



HOLLAND CHARTER TOWNSHIP

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April 30, 2019

Honorable James Lower, Chair, and Members of the Michigan House of Representatives
Local Government and Municipal Finance Committee
Anderson House Office Building
124 North Capitol Avenue
Lansing, Michigan 48933

(Via email to all members)

Dear Chair Lower and Committee Members:

This letter is written on behalf of the Supervisor and Board of Trustees of Holland Charter Township (the "Township") concerning the proposed House Bill 4046. This bill proposes changes to the Michigan Zoning Enabling Act with provisions allowing for Short-Term Rentals (STRs) in local municipalities.

Holland Charter Township supports the Michigan Townships Association, Michigan Municipal League, and the Michigan Chapter of the American Planning Association, in opposition of this bill. Further, the Township **strongly opposes** the proposed legislation for the following reasons:

- (1) The proposed bill erodes a fundamental aspect of local governments' rights to appropriately administer zoning in their own communities, and instead gives that power to the State of Michigan.
- (2) It sets a very poor precedent for potential future erosion of local zoning authority and land use decision-making at the State level, based on the special interests of particular private-interest groups, rather than on the well-being of the entire community.
- (3) It does not comport to the standard definition of "residence", "residential use", and similar terms identified by the American Planning Association (APA) as well as Holland Charter Township, where such uses are identified as being of a "non-transient" character within the Township's Zoning Ordinance. Instead, it would allow for transient residential uses, which are fundamentally commercial in nature, in residential zoning districts without allowance for local regulation of such uses.

For these reasons, the Township respectfully requests that the Committee vote against this bill.

Thank you very much for your consideration.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "John D. Said". The signature is stylized and cursive, with a prominent vertical stroke at the end.

John D. Said, AICP
Director, Department of Community Development
Holland Charter Township