



**CITY COUNCIL WORKSHOP MEETING MINUTES**  
**August 21, 2024**

The City Council met for a Workshop Meeting at 4:00 p.m.  
City Hall  
102 Butler St., Saugatuck, MI 49453.

**Call to Order:**

The meeting was called to order by Mayor Stanton at 4:00 p.m.

**Attendance:**

Present: Mayor Stanton, Mayor Pro-Tem Baldwin and Councilmembers Anderson, Dean(via zoom), Gardner Muncey, White.

Absent:

*Mayor Stanton noted that Councilmember Dean has asked for medical accommodation to participate via zoom today, so he will be able to participate in discussion during the meeting.*

Others Present: City Manager Cummins, Attorney Chris Patterson, DPW Superintendent Herbert, Treasurer Bredeweg, Zoning Director Thompson, Engineer Moxey and Clerk Wolters.

**Agenda Changes:** None.

**Guest Speakers:** None.

**Public Comment on Agenda Items Only:**

Richard Williams, 1052 Elizabeth: comments on short-term rental caps.

Eva San Pedro-Koontz, Naples, Florida: commented on short-term rental caps.

**Discussion Items:**

**Introduction of New Staff:**

City Manager Cummins introduced two new employees. Treasurer Nicole Bredeweg and Zoning Director Luke Thompson.

**Review of Updated AT&T Plans:**

City Manager Cummins gave an update of the AT&T project. SHPO and the consulting party Tribes have identified potential adverse impacts and have asked many questions. AT&T are working on a response and potential solutions to mitigate the impacts. Cummins asked council to review the plans he

presented to run the conduit under the Mt. Baldhead stairs so he could report back to AT&T before they submit revised plans to SHPO.

2024 Road Resurfacing – Recommendation of Award:

DPW Superintendent and Engineer Jon Moxey presented road work resurfacing repairs in the amount \$148,176.20 for portions of Lucy, Francis, Griffith and Mason streets.

TMF Water Service Material Verification Agreement:

The city was awarded \$221,600 in grant money to physically verify lead service lines. The recent bid process has ended with Compton Inc. of South Haven. They were the low bidder but exceeded the budgeted amount. Staff is recommending Compton Inc. in the amount of \$166,140 which is still within budget and still meet the required number of service lines to be inventoried.

Review of Short – Term Rental Licensing Ordinance: Amendment, Zoning Ordinance Amendment, and Policy for Available Short – Term Rental Licenses:

City manager Cummins presented a police powers ordinance, zoning text amendment and policy for short-term rentals. Notable changes:

- The draft ordinances would exempt all ADUs from the maximum limits. This would allow single family dwellings that are owner occupied to apply for special land use approval to separately rent the ADU and not have a license application subject to the cap.
  - o The current language would also allow a single-family dwelling that already has a STR certificate or license to not have an existing or new ADU be subject to the limit as the entire property still has to be rented under a single contract.
- The exemption of 560 Campbell is not included as a review of a prior consent judgement shows it would already allow the property to be exempt from the maximum limits.

**Public Comments:**

Eva San Pedro-Koontz, Naples, Florida: commented on short-term rentals.

Gary Kemp, 1022 Holland Street: commented on short-term rentals.

Severyn Nowicki, 841 Holland Street: commented on short-term rentals.

Jacob Barnes, 574 Campbell Road: commented on short-term rentals.

Carly Forsthoefel, 3239 Lorrimar Lane: commented on short-term rentals.

**Correspondence:** None.

**Council Comments:**

- Councilmember Anderson: She does not think anyone is making the town unlivable. She does think people who live on the hill and others in town that are completely surrounded by short-term rentals, their area is unlivable. The city is not banning short-term rentals, they are making a significant reduction on the hill. There are no caps in other districts. There will be 19% more short-term rental permits than what the city had in 2022. There is still room to purchase homes and have short-term rentals. She understands the importance of short-term rentals. They need to honor the zoning ordinance and master plan when it comes to residential neighborhoods which are zoned for single family homes.
- Mayor Pro-Tem Baldwin: There is nothing little about the town, it's paradise and that's why she works hard every day to protect it. She noted that she laughed while someone was speaking

because she found something ridiculously funny and sometimes you can't hold back laughter. She told Councilmember Muncey that she was not shaking her head at him.

- Councilmember Dean: Thanked Councilmember Gardner and White for inviting him to their block party, he enjoyed himself. Regarding Councilmember Anderson's comment about the hill neighborhood. He is sitting at his computer right now looking outside and seeing the wonderful town we all live in, and the small-town charm is very much intact. He doesn't see small charm town going anywhere anytime soon.
- Councilmember Gardner: He concurs with Councilmember Muncey and White. He questioned the construction at Water and Francis Streets, the sidewalk has been blocked off for at least two months. Is there anything in the ordinance about how long a busy sidewalk can be blocked off. During his block party there was a neighbor that came up and told Councilmember Gardner that she stayed at the short-term rental next to his house. His hospitality and friendliness were one of the reasons they purchased a home in Saugatuck. They would like to be able to short-term rent it to assist with costs such as taxes. He also met another couple from St. Louis that was renting a home on Spear Street during their block party. They complimented the town regarding how welcoming people are and how they have been treated, they might move here. Councilmember Gardner views that one of his responsibilities is to make people feel welcome and short-term rentals are part of his community.
- Councilmember Muncey: He echoed Councilmember White. He watched the Planning Commission meeting and said that the community is unlivable because of short-term rentals is unfounded. The community is livable, and he does not see it going downhill. He is very proud to live in this community. The community is great, great people live here along with great rental companies that are responsible for upholding the laws. He does not agree with shaking of heads when others are speaking. He is proud to serve, they are serving the community. They are not serving on just one platform or one law or one subject. It is disrespectful to say to someone that they can vote them in or vote them out.
- Councilmember White: The council is subjected to a lot. He feels it's important to no matter what happens, in public comment, that the council maintains their behavior. Behavior reflects on them as individuals, and also reflects on them as councilmembers. Laughing at someone when they come up to the council while they are taking time out of their day to come and voice themselves is inappropriate. He encouraged all to work on their emotional management.
- Mayor Stanton: Short-term rentals is a contentious issue, and Saugatuck is not the only community having this discussion. The council is trying to tackle this in the best way they can to have balance in the community. There is a narrative out there that her house will be worth more than others. She does upkeep on her home just as others do to make sure they are investing in their home. They had a wonderful press conference today. They highlighted the studding community with state representatives who introduced a new bill protecting critical dunes.

**Adjournment:**

*Motion by Gardner, second by Baldwin to adjourn the meeting. Upon voice vote, motion carried unanimously. Mayor Stanton adjourned the meeting at 5:59 p.m.*

Respectfully Submitted

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Jamie Wolters, City Clerk