

2023

MARATHON TOWNSHIP

Emergency Ordinance Establishing a Moratorium on Short-Term Rentals

THE TOWNSHIP OF MARATHON ORDAINS:

Section 1. Recitations and Findings of Fact.

The Township Board finds as follows:

- (1) There is heightened interest in residential structures being used for short-term rentals, such as those advertised by Airbnb or VRBO;
- (2) Existing Township ordinances and state law do not adequately address problems posed by those uses;
- (3) The Michigan Zoning Enabling Act empowers the Township to adopt ordinances to protect the public health, safety, general welfare, and property in the Township, including the compatibility of land uses within the Township;
- (4) The Township sees the need to study zoning ordinance amendments to better regulate the placement and operation of short-term rentals of residential structures; and
- (5) To permit the Township to investigate and develop appropriate regulations for those uses, the Township authorizes adoption of this ordinance.

Section 2. Adoption of Moratorium.

1. Upon adoption of this ordinance and for a period of six (6) months thereafter, or until adoption of an ordinance regulating short-term rentals, whichever is earliest, the Township Board hereby establishes a moratorium on approval or consideration of proposals, requests, permits, or applications for the permitting, construction, or use of residential structures as short-term rentals within the Township.
2. This ordinance is being adopted on an emergency basis because of the present, pressing demand for this use and the recognition that existing Township ordinances do not adequately protect the health, safety and well-being of Township residents with regard to them.
3. The Township shall proceed promptly to investigate and consider appropriate zoning ordinance amendments concerning short-term rentals.
4. An aggrieved property owner may request and be entitled to a hearing before the Township Board for the purpose of attempting to demonstrate that this Moratorium will preclude all viable economic use of their property or otherwise violate applicable provisions of state or federal law. An aggrieved party shall, in writing and directed to the Township clerk, request a hearing that describes the grounds for the request. The Township Board shall hear and decide that request at a regular Township board meeting within thirty days (30) of receipt of their request.

Section 3. Effective Date.

This ordinance shall become effective upon publication.

Voting for: Hollis, Glesenkamp, Sickner, Hogan

Voting against: None

The supervisor declared the ordinance adopted.

Michelle Coultas
Michelle Coultas
Township Clerk

(TG)

Dennis Hogan
Dennis Hogan
Township Supervisor

CERTIFICATION

The foregoing is a true copy of Ordinance No 2023-02 which was enacted by the Marathon Township Board of Trustees at a regular meeting held on May 10, 2023.

Michelle Coultas
Michelle Coultas
Township Clerk

(TG)