

Don Bluman

djbluman@ [REDACTED]

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

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From: Jerry Blight <gsblight@yahoo.com>
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 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@██████████)
██████████ Skegemog Point Rd.
Williamsburg, MI.

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

Deb Graber

From: Randy
Sent: Monday, August 4, 2025 1:43 PM
To: Wendy; Deb Graber
Subject: Fw: Comment for Public Hearing 08.06.2025

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From: Felicia Schulte [REDACTED]
Sent: Monday, August 4, 2025 1:09:03 PM
To: Linda Slopsema <supervisor@whitewatertownshipmi.gov>; Wendy <clerk@whitewatertownshipmi.gov>; Jill Koester <treasurer@whitewatertownshipmi.gov>; Randy <trustee01@whitewatertownshipmi.gov>; Tim Arends <trustee02@whitewatertownshipmi.gov>
Subject: RE: Comment for Public Hearing 08.06.2025

I STRONGLY oppose the proposed zoning ordinance amendment 2025.03 as written.

As a full time, year round resident I strongly oppose this amendment.

We are SINGLE family RESIDENTIAL dwellings. According to statistics the average size of a typical American family is 3.15. These STR are bringing up to 18 people or more, case in point. Check out the VRBO site for Twin Palms on Skegemog Point Road. My 3 bedroom home can sleep 9 people in beds, if I were to add beds in my bonus room and extra beds in my bunk room I too could easily sleep 15. The problem with that is Grand Traverse County has approved septic for a 3 bedroom home with a typical occupancy, not an overloaded capacity on the septic field. Are these VRBO'S going to be required to have their septic fields inspected and brought to standards that handle 10 - 20 people?

Unfortunately the majority of these STR are disrespectful to those of us who are full, time residents - these are our HOMES, not a way to make money. The additional pollution to our pristine lakes, throwing trash in the water that floats up on my yards, using the lake as a "outhouse", additional boat traffic with people who are unaware of boating laws. We sit on our porch and watch as boats & jet ski speed right by the end of our dock, not the required 100 feet from a dock, raft or buoy. These watercraft cause waves to crash into our frontage & unnecessary erosion - another environmental concern. Eventually I won't have a front yard, it will eroded into the lake.

Street safety. Have you seen our street? It barely accommodates two vehicles to pass one another. Add 3 - 5 people walking, riding a bike, talking on their phones with NO respect or concern for their own safety or the safety of others. I've lost track of the times this summer alone a group of 3 -5 people were either walking or standing on the side of the road chatting and REFUSED to move off the road and onto the little shoulder we have. Last week I was "flipped" off because I had to stop, wait for an oncoming car to pass so I could illegally cross a double yellow on a hill to get by a group of people talking - and they flipped me off.

I believe licensing these STR's was going to be required? How much is that going to cost the township? Someone is going to have to inspect these homes, someone is going to have to process paperwork, moving forward someone is going to have to check to assure these licenses are current and renewed. Do any of you on the township board want this responsibility added to your job description? Licensing is a laugh, rental home owners are not going to comply.

Who enforces the requirement? Do they have the legal right to issue violations? Do you think a fine of \$100 is going to phase the owners of these homes when the rent begins at \$1,000 a night and goes up from there? These fines are a laugh.

Fire safety. Homes they are designed for SINGLE families, will they meet the requirements for evacuation if a fire were to occur? Also, campfires - we live in a heavily wooded area and if campfires aren't set up properly and extinguished at night the potential for a forest fire and destroying our homes is a factor.

Despite the campaign promises you ran on "keep Whitewater Township rural" it appears you are doing the opposite - trying to turn us into another Elk Rapids or Glen Arbor - overrun with tourists in the summer & a ghost town from September through May. By allowing STR those of us who have made Williamsburg our year round residence, supporting the community 365 days are going to be run out of our homes because you have allowed our community to be taken over by people who are here for a week and don't care about our community in the long haul. Please think about the full time residents who elected you to the position you currently hold, not a LLC or an out of town investor who only sees our area as a money maker.

Felicia Schulte
██████████ Skegemog Point Road
Williamsburg, MI. 49690

Sent from my iPad

Deb Graber

From: Randy
Sent: Tuesday, August 5, 2025 9:07 AM
To: Deb Graber
Subject: Fw: Comment for Public Hearing 08.06.2025

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From: danshoemaker@██████████<danshoemaker@██████████>
Sent: Tuesday, August 5, 2025 9:06:08 AM
To: Randy <trustee01@whitewatertownshipmi.gov>
Cc: clerk@whitewatertownship.gov <clerk@whitewatertownship.gov>
Subject: Comment for Public Hearing 08.06.2025

I live at ██████ Island View Dr in Whitewater township and strongly oppose Zoning Ordinance Amendment 2025-03 as written.

Dan Shoemaker

Deb Graber

From: Adrienne Green <[REDACTED]>
Sent: Tuesday, August 5, 2025 4:44 PM
To: Deb Graber
Cc: Gaurav Chadha
Subject: 8/6 Public Hearing Comment: STR Ordinance

Dear WWT Planning Commission,

My name is Adrienne Chadha and I am a resident of Whitewater Township, residing on Fairview Dr.

I am writing on behalf of myself and my spouse, Gaurav, to express our strong support for the proposed amendment to the Zoning Ordinance regarding Short-Term Rentals, as outlined in ZA Case #2025-3.

Gaurav has already submitted a written comment on the matter, and I would like to strongly reinforce all of the statements made therein. Thank you for your service to the community.

Sincerely,
Adrienne Green Chadha

Deb Graber

From: Randy
Sent: Tuesday, August 5, 2025 9:08 AM
To: Deb Graber
Subject: Fw: Public Comment for WWTPC Public Hearing 08.06.2025

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From: Ron Popp <[REDACTED]>
Sent: Tuesday, August 5, 2025 9:05:16 AM
To: Wendy <clerk@whitewatertownshipmi.gov>; Randy <trustee01@whitewatertownshipmi.gov>
Subject: Public Comment for WWTPC Public Hearing 08.06.2025

Clerk Hoeksema & Trustee Mielnik - Please distribute this correspondence opposing proposed Zoning Ordinance Amendment 2025-03 that would allow short term rentals in all zoning districts of Whitewater Township to each planning commission member and make it part of the meeting minutes.

I oppose the proposed amendment as written; the following is an incomplete list of reasons:

- 1) Since 2004, the Michigan Court of Appeals has repeatedly determined that short-term rentals within a zoned residential district are prohibited because they are commercial activities that are inconsistent with residential use.
- 2) The purpose of zoning is to protect the health, safety, and welfare of residents within a district. This includes protection from spot zoning such that short term rental use creates.
- 3) Whitewater Township (WT) does not have the administration infrastructure and/or capacity this use requires. The form used for this application is proof of that, as it does not bear any township approval markings and appears to have been designed for another purpose.
- 4) The young administration, including the planning commission has other significant issues to address before attempting a use that generates so many complaints.
- 5) WT continues to be unwilling to enforce current general and/or zoning ordinances. This has no bearing on the proposed municipal civil infraction fraction order, but a simple matter of fact that enforcing any ordinance is expensive both in staffing and legal fees.
- 6) For the record, the applicant of this proposed zoning ordinance amendment does not represent any parcel of land owned by me as the application appears to indicate.

Respectfully,
Ron Popp

[REDACTED]

Deb Graber

From: mjkrinock@██████████
Sent: Tuesday, August 5, 2025 1:22 PM
To: trustee01@whitewatertownshipmi.org; Linda Slopsema; Wendy; Tim Arends
Cc: Deb Graber
Subject: Comment for Public Hearing 08.06.2025

Importance: High

I object and am opposed to the Proposed Zoning Ordinance Amendment 2025-03 as is written. The proposed amendment is, in comparison to other surrounding communities which regulate Short Term Rentals (and ours does not allow them!) is too permissive and lenient regarding regulation, compliance, community/neighborhood and environmental protection as well as responsibility and financial/fiscal requirements. I am happy to engage and debate this amendment in detail and its detrimental effects to the concept of placing commercial entities into residential zones. Thank you for your attention. You can contact me at 269.501.6832. (leave a message for reply if call is not directly answered.)

Mark Krinock
██████ Fairview Avenue
Williamsburg, MI

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]@gmail.com>
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] Island View Dr
Traverse City 49696
Sent from my iPhone

Deb Graber

From: Wendy
Sent: Tuesday, August 5, 2025 9:56 AM
Subject: FW: Comment for Public Hearing 08.06.2025

FYI

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

-----Original Message-----

From: Tom Washburne <twashburne@whitewatertownshipmi.gov>
Sent: Tuesday, August 5, 2025 9:47 AM
To: Wendy <clerk@whitewatertownshipmi.gov>
Subject: Comment for Public Hearing 08.06.2025

Ms. Hoeksema —

I am a resident of Whitewater on Island Lake. We are zoned R-1. I am writing to inform you that I am opposed to changes to the zoning ordinance which would allow short term rentals as a use in this area.

Property owners like me chose to live in Whitewater for the privilege of living in a residential-only neighborhood. This is a valuable asset.

As has been found by every appellate court in Michigan that has considered the issue, short term rentals are commercial in nature and not the kind of occupation that is residential as contemplated in zoning ordinances.

All property owners in R-1 zoned areas knew, or should have known, this when they purchased their property. Please do not enact the proposed changes.

Thank you.

Tom Washburne, 1515 Island View Drive, Traverse City, MI 49696