



CITY OF YPSILANTI
SHORT-TERM RENTAL SUBCOMMITTEE MEETING
DRAFT MINUTES
Thursday, March 20th, 2025 @ 7:00 PM
Zoom Meeting

I. Call to Order | 7:00 PM

II. Roll Call

Amber Fellow – Present
Patrick McLean – Absent
Steve Wilcoxon – Present
Amanda Smith – Present
Brian Jones-Chance – Present
Matt Dunwoodie - Absent
Michelle Marin – Present

III. Agenda Approval

March 20th, 2025, Agenda

Motion to amend the March 20th, 2025, agenda to include a section for public comments.
--Moved by Wilcoxon. Seconded by Fellows. Yays – 5, Nays – 0, motion carries.

Motion to approve the amended March 20th, 2025, agenda.
--Moved by Fellows. Seconded by Wilcoxon. Yays – 5, Nays – 0, motion carries.

IV. Public Comments

Motion to open public comments to the Short-Term Rental Subcommittee.
--Moved by Smith. Seconded by Wilcoxon. Yays - 5, Nays -0, motion carries.

Mark Naess – Resident of Ypsilanti’s Third Ward

Mark mentioned that Ann Arbor spent about 5 years working on their short-term rental regulations. He suggested that Ypsilanti should review Ann Arbor’s ordinance to analyze language that may work in Ypsilanti.

Motion to close public comments to the Short-Term Rental Subcommittee.
--Motion made by Jones-Chance. Seconded by Marin. Yays – 5, Nays – 0, motion carries.

V. Resolutions/Motions/Discussions

City Planner Burns – Burns provided a presentation on defining short-term rentals in the zoning ordinance and shared statistics on short-term rentals in Ypsilanti. It was determined that there are 50 Airbnbs in the city; however, staff could only verify the specific addresses of 27 listings.

Councilmember Fellows – Fellows asked why the staff was not able to verify 23 of the 50 Airbnbs. Burns mentioned that Airbnb shows the general location of short-term rentals; however, the location could only be verified if the listing had an exterior photo of the home. Fellows followed up by asking if Airbnbs is required to be part of the rental program. Burns replied, stating that they are, however, if someone is renting out a bedroom in their home, the city has not required them to join the rental program.

Commissioner Jones-Chance – Jones-Chance asked if the staff was able to confirm these units were not in the Township. Burns mentioned that Airbnb provides the general location of these listings, so the staff were able to determine what units are in the city.

Councilmember Wilcoxon – Wilcoxon asked about 3 listings that are 0% PRE and not in the rental program. Burns stated that those 3 listings are violating the city's rental ordinances.

City Planner Burns – Burns provided a brief presentation going over Ann Arbor's short-term rental regulations.

Councilmember Wilcoxon – Wilcoxon mentioned that Section 6.52 does not limit the number of units that an owner can have; however, it keeps renters from renting out a room as a short-term rental.

Councilmember Fellows – Fellows does not want to permit short-term rentals for 0% PRE housing units. Smith agrees. Jones-Chance disagrees because there are several reasons why a unit may not be 100% PRE. He also does not like the idea of only allowing 100% PRE housing units to have short-term rentals because it provides preferential treatment for single-family homeowners. Marin agrees with Jones-Chance. She believes we can allow short-term rentals in all zoning districts with proper regulations.

Commissioner Jones-Chance – Jones-Chance mentions he is not interested in establishing stricter definitions for family [in reference to Ann Arbor's regulations stating short-term rentals cannot exceed occupancy limits]. He also mentions that it's not the city's place to determine who is and isn't family. Smith agrees, she does not believe it matters if people are or aren't related.

Commissioner Jones-Chance – Jones-Chance asks why we just don't cap the number of short-term rentals permitted in the city.

Councilmember Fellows – Fellows mentioned that unit occupancy rates in the city are presently at 96%.

Councilmember Wilcoxon and Commissioner Smith – Wilcoxon and Smith asked why Ann Arbor does not permit ADUs to be short-term rentals. Burns mentioned they are not entirely

sure why; however, they believe the intention of permitting ADUs was to increase the permanent housing supply and allow families to live on the same lot in Ann Arbor. Fellows mentioned that ADUs have been an unsuccessful attempt to address the housing crisis, mostly because it is expensive to build ADUs.

Commissioner Smith – Smith mentioned that if the city permits short-term rentals in ADUs, the city might see the construction of ADUs increase, which in turn may naturally increase the housing supply in Ypsilanti.

Commissioner Jones-Chance questioned how often short-term rental licenses need to be applied for in Ann Arbor. He also suggested considering caps.

Councilmember Fellows supports prohibiting short-term rentals for ADUs.

Councilmember Wilcoxon suggested we should review how short-term rental regulations may impact hotels. Fellows agrees.

City Planner Burns – Burns suggested regulating short-term rentals through home occupation under Section 122-531 to effectively eliminate renting out an entire housing unit for a short-term rental. Marin likes the idea and points out that short-term rentals should still be licensed under the city's rental program. Wilcoxon also likes regulating short-term rentals through home occupations because short-term rentals are minimized to 25% or 300 sq ft, whichever is less. Jones-Chance raised concern regarding the difficulty of enforcing short-term rental regulations on 100% PRE homes because the city is not actively inspecting them like they are with rental homes. Fellows is unsure about pursuing regulations through home occupations because of nontraditional living arrangements. Wilcoxon replied, stating the city has an obligation to protect those renters.

City Planner Burns – Burns provided a brief presentation going over Ferndale's short-term rental regulations.

Councilmember Wilcoxon – Wilcoxon likes the nuisance provisions in Ferndale's ordinance.

City Planner Burns – Burns provided a brief presentation going over Traverse City's short-term rental regulations.

Commissioner Smith – Smith mentions that Traverse City regulations seem overly restrictive and would not make sense for Ypsilanti. Jones-Chance agrees and mentions that it seems Traverse City is addressing a separate issue that Ypsilanti isn't experiencing.

City Planner Burns – Burns provided a brief presentation going over Ithica, NY's short-term rental regulations (resource provided by Councilmember Fellows).

Councilmember Fellows – Fellows likes this ordinance because Ithaca's demographics are similar to Ypsilanti's. She states that their ordinance makes a lot of sense for Ypsilanti.

Councilmember Wilcoxon – Wilcoxon mentioned that mirroring Ithica's ordinance would exclude the Thompson Block from utilizing a large portion of their apartment units as short-term rentals.

Commissioner Jones-Chance – Jones-Chance likes that the ordinance is simple and would seem to address Ypsilanti’s concerns.

Commissioner Marin – Marin mentioned that Ithica’s ordinance requires the permit holder to be a person and not an LLC or corporation. She states that Thompson Block could find a way around this requirement.

Commissioner Jones-Chance – Jones-Chance likes the idea of regulating short-term rentals through home occupations and Ithica’s ordinance.

Sub-Committee Members requested that staff provide some draft language for their next meeting. They would also like to see short-term rental statistics for VRBO, Facebook Marketplace, and Craigslist.

VI. Adjournment | 08:42 pm