

**TOWN OF LA POINTE  
SPECIAL TOWN BOARD MEETING**

**January 11<sup>th</sup>, 2024**

**4:45 PM AT TOWN HALL**

Amended 1/10/24 at 9am

*Approved Minutes*

**Town Board Members Present:** Chair Glenn Carlson, Supervisor Michael Anderson, Supervisor Aimée Baxter, Supervisor Sue Brenna (via zoom), Supervisor Samantha Dobson

**Staff Present:** Town Administrator Michael Kuchta, Zoning Administrator Ed Schaffer, Town Clerk Alex Smith

**Public Present:** Charles Brummer, Clayton Douglas, Clair Douglas, Mike Starck, Ken Myhre, Paul Brummer, Melissa Pusateri, Regina Milarocue, Paul Wilharm, Charlie Meech, Josh Clark, Evan Erickson, Marnie Myhre, Suellen Soucek (via zoom), Mary McPhetridge (via zoom), Jim Peters (via zoom), Jon Rokat (via zoom), Janice McClelland (via zoom)

I. Call to Order: Meeting called to order by Glenn Carlson at 4:45pm.

II. Discussion of proposed Rental Ordinance with townspeople:

Glenn Carlson introduced and summarized the new proposed draft of the Rental Ordinance.

Mike Starck stated that James Price would be willing to help with state law statutes regarding the Rental Ordinance. He also suggested that every rental should have an accessible landline with the lack of phone service in some areas.

Melissa Pusateri: If someone wanted to use a rental before July this year, would one have to get a permit beforehand and apply for another permit after that?

Glenn clarified that it is correct, although the second permit

would last until next July and stated it would be one time overlap.

Clayton Douglas: Has this Rental Ordinance been looked over by the town's attorney?

Glenn stated that the attorneys have not yet looked at the new draft.

Clayton discussed the regulations on high occupancy dwellings and how it would personally affect his wife's business and possible loss of wages. He states they own 40% of the high occupancy dwellings on the island. Clayton stated that in section 5.1.4 Enforcement on page 20 "Any person who violates, disobeys, omits, neglects, or refuses to comply with or resists enforcement of any provision of the Section may be found in violation of this Ordinance" thus resulting in loss of permit, is a violation of rights.

Clayton Douglas: Who came up with the high occupancy number of 14?

Glenn stated that he set this number.

Clayton stated that if you are going to put rules on housing, it cannot just be on rentals, but it needs to be on all residences.

Glenn clarified that the Town does not have authority to instill rules on residences that are not rentals.

Clayton discussed the issue with losing a permit due to adding additional spaces on rental properties, losing the ability to be grandfathered in. He stated the grandfather statement on the one time passing to children, makes him unable to guarantee his children and children's children the ability to keep prospering and surviving on this island. He stated just because the Town can do something or have the right to doesn't mean it always should be done.

Glenn thanked Clair and Clayton for the fine way they run their business and how much it is appreciated.

Josh Clark mentioned some of the earlier language in the past Rental Ordinance that he appreciated. He states the town recognizes that a single owned cabin may need to be rented out for a period of time to keep up with costs. Limiting the number of permits seems short sighted, he encouraged a little bit of grace for single owned family cabins.

Glenn responded with anyone who has a current rental permit is grandfathered. Additionally, anyone who has a dwelling when this is adopted, have 10 years before the need to worry about the rental cap.

Charley Brummer: Could Daily Rental and Multiday Rental be combined into one?

Glenn stated the Daily Rental should probably say as little as one day rental and that is only available on the commercial zone or grandfathered properties. The Daily Rental permit is a very limited application. Generally speaking, all permits except for high occupancy would have a 2-day minimum.

Charley Brummer stated there may be a possible loophole with events for long term rentals, by allowing unlimited events.

Glenn mentioned a legislation that is looking to take effect in 2026 that limits property events serving alcohol without a no sale license. No sale license allows you to only serve beer and wine on your premises.

Jon Rocket: What will be the nature of the administration once this is in place? Who do they go to?

Glenn stated the Zoning Administrator has already been working with the existing rental permit operation and that would continue under this new

regime.

Ed Schaffer stated that section 3.4 is completely unenforceable, it is a lot more paperwork for these extra permits. Essentially eliminating Multiday Rental and putting a 2-day minimum on Daily Rentals would make this less complicated.

Jim Peters submitting a letter via email with proposed changes to the Rental Ordinance specifically related to Multiday Rental and Daily Rental. Please see the attached document.

Paul Brummer made several comments regarding the Rental Ordinance relating to high occupancy, events, and CPU. Please see attached document.

Charley Brummer stated he is unsure how the part-time Zoning Administrator is going to be able to enforce all of these regulations.

Melissa Pusateri: What does Section 3.1 6l "All premises shall be supervised by the owner, manager, or authorized agent while occupied" mean?

Glenn clarified it means that the owner/manager must be present on the island when a rental is being occupied in case of an emergency.

Glenn thanked the members of the TPC for their enormous amount of time and work putting together the Rental Ordinance.

### III. Expansion of Town Planning Commission

This item has been deferred until further notice and a public hearing will need to be scheduled in order to pass this motion and amend the current ordinance.

IV. Public Comment: None.

V. Adjourn: Motion to adjourn, S. Brenna/A. Baxter, 5 Ayes, Motion Carried. 5:37pm.

**Submitted by Town Clerk, Alex Smith.**

**Approved as submitted, 1/23/24.**