

**CITY COUNCIL  
CITY OF SOUTH HAVEN**

Van Buren and Allegan Counties, Michigan

Council member Gruber, supported by Council member Campbell, moved the adoption of the following resolution:

**RESOLUTION 2018-20**

**A RESOLUTION TO IMPOSE A MORATORIUM ON THE REGISTRATION OF SHORT-TERM RENTALS ON PROPERTIES IN THE AREAS DESIGNATED AS WARDS 1 AND**

**2**

WHEREAS, in 2016, the City Council adopted an ordinance regulating short-term rentals as a permitted land use in residential districts, subject to registration with the City; and

WHEREAS, City staff has studied the registration statistics and calculated the density of short-term rentals in various areas; and

WHEREAS, the City Council is concerned that further increases in short-term rentals in certain areas of the City could undermine the character and stability of neighborhoods in certain districts by, among other things:

1. Decreasing the number of long-term residents;
2. Decreasing enrollment in local schools;
3. Decreasing the availability of long-term housing stock, thereby driving up prices and making long-term residency less affordable;
4. Creating significant numbers of vacant homes in the winter months; and
5. Increasing levels of noise, traffic, and on-street parking during the summer tourist season.

WHEREAS, this concern is particularly strong with respect to the area south of Water Street / Phoenix Street and west of Broadway Street, which has historically been one of the more affordable areas in the City, with smaller lot sizes and higher densities; and

WHEREAS, the City Council is interested in considering appropriate ordinance amendments to address this and other concerns relating to the City's existing short-term rental ordinance, and has determined to impose a temporary moratorium on short-term rental registrations and uses in the area described above; and

WHEREAS, the City hopes to draft and adopt new regulations within no longer than 4 months, but anticipates possible delays of up to 2 months due to the Planning Commission's upcoming consideration of major items including a master plan update and medical marijuana ordinance.

NOW, THEREFORE, the City Council resolves as follows:

- A. Beginning on the date of this resolution and continuing for a period of 6 months, the City shall not accept any new applications to register short-term rentals on properties located in the areas designated as Wards 1 and 2, unless:
  1. As of the date of this resolution, the property owner has been issued a building permit for the construction of a dwelling on the property; or
  2. The property is part of an approved planned unit development.
- B. Pursuant to City ordinances, a short-term rental use cannot be lawfully established unless registered with the City.
- C. This resolution has no effect on the acceptance and processing of short-term rental registrations in any other area of the City where short-term rentals are permitted, and has no effect on the processing of registration applications that have already been received.
- D. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

Yeas: Council member: Campbell, Gruber, Reeser, Wilkins, Smith

Nays: Council member: Schlack, Sleeper

Abstain: Council member: None

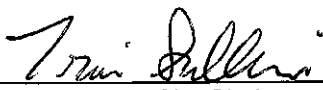
Absent: Council member: None

**RESOLUTION DECLARED ADOPTED.**

CERTIFICATION

As its Clerk, I certify that this is a true and complete copy of a resolution adopted by the City Council of the City of South Haven, Van Buren and Allegan Counties, Michigan, at a regularly scheduled meeting held on May 7, 2018.

Date: May 7, 2018

  
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Travis Sullivan, City Clerk