



PLANNING DEPARTMENT
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Manistee County Planning Building, 395 Third Street Manistee, Michigan 49660

August 21, 2024

Village of Onekama Planning Commissioners
Farr Center
5283 Main Street.
Onkama, MI 49675

Dear Planning Commissioners,

I am writing you today to discuss the proposed adoption of a Short-Term Rental Ordinance and the proposed Zoning Ordinance text amendments regarding short-term rentals. The proposed amendments will bring new uses to the Residential Zoning District, a definition classifying short-term rentals, a general provision for short-term rentals, and non-conforming regulations for short-term rentals.

Included in your packet is the following:

- A copy of the Official Zoning map of Onekama Village
- A proof of the newspaper notice that is to appear in the Manistee News Advocate.
- A copy of the proposed amendment language


If after your review, you have any questions, please feel free to contact me via phone or email.

Respectfully,

David Jarvi
Planner/Zoning Administrator
Manistee Co Planning Department
395 3rd St, Manistee, MI 49660
231-398-3527; fax 231-398-3526
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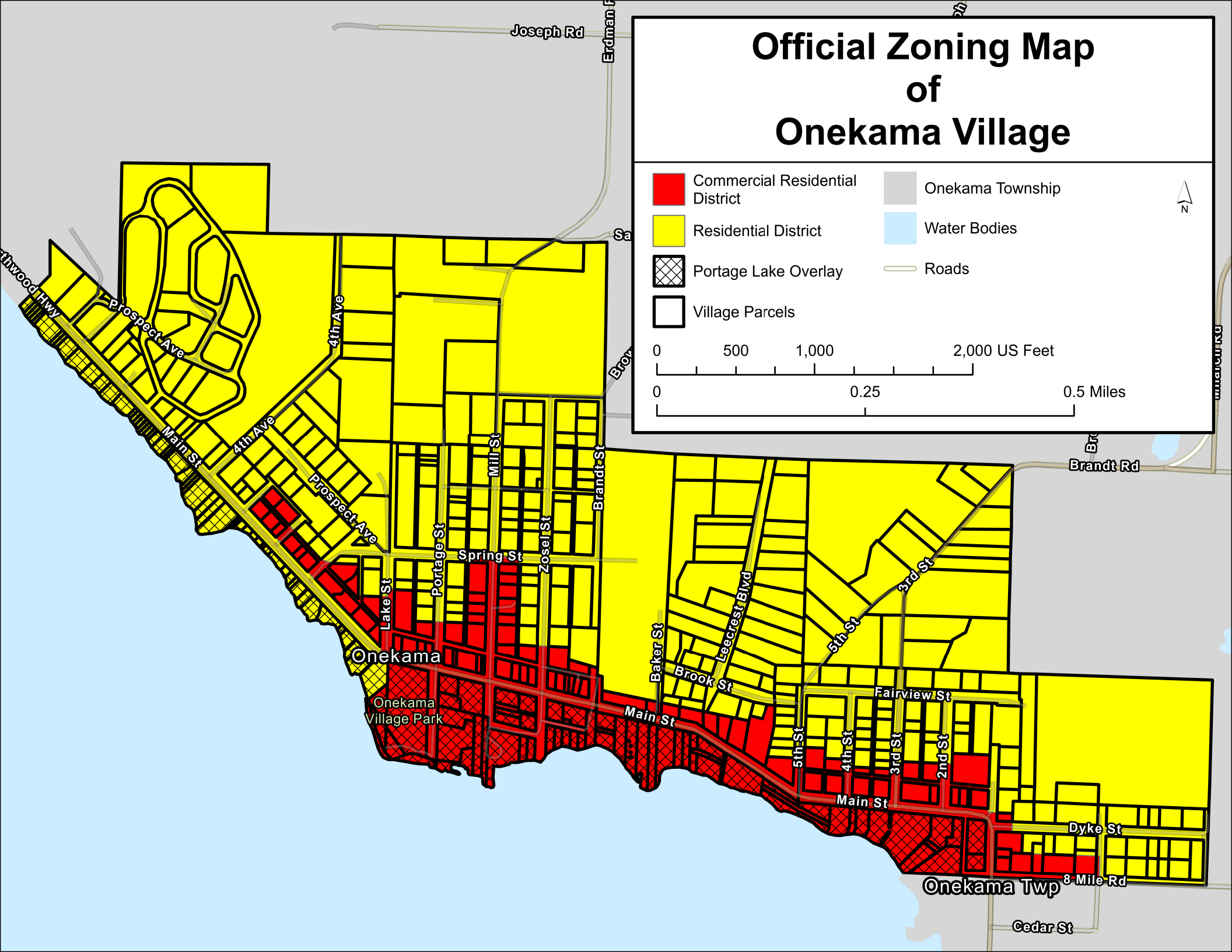


Official Zoning Map of Onekama Village

-  Commercial Residential District
-  Residential District
-  Portage Lake Overlay
-  Village Parcels
-  Onekama Township
-  Water Bodies
-  Roads

0 500 1,000 2,000 US Feet

0 0.25 0.5 Miles



NOTICE OF PUBLIC HEARING

The Village of Onekama Planning Commission will hold two public hearings during their regular Planning Commission Meeting on Tuesday, September 10, 2024, at 6:00 PM at 5283 Main Street, Onekama, MI. 49675; phone: (231) 889-3171.

The first public hearing will be held to consider adoption of a Short-Term Rental Ordinance for the Village of Onekama, which will regulate Short-term rentals in the Village's jurisdiction.

The second public hearing will be held to consider a text amendment to the current zoning ordinance to define a Short-term rental and incorporate regulation to address the use of Short-term Rentals.

All documentation regarding the above request can be found on the Village of Onekama website at <https://www.onekama.info/village> or by visiting The village of Onekama's Offices to review or purchase the Short term Rental ordinance and the proposed Zoning Ordinance text amendment during their regular office hours (Mon-Wed 9:00 AM - 2:00 PM).

Correspondence can be sent via mail, or hand delivered to the Village of Onekama's offices, 5283 Main Street. PO Box 477 Onekama, MI 49675. Correspondence can also be sent via email to the Village Clerk at clerk@villageofonekama.org or via fax at (231) 889-3423. Please, mark it ATTN: Village of Onekama Planning Commission. All correspondence must be submitted by the end of the business day on the day of the meeting or can be presented to the Planning Commission during the public hearing.

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72 (2) (3) and the Americans with Disabilities Act (ADA) Note: Individuals with disabilities requiring auxiliary aids or services should contact the Village of Onekama by writing or calling the following: Ruth Hudson, Clerk – 5283 Main St. P.O. Box 477 Onekama, MI 49675. Phone (231)-889-3171

Village of Onekama STR Language

General Provisions

Short-Term Rentals: The use of a short-term rental is permitted in the Residential Zoning District in conformance with the codified Short-Term Rental Ordinance No. XXXXXX

Definition

Short-Term Rental: Rental of a Dwelling Unit for overnight occupancy for a period less than 30 days.

Additional non-conforming regs (like Marijuana regs in City of Manistee)

- A. No short-term rental operating or purporting to operate prior to XXXXXXX, shall be deemed to have been a legally existing use nor shall the operation of such short-term rental be deemed a legal nonconforming use under this ordinance.
- B. A property owner shall not have vested rights or nonconforming use rights that would serve as a basis for failing to comply with this ordinance or any amendment thereto.
- C. Discontinuation of the use of a short-term rental shall constitute prima facie evidence that a nonconformity has been discontinued.

Addition to Permitted Uses for Residential District

Short-term rentals will be included as a permitted use under Article 40, Section 4002, of the Village of Onekama Zoning Ordinance.