

SANILAC TOWNSHIP



Sanilac Township Hall (1884)

2020-2021 PLANNING COMMISSION ANNUAL REPORT

Sanilac Township Planning Commission 2020-2021 Annual Report

Introduction

The Planning Commission is comprised of six appointed members, and one member from the Township Board. Currently there is one vacancy. The Planning Commission (PC) holds regular monthly meetings on the first Thursday of each month at the Sanilac Township Hall. The Planning Commission's task is to review site plans, land use permits, planned unit developments, rezoning, and every five years the Township's Master Plan. The Planning Commission also holds public hearings for special land use permits, and zoning text amendments.

Purpose of the Annual Report

- The Michigan Planning Enabling Act requires the Planning Commission to prepare an annual report to the Township Board:
"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."
- Increases information-sharing between the commission, committees, township board, and staff.
- Allows for planning of upcoming issues and priorities, in order to prepare and budget.

Membership

Commission Member	Office	Term Expiration
Corinne Falls	Chair	2021
Robert Dear	Secretary	2023
John Goike	Member	2023
Mary Ann Milarch	Member	2022
Kurtis Steeb	Member	2021
(vacancy)	Member	
Art Schlichting	Board Representative until December	
Bill Noelke	Board Representative beginning in December	
Renzie Milarch	Zoning Administrator	

Meetings

The Michigan Planning Enabling Act requires planning commissions to hold a minimum of four meetings annually. The Sanilac Township Planning Commission met for eight regular monthly meetings in the township hall. An electronic Zoom meeting was held in March because of Covid 19 restrictions on meetings held in public. Meetings were cancelled in December, January, and February due to Covid 19. The planning commission also held three public hearings.

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Date	Type of Meeting	Comments
July 2, 2020	Regular Meeting	Dear absent
August 6, 2020	Regular Meeting	
September 3, 2020	Regular Meeting	
October 1, 2020	Regular Meeting	
November 5, 2020	Regular Meeting	Schlichting absent
December 3, 2020	Cancelled	Cancelled due to Covid 19
January 7, 2021	Cancelled	Cancelled due to Covid 19
February 4, 2021	Cancelled	Cancelled due to Covid 19
March 4, 2021	Zoom Meeting	Covid 19 restrictions on meetings held in public
April 1, 2021	Regular Meeting	Steeb absent
May 6, 2021	Regular Meeting	M. Milarch absent
June 3, 2021	Regular Meeting	

Public Hearings

Date	Purpose	Guests	Results
July 2, 2020	Special Land Use Permit for a storage facility at 735 N. Lakeshore Rd.	4	Approved
October 1, 2020	Proposed zoning ordinance amendments to Sections 4.8.1, 4.9.1, 4.10, and 5.2	0	Adopted by Township Board on October 8, 2020
May 6, 2020	Special Land Use Permit for storage units on E. Applegate Rd.	12	Denied

Zoning Ordinance Amendments Proposed by Planning Commission & Adopted by Township Board

Four zoning ordinance amendments were proposed by the Planning Commission in 2020-2021. All four of those amendments were adopted by the Township Board.

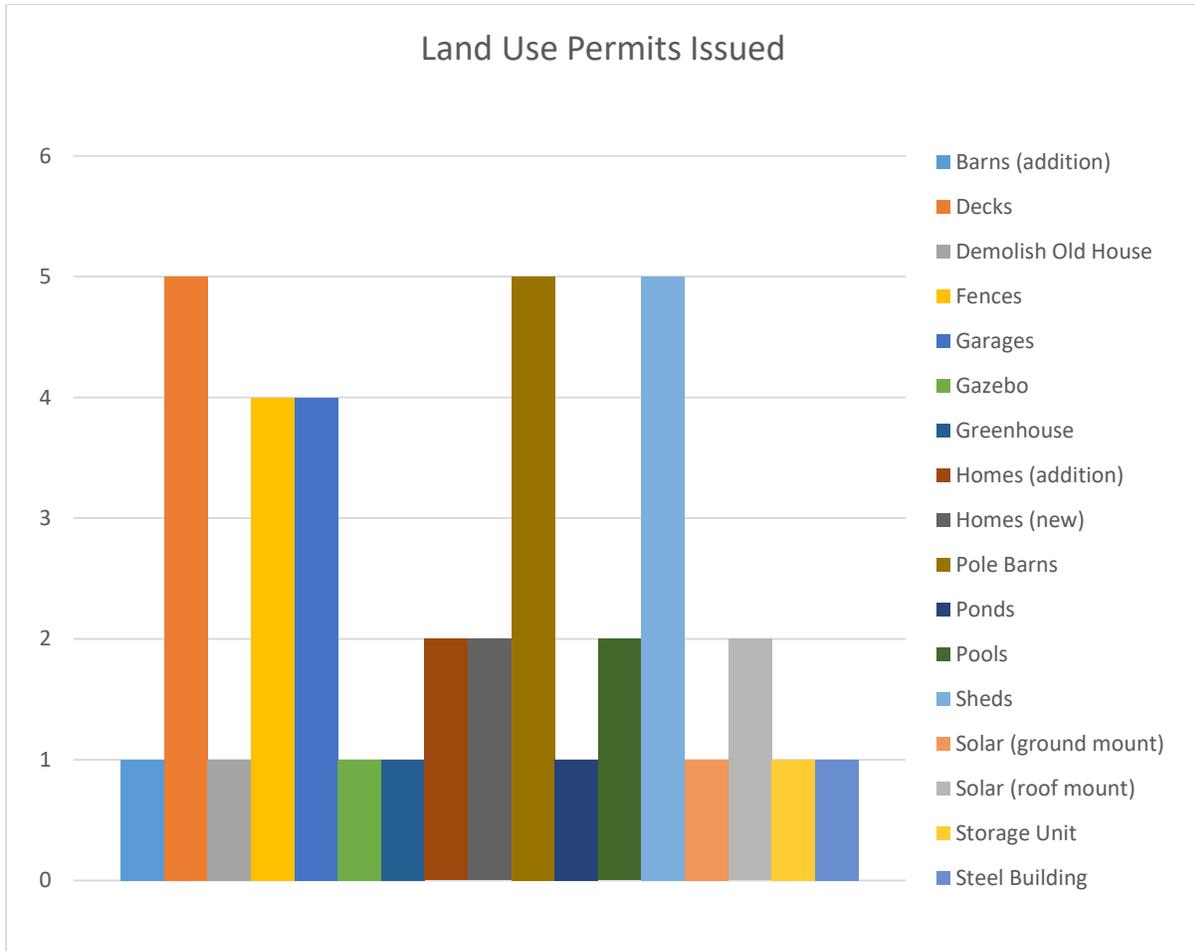
- Section 4.8.1 Permitted Land Uses (Commercial District)
(v) ~~Agricultural/Residential Zoning (AR)~~
- Section 4.9.1 Permitted Land Uses (Industrial District)
(o) ~~Agricultural/Residential Zoning (AR)~~
- Section 4.10 Schedule of Area, Height, and Placement Regulations (Schedule of Regulations Table): Agricultural/Residential District (AR); establish a Minimum Rear Yard Setback of ~~25 feet~~.
- Section 5.2 Accessory Buildings, Structures and Uses.
(a) Detached Accessory Buildings. Except as otherwise permitted in this Zoning Ordinance, all detached accessory buildings located in a residential district, ~~and less than six hundred (600) square feet in area~~, are subject to the following:

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Land Use Permits Report 2020-2021

Date		Location		Description	Status
July	2020	580	N Lakeshore Rd	50 ft. x 64 ft. pole barn	Approved
July	2020	6975	Washington Rd	8 ft. x 12 ft. deck	Approved
July	2020	2328	S Lakeshore Rd	72 ft. x 42 ft. shed/pole barn	Approved
July	2020	5400	E Washington Rd	30 ft. x 68 ft. shed/pole barn	Approved
August	2020	850	N Lakeshore Rd	30 ft. x 30 ft. garage	Approved
August	2020	605	S Lake St	10 ft. x 14 ft. shed	Approved
August	2020	2525	Greening Rd	27 ft. x 52 ft. new home	Approved
August	2020	1206	N Lakeshore Rd	addition to home	Approved
August	2020	1195	S Lakeshore Rd	4200 sq. ft. new home	Approved
August	2020	124	S Greening Rd	10 ft. x 16 ft. shed	Approved
September	2020	1081	S Lakeshore Rd	102 ft. chain link fence	Approved
September	2020	760	N Lakeshore Rd	16 ft. x 20 ft. deck	Approved
September	2020	6797	Mann Rd	10 ft. x 12 ft. greenhouse	Approved
October	2020	460	S Huron View Rd	8 ft. x 20 ft. storage units	Approved
October	2020	7184	Washington Rd	128 ft. privacy fence	Approved
October	2020	7101	E Custer Rd	48 ft. x 64 ft. pole barn	Approved
October	2020	6355	E Custer Rd	24 ft. x 32 ft. pole barn	Approved
October	2020	1669	S Lakeshore Rd	20 ft. x 40 ft. pool	Approved
January	2021	2594	S Lakeshore Rd	32 ft. x 72 ft. shed	Approved
February	2021	2825	S Lakeshore Rd	replace/repair deck	Approved
February	2021	6700	E Sanilac Rd	10 ft. x 18 ft. shed	Approved
March	2021		Greening Rd	30 ft. x 30 ft. steel building	Approved
April	2021	1376	N Lakeshore Rd	24 ft. x 24 ft. garage	Approved
April	2021	5600	E Sanilac	¼ acre pond	Approved
April	2021	6559	Custer Rd	44 ft. x 50 ft. barn addition	Approved
April	2021	7100	Holverson Rd	solar installation	Approved
April	2021	5176	Custer Rd	40 ft. x 40 ft. garage	Approved
April	2021	6370	Derby Rd	Demolish old house	Approved
May	2021	5225	Washington Rd	27 ft. x 20 ft. room/27 ft. x 32 ft. garage	Approved
May	2021		Custer Rd	12 ft. x 24 ft. gazebo	Approved
May	2021		Applegate Rd	mini/self-storage units	Denied
June	2021	6245	E Walker Rd	24 ft x 24 ft addition over garage	Approved
June	2021	1460	N Ridge Rd	Fence	Approved
June	2021	1761	Lakeshore	20 ft. x 24 ft. addition	Approved
June	2021	7230	French Line Rd	Ground mount solar	Approved
June	2021	1755	S Lakeshore Rd	28 ft. x 4 ft. & 18 ft. x 9 ft. decks	Approved
June	2021	1535	S Lakeshore Rd	12.87 kw roof mount solar	Approved
June	2021	6065	Hyde Rd	30 ft. pool & 70 ft. fence	Approved
June	2021	6115	Applegate Rd	60 ft. x 96 ft. shed	Approved

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Future Planning Issues

- The Michigan Planning Enabling Act requires planning commissions to review and update the Master Plan every five years. (last review in 2017)
- Section 3.4 Issuance of Citations & Section 3.10 Violations and Penalties
- Yard Sale ordinance
- Noise ordinance for rentals
- Marijuana ordinance - secondary electrical service
- Home Occupation ordinance for medical marijuana caregivers