

Township of Greenbush Ordinance No. 2025.01

An ordinance to amend Article 2 (Definitions), Article 4 (District Regulations), and Article 7 (Supplemental Regulations).

Township of Greenbush, Alcona County, Michigan, ordains:

Section 1: Amendments to the Township of Greenbush Zoning Ordinance

That the Township of Greenbush Zoning Ordinance, Section 2.1 (Definitions) is hereby amended to read as follows:

Short-Term Rental: A single-family dwelling which furnishes transient accommodations for compensation for periods of thirty (30) consecutive calendar days or less and which is unoccupied by the owner during the time in which transient accommodations are furnished for a fee. A short-term rental does not include a bed and breakfast facility.

Long-Term Rental: A single-family dwelling which furnishes accommodations for compensation for periods of more than thirty-one (31) consecutive calendar days and which is unoccupied by the owner during the time in which accommodations are furnished for a fee.

That the Township of Greenbush Zoning Ordinance, Section 4.0 (Table of Permitted and Special Land Uses) is hereby amended to read as follows:

TABLE OF PERMITTED USES & SPECIAL LAND USES								
P = Permitted by right S = Permitted with a Special Use Permit *Uses with Supplemental Development Regulations (Article 7)	R-1	R-2	R-3	R-4	F	C	EI	I
ACCOMODATION AND FOOD SERVICES								
<i>Long Term Rentals (long term rentals shall be for 6 months minimum in R-1)</i>	P	P	P	P	P			
<i>Short Term Rentals*</i>		P						

That the Township of Greenbush Zoning Ordinance, Section 7.34 (Short-Term Rentals) is hereby added to read as follows:

A. Standards

1. **Land-Use Permit.** A land-use permit is required for each short-term rental property regardless of whether the properties are under the same ownership.

2. **Exterior.** All exterior premises shall be kept free from any accumulation of junk or garbage.
3. **Trash.** Provisions for trash disposal shall be provided. Trash shall be contained in properly sealed receptacles. There shall be no overflow that will be attractive to vermin.
4. **Nuisance.** Activities on a short-term rental property shall not constitute a nuisance to neighboring properties by reason of noise, dust, odor, fumes, glare, lighting, or vibrations.
5. **Parking.** All parking associated with a short-term rental shall be out of the roadway and entirely on-site, in the garage, driveway, or other improved area.
6. **Trespass.** Renters shall not trespass onto a neighboring property and shall not utilize docks and other water-related features belonging to neighboring property owners.
7. **Number of Occupants.**
 - a. The number of occupants in a dwelling unit during any short-term rental occupancy shall not exceed two (2) occupants per bedroom plus two (2) additional occupants.
8. **Pets.** Pets shall be always secured on the property or on a leash. Pets shall not be left unattended.
9. **Noise.** Noise during quiet hours must be limited to that which does not disturb the quiet comfort, or repose of a reasonable person of normal sensitivities. Quiet hours shall be from 11:00 PM to 8:00 AM.
10. **Fires.** No person shall start or maintain a fire except within provided devices or locations. Fires shall not be left unattended and must be fully extinguished. Only clean, dry wood may be burned.
11. **Fireworks.** Fireworks of any kind are not allowed on rental property.
12. **Street Address Posted within Dwelling Unit.** The street address of the property shall be posted in at least two (2) prominent locations within the dwelling unit to assist occupants in directing emergency service personnel in the event of an emergency. The address should be posted near the kitchen and near any telephone or pool.

B. Local Agent/Property Owner

1. Each owner of a short-term rental must designate a local agent who has access and authority to assume management of the unit and take remedial measures.
2. The local agent must be available twenty-four (24) hours a day during the rental period.
3. An owner meeting the requirements of subsections (1) through (2) above may designate themselves as the local agent.

4. Contact information posted in window. A notice shall be posted in a prominent first-floor window of any dwelling unit used for short-term rentals stating (in at least 16-point type) the name of the local agent, a 24-hour telephone number with which the agent can be reached, and the maximum occupancy of the dwelling unit as permitted by this Ordinance.
5. The permit holder shall notify the Township of any changes in ownership or in the local agent.

C. Owner Responsibility.

1. The owner or local agent shall require the standards in this ordinance be met by renters as part of all rental agreements. The owner or local agent shall use best efforts to assure that the occupants or guests of the short-term rental do not violate this Ordinance by notifying the occupants of the rules regarding short-term rentals and taking appropriate action to abate the violation when notified that occupants are violating laws regarding their occupancy. Standards from this ordinance shall be posted in clear view within the short-term rental unit. Failure to take immediate action to abate a violation of this ordinance may result in forfeiture of the land-use permit. It is not intended that the owner or local agent act as a peace officer or place himself or herself in harm's way.
2. Upon application, the owner shall sign an affidavit stating that they are aware of the rules and regulations and that they will comply with them.

D. Land-Use Permit.

1. Short-term rentals require a land-use permit.
2. The following application elements are required prior to receipt of a land-use permit or permit renewal:
 - a. A fully completed and signed land-use permit application form provided by the Township including all the required supplemental documents.
 - b. Owner contact information.
 - c. Contact information for a local agent available by phone twenty-four (24) hours a day, seven (7) days a week whenever the dwelling is utilized as a rental.
 - d. More than one owner or ownership by entity. Where more than one (1) person has an ownership interest, the required information shall be provided for each owner. In those cases, in which the owner is not a person, the information required shall be provided for the organization owning the short-term rental dwelling and for the president, general manager, or other chief executive officer of the organization.
3. A short-term rental land-use permit shall be issued by calendar year. All permits shall expire at the end of the calendar year (January 1st – December 31st) and must be renewed each year. If the current owner has not violated this Ordinance, renewal for next year is guaranteed if reapplication is applied for.

E. Violations.

Any of the following conduct is a violation of the zoning ordinance and is subject to Section 9.6:

1. Any advertising or leasing of a short-term rental without first having obtained a short-term rental permit.
2. The permit holder has violated any of the provisions of this ordinance.
3. Any false or misleading information supplied in the application process.

Section 2: Severability

If any clause, sentence, paragraph, or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 3: Saving Clause

The Township of Greenbush Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 4: Effective Date

The ordinance changes shall take effect on the 8th day after the publication of the notice of adoption.

Township of Greenbush Supervisor

Township of Greenbush Clerk

I, Shannon Story, Clerk for the Township of Greenbush, hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025.01 of 2025 of the Township of Greenbush, adopted by at a meeting of the Township Board of Trustees held on April 8, 2025.

A copy of the complete ordinance text may be inspected at the Township of Greenbush website (greenbushtwp.net) or at the Township Clerk's office.

Adopted: April 08, 2025
Published: April 16, 2025
Effective: April 24, 2025, subject to PA 110 of 2006, as amended.