

Douglass Township Planning Commission
3521 W. McBride Rd. Stanton, MI 48888

Special Meeting Minutes
11/24/2025
6:00 pm

Call to order at 6:00 pm by John Bailey
Pledge of Allegiance recited

Roll Call: Present: Eric Tester, John Bailey, Matt Moorman, Mike Swan, Mark Hill
Absent: Fletcher Wernholm, Melissa Bannen

Motion to elect Matt Moorman secretary

Motion made by Eric Tester, Second John Bailey

Motion to approve agenda items

Motion made by Mike Swan, Second John Bailey

Approval of November 4 meeting

Motion made by John Bailey, Second Eric Tester

Public Comments of Agenda Items

- Joe R questioned on how to apply for short term rental

New Business

Discussion on proposed Short Term Rental Ordinance

- Matt Moorman read through the proposed STR ordinance
- Discussion on Section 3.26 (b), (D), 4 – Should STR application be when available or calendar year.
- Discussion on Section 3.26 (C), (a) – Quota of “%” of properties per lake for STR

Old Business

Tester reported both noise and animal ordinances were approved by the board.

Public Comments

- Comments on distance of STR owner (75 miles) & local agent present (45 miles)
- Clarification on 12 renters and assigned parking. Also suggested Lottery system.
- Comment from Clifford Lake resident – 2% (no more)
- Comment from Clifford Lake resident – 2%
- Comment from Clifford Lake resident – thanking us for working on STR ordinance
- Comment from Clifford Lake resident - regarding timeline of registrations, also 2%
- Comment from Clifford lake resident – regarding Old Ordinance Section 8 & not allowing business in lake residential. Suggested amending Section 8. No STR's

Further Commission Discussion

Motion by John Bailey to accept ordinance regarding Short Term Rentals as written, except for changes on: Section 3.26 (C), (a) "Only 2% of properties with deeded access to each lake in Township may be used as short-term rentals. In addition, a fractional number of the quota should be rounded to the nearest whole number."

Second by Mike Swan

Roll Call:

Tester – no

Bailey – yes

Moorman – yes

Swan – yes

Hill - yes

Next Meeting Date: December 10, 2025 @ 7:00 pm will be a public hearing for the proposed short-term rental ordinance.

Motion to adjourn

Motion made by Eric Tester, Second by John Bailey