

TOWNSHIP OF GANGES
COUNTY OF ALLEGAN, STATE OF MICHIGAN
ORDINANCE NO. 66

ADOPTED: DECEMBER 9, 2025

EFFECTIVE: DECEMBER 25, 2025

**AN ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON SHORT-TERM
RENTALS**

An Ordinance to protect the public health, safety, and welfare by establishing regulations relating to a moratorium on short-term rentals while the Township completes a study of regulations pertaining thereto and possible subsequent revisions to the current Zoning Ordinance and other ordinances; to provide for severability; to repeal all ordinances or parts of ordinances in conflict therewith; and to provide an effective date.

THE TOWNSHIP OF GANGES
ALLEGAN COUNTY, MICHIGAN

ORDAINS:

SECTION I
FINDINGS

In accordance with Public Act 246 of 1945, MCL 41.181 et seq., as amended, Ganges Township has determined the following:

1. Short-term rentals are a very new and atypical use which have many potential and yet-unknown impacts on surrounding uses and the Township as a whole.
2. The Township has not previously considered short-term rentals and the present ordinances do not contemplate their use, meaning there is a void in regulation that the Township wishes to properly address.
3. The Township Board has numerous concerns on the potential impacts of short-term rentals on the community, including but not limited to: their impact on the residential character of neighborhoods; their impact on housing availability and affordability for permanent residents; their impact on public services including police, fire, emergency medical services, water, sewer, and waste management; their impact on traffic and parking; and their impact on noise and neighborhood tranquility.
4. The Township finds that imposing a moratorium upon the consideration of any applications or proposals for use of property as a short-term rental is reasonable and necessary for, among other reasons, the following reasons:
 - A. Michigan courts have recognized that a moratorium is a common and legitimate planning tool to preserve the status quo while formulating a development strategy.
 - B. The contemplated moratorium would allow the study of the public health,

safety, and welfare concerns regarding short-term rentals and allow for any needed Zoning Ordinance update and implementation process to occur.

- C. The contemplated moratorium would allow the study and possible implementation of revisions to the Zoning Ordinance to occur with citizen input and involvement, public debate, and full consideration of all issues and points of view.

SECTION II **MORATORIUM**

A moratorium is imposed upon the consideration of any applications or proposals for the use of property as a short-term rental until June 30, 2026 or until an ordinance or amendment to the Zoning Ordinance addressing short-term rentals is adopted, whichever occurs first. For purposes of this moratorium, a short-term rental is defined as the rental of any dwelling unit, in whole or in part, to any person(s) for transient use, where the term of occupancy, possession, or tenancy is less than thirty (30) consecutive days. Short-term rental does not include hotels or motels lawfully operating and licensed.

SECTION III **TERM OF MORATORIUM**

The moratorium imposed by this ordinance will remain in effect until June 30, 2026 or until an ordinance or amendments to the Zoning Ordinance become effective, whichever occurs first. Before this moratorium expires, the Township may by resolution extend the moratorium as appropriate to allow sufficient time to complete amendments to its ordinances. If an extension is adopted, the Township will publish notice of the same.

SECTION IV **SEVERABILITY**

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION V **REPEAL AND EFFECTIVE DATE**

All ordinance or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict. This ordinance shall take effect upon publication.

Robin Phelps, Clerk
Township of Ganges
1904 64th Street
Fennville, MI 49408
269-543-8316