

Grayling Charter Township
(Crawford County, Michigan)
Ordinance No. 25-01
Short Term Rental Homes

AN ORDINANCE TO ADOPT SHORT-TERM RENTAL HOME REGULATIONS; TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF PERSONS AND PROPERTY; TO PROVIDE STANDARDS FOR SHORT TERM RENTAL HOMES; TO PROVIDE PENALTIES FOR THE VIOLATION OF THE ORDINANCE; TO PROVIDE FOR ENFORCEMENT OF THE ORDINANCE; TO PROVIDE FOR SEVERABILITY OF THE ORDINANCE; AND TO PROVIDE AN EFFECTIVE DATE FOR THE ORDINANCE.

GRAYLING CHARTER TOWNSHIP HEREBY ORDAINS:

Section 1: Purpose

Grayling Charter Township has determined that the short term rental of dwellings within the Township is a matter closely connected with the public health, safety, and general welfare of the community. This ordinance is intended to make permissible short term rental activity resemble the existing and traditional residential uses made by resident owners and lessees. The Township believes that Short Term Rental Homes provide a community benefit by expanding the number and type of lodging facilities available and by assisting owners of Short Term Rental Homes by providing revenue which may be used for maintenance upgrades and deferred costs. The transitory nature of occupants of Short Term Rental Homes makes continued enforcement against occupants difficult. This ordinance is intended to strike an appropriate balance between the interests of community residents, visitors to the community, and real property owners wishing to engage in short term rental of dwellings. The regulations set forth herein are intended to ensure compatibility with other permitted uses and the residential character of the neighborhoods in which Short Term Rental Homes are located.

Section 2: Definition

SHORT TERM RENTAL HOMES: A single-family dwelling which furnishes transient accommodations for compensation for periods of thirty (30) consecutive calendar days or less and which is ~~unoccupied~~ by the owner during the time in which transient accommodations are furnished. A Short Term Rental Home does not include a bed and breakfast facility, tourist home, or a Rooming House/Boarding House.

Section 3: Short Term Rental Home Regulations

- A. **Short Term Rental Home Permit.** A separate, non-transferable, Short Term Rental Home Permit is required for each Short Term Rental Home property regardless of whether or not the properties are under the same ownership. If Short Term Rental Home ownership is transferred due to death of the original owner(s) and inheritance, the new owner(s) shall have first rights

to obtain a Short Term Rental Home Permit over waiting list owners. The applicant shall show proof of permits obtained from the fire department or building official and from the health department or licensed septic inspector for septic, and drainfield. Must obtain bacteria test for the well every three (3) years. An annual fee for inspection shall be required per the currently adopted fee schedule.

- B. **Number of Dwelling Units.** Only one (1) dwelling unit per parcel shall be leased, subleased, rented, or sub-rented at any given time. All lodging is to be exclusively within the dwelling unit and not in a recreational vehicle, camper, or tent. No recreational vehicles, campers, tents or any temporary dwelling unit on vacant land shall be rented as a Short Term Rental Home.
- C. **Exterior.** All exterior premises shall be kept free from any accumulation of junk or garbage. Fines will be issued for each incident of the accumulation of junk or garbage. Each day this occurs shall be considered a separate incident.
- D. **Trash.** Provisions for trash disposal shall be provided. Trash shall be contained in properly sealed receptacles. There shall be no overflow that will be attractive to vermin. Trash receptacles shall be screened from view of adjacent properties and the public or private road. Screening shall consist of either fencing or a landscaped buffer. The trash receptacles shall not be permanently placed adjacent to the road but may be placed there on trash pick-up day.
- E. **Nuisance.** Activities on a Short Term Rental Home property shall not constitute a nuisance to neighboring properties by reason of noise, dust, odor, fumes, glare, lighting, vibrations, or trespass or anything the Zoning Enforcement Officer considers use other than normal residential activities.
- F. **Traffic.** Vehicular traffic generated by the Short Term Rental Home shall not exceed that which would normally be expected in a residential neighborhood.
- G. **Parking.** All parking associated with a Short Term Rental Home shall be out of the roadway and entirely on-site, in the garage, driveway, or other improved area. The maximum number of vehicles shall be determined by the Zoning Administrator on a case by case basis after a visit to the property. One (1) parking space shall be required for every (2) bedrooms. Each application for a Short Term Rental Home Permit shall be accompanied by a sketch showing the location of the required number of parking spaces.
- H. **Number of Occupants.**
 - 1. **R-1 and R-2 Districts.** The number of occupants in a dwelling unit during any Short Term Rental Home occupancy shall not exceed the lesser of:
 - a. Twelve (12) total occupants; or

- b. Two (2) occupants per bedroom plus two (2) additional occupants per finished story meeting the applicable egress requirements for occupancy in the Michigan Construction Code.
 2. **Natural River District.** Short Term Rental Homes in the NRD shall be limited to three (3) bedrooms and there shall be a limit of two (2) occupants per bedroom with a total of no more than eight (8) occupants per dwelling unit.
 3. **Applications for Increase in R-1 and R-2 District.** An owner may apply for permission to have the maximum occupancy of a Short Term Rental Home increased above the maximum established by subsection H.1. No increase shall be allowed in the Natural River District. Applications for increase shall use the Special Land Use approval process per Article 6 of the Grayling Charter Township Zoning Ordinance and shall be subject to Special Land Use fees. The Planning Commission may grant the increase only upon determining that subsections (a) and (b) below are both satisfied:
 - a. All of the following are provided:
 - (1) A parking site plan allowing sufficient access for emergency vehicles.
 - (2) An interconnected smoke alarm system.
 - (3) A sufficient number of emergency exits, suitably placed in relation to the designated bedrooms, as determined in the discretion of the Planning Commission.
 - b. Due to one (1) or more of the following features or other similar features of the applicant's property, an increased maximum occupancy would not have an adverse effect on surrounding properties:
 - (1) Isolation from properties used as residential dwellings.
 - (2) Size of the setbacks on the property.
 - (3) Provision of fencing or other screening from adjoining properties.
 - (4) Topography and layout of the applicant's property or of the adjoining properties.
 - (5) Other characteristics and uses of properties within the vicinity of the applicant's property.
- I. **Smoke Detectors and Carbon Monoxide Devices.** The owner or local agent of a dwelling unit used for Short Term Rental Home shall:
 1. Install and maintain an operational smoke detector in each bedroom, and test such smoke detectors at least every ninety (90) days to ensure that they are properly functioning.
 2. Install and maintain at least one (1) operational approved carbon monoxide device on each floor, and test such devices at least every ninety (90) days to ensure that they are operational.

- J. **Events.** Special events, outdoor events, lawn parties, weddings, or similar activities are not allowed on the site for more than the number of permitted occupants.
- K. **Pets.** Pets shall be secured on the property or on a leash at all times. Dogs shall not be allowed to whine, yelp, bark, or howl for a period of ten (10) minutes or longer.
- L. **Noise.** Noise, including amplified music, during quiet hours must be limited to that which does not disturb the quiet, comfort, or repose of a reasonable person of normal sensitivities. Quiet hours shall be from 10:00 PM to 8:00 AM each day of the week.
- M. **Fires.** No person shall start or maintain a fire except within provided devices or locations. Fires shall not be left unattended and must be fully extinguished. Only clean, dry wood may be burned. Firepit shall be secured if DNR burn ban is in effect.
- N. **Fireworks.** Fireworks of any kind are not allowed on rental property except in accordance with State law.
- O. **Street Address Posted within Dwelling Unit.** The street address of the property shall be posted in at least two (2) prominent locations within the dwelling unit in order to assist occupants in directing emergency service personnel in the event of an emergency. The address should be posted near the kitchen and near any telephone or pool.
- P. **Tents and Campers.** No Tents or Campers shall be allowed in any district as additional space for a Short Term Rental Home.

Section 4: Local Agent

- A. Each owner of a Short Term Rental Home must designate a local agent who has access and authority to assume management of the unit and take remedial measures.
- B. The local agent must be available twenty-four (24) hours a day during the rental period and be within thirty (30) minutes travel time of the property (or portion thereof) used for a Short Term Rental Home. If a Township Enforcement Officer has to visit the site due to a complaint, a \$500 fee shall be assessed to the owner of the Short Term Rental Home.
- C. The Owner will provide the phone number of the local agent to all neighbors within a three hundred (300) foot radius, property line to property line, of the subject property boundaries.
- D. An owner meeting the requirements of subsections (1) through (3) above may designate themselves as the local agent.
- E. A list of property managers for all Short Term Rental Homes shall be maintained on the Township website.

- F. The owner, within seven (7) days, shall notify the Township of any changes in ownership or in the local agent.

Section 5: Inspections

- A. **Fire Safety Inspection.** The owner or agent shall have a fire inspection performed annually by a licensed fire inspector.
- B. **Site Inspection.** The owner or agent shall allow an annual inspection by the Township to ensure compliance with the this ordinance.

Section 6: Owner Responsibility

- A. The owner or local agent shall require the standards in this Section be met by renters as part of all rental agreements. The owner or local agent shall use best efforts to assure that the occupants or guests of the Short Term Rental Home do not violate this Ordinance by notifying the occupants of the rules regarding Short Term Rental Homes and taking appropriate action to abate the violation when notified that occupants are violating laws regarding their occupancy. It is not intended that the owner or local agent act as a peace officer or place himself or herself in harm's way.
- B. The owner shall be responsible for any damage caused by fires or trespassing.
- C. Property lines shall be posted with No Trespassing language per state law.
- D. The owner and local agent shall ensure that the maximum occupancy, per this Ordinance, of the Short Term Rental Home is stated correctly in all advertising media. Misrepresentation of the occupancy limits of the Short Term Rental Home shall be considered a violation of this Ordinance and subject to fines.

Section 7: Short Term Rental Permits

- A. Each Short Term Rental Home requires an annual Short Term Rental Home Permit and are required to pay an annual fee of \$650.00 per property. The Short Term Rental Home Permit shall be specific to the property and shall not be transferable to another property or to another owner.
- B. The following application elements are required prior to receipt of a Short Term Rental Home Permit:
 - 1. A fully completed and signed Short Term Rental Home Application form including all the required supplemental documents.
 - 2. Owner contact information.

3. Proof of insurance.
 4. Contact information for a local agent available by phone twenty-four (24) hours a day, seven (7) days a week whenever the unit is utilized as a Short Term Rental Home.
 5. A copy of the recorded deed or land contract and a copy of any deed restrictions on the property.
 6. Where more than one (1) person has an ownership interest, the required information shall be provided for each owner. In those cases in which the owner is not a person, the information required shall be provided for the organization owning the Short Term Rental Home and for the president, general manager, or other chief executive officer of the organization.
- C. A Short Term Rental Home Permit shall be issued by calendar year. All permits shall expire at the end of the calendar year and must be renewed each year. If the current owner has not violated the Ordinance, renewal for next year is guaranteed if reapplication is applied for.

Section 7: Violations

Failure to adhere to the standards in this Section shall be a violation of this Ordinance per Section 9.6 of the Grayling Charter Township Zoning Ordinance and shall be subject to the civil fines listed in Section 9.6. A violation shall be deemed to have occurred if the violation results in a police report or a zoning officer inspection report. Three (3) or more violations may result in the revocation of the zoning permit and/or the non-renewal of the annual zoning permit.

Section 8: Severability

If any clause, sentence, paragraph, or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 9: Effective Date

This ordinance shall take effect thirty (30) days after its publication as required by law.

Section 10: Publication; Recordation; Authentication

This ordinance shall be published once, in full, in a newspaper of general circulation within the boundaries of Grayling Charter Township, and qualified under state law to publish legal notices, within thirty (30) days after its adoption; this ordinance shall be recorded in the record of ordinances

book of the Township; and the Township Clerk shall authenticate this ordinance by placing his/her official signature upon the ordinance.

CERTIFICATION

Ordinance No. _____ was adopted on the _____ day of _____, 202__, by the Grayling Charter Township Board of Trustees as follows:

Motion by: _____

Seconded by: _____

Yeas: _____

Nays: _____

Absent: _____

, Clerk

, Supervisor

I certify that this is a true copy of Ordinance No. _____ that was adopted at a regular meeting of the Grayling Charter Township Board of Trustees on _____, 2024 and published in the Crawford County Avalanche on _____, 2024.

Dated: _____

, Clerk

Grayling Charter Township
(Crawford County, Michigan)

Ordinance No. 25-02-2025

AN ORDINANCE TO AMEND THE GRAYLING CHARTER TOWNSHIP ZONING ORDINANCE CONCERNING SHORT TERM RENTAL HOMES.

GRAYLING CHARTER TOWNSHIP HEREBY ORDAINS:

Section 1: Amendment of Section 2.1

Section 2.1 (Definitions) of the Grayling Charter Township Zoning Ordinance is hereby amended to add the following definition:

SHORT TERM RENTAL HOMES: A single-family dwelling which furnishes transient accommodations for compensation for periods of thirty (30) consecutive calendar days or less and which is unoccupied by the owner during the time in which transient accommodations are furnished. A Short Term Rental Home does not include a bed and breakfast facility, tourist home, or a Rooming House/Boarding House.

ROOMING HOUSE-BOARDING HOUSE: An owner-occupied ~~building~~ single-family dwelling, ~~other than a hotel or motel where,~~ for compensation and by pre-arrangement for definite periods of more than thirty (30) consecutive calendar days, meals or lodging and meals are provided for three (3) persons or more.

BED AND BREAKFAST FACILITY OR TOURIST HOME: Any family-occupied dwelling used or designed in such a manner that certain rooms in excess of those used by the family are rented to the transient public for compensation for a period of thirty (30) consecutive calendar days or less. For the purpose of this Ordinance, a bed and breakfast or tourist facility is a residential use allowable through special land use permit.

Section 2: Amendment of Section 4.3 (Table of Permitted and Special Land Uses)

Section 4.3 (Table of Permitted and Special Land Uses) of the Grayling Charter Township Zoning Ordinance is hereby amended to add the following:

4.3 Table of Permitted and Special Land Uses								
P = Permitted by right S = Permitted with a Special Use Permit *Uses with Supplemental Regulations (Article 7)	R-1	R-2	R-3	C-1	C-2	I	R-F	NRD
ACCOMMODATION AND FOOD SERVICES								
<i>Short Term Rental Homes (Regulated by the Grayling Charter Township Short Term Rental Ordinance)</i>	P	P					P	P

Section 3: Amendment of Section 4.4 (R-1 Single-Family Residential District)

Section 4.4 (R-1 Single-Family Residential District) of the Grayling Charter Township Zoning Ordinance is hereby amended as follows:

B. Uses Permitted by Right and Special Land Uses.

Table 4.4: Permitted and Special Land Uses	
P = Permitted by right S = Permitted with a Special Use Permit *Uses with Supplemental Regulations (Article 7)	R-1
ACCOMMODATION AND FOOD SERVICES	
<i>Short Term Rental Homes (Regulated by the Grayling Charter Township Short Term Rental Ordinance)</i>	P

Section 4: Amendment of Section 4.5 (R-2 General Residential District)

Section 4.4 (R-2 General Residential District) of the Grayling Charter Township Zoning Ordinance is hereby amended as follows:

B. Uses Permitted by Right and Special Land Uses.

Table 4.4: Permitted and Special Land Uses	
P = Permitted by right S = Permitted with a Special Use Permit *Uses with Supplemental Regulations (Article 7)	R-2
ACCOMMODATION AND FOOD SERVICES	
<i>Short Term Rental Homes (Regulated by the Grayling Charter Township Short Term Rental Ordinance)</i>	P

Section 5: Amendment of Section 4.7 (R-F Recreational-Forest District)

Section 4.7 (R-F Recreational-Forest District) of the Grayling Charter Township Zoning Ordinance is hereby amended as follows:

B. Uses Permitted by Right and Special Land Uses.

Table 4.7: Permitted and Special Land Uses	
P = Permitted by right	R-F
S = Permitted with a Special Use Permit	
*Uses with Supplemental Regulations (Article 7)	
ACCOMMODATION AND FOOD SERVICES	
<i>Short Term Rental Homes (Regulated by the Grayling Charter Township Short Term Rental Ordinance)</i>	P

Section 6: Amendment of Section 4.12 (NRD Natural River District)

Section 4.12 (NRD Natural River District) of the Grayling Charter Township Zoning Ordinance is hereby amended as follows:

G. Principal Permitted Uses and Special Uses.

Principal permitted uses are those uses allowed by right in the NRD and do require a zoning permit. Special Uses require a Special Use permit as per Article 6.

- 1. Single-Family Dwelling (detached) or Short Term Rental.** One single-family dwelling or Short Term Rental Home will be permitted on each lot or parcel within the Natural River District subject to the building setbacks as set forth in subsection I.

Section 7: Severability

If any clause, sentence, paragraph, or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 8: Effective Date

The ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the Township.

Ordinance No. ____ - ____ -2024 was adopted on the ____ day of _____, 2024, by the Grayling Charter Township Board as follows:

Motion by: _____

Seconded by: _____

Yeas: _____

Nays: _____

Absent: _____

, Clerk

Lacey Stephan, Supervisor

I certify that this is a true copy of Ordinance No. ____-____-2024 that was adopted at a regular meeting of the Grayling Charter Township Board on _____, 2024 and published in the Crawford County Avalanche on _____, 2024.

Dated: _____

, Clerk

Process to Adopt the Zoning Ordinance or Zoning Amendment – for townships

1. **Publish a public hearing notice in the newspaper. Notice should appear in the paper at least 15 days prior to the public hearing** (do not count the day the notice comes out or the day of the meeting). The notice should summarize the amendment, explain where the full text can be read, where written comments may be sent, the date, time and location of the public hearing, and say that the public may appear in person or by counsel.
2. **IF THE AMENDMENT INVOLVES A REZONING: Distribute letters to property owners being rezoned (that are not in groups of 11 or more properties). Distribute letters to property owners within 300 feet of those properties.** They must receive the letters at least 15 days prior to the public hearing. The letter should contain the same information as the public notice.
3. **Planning Commission holds the public hearing** and takes comments from the public. At the public hearing, Planning Commission can make a motion to recommend adoption of the ordinance or zoning ordinance amendment to the Township Board pending comments from County Planning Commission.
4. **Send a summary of the comments along with the new ordinance or zoning amendment to the County Planning Commission** along with a letter telling them that you are adopting the ordinance or amendments and they have 30 days to review it per Section 307 of P.A. 110 of 2006 (Michigan Zoning Enabling Act).
5. **Township Board:** After you hear back from the County Planning Commission or after the expiration of 30 days without hearing back, the Township Board can hold a meeting and adopt the ordinance or amendments. They have the option of holding a second public hearing prior to adoption.

At the Township Board meeting, they will adopt the zoning ordinance (or, if it is an amendment, they will adopt the amending ordinance).

6. **Within 15 days after adoption, place a Notice of Adoption in the newspaper.** The ordinance or amendment takes effect on the 8th day after publication.