

Minutes
Sanilac Township Planning Commission

January 5, 2023 6:00 PM
Sanilac Township Hall
Port Sanilac, MI 48469

Meeting Called to Order at 6:00 PM by Chair John Goike

Pledge of Allegiance

Members Present: Bob Dear, Corinne Falls, Dan Finn, John Goike, Branden Mack,
Board Representative Bill Noelke, Zoning Administrator Kurtis Steeb

Guests: 1 – Rick Scavarda

Additions to the Agenda: February & March meetings

Approve Agenda: *Motion “to approve the agenda” by D. Finn,, seconded by C. Falls; Motion passed*

Public Comment/Communications: Guest Rick Scavarda asked about short-term rentals and where they are allowed in the zoning ordinance under Section 4.7. His concern was that we are allowing them when he feels they are not allowed in the ordinance.

Approve Minutes:

Motion by B. Noelke ”to approve the minutes of the December 1, 2022 Regular Meeting”, seconded by B. Mack; Motion passed

Board Representative Report: B. Noelke stated that he has shared the information about our short-term rental discussions from our last meeting with the Township Board.

Zoning Administrator Report:

Permits None

D. Finn asked about the status of the easements on the property at the corner of Walker Rd. & Greening Rd. that was being split up. Zoning Administrator Steeb mentioned that it has already been split up, driveways are in, and the correct process has been followed. B. Mack asked about the property on Basler Rd. that is not buildable. ZA Steeb said the owner has already built a shed on the property, and is asking for a public hearing for a variance from the Zoning Board of Appeals.

Accept the Reports:

Motion by D. Finn “to accept the reports”, seconded by C. Falls; Motion passed

Old Business:

1. Short Term Rentals: Continued discussions about what to include in a short-term rental ordinance:

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- a. *Septic*: J. Goike mentioned that talking to a building inspector he learned that the County Health Department will probably not do any inspections on septic systems. Another possibility would be to have a third-party inspector do the inspections. He said that he had gotten the name of a man named Lowell Cameron who is certified and registered to do septic inspections. Concerns are that many of the lakefront homes may not have adequate septic or water systems for short-term rentals. B. Noelke mentioned that lakefront properties with a well can have repairs done on the well, but no new wells can be drilled. Decision was to require inspections by a third-party inspector or county inspector for septic and water systems to any short-term rental ordinance.

- b. *Fireworks*: Discussion about fireworks was mainly about whether or not to allow them on rental properties. B. Dear questioned whether it would be fair or even legal to allow them everywhere in the township except for rentals. Other conditions would be to limit fireworks to holidays only, during certain hours of the day, and in accordance with the Michigan Fireworks Safety Act.

There was also a short discussion about “noise” and whether the township needs an ordinance about the same. B. Noelke mentioned that some of these issues could be developed and included in a set of township regulations rather than an ordinance, and that maybe the Planning Commission should make a list to present and suggest to the Township Board.

New Business:

1. February and March Meetings:

Two of the commission members will not be able to attend the February and March meetings, leaving the Planning Commission with only four members during those months. This would be the least number required for a quorum. It was decided that instead of cancelling those meetings, the four members should just come to the meetings as usual and then determine if there were enough members present for a quorum. If not, then no meeting would be held for that month.

Upcoming Meetings:

Next Regular meeting Thursday, February 2, 2023 at 6:00 P.M.

Motion to Adjourn by D. Finn

Meeting Adjourned: by Chair John Goike at 7:17 PM

Submitted by: Bob Dear
Planning Commission Secretary