

TOWN OF HOLLAND PUBLIC HEARING
OFFICIAL PROCEEDINGS OF THE PUBLIC HEARING
Town Holland Hall
W3005 County Road G, Cedar Grove
Monday, August 13th 7:15pm

1. CALL TO ORDER: The public hearing of the Town of Holland was called to order by Chairman Don Becker at 7:15 p.m. on August 13, 2018. The public hearing was called to consider a short-term rental ordinance to ensure that the quality of short-term rentals operating within the Town is adequate for protecting public health, safety and general welfare.
2. CERTIFY WISCONSIN OPEN MEETING LAW HAS BEEN MET: Clerk-Treasurer Janelle Kaiser certified that the requirements of the Wisconsin Open Meeting Law had been met. The public hearing was posted in three places within the Township and as a special announcement on the Town's website.
3. MEMBERS PRESENT: Those present from the Town of Holland board were Don Becker, David Huenink, Steve Jones, Stan Lammers, and Doug Hamilton. Clerk-Treasurer Janelle Kaiser was also present. An attendance sheet shows the names of the public who signed-in.
4. PUBLIC HEARING DISCUSSION: Approximately 20 residents were present and several shared testimonies and some differing opinions about experiences with rentals in the Township, as both tenants and landlords. Many of the residents present live near Lake Michigan; through many of their testimonies, Lake Michigan plays a role in their experiences:
 - a. One resident shared that their rental property had received several positive reviews from previous tenants and shared two of the positive reviews from an online source. The resident said that tenants like the tourism activity and cottage availability in the area. In the spring and fall, their property is rented for three-day weekends. They would like the minimum stay to be 3-days instead of the 6-days in the draft ordinance.
 - b. Another resident spoke about restrictions of the ordinance potentially making the use of fire pits and weekend gatherings for families more difficult. The resident was unaware of any issues with rentals on his lake frontage road.
 - c. A resident provided a personal testimony regarding trespassing problems with tenants. The resident lives near a public access point to Lake Michigan and feels infringed upon as a property owner when trespassing occurs. The resident found former tenants of a nearby rental without beach frontage sitting in the resident's lake facing chairs. In another incident, tenants put lawn chairs in front of his neighbor's deck and camped out to enjoy the beach. The Township's assistance with protection was requested by the resident.
 - d. One resident backed up the comments from the resident above. The resident lives next door to renters and has had several issues with noise and trespassing, as tenants utilize the Lake Michigan beachfront property owned by the resident. The resident has found people on their deck drinking and taking firewood from their yard. Dogs have also been an issue.
 - e. A resident echoed the comments of the previous two residents above. Among the many problems the resident has experienced with renters, the worst has been accountability.

Tenants incorrectly think it is a public beach and say they have a right to be there. The property owners see it as their private front yard.

- f. Another resident spoke about numerous negative experiences had with renters in their neighborhood, including false advertisements by renters, aggressive behavior by renters, and a disregard for beach rules. They reported one property is advertised as having beach frontage, but it does not.
 - g. One resident commented that the property manager range of 35 miles and the 10-night maximum rental requirements should be increased to 45 miles and 14 nights. They commented that it makes more hoops to jump through but doesn't prevent renters from renting out their property.
 - h. A resident questioned why the 180-day annual rental maximum is set by this ordinance and how permits would be enforced. They rent from April through November.
 - i. Two residents made suggestions regarding 'tenant rules' that could be published by the Township and distributed to tenants by renters. The board requested that comments be limited to those pertaining to the ordinance. An ordinance is required to enforce rules for short-term rentals. One of the residents said he has a field stone wall and caught nearby tenants starting to take rocks from his wall as souvenirs.
 - j. A resident and property manager for a Town of Holland rental property commented that sections of the ordinance are unnecessary and should be re-written. They agree there needs to be some control, but this is too much. They believe the draft ordinance is extremely binding and it has much duplication of other regulations.
 - k. One resident spoke about the numerous displays of non-permitted fireworks that take place along the shores of Lake Michigan, many of whom are presumed to be renters or tenants. He also asked if this draft ordinance is similar to others across the state.
 - l. Another resident stated that some pieces of the ordinance are slightly unreasonable, such as the square footage per tenant or bathrooms per person requirements. The resident also suggested that the restriction of recreational vehicles on the property be made clearer, so a traveler could park a recreational vehicle on the property without violating the ordinance by not using it as additional living quarters. He also stated he did not realize the extent of the problem until he came and heard other residents' experiences.
 - m. A resident commented that the barbeque grill or fire pit distance requirement as drafted in the ordinance is too restrictive.
 - n. A handful of residents asked clarifying questions related to the ordinance as drafted.
5. ADJOURN – Motion by Jones, seconded by Huenink, to adjourn at 8:15pm. The motion was carried by a unanimous voice vote.