

PLEASANT PLAINS TOWNSHIP
LAKE COUNTY, MICHIGAN
(Ordinance No. _____)
(Short-Term Rentals)
ZONING ORDINANCE AMENDMENT

At a _____ meeting of the Township Board for Pleasant Plains Township held at the Township offices on _____, 2026, beginning at ____ p.m., this Ordinance/ordinance amendment was offered for adoption by Township Board Member _____ and was seconded by Township Board Member _____:

**AN ORDINANCE/ORDINANCE AMENDMENT TO AMEND
THE PLEASANT PLAINS TOWNSHIP ZONING ORDINANCE,
AS AMENDED, REGARDING SHORT-TERM RENTALS AND
SIMILAR MATTERS.**

THE TOWNSHIP OF PLEASANT PLAINS (the “TOWNSHIP”) ORDAINS:

Article 1 – Intent and Legislative History.

The current Pleasant Plains Township Zoning Ordinance (the “Zoning Ordinance”), and the past zoning ordinances for Pleasant Plains Township, have only expressly allowed short-term rentals (“STRs,” as defined below) in the C-Commercial zoning district. Therefore, STRs may not have been lawfully allowed within the Township (except in the C-Commercial zoning district) since the first zoning regulations were enacted by the Township decades ago. Absent an STR located in a commercial zoning district, the only way that an existing STR would clearly be lawful would be if it is a lawful nonconforming use (i.e. it lawfully existed before the first Zoning Ordinance was enacted for Pleasant Plains Township, has been in constant operation or use ever since and has not been expanded, abandoned, etc.). To the best of the knowledge of current Township officials and after a review of Township records, the Township cannot locate any records, documents, minutes or evidence that an STR has ever been approved by the Township

within the Township (or within any zoning district) by the Pleasant Plains Township Zoning Administrator, code official or any other Township official. It is also likely that some or all of the STRs that may currently exist within the Township do not meet all of the applicable building codes, fire codes and/or similar codes or laws. Accordingly, the Township Board finds that any STR that currently exists in Pleasant Plains Township (except for any lawful STRs within the C-Commercial zoning district or any lawful nonconforming use) may be unlawful under the Zoning Ordinance (and potentially, the building code, maintenance code and/or fire code as well).

Article 2 – Findings.

Pleasant Plains Township has a high quality natural environment that is ideal for tourism and for hunting, fishing, and many other outdoor recreational endeavors. This environment attracts thousands of tourists each year. Much of the residential development that has occurred is of a cottage or seasonal type. Just under one half of the residential structures in the Township are occupied on a year-round basis (approximately 730 out of 1,487 dwellings). New housing construction can be expected to take place in a similar fashion, whereby less than one-half of new dwellings built will be occupied by permanent residents.

Article 3 – The following definition of a “Short-Term Rental” and “STR Lot” are hereby added to Section 2.19 of the Pleasant Plains Township Zoning Ordinance, as amended:

Short-Term Rental (“STR”): A dwelling unit, cabin, cottage or house that is available for rental, leasing, or use for habitation, accommodation or lodging of guests paying a fee, charge or other compensation or consideration, for a period of less than 30 consecutive days and nights at a time.

STR Lot: Any lot or parcel with an STR dwelling or use present or occurring thereon.

Article 4 – The following new and additional Section 3.53 is hereby added to the Pleasant Plains Township Zoning Ordinance, as amended:

Section 3.53 - Short- Term Rentals.

1. There shall be no more than forty-seven (47) STR Lots in total within Pleasant Plains Township.
2. Any STR Lot with an existing STR use, activity or structure which has had any of the following characteristics shall not be deemed lawfully in existence for purposes of the allowed or allocated total number of STR Lots:
 - a. The STR dwelling or living unit has been a shed or a trailer, boat, tent, yurt, mobile home or other non-stick built dwelling.
 - b. The dwelling has not met applicable building codes, fire safety codes or the maintenance code.

* * *

After the effective date of the amendment that added this section to this Ordinance, if any STR Lot has not actually been rented or leased as an STR for three (3) consecutive years or longer, it shall lose its priority for purposes of Subsections 1 and 2, above.

3. None of the following shall be used as an STR Lot nor be rented or leased for use, habitation or lodging as an STR (or otherwise) unless it is part of an approved lawful campground (and such campground use was or is expressly approved pursuant to a Township zoning approval):
 - a. Any tent, bunkhouse, yurt, shed, barracks or similar item.
 - b. Any boat, pontoon, houseboat, barge or other water vessel or watercraft.
 - c. Any house, dwelling, cottage or cabin that was unlawfully built, expanded or modified.
 - d. Any camping trailer, recreation vehicle, popup trailer, bus, motorhome or similar item or vehicle.
 - e. Any lot or parcel accessed by or on a private road, joint drive or access easement.
 - f. Any dwelling or structure that does not comply with all applicable Zoning Ordinance requirements, building codes, fire safety codes and the maintenance code.

4. Every STR and STR Lot shall fully comply with any other Pleasant Plains Township ordinance that licenses or regulates STRs and STR Lots.
5. Any lawful dwelling may be leased or rented out for 21 or fewer days per calendar without being deemed an STR.

Article 5 – The following new subsection is hereby added to Section 5.01 of the Pleasant Plains Township Zoning Ordinance, as amended, for the NR-Natural River zoning district:

- E. Short-Term Rentals (with limits as set forth elsewhere in this Ordinance).

Article 6 – The following subsection is hereby added to Section 6.01 of the Pleasant Plains Township Zoning Ordinance, as amended, for the RF-Rural Forest zoning district:

- T. Short-Term Rentals (with limits as set forth elsewhere in this Ordinance).

Article 7 – The following subsection is hereby added to Section 7.01 of the Pleasant Plains Township Zoning Ordinance, as amended, for the A-1 Resort Residential zoning district:

- F. Short-Term Rentals (with limits as set forth elsewhere in this Ordinance).

Article 8 – The following subsection is hereby added to Section 8.01 of the Pleasant Plains Township Zoning Ordinance, as amended, for the A-2 Medium Density Residential zoning district:

- F. Short-Term Rentals (with limits as set forth elsewhere in this Ordinance).

Article 9 – The following subsection is hereby added to Section 10.01 of the Pleasant Plains Township Zoning Ordinance, as amended, for the C-Commercial zoning district:

- K. Short-Term Rentals.

Article 10 – Severability.

If any section, clause, or provision of this Ordinance/ordinance amendment is declared to be unconstitutional or otherwise invalid by a court of competent jurisdiction, that declaration shall not affect the remainder of the Ordinance/ordinance amendment. The Township Board hereby declares that it would have passed this Ordinance/ordinance amendment and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

Article 11 – The Balance of the Pleasant Plains Township Zoning Ordinance (as amended) Remains Unchanged and in Effect.

Except as expressly amended by this Ordinance/ordinance amendment, the balance of the Pleasant Plains Township Zoning Ordinance, as amended, remains unchanged and in full force and effect.

Article 12 – Effective Date.

This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after this Ordinance/ordinance amendment (or a summary thereof) appears in the newspaper as provided by law.

The vote to adopt this Ordinance/ordinance amendment was as follows:

YEAS: _____

NAYS: _____

ABSTAIN/ABSENT: _____

THIS ORDINANCE/ORDINANCE AMENDMENT IS HEREBY DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance/Ordinance amendment adopted by the Township Board for Pleasant Plains Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By: _____
Patrick Evans
Pleasant Plains Township Clerk