

Minutes
Sanilac Township Planning Commission

May 4, 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

Welcome to new Planning Commission Member

Chair John Goike welcomed Denise Bush to the Planning Commission, and asked her to give some information about her background. Denise mentioned that she grew up in Croswell, has been a planning commission member before in another county, she currently serves on the Sanilac County Planning Commission, she is very familiar with the enabling acts, and she is on the steering committee for the Sanilac County Master Plan.

Members Present: Denise Bush, Bob Dear, Corinne Falls,
Dan Finn, John Goike, Branden Mack
Board Representative Bill Noelke, Zoning Administrator Kurtis Steeb
Guests: (2) Mike & Lisa Preston

Additions to the Agenda: None

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

Public Comment/Communications: Mike and Lisa Preston stated that they have a cottage on Cooney Dr., and the house in front of theirs burned down. The ashes with asbestos in them are laying on the ground, and they don't know what to do, or how to get in touch with the owner. Commission members suggested that they contact the county building department, EGLE, LARA, or look at the county GIS for more information.

Approve Minutes:
Motion by B. Noelke "to approve the minutes of the April 6, 2023 Regular Meeting," seconded by D. Finn; Motion passed

Board Representative Report: Trustee B. Noelke reported that he told the Board the Planning Commission is working on a short-term rental ordinance, that John Goike and Bob Dear were reappointed by the Board to the Planning Commission for another three-year term, and that Denise Bush was appointed by the Board to the vacant Planning Commission spot.

Zoning Administrator Report:

April Permits: (1)

1. House demolition at 2875 S. Lakeshore Rd. (Approved)

Accept the Reports:

Motion by B. Mack "to accept the reports," seconded by C. Falls; Motion passed

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Old Business:

1. Short Term Rentals: Continued discussions about a short-term rental ordinance. B. Mack reported that he had contacted Mike Fulton from the Lexington Planning Commission, and they had used the consulting company Wade Trim to write their short-term rental ordinance. Lexington only allows 5% of their properties to be short-term rentals. B. Noelke stated that the Board will be hiring an engineering firm to work with them on water issues, and the same firm could possibly work with the Planning Commission on the short-term rental ordinance. Some discussion about the need for safety regulations in rentals, the shortage of housing available statewide, and the balance needed in an ordinance.

B. Mack shared a chart and some research that he had done on the number of rentals in a 4-mile stretch along the lakeshore in the township. He found that out of 146 parcels of land there were at least 9 rentals (6%).

Before the June meeting, B. Mack will contact Adam Young of Wade Trim, B. Noelke will discuss with the Board about having the consultant for the water system possibly do a short-term rental ordinance also, and B. Dear will contact Frank Mossett, who has had rentals for several years.

New Business:

1. Election of Officers for 2023-2024:

Chair-person:

B. Noelke nominated J. Goike for Chair; seconded by C. Falls – unanimous vote

Secretary:

B. Noelke nominated B. Dear for Secretary; seconded by C. Falls – unanimous vote

2. Master Plan: Discussion about the need to review the Township's Master Plan. It has been more than 5 years since the last review. D. Bush, who has been working on the county Master Plan, stated that a Master Plan needs to be more than just a lot of statistics. It needs to be a plan for the future, and it has to support and back up your ordinances. For budget purposes, B. Noelke will ask the Board about their thoughts on reviewing both the Master Plan and zoning ordinances this fall.

Upcoming Meetings:

Next Regular meeting Thursday, June 1, 2023 at 6:00 PM

Motion to Adjourn by D. Finn, seconded by C. Falls

Meeting Adjourned: by Chair John Goike at 7:20 PM

Submitted by: Bob Dear
Planning Commission Secretary