

**GANGES TOWNSHIP BOARD
SPECIAL MEETING
MINUTES OF AUGUST 31, 2026**

Supervisor Hebert called the public hearing to order at 6:00 P.M. at the Glenn Community Center, 6953 114th Avenue. Board members present by roll call attendance: Hutchins, Reimink, Hebert, Phelps and Thompson.

Reimink moved, and Hutchins seconded, to accept the agenda as presented with the amendment to item 4 (Adopt Agenda) and the subsequent renumbering of the remaining items.
There were no public comments.

The purpose was to consider a proposed ordinance to regulate short term rentals.

Public Comments

Steve Nye, 6526 119th Avenue commented that STRs should have a 5 acre minimum and those that are running an STR now should have to get an inspection and come up to code with septic systems for the amount of people that stay in the home.

Charles Landefeld, Lake Michigan Shore Association President congratulated the board on regulating STRs and commended them for creating an STR Committee. He also stated that one thing missing from the ordinance is a cap on the total number of STRs.

Scott Million, 6164 Fennview, spoke of the STR in the neighborhood and how responsible the owner is. Believes that those that are not responsible STR owners should be penalized or not allowed to have an STR. He also mentioned the Ordinance doesn't have anything in it about blight.

Jeff Antaya, 1472 71st St, STR owner commended the board and is in favor of some control. He would like to see the ordinance create the type of environment we all would like.

Evgeny Leytush, 6537 118th Avenue, STR owner, believes that an ordinance is needed and is in support of one, but the cap of 12 will cause him to go out of business. His houses were built and designed to be short term rentals.

Lane Kronemeyer, 6552 118th Avenue, commented that there needs to be a quantity cap to discourage builders from building the large STRs that would never be able to be sold as a single family home.

Ann Keesor, 2329 Lakeshore Dr, STR owner, commented that the cap of 12 will hurt their STR business and the 3 day cap doesn't work.

Terry Bryant, 1749 Lakeshore Drive, commented that he has an issue with the septic system requirements. Why should STR owners be subject to the requirements on their dime and not regular home owners?

Joel Wormholts, 6957 Lakeshore Ct, commented that the 3 day minimum would hurt his farm business.

Celeste Teters, 2287 Lakeshore Dr, STR owner, commented that there should be a difference in Commercial Business STRs vs Mom and Pop STR owners. Believes that the 12 person cap is arbitrary and she also does not agree with the 3 night minimum. Stated that they are not in it for the money. They are renting to help maintain the family home.

Chuck Mannion, 6611 Deer Trail, commented that we need to start somewhere and we need to put a cap on STRs. Doesn't want to lose the open spaces, wildlife and the agricultural feeling of the area.

John Mortenson, 7030 Foster Lane, commented about the Zones in the Zoning Ordinance and believes that STRs should only be allowed in Commercial Zones.

Matthew Kellen, 2181 68th St, commented about the concerns he has with the ordinance.

Daphne Fairbanks, 2340 Lakeshore Dr, commented as a long time resident and STR owner about the letter she wrote to the board highlighting a few items.

Jane Venema Birky, 7139 114th Avenue, commented about the ecological components of STRs, those being light and traffic.

Paul Miller 1516 71st St, commented with a question about the 3 year pumping.

Steve Cavanaugh, 1731 Lakeshore Dr, commented that the 3 night minimum would affect their STR.

Jim Gonzalez, 1819 Lakeshore, Modales Winery, commented as a business owner. The STRs affect their business and the employees are affected as well. Believes that there should be minimum regulations.

Kevin Clark, 2181 68th St, Property manager commented that he would lose his job

Ben Onema, Evgeny Leytush's Attorney, commented that not all of the STRs in Ganges Township are the same and that the ordinance treats them the same, he believes they should be treated differently. Those currently existing should be grandfathered in. He believes that you can make changes to the ordinance later, but the STR owners don't have a year to wait for these changes. Their retirement is being jeopardized. He believes that it is heavy handed. He asked the board to revisit the ordinance.

Jeff Antaya, 1472 71st St, commented that now that the Township has an enforcement officer, see what he can do. We should let the Enforcement Officer work his magic and see if he can take care of the issues.

Daphne Fairbanks, 2340 Lakeshore Dr, commented on the fact that we can't put a cap on STRs without looking at location and density data. She also spoke to the fact that anyone can rent for 2 nights because that's not mentioned in our ordinance.

Katie Johnson, attorney representing 15 STR owners, handed out ordinance language to the township board and spoke about the changes we should make.

Steve Burd, 2179 Lakeshore Dr, commented about the "hotel" that went up across from his property and that these STRs have changed the quality of life.

Kim Mannion, 6611 Deer Trail, commented that she would like to see us get away from grandfathering and that we should customize each individual property. Give a larger STR a special land use.

Daphne Fairbanks, 2340 Lakeshore Dr, commented about grandfathering and if you don't change zoning how will they be legal?

Celeste Teters, 2287 Lakeshore Dr, questioned the definitions specifically the definition of Full Time STR, also asked if the mom and pop should be exempt from STR regulations.

Lane Kronemeyer, 6652 118th Avenue, explained that the STR committee copied and pasted a lot of neighboring municipalities STR regulations and it works for them.

Marsha Burd, 2179 Lakeshore Dr, commented that a single family dwelling is not made for 20 people.

Evgeny Leytush, 6537 118th Avenue, commented the City of Saugatuck does have a cap and they use a formula.

Dave Heniff, 6713 120th Avenue, STR owner, commented about grandfathering. He also asked for us to grandfather in those doing good in the community.

Karen O'Donnell, 1414 Alexander St, asked what the registration fee will be, what it would be based on and is hoping it will be fair.

Charles Heffner, 6612 Deer Trail, asked if there was an accurate count of those that would be grandfathered.

Jean Venema Birky, commented on the fact that we only have a volunteer fire department

Angel Boyles, Ganges Township Fire Dept, commented that resources are limited as far as larger capacity STRs. The cap isn't just about people having parties.

Steve Nye, 6526 119th Avenue, commented about those STR owners who have built and are following the rules and those that are not and who to allow to continue.

Katie Johnson, Attorney, spoke about her clients being all about the health and safety of everyone. And talked about the different options we have for our ordinance.

Correspondence

The following emails were received concerning Short Term Rentals:

Mary Weiland, 1360 Larue Lane

Janet Shroeder, 6944 Lakeshore Court

Daphne Fairbanks, 2343 Lakeshore Dr

Susie Pierson, 6944 Lakeshore Court

Aaron Kronemeyer, 6556 118th Avenue, Jaime and Barbara Andrews, 1738 66th St, Bob and Jan Firmiss, 1815 66th St, Dave Laakso, 1735 66th St, Marsha Maslanka, 1811 66th St, Drew and Meagan Scholten, 6548 118th Avenue, Dan and Therese Hoerig, 6505 118th Ave, Lane Kronemeyer 6580 118th Ave

John Mortenson and Cully Culpepper, Glenn

Philip Wrigley, part-time Ganges Township resident

Katie Johnson, STR attorney

LMSA Board President Charles Landefeld

Ellie and Chris Dietrich, 1355 Wildflower Lane

Kathryn Stackhouse, 2288 Lakeshore Dr

Asa Palley, 2278 Lakeshore Dr

Karen O'Donnell, 1414 Alexander St

Craig Mueller, 1438 Katherine St

The Township Board then deliberated on the proposed Short Term Rental Ordinance.

Hebert moved, Reimink seconded, to adjourn the meeting at 7:32 P.M. Motion carried.

Respectfully submitted,

Robin Phelps, Clerk