



City Council Study Session

Monday, December 16, 2024, at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Garrett at 6:00 pm

2. **Discussion Items**

A. Short Term Rentals

City Administrator Greene said this is brought before the Council, to see if they want an ordinance for short-term rentals.

Mayor Garrett asked about the purpose, and the difference between the current rental home ordinance and a short-term rental ordinance, as well as expressed her concern about government overreach into personal property.

Councilmember Hammond expressed that short-term rentals have more people coming in and out who are renting and or visiting and can be used as a gathering spot, bringing in more traffic to the area, compared to long-term rentals, and that short-term rentals are on the rise in many Cities. Mayor Pro Tem Kantor mentioned that this will ensure there is a local contact for the home, the designated contact will have to inform neighboring residents of the unit, allow residents to issue concerns to the local contact, before reaching out to the City, and give the City good contact information for the units, as well as knowing that the property is a short-term rental, compared to some of the long-term rentals, who are owned by people who can be out of the state or country, and hard to contact. Mayor Pro Tem Kantor said an ordinance, could allow the City to limit the number of short-term rental units in the City, and their locations.

Mayor Garrett, Mayor Pro Tem Kantor, Councilmember Jennings, and Councilmember Hammond, discussed the renewal and fees related to an ordinance for short-term rentals, parking, prohibiting RV's at the short-term rentals, discussed known complaints from residents regarding Air BNB's that the City has received, and the wording of a short-term rental ordinance. Taxes being up to date, quiet hours being respected, and rules to keep compliance with our ordinances being placed both in the short-term rental contracts, and posted in the rental units, and the license being revoked based on the number of complaints the City receives, were items discussed. Attorney Kimberlin was asked to put together a draft, based on responses from the City Council and the Ferndale and Wolverine Lake's short-term rental ordinances.

B. Communication Plan

Councilmember Hammond, and City Administrator Greene, have been working on a Communication Plan, similar to the City of Berkley's plan. The Council liked what has been done thus far, but wanted the definition of a press release and what City Channels are, as well as how

items are stored clarified. City Administrator Greene, and Councilmember Hammond, will continue to work on the plan.

C. 2025 City Council Board Appointments

Mayor Garrett, and the Council, expressed that they do these every two years, and they did not want to do it every year, and asked that it be put back on the schedule in December of 2025.

3. **Public Comments**

Jonathan, a resident, asked about short-term rentals if there is an ordinance that the City has regarding idling vehicles, because he has seen and heard many outside of a neighboring rental unit, and he suggested making sure that short-term rentals are not used for a business.

4. **Mayor and Council Comments**

Mayor Garrett mentioned Jay Birds Restaurant's official ribbon cutting is December 17, 2024, at 1:00 pm.

Mayor Garrett asked if a person owns two houses, and has another person living in one of them, but they are not collecting any money, and there is no lease in place, do they have to register it as a rental, City Administrator Greene said, yes, we still have to inspect it.

Mayor Garrett wanted Councilmember Jennings to look into the question of snow removal around the University School.

Mayor Garrett asked Attorney Kimberlin about procedures for Councilmembers who are absent, and Mayor Pro Tem Kantor asked if Attorney Kimberlin could send the rules and procedures to all members of the Council.

Councilmember Hammond complimented the lights in front of Jay Birds Restaurant and liked that they used the same people to decorate outside their establishment, so it ties in with the lighting at City Hall.

Mayor Pro Tem Kantor wanted an update about water back billing. City Administrator Greene said billing is still in process, and the City is working with residents, to pay their bills or put them on a payment plan.

Mayor Garrett asked about the 2025 Council meeting dates and times, and Councilmember Hammond told her that they were discussed and Councilmembers agreed with the dates and times.

5. **Adjourn** at 7:08 pm