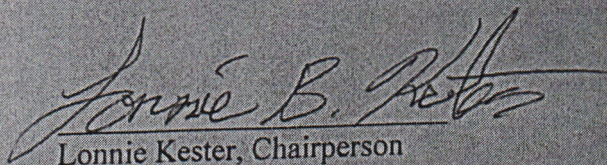


TUSCOLA COUNTY PLANNING COMMISSION
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Email: tcplanning@tuscolacounty.org

Minutes December 2023

Wednesday, December 6, 2023

- I. CALL TO ORDER: 5:00 p.m.
- II. THE PLEDGE OF ALLEGIANCE TO THE FLAG
- III. ROLL CALL – Present: L. Kester, A. Pearsall, M. Webb, J. Rymarczyk, R. Boylan, D. Wellington, and H. Stark; and Board Representative: Kim Vaughan
- IV. Absent: Excused: R. Boylan
- V. Guests: Paul Dudley, Sherry, and Mark Morris (Short-Term Rental Property Owners), (Guest Comment – Attachment One).
- VI. APPROVAL OF THE AGENDA for December 2023
- VII. APPROVAL OF THE MINUTES for November 2023
- VIII. COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA: None
- IX. PUBLIC COMMENT: L. Kester motioned to move to Public Comment to the end of the meeting. H. Stark seconded. (Public Sign-In Sheet – Attachment Two).
- X. OLD BUSINESS: None
- XI. NEW BUSINESS:
 - a. PA 116 Almer Charter Township, Sec 5, T13N-R9E., Martha Garner and Michel Davis, 40 Acres. A. Pearsall motioned to approve, and H. Stark seconded. All voting in favor; motion passed.
 - b. Elmwood Township Zoning Ordinances Amendments – The Tuscola County Planning Commission motioned to send a letter to Elmwood Township stating that the Elmwood Township Zoning Ordinances Amendments are restrictive and extreme.
 - c. Millington Township Zoning Ordinances to amend zoning guidelines to govern short-and long-term rentals, as well as the health, safety, and welfare of Millington Township residents. The Tuscola County Planning Commission motioned to send a letter to Millington Township stating that Millington Township Zoning Ordinances to amend zoning guidelines were poorly written and subject to legal challenges.
- XII. OTHER ON-GOING BUSINSS: None
- XIII. PUBLIC COMMENT: (Attachment Three) – Public Comment at the 6 December 2023 – Tuscola County Planning Commission Meeting)
- XIII. Background – Millington Township – Murphy Lake (Attachment Four).
- XV. ADJOURNMENT: L. Kester made motion to adjourn at 8:00 p.m. Seconded by H. Stark.


Lonnie Kester, Chairperson

Guest Comment at the 6 December 2023 – Tuscola County Planning Commission Meeting

(Attachment One)

1. Paul Dudley – Huston – (Owner of one of the short-term rentals) – The Dudley’s checked with Millington Township before the purchase of the property to ensure that they were permitted to do short-term rentals on the property before their purchase. Stated that they do not allow guests to utilize a motorboat and that they offer kayaks and a paddle boat. They are using this property towards funding their retirement.
2. Mark and Sherry Morris – Orchard Lane – (Owner of one of the short-term rentals) - Murphy Lake is a public lake – the Morris’s checked with Millington Township before the purchase of the property to ensure that they were permitted to do short-term rentals on the property. The Morris’s also stated that they vet their renters and that they have a minimum of a two-night rental. They are using this property towards funding their retirement.

Tuscola County Planning Commission – 6 December 2023 Meeting

Guest Sign-In Sheet

(Attachment Three)

1. Paul Dudley
2. Margaret Allar
3. Randy Allar
4. Dan Davenport
5. Gary Vollmer
6. Brent Hudson
7. Ruthann Davenport
8. John Booko
9. Jim Cobb
10. Carol Kager
11. Steve Ley
12. Mark Morris
13. Sherry Morris
14. Emory Close

Public Comment at the 6 December 2023 – Tuscola County Planning Commission Meeting

(Attachment Three)

1. Randy Allar – Huston Drive – Understands that current ordinance is for Bed and Breakfast only. That the newly amendment developed by Millington Township is for fifteen percent of the 126 properties on Murphy Lake.
2. Dan Davenport – Kimberly Drive - Guidelines for Public Safety – Expressed concerns for current electrical on existing properties, egress windows for rental properties and fire suppression. Since many of the properties are decades old.
3. John Booko – Represented West Road Residences – Existing ordinances enforced short-term rental. They do not want to change ordinances as the newly developed ordinances will not work.
4. Ruthan Davenport – Kimberly Drive - Guidelines for Public Safety – Due to the proximity of some of the residences on Murphy Lake – if there is a fire in one resident the close residence will also catch on fire. Mrs. Davenport feels that renters are less conscious of fire safety than property owners.
5. Jim Cobb – Orchard Lane - Feels like there is bullying, lying, and safety concerns with short-term rentals.
6. Carol Kagor – Osborne – Expressed the need for Millington Township to just enforce current ordinances for R1 and that the new amendments were written sloppily.
7. Steve Ley – Orchard Lane – Suggests that the Millington Township Master Plan has been violated and that current Millington Township ordinances have been violated for the past three years which include a total fifty violations. Mr. Ley also voices that tax assessments have been increasing since the short-term rentals have been established.
8. Mark and Sherry Morris – Orchard Lane – (Owner of one of the short-term rentals) - Murphy Lake is a public lake – the Morris's checked with Millington Township before the purchase to ensure that they were permitted to do short-term rentals on the property before their purchase. The Morris's also stated that they vet their renters and that they have a minimum of a two-night rental.
9. Paul Dudley – Huston – (Owner of one of the short-term rentals) – The Dudley's checked with Millington Township before the purchase to ensure that they were permitted to do short-term rentals on the property before their purchase.
10. Emory Close - Osborne – There was no need to combine short-term and long-term rentals into one new ordinance at the November 15th Millington Township Public Hearing.

11. Matt Webb – Tuscola County Planning Commission – Asked if there was any increase in police incidents since the short-term rentals were established, the answer was no.

Background – Millington Township – Murphy Lake

(Attachment Four)

Millington Township is a civil township of Tuscola County the U.S. state of Michigan. The Village of Millington is located within the Millington Township. Millington and the surrounding area are known as a "bedroom community" of both Saginaw and Flint. Millington Township is made up of over 15% long-term rentals. Primary employment is manufacturing-related and agricultural.

In 2022, the population of Millington Township was 4,202, a .33% decrease year-by-year from 2021. Previously, in 2021, Millington Township population was 4,216, a decline of .54% compared to population of 4,239 in 2020. Over the last twenty plus years, between 2000 and 2022, the population of Millington Township decreased by 248. This period, the peak population was 4,450 in the year 2000. The numbers suggest that the population has already reached its peak and is showing a trend of decline. Source: U.S. Census Bureau Population Estimates Program (PEP).

Next, the Murphy Lake State Game Area is located approximately three miles northeast of the Village of Millington. 2,565 acres approx. and encompasses a sizable portion of the east side of Murphy Lake making Murphy Lake a public asset. Murphy Lake is an all-sports natural lake with inflows and out by Gooding's Creek, the surface area of Murphy Lake is 209 acres.

Finally, the average residential property price in 2023 stands at \$275,598, marking a 3.37% increase from the 2022 average of \$266,618. Every year, Michigan homeowners get a heads-up on how much their property taxes could be going up. For 2023, there are warnings that inflation will send taxable home values soaring by 5% on 2023 tax bills — the biggest increase in 28 years.