



LYON TOWNSHIP
ROSCOMMON COUNTY, MICHIGAN
SHORT TERM RENTAL ORDINANCE
No. 65

Town Hall – Lyon Township Fire Hall
October 28th 2024
6:00 pm

Meeting Rules of the Road

- Please read the ordinance
- Purpose is to review the process only
- Save all questions for the end
- Please keep questions brief and specific to the STR Process as presented.

Agenda

- How Did We Get Here
- Brief overview of STR Ordinance
- Review forms
- Application\Renewal Process
 - Review open application
 - Review the process to obtain a license
 - When will the forms be available?
 - When will we start accepting applications?
- Process Diagram
- Where does the \$ go?
- Questions



How did we Get Here

lyontwp-higginsmi.gov/wp-content/uploads/2023/06/Adopted-Master-Plan-Update.pdf

Resident Complaints

- Noise\Fireworks
- Pets
- Parking
- Trash
- Private Roads\Docks
- ORV Violations
- Short Term Rental in a Zoned Residential

2.6 FUTURE LAND USE PLAN

- The overriding principle behind the Future Land Use Plan is to maintain the existing rural and environmentally rich character of Lyon Township.

7.2 COMMUNITY-WIDE GOALS

1. Preserve and protect the Township's abundant natural resources such as Higgins Lake and woodlands.
2. Capitalize on the Township's abundant resources (i.e. natural resources, recreational opportunities, central location, and excellent access through US-127) for the purpose of creating an attractive community that meets the physical, social, and economic needs of its residents and businesses in an environmentally sensitive manner.
3. Attract and manage new growth in a manner that will retain the rural character of the community.
4. Preserve and promote the rights of all property owners while maintaining the aesthetic character of the community.
5. Relate land use primarily to the natural characteristics of the land and the long term needs of the community, rather than to short-term economic gain.
6. Encourage intergovernmental cooperation between Lyon Township, surrounding communities, Roscommon County, and the State of Michigan in the provision of area-wide facilities.
7. Alleviate blight to present a better image of the Township.

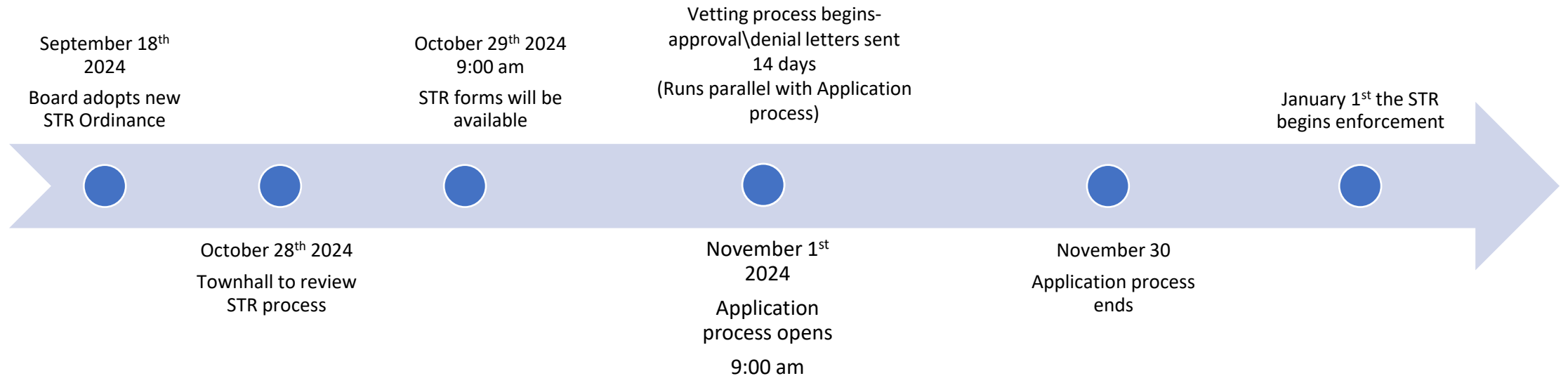
Brief overview of STR Ordinance

- 50 available Licenses
- Owner\Local agent
- \$100 Application Fee (Non-Refundable)
- \$500 License Fee
- 2 per bedroom + 4 additional occupants (Max. 12)
- Owner to maintain a log of testing and maintenance activity
- 4 level penalty process
- Up to and including revocation
- If you are in good standing, you will be able to renew your license

What forms were Created

- Application Form - Website
- Sample Evacuation Plan
- Shared Property Consent Forms
- STR - LICENSE REVOCATION NOTICE
- STR-APPEAL OF LICENSE REVOCATION
- STR-Monthly Maintenance Checklist
- STR-OWNERS INFORMATION-NEIGHBORS NOTICE
- STR-Rental Inspection checklist
- STR-Suspension Revocation Levels of Severity
- STR-Potential reasons for application denial

Application\Renewal Process



Notes:

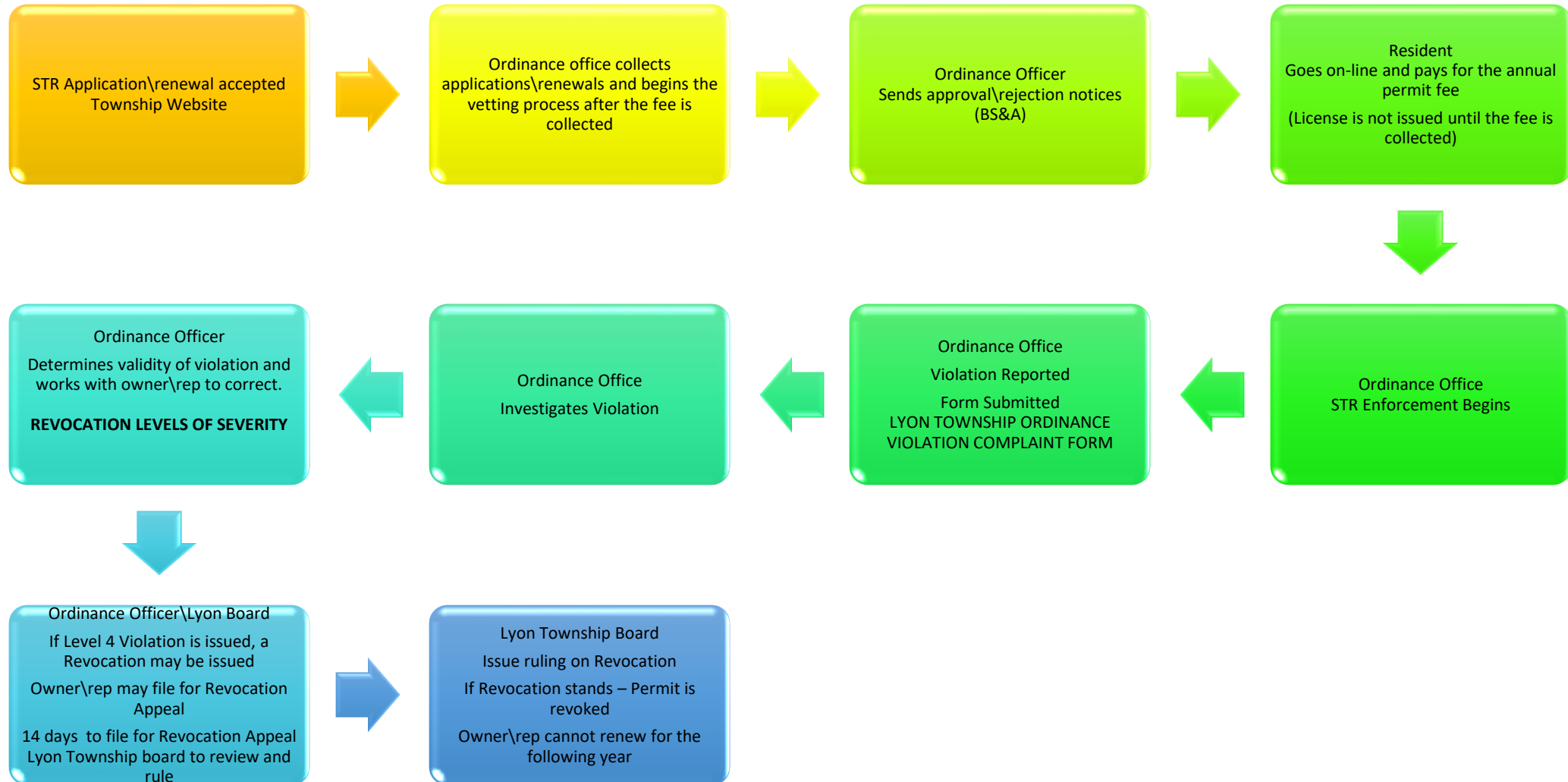
Application \$100 fee – This is for new applications only. Application\Vetting Process does not begin until the fee is collected.

Renewal (after year 1) \$50 fee – Any Existing permit holders are required to apply for a renewal. If you do not then the permit goes back into the allowed pool. Application\Vetting Process does not begin until the fee is collected.

Notes:

License \$500 Annual – This is collected every year prior to the issuance of the permit

Process Diagram



Budget Based on 40 applications\STR operators

Column1	Revenue	Expenditures
Application Fee	4,000	0
Permit Fee	20,000	0
Other assets	0	0
Granicus	0	7,000
Point and Pay	0	500
Labor	0	5,000
Attorney	0	10,000
Postage\Office Supplies	0	500
Misc	0	1,000
TOTAL ASSETS	24,000	
TOTAL LIABILITIES & STOCKHOLDER EQUITY		24,000
BALANCE	0	



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