

Leslie Lechner-Salemi
Chair

James Ensign
Vice-Chair

Commissioners

Eric Hufnagel, Mayor
Jean Ruestman, Vice Mayor
Heather Hanover
Mark Holden
Melvin Renfrow
Wendy Ward
Eric Harger

Dave J. Kudwa, P.E.
Community
Development Director



**CITY OF ST. JOHNS
PLANNING COMMISSION**

MEETING AGENDA

MEETING DATE: OCTOBER 13th, 2021

The St. Johns Planning Commission will hold a regular meeting on October 13th, 2021 at 5:30 pm in the 2nd Floor Commissioner Chambers located at the Clinton County Courthouse, 100 E. State Street, St. Johns, MI. (Please use Cass St. Entrance.)

AGENDA

1. **Call to Order (5:30 pm)**
2. **Approval of Agenda (5:30 pm – 5:32 pm)**
3. **Public Comment for Agenda / Non-Agenda Items (5:32 pm – 5:34 pm)**
4. **Old Business**
 - A. **September 1st, 2021 meeting minutes review**
(5:34 pm – 5:35 pm) (ACTION ITEM)
5. **New Business**
 - A. **Planning commission representative to the ZBA**
(Presenter: City staff, Chris Khorey, McKenna & Associates)
(5:35 pm – 5:38 pm) (ACTION ITEM)
 - B. **Short-term rentals**
(Presenter: City staff, Chris Khorey, McKenna & Associates)
(5:38 pm – 5:55 pm) (DISCUSSION ONLY)
 - C. **Proposed rental certification program - update**
(Presenter: City staff, Chris Khorey, McKenna & Associates)
(5:55 pm – 6:05 pm) (DISCUSSION ONLY)
 - D. **Downtown parking plan**
(Presenter: City staff)
(6:05 pm – 6:20 pm) (DISCUSSION ONLY)
6. **Planning Commissioner Comments (6:20 pm – 6:22 pm)**

7. Adjournment (6:22 pm)

November agenda items:

1. Sign ordinance revisions
2. Joint meeting with city commission

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**CITY OF ST. JOHNS
PLANNING COMMISSION**

**SEPTEMBER 1st, 2021
REGULAR MEETING MINUTES**

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Mrs. Leslie Salemi at 5:30 p.m.

Members Present: Salemi, Ensign, Hufnagel, Ruestman, Holden

Staff Present: Dave J. Kudwa, Chris Khorey

Others Present: Ken Harris

2. APPROVAL OF AGENDA

A. A motion was made by Commissioner Ensign and supported by Mayor Hufnagel to approve the agenda as presented.

Yes: Salemi, Ensign, Hufnagel, Ruestman, Holden

Nay: None

Motion carried

3. PUBLIC COMMENT ON AGENDA / NON-AGENDA ITEMS

None

4. OLD BUSINESS

A. A motion was made by Vice Mayor Ruestman and supported by Commissioner Holden to approve the August 11th, 2021 minutes as presented.

Yes: Salemi, Ensign, Hufnagel, Ruestman, Holden

Nay: None

Motion carried

5. NEW BUSINESS

A. Site plan amendment – 1420 E. M-21 – gravel surface area addition

Site plan review

The planning commission reviewed the site plan amendment for 1420 E. M-21. The planning commission discussed the proposed use along with issues relating to the existing landscaping buffer along M-21 and made the following recommendation:

Motion to approve:

The Planning Commission moves to approve the petition for the storage facility expansion located at 1420 E. M-21 as described in the petition based on the following reasoning:

1. The seventeen (17) standards of approval as outlined in Section 151.281 and as detailed in the staff report has been met and additional information is required. In addition, the standards as set forth under Section 155.281 (Site Plan Review), Section 155.295 - Section 155.304 (Landscape Standards) and Section 155.340 – Section 155.345 (Off Street Parking and Loading/Unloading Area Requirements) have been met subject to the conditions set forth below.
2. Conditions
 - a. An approved stormwater management plan
 - b. Acquisition of all necessary soil erosion, building, electrical, and mechanical permits as required per the Clinton County Building department.

A motion was made by Vice Mayor Ruestman and supported by Commissioner Holden to approve the site plan amendment as presented

Yes: Salemi, Ensign, Hufnagel, Ruestman, Holden
Nay: None

Motion carried

B. Proposed rental inspection program

City staff along with Chris Khorey from McKenna & Associates gave an update on the progress of the rental inspection program. There was discussion about the draft ordinance and associated inspection checklist items.

A motion was made by Mayor Hufnagel and supported by Commissioner Ensign to approve the draft copy of the rental inspection ordinance and send it to the city attorney for review.

Yes: Salemi, Ensign, Hufnagel, Ruestman, Holden
Nay: None

Motion carried

C. Joint Planning Commission / City Commission meeting

The planning commission discussed holding a joint meeting with the city commission in October.

No official action was taken

6. PLANNING COMMISSIONER COMMENTS

None

7. ADJOURNMENT

A motion was made by Vice Mayor Ruestman and supported by Commissioner Holden to adjourn the meeting at 6:30 pm.

Yes: Salemi, Ensign, Hufnagel, Ruestman, Holden

Nay: None

Motion carried



MCKENNA

Memorandum

TO: City of St. Johns, MI
FROM: Christopher Khorey, AICP, West Michigan Manager
SUBJECT: **Vacation Rental Zoning Language**
DATE: October 7, 2021

As requested, below please find draft zoning language regarding vacation rentals (otherwise known as “short term rentals”). The language would go in a new Section 155.449 (with the definition being inserted into the appropriate place in Section 155.004.

The City should be aware that a bill has been introduced in Lansing to prohibit local governments from regulating short term rentals. However, unless and until that bill is passed, it still makes sense to add regulations to your Ordinance.

The overarching policies in this language are:

- Vacation rentals are defined as dwelling units rented for 30 days or fewer.
- Vacation rentals are only allowed within the “Old Village” area designated by the Master Plan, which is bounded by Ottawa, Railroad, Baker, and Sturgis Streets, and shown below. Note that the zoning language does not actually reference the term Old Village, or the Master Plan, in order to ensure that the Zoning Ordinance can be clearly understood without consulting other documents. The purpose of the “Old Village” restriction is to keep vacation rentals in the part of the City that would be most attractive to tourists and weekenders, while preventing them from proliferating to quieter outlying neighborhoods.



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- Within the allowable geographic area, any approved dwelling unit can be used as a vacation rental.
- A Zoning Permit is required in order to use a dwelling unit as a vacation rental. The Zoning Permit can be voided if the vacation rental is not operated in compliance with the Ordinance requirements.

Definition (Section 155.004):

Vacation Rental: A dwelling unit rented out for periods of 30 days or less at a time to individuals or groups visiting the City, where there is no full-time employed staff and no meal service.

Vacation Rentals Regulations (Section 155.449):

Vacation Rentals shall be subject to the following.

1. Purpose and Intent
The purpose of these regulations is to ensure that vacation rentals located in the City conform to the existing character of the neighborhood in which they are located and do not create an adverse impact on adjacent properties.
2. Approval Required
 - a. Prior to accepting guests, all Vacation Rentals must obtain a Zoning Permit from the City. The Zoning Administrator shall review all proposals against the requirements of this section and shall issue the Zoning Permit if all requirements are met.
 - b. If, in the operation of the Vacation Rental, the facility fails to meet one of the requirements of this section, the Zoning Administrator shall have the authority to void the Zoning Permit and prohibit further vacation rentals on the site until the owner of the site can demonstrate compliance through a new application. Appeals of decisions of the Zoning Administrator regarding vacation rentals shall be to the Zoning Board of Appeals.
 - c. Following approval of the Zoning Permit, the Vacation Rental shall be placed on the City's Rental Registration List.
3. Requirements
In order for Zoning Permit for a Vacation Rental to be approved, the following requirements must be met.
 - a. The dwelling unit containing the Vacation Rental must meet all requirements for residential units in the Zoning District it is located within.
 - b. The Vacation Rental must be located within the following area:
 - a. North of Sturgis Street AND
 - b. West of Baker Street AND
 - c. East of Ottawa Street AND



- d. South of Railroad Street
- c. All Building and Fire Code requirements for a residential dwelling unit must be met.
- d. The outward appearance of the dwelling unit containing the Vacation Rental must be harmonious and compatible with the residential character of the neighborhood, including the scale and massing of the buildings, driveways and other paved areas, landscaping, fencing, and other physical aspects of the site. From the exterior, it should not be immediately obvious that the dwelling unit is being offered as a Vacation Rental.
- e. The operator of the Vacation Rental must, at all times while the property is being rented, maintain a contact person or entity with a 15 minute drive of the property. The contact person or entity must be available 24 hours per day, 7 days per week, to respond to concerns or complaints regarding the use of the vacation rental. Up-to-date contact information for the contact person or entity must be kept on file with the Building Department and Police Department. The contact information must also be displayed in a visible location within the Vacation Rental.

The contact person or entity must respond to urgent inquiries from the City or Police promptly. If the contact person or entity does not respond to an urgent inquiry within three hours, the Zoning Administrator shall issue a warning. If, after a warning, the contact person or entity does not respond to another urgent inquiry within three hours, the Zoning Permit shall be void.

- f. The number of overnight occupants in a Vacation Rental shall not exceed two persons per bedroom (as defined in the Building Code), plus two additional persons.
- g. All garbage shall be stored in appropriate containers and removed from the premises regularly in a manner consistent with neighboring residential properties.

4. Noise or Other Nuisances

The City reserves the right to revoke a Zoning Permit for a Vacation Rental upon receipt of complaints of numerous and/or egregious nuisances to neighboring residential property, including but not limited to noise, odors, litter, and property damage.

We look forward to discussing vacation rentals at the October 13 Planning Commission meeting.

City of St. Johns, Michigan
DRAFT Resolution – October 6, 2021

An Resolution to Establish the Procedures, Fines, Fees, and Deadlines for the Rental Registration and Certification Program established under Ordinance No. ____.

The St. Johns City Commission hereby enacts the following resolution:

SECTION 1. The following procedures, fines, and fees and deadlines shall apply to the Rental Registration and Certification Program established under Ordinance No. ____.

- 1) **Notice to Non-100% PRE Residential Property Owners.** Within 90 days following the adoption of Ordinance No. _____, the City shall inform, in writing, the owners of all residential dwelling units that do not claim a 100% Principal Residence Exemption of the Rental Registration requirement.

- 2) **Application for Registration.** The City shall create a registration form and shall provide it to property owners upon request. The application form shall require the following information.
 - i. Address of the Property
 - ii. Property ID Number
 - iii. Number of Dwelling Units on the Property
 - iv. Address, Phone Number, and Email Address for the Property Owner
 - v. Address, Phone Number, and Email Address for the primary property manager, if different from the owner.
 - vi. Signature of the Owner

- 3) **Inspection and Certification Requirement.** Prior to July 1, 2022, there shall be no inspection or certification requirement to be registered under Ordinance No. _____. All registration applications prior to that date shall be approved by the City, with the dwelling units listed in the application added to the Rental Registration List described in Ordinance No. _____. After July 1, 2022, all registered rental dwelling units must be in Good Standing under the Rental Inspection and Certification Program described in Ordinance No. _____ in order to house tenants for any period of time.

- 4) **Registration Deadlines and Fee Schedule.**
 - a. Prior to January 1, 2022, there shall be no fee to register a rental dwelling unit.
 - b. From January 1, 2022 to January 31, 2022, there shall be a \$50 fee to register a dwelling unit that existed and was rented or leased for financial compensation prior to January 1, 2022.
 - c. From February 1, 2022 to February 28, 2022, there shall be a \$100 fee to register a dwelling unit that existed and was rented or leased for financial compensation prior to January 1, 2022.
 - d. From March 1, 2022 to March 31, 2022, there shall be a \$200 fee to register a dwelling unit that existed and was rented or leased for financial compensation prior to January 1, 2022.

- e. From April 1, 2022 to June 30, 2022, there shall be a \$400 fee to register a dwelling unit that existed and was rented or leased for financial compensation prior to January 1, 2022.
 - f. Any dwelling unit that existed and was rented or leased for financial compensation prior to July 1, 2022, but was not registered prior to that date, shall be required to be Inspected, Certified, and Registered and be charged a \$1,000 fee for registration, plus the applicable fee under Subsection 7.
 - g. Rental dwelling units registered prior to July 1, 2022 shall not be required to register again, and shall not be required to pay additional registration fees, provided they remain in Good Standing under the Rental Inspection and Certification Program described in Subsection 3. Fees for Inspection and Certification shall apply as described in Subsection 3.f.
 - h. Any dwelling unit that existed, but was not rented or leased for financial compensation prior to July 1, 2022, may be registered as a rental at any time after that date, and shall be subject to a \$50 fee, as well as the requirements of Subsection 2.e.
- 5) **Rental Inspection and Certification Program Start Date.** Beginning on July 1, 2022, it shall be unlawful for an owner to rent or lease a dwelling for financial compensation unless the dwelling unit is in “Good Standing” under the Rental Inspection and Certification program, as described in Ordinance No. _____.
- 6) **Inspection Schedule.** The owners of all dwelling units listed in the Rental Registration List shall make their dwellings available for inspections by the City once in every third calendar year. After July 1, 2022, the City shall divide the buildings containing dwelling units on the Rental Registration List into three Groups, and shall notify property owners of the Group each building has been assigned to.
- a. Group 1 shall be inspected in 2022, 2025, 2028, and each subsequent third year, for as long as any dwelling units in the building remain on the Rental Registration List.
 - b. Group 2 shall be inspected in 2023, 2026, 2029, and each subsequent third year, for as long as any dwelling units in the building remain on the Rental Registration List.
 - c. Group 3 shall be inspected in 2024, 2027, 2030, and each subsequent third year, for as long as any dwelling units in the building remain on the Rental Registration List.
 - d. Newly created residential buildings containing dwelling units shall be added to the Group that will be inspected in the third calendar year following the issuance of their Certificate of Occupancy.
 - e. Fully or partially owner-occupied buildings that are converted to rentals shall be subject to the requirements must be inspected and certified prior to any tenants

occupying the dwelling unit. Once certified, the buildings shall be added to the Group that was inspected in the calendar year that it was certified, and shall be inspected in each subsequent third year.

- 7) **Failure to Meet Improvement Deadline.** If required improvements are not made by the deadline designated by the inspector, then the owner of the property shall be fined \$1,000, and a new deadline shall be set for completion of the improvements. If that deadline is also missed, the owner of the property shall be fined \$2,000, a new deadline shall be set, and the City Attorney may begin proceedings to remove the tenants. Any further missed deadlines shall result in a fine of \$4,000.
- 8) **Fee Schedule for Inspections and Certifications.** The following fees shall be required at the time of inspection for all buildings. No Rental Certification Certificate shall be issued unless all required fees have been paid.
 - a. Single Family Home: \$200
 - b. Two-Family Dwelling: \$150 per unit being inspected.
 - c. Multi-Family Building (3 or More Units): \$300 + \$25 per unit per unit being inspected
 - d. Re-Inspection Under Section 3.d.ii: \$50 per re-inspection
- 9) **Fee for Appeals.** The fee for an appeal as described in Ordinance No. _____ shall be \$100.
- 10) **Revisions.** The provisions of this resolution may be altered by a subsequent resolution of the City Commission.

SECTION 2. Effective Date

This Resolution shall be effective on the same date as Ordinance No. _____.

Eric Hufnagel, Mayor

Mindy Seavey, City Clerk

City of St. Johns, Michigan
DRAFT Resolution – September 29, 2021

An Ordinance to Require Registration, Inspection, and Certification of Residential Rental Properties in the City of St. Johns

The St. Johns City Commission hereby enacts Ordinance No. _____, to be known as the “Rental Registration and Certification” Ordinance.

SECTION 1. A New Ordinance ____ shall be adopted, containing the following language:

- 1) **Title.** This Ordinance may be cited as the Rental Registration and Certification Ordinance of the City of St. Johns.
- 2) **Registration for Rental or Lease of Dwellings.** It shall be unlawful for an owner to rent or lease a dwelling for financial compensation, for any period of time, unless a registration certificate has been issued and maintained for the dwelling in the manner required by this chapter.
- 3) **Registration Procedures.** The City Commission shall establish, by resolution, the required fees for Registration, Certification, Inspection, Appeals, and other applications under this Ordinance, as well as the fines for non-compliance with this Ordinance. The City Commission shall also establish, by resolution, procedures and deadlines for initial Registration and Certification of Rental Dwelling Units under this Ordinance. The City Commission may establish a fee schedule that includes deadlines for Registration and/or Certification and higher fees or fines if those deadlines are not met.
 - a. **Notice to Non-100% PRE Residential Property Owners.** Prior to a date set by the City Commission by resolution, the City shall inform, in writing, the owners of all residential dwelling units that do not claim a 100% Principal Residence Exemption of the Rental Registration requirement.
 - b. **Application for Registration.** Following the written notice described in Subsection 3.a, any property owner renting or leasing a dwelling unit in exchange for financial compensation, for any period of time, shall be required to be registered. The City shall create a registration form and shall provide it to property owners upon request. Once a registration form is submitted for a given property, the property shall be placed on the Rental Registration List, which the City shall maintain.
 - c. **Inspection and Certification Requirement.** Prior to a date set by the City Commission by resolution, there shall be no inspection or certification requirement. All registration applications prior to that date shall be approved by the City, with the dwelling units listed in the application added to the Rental Registration List. After the date set by City Commission, all registered rental dwelling units must be in Good Standing under the Rental Inspection and Certification Program described in Subsection 4 in order to house tenants for any period of time.
 - d. **Conversion from Owner-Occupied to Rental.** No owner-occupied dwelling unit shall be rented or leased for financial compensation for any period of time until the following requirements have been met.

- i. The Rental Registration Application must be submitted and the dwelling unit must be added to the Rental Registration List.
 - ii. The Principal Residence Exemption for the dwelling unit must be voided by the City Assessor.
 - iii. An Inspection as described in Subsection 3.b.iii must occur, and the dwelling must be Certified by the Inspector.
 - iv. All required fees must be paid.
 - e. **Newly Created Rental Dwelling Units.** When a dwelling unit is newly constructed, or created through renovation, the City shall register the unit as a rental at the time of the issuance of a Certificate of Occupancy, unless the property owner submits a Principal Residence Exemption claim to the City Assessor. There shall be no fee for registering a newly created dwelling unit, provided that all required Zoning and Building Fees have been paid.
 - f. **Removal from Rental Registration List.** If a property owner is approved for a Principal Residence Exemption, or otherwise demonstrates to the City that the dwelling unit is not being rented or leased, and is not being marketed for rental or lease (for any period of time), the property shall be removed from the Rental Registration List.
- 4) **Rental Inspection and Certification Program.** Beginning on a date to be set by the City Commission by resolution, it shall be unlawful for an owner to rent or lease a dwelling for financial compensation unless the dwelling unit is in “Good Standing” under the Rental Inspection and Certification program, as described below.
- a. **Good Standing.** A dwelling unit shall be considered in “Good Standing” if it meets the following criteria:
 - i. A registration application has been submitted to the City and the dwelling unit is included on the Rental Registration List described in Subsection 3.
 - ii. The dwelling unit was Certified following an inspection of the building it is located within by the City, as described in Subsection 3.c-d within the previous three calendar years OR the building the dwelling unit is located within is scheduled for its first inspection under the Rental Inspection and Certification Program within the coming three calendar years.
 - iii. All required fees have been paid.
 - b. **Inspection Requirement.** The owners of all dwelling units listed in the Rental Registration List shall make their dwellings available for inspections by the City once in every third calendar year.

- i. After a date to be set by the City Commission by resolution, the City shall divide the buildings containing dwelling units on the Rental Registration List into three Groups, and shall notify property owners of the Group each building has been assigned to.
 1. Group 1 shall be inspected in a year to be established by the City Commission by resolution, and each subsequent third year, for as long as any dwelling units in the building remain on the Rental Registration List.
 2. Group 2 shall be inspected in the year after Group 1, and each subsequent third year, for as long as any dwelling units in the building remain on the Rental Registration List.
 3. Group 3 shall be inspected the year after Group 2, and each subsequent third year, for as long as any dwelling units in the building remain on the Rental Registration List.
- ii. Newly created residential buildings containing dwelling units shall be added to the Group that will be inspected in the third calendar year following the issuance of their Certificate of Occupancy.
- iii. Fully or partially owner-occupied buildings that are converted to rentals shall be subject to the requirements of Subsection 3.e and must be inspected and certified prior to any tenants occupying the dwelling unit. Once certified, the buildings shall be added to the Group that was inspected in the calendar year that it was certified, and shall be inspected in each subsequent third year.
- iv. **Number of Units Inspected Per Building.** For each building to be certified, the following number of units shall be inspected during each regularly scheduled inspection. When calculating the required number of units, fractional units shall always be rounded up. The Inspector shall choose the units to inspect at random, and shall not inform the property owner in advance which units will be chosen for inspection. Additionally, if the building contains a basement dwelling unit, the basement dwelling unit must be one of the units inspected during every regularly scheduled inspection of the building.
 1. **Buildings with 4 or Fewer Units:** All units in the building.
 2. **Buildings with 5-10 Units:** 50% of the units in the building, minimum of 4 units.
 3. **Buildings with 11 or More Units:** 25% of the units in the building, minimum of 5 units.
- v. **Complaint-Based Supplemental Inspections.** A tenant may request a

supplemental inspection of their unit at any time. In the event of a request for a supplemental inspection, the inspection shall take place within 60 days using the process and criteria described in Subsections c and d.

1. Only the unit of the tenant making the request shall be inspected.
2. If the unit passes the inspection, then the property owner shall be refunded 50% of the inspection fee.
3. The regularly scheduled inspections on the three year cycle described in Subsection b.i shall be unaffected by a request for a supplemental inspection.

c. **Certification Criteria.** The Planning Commission shall develop and adopt a list of inspection criteria. The list shall include “Life Safety” requirements that directly impact the life, safety, and welfare of the tenants, and “Quality of Life” requirements that do not impact safety, but are important for the comfortable enjoyment of the unit by the tenant. In order to be Certified, a unit must comply with all Life Safety requirements, and at least 80% of the Quality of Life requirements. The Planning Commission shall review the inspection criteria on an annual basis and make adjustments to the list as necessary.

d. **Rental Certification Determination and Outcome.**

- i. **Good Standing.** If all of the Life Safety criteria and 80% of the Quality of Life criteria are met, in the opinion of the inspector, the City shall issue a Rental Certification Certificate to the building and shall designate the building as in “Good Standing” on the Rental Registration List. The criteria shall not be cumulative among units, but shall apply to each unit individually.
- ii. **Failure to Meet Criteria.** If ANY of the Life Safety criteria OR more than 20% of the Quality of Life criteria, are not met, in the opinion of the inspector, for any inspected dwelling unit, the inspector shall instruct the owner to make the necessary improvement within 7 days (for Life Safety issues) or 30 days (for Quality of Life issues). The property owner may choose which Quality of Life improvements to make to bring the unit up to 80% compliance. If the inspector determines that the work may reasonably take longer than that, the inspector may designate a different deadline. The inspector shall schedule a re-inspection on or soon after the deadline. If the improvements are made by the deadline, the City shall issue the Rental Certification Certificate and designate the building as in “Good Standing” on the Rental Registration List.
- iii. **Failure to Meet Improvement Deadline.** If required improvements are not made by the deadline designated by the inspector, then the owner of the property shall be fined an amount to be set by the City

Commission by resolution, and a new deadline shall be set for completion of the improvements. If that deadline is also missed, the owner of the property shall be fined double the amount of the first fine, a new deadline shall be set, and the City Attorney may begin proceedings to remove the tenants. Any further missed deadlines shall result in a fine of four times the amount of the first fine.

- e. Appeals.** If an inspection requires improvements, the property owner may, within 21 days of receiving the inspection report, appeal the inspector's determination to the Planning Commission.
- i. The fee for the appeal shall be set by the City Commission by resolution.
 - ii. Filing the appeal shall stay any deadline imposed by the inspector until after the Planning Commission hearing.
 - iii. The Planning Commission hearing shall take place no more than 60 days after the appeal is filed with the City.
 - iv. The Planning Commission shall hear evidence from both the inspector and the property owner, and shall either determine that the inspector's required improvement to the property is not necessary, or shall order the improvement completed, setting a new deadline under Subsection 3.d.ii.. In order for the Planning Commission to determine that an improvement is not necessary, both of the following criteria must be met:
 1. The existing condition of the dwelling unit does not threaten the life, health, or safety of the tenant.
 2. The improvement is not possible due to historic preservation requirements, potential damage to other parts of the unit or other dwelling units, or potential long term deterioration of the unit due to the impacts of the required improvement.
 - v. The outcome of re-inspection of a unit to determine if improvements required by an inspector or the Planning Commission have been satisfactorily completed may not be appealed to the Planning Commission. The ordered improvements must be completed to the satisfaction of the inspector.
 - vi. A determination by the Planning Commission that an improvement is not necessary shall not exempt the unit from the requirement to comply with that improvement at the next regularly scheduled inspection. However, the Planning Commission ruling shall exempt the unit from the requirement during any Supplemental Inspections.

SECTION 2. Repealer Clause

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 3. Savings Clause

This Ordinance shall in no manner affect pending litigation, either civil or criminal, founded or growing out of any Ordinance, Resolution, Order or parts hereof, hereby repealed, and this Ordinance shall in no manner affect any rights, claims, privileges, immunities or causes of action of the City, or other person, either criminal or civil, that may have already occurred, accrued or grown out of any Ordinance, Resolution, Order or policy, or any part thereof, hereby repealed.

SECTION 4. Validity and Severability

Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

SECTION 5. Effective Date

This Ordinance shall be effective seven (7) days from and after its adoption by the City of St. Johns City Commission and after its publication.

Eric Hufnagel, Mayor

Mindy Seavey, City Clerk