

NAME and contact	Perspective	Key comments	Position/Recommendations
Christoffel, David davidchris toffel2247@gmail.com	STR Guest (winter, ice-fishing)	Interests of guests and property owners. Rules work	Don't limit number
Aase, David david@ revivalcre.com> Revival Real Estate, Minneapolis	Licensed realtor and STR guest	Limiting number/distance creates problem with monopoly and exclusiveness. Overly restricts opportunities for homeowners who need income to care for property etc.	Don't limit number, or distance between them. Limit number of days/yr instead. Health Dept. regulation is sufficient.
Amy Benson	Concerned resident, Old Frontenac	This brings businesses into our residential area. Short term rentals disrupt our streets by increasing traffic, Parking concerns, loud parties, increase in strangers in the neighborhood	<ul style="list-style-type: none"> • Limit the capacity – and • Make owners responsible for and problems in real time • Create clear concise ordinances that protect the atmosphere of our community.
Cornell, Brad 507-254-9884 bradcornell13@gmail.com Zumbro, Minnesota	Guest – family perspective	Advantages of STRs for families, near water etc; for those that want to visit and create memories with their friends and families, enjoying the beautiful Frontenac state park and lake.	Use rules more than ordinance requirements; allow owners to rent out houses in responsible way. Cultivate economic opportunities for owners and community.
Chris LaBonte 31579 Vista Path	Short Term Rental Property Owners are our neighbors, friends, and some of them are even family	Citing and objecting to moratorium, questioning claims of disruption, complaints (of just a few), and sheriff calls.	Don't pass moratorium
Nancy Rigelman https://www.vrbo.com/380876 Appears to be in <u>Lake City</u>	VRBO/STR Homeowner We take good care of our home and guests who come back each year and have become friends of the neighborhood.	Difficulty of policing use such as number of guests visiting or staying.	Research how this ordinance will affect all people involved and not react to someone who may have had a bad experience with a rental.
Laurie Hodgson 29100 Westervelt Ave Way	Resident of Old Frontenac	Would like the village to remain quiet and primarily residential	<ol style="list-style-type: none"> 1. Prefer the number of short-term rentals allowed in the Historic District be less than five 2. prefer that the dwellings used for STRs in the village be occupied by homeowners
Ellen Stewart 28733 Manypenny Ave	Resident - values the quiet, the dark, the wildlife, the beauty of the lake.	Concerns about increased traffic pressure on our tiny historic village and beachfront; it's sometimes	<ol style="list-style-type: none"> 1. 5 in Historic District is too many; 2. "Distance Between Short-Term Rental Properties" Section III - C. is unclear.

		<p>difficult for villagers to use the boat launch and beach. Concerns about properties being bought up for STR investmets.</p>	<p>3. How long would grandfathering last? Will neighbors input be considered before renewing</p> <p>4. Restrict events use of STRs</p> <p>5. Absentee buyers/owners motivated by lucrative rental income, is antithetical to community culture.</p>
<p>Lorry Wendland 28535 Lake Ave Way</p>	<p>Resident Old Frontenac</p>	<p>I support implementing regulations to limit and monitor short term rentals in Florence Township.</p>	
<p>Florence Township Heritage Preservation Commission</p>	<p>Township Commission for Historic District with guidelines, and advisory authorities.</p> <p>Heritage Commission is required by state statute for any state/nationally designated historic district.</p> <p>The National Historic trust for historic preservation supports and encourages the development of regulations that recognize the rights and needs of the residents in historic places</p>	<p>We are concerned that a proliferation of STRs in the district that are unmanaged will diminish the cultural and historic features of the district. Specifically:</p> <ul style="list-style-type: none"> • Price potential residents out of home ownership • Interfere with the quality of life and social fabric of neighborhood and community • Negative impacts: party atmosphere, noise and increase of traffic and congestion on roads. <p>The HPC has the authority within their ordinance to recommend to the Town Board guidelines for utilization of property within the historic district, including issuance of permits and/or variances. The zoning restriction and our design guidelines lead the HPC to recommend to the TB either banning STR's all together or create and enforce carefully crafted regulations on STR's for the future.</p>	<p>HPC supports regulation. Lack of enforcement burdens neighbors.</p> <p>HPC recommends that no STR should be allowed in Old Frontenac unless the homeowner lives full-time in the residence.</p> <p>Historic districts thrive when they consist of active communities of residents who respect and preserve the unique cultural heritage of the district.</p>

<p>Jennifer Tepley 50 year resident of Lake City 15 year renter of <u>Lake City</u> STR</p>	<p>Lake City STR guest. Long time summer enter from Lynn Wise Schmidt, Lake City. Benefits of returning STR visitors.</p>	<p>Consider associated economic benefits (Lake City)</p>	<p>Putting people into our communities and areas keeps our communities alive and thriving. To deny these rentals would certainly be detrimental in every way.</p>
<p>Jean Pontzer 29366 Lake Ave (South) jeanprossl@hotmail.com</p>			<p>Recommended changes:</p> <ol style="list-style-type: none"> 1) No more than five short term rentals in Old Frontenac. This is a realistic number based on STR research. Stillwater only allows 15 in their R-1 neighborhoods, and it is a much larger community. 2) Events should be specifically banned. Stillwater limits visitors to 3. If we do not ban them in the ordinance, it will be an ongoing enforcement problem. This is a big quality of life issue for a neighborhood. 3) Require notification when someone applies for a STR license, if there are objections a hearing should be required so the community can have input. 4) Consider issue of allocation of permits, with limited number. Provide for community input. 5) I would prefer a 3-bedroom cap; and 6) Quiet hours 9pm – 9 am
<p>Chris Greseth South Lake Avenue 952 221 8862</p>	<p>STR business established in Frontenac, on S. Lake Ave. in 2019.</p>	<p>STR's are a need in our community. I have seen the demand first hand. Florence has a long history of hospitality and welcoming the guest from its earliest history with guest houses and a hotel. Though its future will look different from the past, STR's are an extension of that legacy.</p>	<p>Section II – Should be two categories</p> <ol style="list-style-type: none"> 1. Everyday people/residents who many want/need to rent for a limited time 2. STR Business owners need to thrive, don't restrict unreasonably <p>Section III</p> <p>A. Permits should last more than 1 year and be easy to renew/payment.</p> <p>B. Limiting number</p> <p>Type 1. All homeowners should have the right to rent their property for a limited amount of time, maybe 120 days</p> <p>Type 2. Limiting the number of STR businesses(those renting over the example of 120 days) can make sense but 10 or 5 are too few.</p> <p>C. Limiting distance.</p> <p>Type 1. Distance should not be limited</p> <p>Type 2 Keep in mind problem of monopoly if allowing too few</p>

			<p>D. Health and Safety – requirements should not be more than MDH permit good for multiple years (per Type 2)</p> <p>E. Liability coverage – township should not be involved in this.</p> <p>Section IV</p> <p>A. Don't limit number of bedrooms, all homes should qualify. Use occupancy limits set by health dept.</p> <p>B. Limit on number of days - a business level STR needs far more than 120 days; general home owner STR license could allow for up to 120 days or even 180 days.</p> <p>C. Number of cars and types of vehicles should not be limited as long as they fit in the driveway.</p> <p>E. Garbage/Recycling - use no more than 24 hours rule of thumb.</p> <p>F. Lighting restrictions are an overreach, should be no different than other residents.</p> <p>I. House name or sign out front should be allowed. Current owners have them.</p> <p>Section V. Injunctive Relief</p> <p>1. Process needs to be spelled out, with timelines - specifically - where a dispute or hearing would take place for both sides to be heard.</p> <p>2. Suspensions A-F, Again, both sides should be heard before restraining or issuing "cease and desist". This affects people's livelihoods and should not be taken lightly.</p>
<p>Linda and Dave Buysse 28900 Wood Ave 612 558-3818 linda.mohn@icloud.com</p>	<p>STR owner/operators Residents of Historic District. STR is a separate house.</p>	<p>We are part of this community and we want to protect our beautiful community and neighbors. We do however wish to continue our airbnb and provide a place that works for everyone</p>	<p>1. Limit to the size of the short term rentals to less than four bedrooms.</p> <p>2. Keep Short term rentals to under six adults. This would limit the impact on the local residents.</p> <p>3. Limits:</p> <p>a. Please allow 2 night rentals. This makes up the majority of our rental guests.</p> <p>b. Please do not limit to total number of days we can rent per year.</p> <p>4. Procedural</p> <p>a. Use a simple application process.</p> <p>b. Establish people a process to deal with problem properties.</p> <p>c. Having the ability to revoke the short term rental application, would limited the problem properties.</p> <p>d. Airbnb has feedback and rules that also monitor STR owners.</p> <p>5. Short Term Rentals should not be used for events such as weddings or big group</p>

			celebrations. We have that stated in our airbnb agreement.
Mitch Johnson	Homeowner on South Lake Ave.	The township offers many opportunities to promote commerce and share the local amenities with the general public: Villa Maria hotel and event center (soon); public beach area with a dock and boat launch; Frontenac State Park; Hok-Si-La Municipal Park; The Sportsman Club available for rent; local parks are free.	<p>Consider the following:</p> <ul style="list-style-type: none"> a. Stillwater defines a commercial enterprise as a rental that is not the owner’s primary residence. b. In 2020 Air B&B enacted a global party ban on all vacation rental properties c. Roseville & Crow Wing Co. minimum stay requirements from 7 to 30 days d. Prior Lake prohibits rental or lease under 60 days in all residential districts e. St. Louis Park & Edina prohibit rental in R1 for less than 1 month; but a homeowner can rent a room in an owner-occupied home on a nightly basis. f. In Spring Lake Park any STR must be away from quiet neighborhoods.
Jay Kouchich 29402 Lake Ave (S)	Homeowner S. Lake Ave. immediately adjacent to the Grenseth STR	This STR has been highly disruptive to our community and our home life.	<p>In section IIIC, entitled Authorization, the new proposed short term rental ordinance recommends a minimum distance of no less than 1,000 feet between Short Term Rental Properties recognizing the nuisance created to the immediate neighbors having them spaced too closely. We currently live sandwiched between 2 Short Term Rental Properties, one of which has been in violation of the existing Florence Township Zoning Ordinance dated 5/18/15 as well as the revised Zoning Ordinance 2/18/20. Their neglect of the existing Ordinance as well as the numerous complaints that have been brought to the board and on file with VRBO has led to the current Cease and Decease order. Then why should this STR be “grandfathered in” when it has been in clear violation of the existing ordinance? They should be subject to the new proposed STR rules that are currently under review for adoption,</p>

<p>Pam Pontzer</p>	<p>Homeowner S. Lake Ave</p>	<p>1. STRs are not allowed in the Frontenac Zoning Ordinance (4.1); no use not expressly permitted is prohibited; “No land shall be used for any purpose other than a permitted use expressly allowed under this ordinance.” 2. Township ordinance does allow (8.1 K) “customary home occupations...carried on in the main structure, in not more than 25% of the floor space.... 3. A conditional use permit is required for use of 25-50%. 4. Bed and Breakfasts are allowed.</p>	<ul style="list-style-type: none"> • There are existing provisions for home business. • We should not be legalizing a use that is detrimental to the historical nature and use of the community • STRs are unwanted and highly regulated in most other communities • As in Florence Township they cause controversy that rips the fabric of community.
<p>Cathy Kouchich 29402 Lake Avenue (S)</p>	<p>Home owner on S. Lake Ave Way, impacted by STRs on both sides of her home.</p> <p>Descibing neighborhood: I had never lived in a neighborhood like Lake Ave before. We all know each other and look out for one another.</p>	<p>Describes negative impacts to neighborhood feeling: “Since these STR’s have come into the neighborhood, we all feel uneasy. We dread weekends. Watching car after car after car pull into the driveways on Friday afternoon, 2,4,6,8,10 strangers unloading their groceries, their suitcases and their coolers. And then more non-renters coming in during the day for a party. Then loading everything back up on Sunday morning, only to be repeated the next weekend, with a new load of strangers invading the neighborhood.”</p>	<p>Identifies Heidi Hartzell’s situation, as planning commissioner and STR owner, is a conflict of interest and according to bylaws (cited), should not participate in discussion or vote.</p> <ul style="list-style-type: none"> • Consider rental for no less than 7 days (party issue) • Disallow events like Airbnb • Permit by interim use, require annual renewal that allows input from neighbors • Currently illegal STRs to comply with new ordinance • Quite time should extend between 10 pm and 9:30 am (not 7 am) which is DNR rule. • Would limit of 3 bedrooms, eliminate the STR with 4 bedrooms?
<p>Cory Koplin Red Wing <corykoplin@gmail.com></p>	<p>Former HPC chair for 13 years, establishing history of family cabin on S. Lake Ave., 60+ years, offered as a short term rental for many years.</p>	<p>Historic hospitality of Frontenac as the “Newport of the West”, and later Methodist camp, girl scout camp and cottages along the lake busy with friends, family, and guests.</p>	<ul style="list-style-type: none"> • Frontenac can and should continue to welcome weekly visitors to our community, exactly as the founder himself did over 150 years ago

		A key point others often miss is that it is not just a building we hope to preserve, but allowing the historic use of properties to be preserved.	
Jane Lorentzen 29065 Wood Avenue	Home/property owner It is clear that STRs are difficult to regulate, and the longer communities wait to regulate them, the greater the problem becomes. This historic village is unique in MN and needs to have its rural and historic essence protected.	<u>Supporting these draft ordinance provisions:</u> 1). Requiring owners to apply for an IUP 2). Requiring a property owner or manager to live nearby t. 3). Requiring a large distance between STR properties - at least 1,000 feet between STRs. eighbors and community. 4). Downlighting is important to help protect the dark skies. 5). Significant fines levied for infractions of the ordinance, so that there is serious consequence to disregarding it, is essential. 6). Limiting the number of cars allowed will help to lessen chaos for neighbors.	<u>Changes Needed:</u> 1). The ordinance would be stronger and prevent more problems if it prohibited renters from hosting events. Airbnb now bans all events. 2). The number of people allowed to rent should be limited to six. A limit should be placed on how many visitors are allowed, as well. 3). The definition of families is needlessly complicated and difficult to understand. This needs either to be cleaned up or eliminated. 4). 5 STRs in Old Frontenac is too many in a small village with homes so close to one another. Having 10 STRs in all of Florence Township makes sense, given the geographic size, but I'd recommend a limit of 3 or 4 in Old Frontenac. 5). Limiting rentals to a minimum of two days is too short a time. In Minnesota, examples of towns that have revised ordinances and increased the minimum number of rental days to lessen problems include Prior Lake, St. Louis Park, Hopkins and Eagan; all require a minimum STR stay of 7-30 days. Aiken County only allows one group of renters to check into a STR every 7 days). If people want to come to Florence Township for 1 or 2 nights, they can stay at the Villa Maria.
Lynne Staker 29308 Lake Ave Way (S)	Homeowner		Supports: 1.STR ordinance with fewer STRS in Old Frontenac due to closeness of lots. No ore than 3 STRS with at least 500 ft. between. 2.Any STR not 6 years older or more, not grandfathered, must apply No events 3.Three cars maximum on property No parking on boulevard, no sidewalks, space needed for walking, biking etc.

See: attachments to Jean Pontzer's comments, summarizing key STR ordinances consulted.

From November 2021 minutes, summary of current STR owners:

The following STR owners introduced themselves to the Planning Commission and shared some specifics of their operations:

Paul Thompson and Lynn Schmidt – 36117 Hwy 61 Blvd. Long established duplex rental, with owners in residence on one side, renting out the other side as an STR. When not in residence, renting by the month or longer, rental agreements and rules in place. (No complaints)

Jim and Ann Schreck– South Lake Ave – Frontenac family home, not a primary residence. Long time, repeat renters for a variety of time periods. Does not advertise on Airbnb/Vrbo. No complaints.

Chris Grenseth – South Lake Ave. Bought the Ruggles house for STR. Has run it for @2 years. (Has not received cease and desist letter). Advertises on Airbnb/Vrbo. (Complaint record).

Hartzells– STR owners in Pepin (and Lake City), in September purchased a rental home in Frontenac Station on the pond, hoping to establish as an STR (per: Heidi Hartzell Sept PC mtg)

Randy Koplin (S. Lake Ave) whose family home was upgraded after parents’ death and is being run as an STR to recover costs. The family wants to keep the house.

Linda Buysse lives in the historic district. She has run a second property on Westervelt as an STR for the last couple of years.

These are the homes currently being advertised for Frontenac on AirBnb 3-28-22



SUPERHOST

4.86 (165)

1. Entire home

Frontenac Cottage near Lake Pepin. Located steps away from Frontenac State Park. Access to a public beach is just blocks away. Great area for biking and hiking. Wonderful for cross country skiing in the winter. Frontenac Golf is two miles away. Address is 29023 Westervelt Way Frontenac, MN 55026 We just added a 3 person Healthmate Sauna in the lower level. A perfect retreat and get away. \$150 night



SUPERHOST

5.0 (51)

1. Entire guest suite
2. · Frontenac

Adventure Time The Guest Suite is on the lower level of our home. perfect for overnight, weekend, and short term guests in mind. Surrounded by Frontenac State Park, enjoy the quiet or head out for an adventure. A clean open space with all amenities needed for a comfortable stay. Our home is a quick drive to either Red Wing or Lake City. Or a scenic 45-minute drive to Rochester. Head down the road and enjoy Lake Pepin. Bring your water toys, and enjoy the day on the river. Contact us with any questions! \$133 night

VRBO listings as of 3-28-22



Cozy home on Frontenac Pond

2 Bedrooms · 2 Bathrooms **\$70** avg/night



Vintage Lake Cottage On The Shores Of Lake Pepin

Sleeps 8 · 2 Bedrooms · 1 Bathroom **\$265** avg/night

