



Keweenaw County  
Planning Commission  
Eagle River, Michigan 49950

May 1, 2019

Representative Jason Sheppard  
Anderson House Office Bldg.  
N-990 House Office Building  
Lansing, MI 48933

RE: Opposition by Planning Commission to HB4046

Dear Honorable Representative Sheppard:

I'm writing you to voice our concerns and opposition to HB 4046. As the chairman of the Keweenaw County Planning and Zoning Commission, I'm expressing the opinions of our commissioners. We find a number of issues with this bill:

1) The bill is too broad and ambiguous. It doesn't define what a "dwelling" is, and it doesn't define what a "commercial use" is.

2) The bill takes any regulation of short-term rentals away from local units of government, and instead applies a blanket law that takes no local concerns into account. Local governments and planning commissions have the best knowledge of their local neighborhoods and communities. HB 4046 has the potential to change and adversely affect many communities in its "one size for all" approach to short term rentals.

3) Short term rentals fill a definite need and do help communities develop tourism. They certainly play an important role in that, and they also allow their owners flexibility and profits from their homes. However, aside from boosting tourism, short term rentals give little back to their communities. They utilize all the infrastructure of the community, but don't contribute to its maintenance or development. State government could address that by requiring short term rentals to pay a "bed tax." This would go a long way towards fairness and short-term rental owners being contributing members of the community where they own the rentals.

We hope you understand our concerns and oppose this over-reaching bill.

John Parsons, Chairman  
Keweenaw County  
Planning and Zoning Commission