Accurate responses to Zoning Board Minutes regarding property, 3691 S. Lake Shore Dr.

Presented by Ingrid Cheslek to the zoning commission on October 3, 2013 during public comment.

1. They have “turned the house into a hotel”
   a. FACT – We have owned the property for only 4 months (125 days) and only 26 days has the property been rented. There have been no single day rentals and as owners we have been in our own home or it has been empty 80% of the summer.

2. Statement that there has been 22 people and loud parties.
   a. FACT - we have no information or did we rent to 22 people and we confirmed that was not true by our the neighbors to the north. Donald Cheslek, spoke to the neighbors to the north and Andrew told him it was told it was 12 or 13 people. We easily have 14 people in our immediate family. That is not an excessive amount of people. Also on the day we had a friends and family party on June 22, my husband Don, gave Jerry Selbiska our phone number and told him to call us anytime if there were any problems with renters or any other concerns. We have never received a phone call.

3. The statement, the use is not compatible to the neighborhood as it is operated as a business and advertised online
   a. FACT - Our property is compatible to the neighborhood. It is well maintained even when we are not present. What is true is the opportunity to rent is on posted on VRBO, vacation rental by owner, just like hundreds of rentals in this county.

4. Mr. Slebsika’s son spoke with owner and they made it clear that we were planning to rent it out.
   a. FACT: That statement is true. Our goal in renting was to help defray the cost of owning 2 homes and also to share this beautiful community with others.

5. Mr. Sleiska stated he is concerned about property value, there are cars parked in the driveway and a party deck has been built.
   a. FACT: Our home is well maintained, lawn is mowed, and flowers are planted. We have ample parking on the property and there are no cars that need to park on M119 or on the grass and surrounding properties. We have not built any structure on the property since ownership. The sun deck on the bluff was present when we closed on the property and has been there for years.

6. There is a website for this property –
a. FACT: Again, we have placed the opportunity to rent on VRBO, just like other home owners. I have a list of rentals all up and down M119 that are on VRBO, Holiday Rental, Graham Vacation rental, home away, trip advisor and others. Some say multifamily and large groups. We removed any language on VRBO and inserted language of single family rental. Before the internet, home owners put advertisements in local papers on the availability for prospective renters.

7. The business is being ran in a residential area
   a. FACT: All we are doing is renting our own home out. We are not running a business out of our single family home.

8. Mr. Slebiska stated as a taxpayer he expects the zoning commission to enforce the ordinance.
   a. FACT: We agree that the zoning commission should enforce as much as possible, but within the limitations of staffing and cost to the county. We have reviewed the ordinances and cannot find one we have broken. We are also tax payers and want to be part this community and take pride in being a home owner in Emmet County.

9. Brought issues up regarding the dumpster and owners complained to the Sherriff.
   a. FACT: We didn’t like the dumpster as well. We had only owned the home for 60 days, when Jerry Selbiska started to complain. As new home owners we had a lot of trash initially from moving in, boxes and packing paper and we tried the dumpster. It was removed on 9/5 the morning of your last township meeting and that information is not reflected in the minutes. I personally called the policy when Jerry harassed our cleaning staff saying “I am going to shut these people down.” Jerry Selbiska would approach the staff as soon as they step out of their car. I spoke with Officer Will Bowen.

10. Lastly, Mr Slebiska was encouraged by the zoning administrator to get photos of zoning violations. We would like to know if anything has been presented to the zoning commission and also if you have any question for us so we can provide you with accurate information.