
- (4) Undecided/Refused

Now I would like to read you a list of concerns that some residents have voiced about short term rentals. For each, please tell me if that is a very serious concern, a somewhat serious concern, only a minor concern, or no concern at all for you when it comes to allowing short term rentals in Whitewater Township. The first one is ...

[READ AND ROTATE Q.11 THROUGH Q.19]		Very Serious	Smwt Serious	Only Minor	No Concern	Undec/ Refuse
_11.	Excessive noise	(1)	(2)	(3)	(4)	(5)
_12.	Parking issues	(1)	(2)	(3)	(4)	(5)
_13.	Increased traffic	(1)	(2)	(3)	(4)	(5)
_14.	Vandalism, trash, and littering	(1)	(2)	(3)	(4)	(5)
_15.	Damage to surrounding properties	(1)	(2)	(3)	(4)	(5)
_16.	Crime and theft	(1)	(2)	(3)	(4)	(5)
_17.	Inappropriate use of land	(1)	(2)	(3)	(4)	(5)
_18.	Large parties and gatherings	(1)	(2)	(3)	(4)	(5)
_19.	Increased signage and advertising	(1)	(2)	(3)	(4)	(5)

Now I would like to read you a list of some of the benefits of allowing short term rentals that some residents have mentioned. For each, please tell me if that is a major benefit, somewhat of a benefit, only a minor benefit, or no benefit at all when it comes to allowing short term rentals in Whitewater Township. The first one is ...

[READ AND ROTATE Q.20 THROUGH Q.25]		Major Benefit	Benefit Smwt	Minor Benefit	No Benefit	Undec/ Refuse
_20.	Protecting the property rights of property owners	(1)	(2)	(3)	(4)	(5)
_21.	Increasing revenue for local businesses	(1)	(2)	(3)	(4)	(5)
_22.	Increasing revenue for local property owners	(1)	(2)	(3)	(4)	(5)
_23.	Attracting businesses to the area	(1)	(2)	(3)	(4)	(5)
_24.	Attracting entertainment offerings and special events to the area	(1)	(2)	(3)	(4)	(5)
_25.	Increasing tax revenue for the township	(1)	(2)	(3)	(4)	(5)

Some residents have proposed allowing short term rentals in certain zoning districts within Whitewater Township. Please tell me if you would you support or oppose allowing short term rentals in each of the following areas. **[IF SUPPORT/OPPOSE, ASK: “Would that be strongly or somewhat?” AND CODE BEST RESPONSE]**

[READ AND ROTATE Q.26 THROUGH Q.31]		Strong Support	Smwt Support	Smwt Oppose	Strong Oppose	Undec/ Refuse
_26.	Commercial areas	(1)	(2)	(3)	(4)	(5)
_27.	Agricultural areas	(1)	(2)	(3)	(4)	(5)
_28.	Industrial areas	(1)	(2)	(3)	(4)	(5)
_29.	Residential areas on the shoreline and waterways	(1)	(2)	(3)	(4)	(5)
_30.	Other residential areas	(1)	(2)	(3)	(4)	(5)
_31.	Recreational areas	(1)	(2)	(3)	(4)	(5)

Now I would like to read you a list of regulations and requirements that are often enforced on short term rentals. Regardless of how you feel about allowing short term rentals in Whitewater Township, please tell me for each one if you think that regulation or requirement is very important, somewhat important, only a little important, or not important at all. The first one is ...

[READ AND ROTATE Q.32 THROUGH Q.41]		Very Import	Smwt Import	Little Import	Not Import	Undec/ Refuse
_32.	Regular building and fire inspections	(1)	(2)	(3)	(4)	(5)
_33.	Rental registration	(1)	(2)	(3)	(4)	(5)
_34.	Yearly fees to support code enforcement	(1)	(2)	(3)	(4)	(5)
_35.	Limiting the number of people allowed in a short term rental based on the number of bedrooms available in the rental	(1)	(2)	(3)	(4)	(5)
_36.	Limits on the number of days allowed	(1)	(2)	(3)	(4)	(5)
_37.	Maintaining a local property manager	(1)	(2)	(3)	(4)	(5)
_38.	Regular septic system inspections					
_39.	Established fines for non-compliance	(1)	(2)	(3)	(4)	(5)
_40.	Boat use regulations for renters using their own boat	(1)	(2)	(3)	(4)	(5)
_41.	Boat use regulations for renters using the owner of the short term rental's boat	(1)	(2)	(3)	(4)	(5)

_42. Occupancy of a housing unit and septic system is generally calculated as two persons per bedroom. If occupancy limits are included in short term rental regulations, would you favor or oppose setting occupancy limits above two people per bedroom? **[IF FAVOR/OPOSE, ASK: "Would that be strongly or somewhat?" AND CODE BEST RESPONSE]**

- (1) Strongly favor
- (2) Somewhat favor
- (3) Somewhat oppose
- (4) Strongly oppose
- (5) Undecided/Refused

__43. In order to enforce rules and restrictions for short term rentals, Whitewater Township would likely face additional administrative costs associated with the enforcement of those regulations. Knowing this, please tell me if you agree or disagree with the following statement: “I think the costs associated with the enforcement of short term rental regulations should be borne entirely by those who own or operate short term rentals?” **[IF AGREE/DISAGREE, ASK: “Would that be strongly or somewhat?” AND CODE BEST RESPONSE]**

- (1) Strongly agree
- (2) Somewhat agree
- (3) Somewhat disagree
- (4) Strongly disagree
- (5) Undecided/Refused

__44. If short term rentals are allowed in Whitewater Township, do you think the ability to operate a short term rental should be available only to residents who own and occupy that same home at least part time, or should a right to have a short term rental be extended to corporations, investment groups, or similar entities that only use the home as a short term rental?

- (1) Short term rentals should be restricted to owner-occupied residents **GO TO Q.6**
- (2) Short term rentals should be an option for any person, corporation, or entity that owns a home
- (3) Undecided/Refused

__45. Some residents have expressed concerns that, in some tourist areas, large numbers of homes are purchased by outside corporations or investment entities for the sole purpose of creating short term rentals. Those concerns include the lack of actual residents with community ties and home prices being driven up, therefore becoming less affordable for young families that want to move to the area as well as older residents. Knowing this, does this raise very serious concerns, somewhat serious concerns, only minor concerns, or no concerns at all?

- (1) Very serious concerns
- (2) Somewhat serious concerns
- (3) Only minor concerns
- (4) No concerns at all
- (5) Undecided/Refused

__46. After thinking about some of the potential benefits, and drawbacks, to short term rentals, let me ask you a final time - which of the following best describes your opinion of short term rentals in Whitewater Township? **[READ 1 THROUGH 3]**

- (1) Short term rentals should be allowed with no restrictions **ASK Q.47**
- (2) Short term rentals should be allowed, but have certain restrictions **ASK Q.47**
- (3) Short term rentals should NOT be allowed under any circumstances **GO TO Q.48**
- (4) Undecided/Refused **GO TO Q.49**

__47. What is the main reason why you would be in favor of short term rentals in Whitewater Township? **[WRITE COMMENT AS STATED – THEN GO TO Q.49]**

__48. What is the main reason why you would oppose short term rentals in Whitewater Township? **[WRITE COMMENT AS STATED]**

Finally, just a few questions for statistical purposes only.

__49. For how many years have you lived or owned property in Whitewater Township? **[CODE NUMBER FROM 0 TO 10 - IF “Undecided/Refused” CODE “99”]**

NUMBER: _____

__50. Do you have children who are school age or younger?

- (1) Yes
- (2) No
- (3) Undecided/Refused

__51. Do you own or operate a business in Whitewater Township?

- (1) Yes
- (2) No
- (3) Undecided/Refused

__52. How would you describe where your property in Whitewater Township is located?
[READ 1 THROUGH 3]

- (1) In the northern part of the township
- (2) In the middle of the township
- (3) In the southern part of the township
- (4) Not a township resident (*volunteered*)
- (5) Undecided/Refused

__53. Would you say your residence is...? **[READ 1 THROUGH 3]**

- (1) In the village near the post office and township hall
- (2) In an agricultural or rural area
- (3) Shoreline
- (4) Undecided/Refused

__54. Could you please tell me in what year you were born? **[IF REFUSED, ASK: ‘Would you please tell me in which of the following categories your age falls? Please stop me when I get to a category that applies to you.’ AND READ 1 TO 4]**

[RECORD YEAR HERE _____ AND THEN CODE BELOW]

- | | | |
|-----|-------------------|-------------------------|
| (1) | 18 to 34 years | (1992 to 2008) |
| (2) | 35 to 49 | (1977 to 1991) |
| (3) | 50 to 64 | (1962 to 1976) |
| (4) | 65 and over | (1961 or before) |
| (5) | Undecided/Refused | |

__55. Would you please tell me in which of the following categories your total yearly household income falls --- including everyone in the household? Please stop me when I get to the category that applies to you. **[READ 1 THROUGH 6]**

- (1) Under \$25,000
- (2) \$25,000 to \$50,000
- (3) \$50,000 to \$75,000
- (4) \$75,000 to \$100,000
- (5) \$100,000 to \$150,000
- (6) Over \$150,000
- (7) Retired **(VOLUNTEERED - ASK: ‘But is there an income category which I read that would apply to your household?’ AND CODE BEST RESPONSE)**
- (8) Undecided/Refused

__56. Respondent gender **(DO NOT ASK -- BY OBSERVATION ONLY)**

- (1) Male
- (2) Female

THANK RESPONDENT FOR HIS OR HER TIME AND TERMINATE