

Minutes
Sanilac Township Planning Commission

August 3, 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: Denise Bush, Bob Dear, Dan Finn,
John Goike, Board Representative Bill Noelke

Absent: Corinne Falls, Branden Mack, Zoning Administrator Kurtis Steeb

Guests: None

Additions to the Agenda: None

Approve Agenda: *Motion by D. Bush "to approve the agenda," seconded by B. Noelke; Motion passed*

Public Comment/Communications: None

Approve Minutes:

Motion by D. Bush, "to approve the minutes of the July 6, 2023 Regular Meeting," seconded by B. Dear; Motion passed

Board Representative Report: B. Noelke reported that the Township Board had approved the proposal with Wade Trim Associates of \$1,750 to prepare a draft of a short-term rental ordinance. He also mentioned that he asked the Board about payment for members of a committee that meet, but there was no resolution.

Zoning Administrator Report:

July Permits: (6)

1. 7029 Applegate Rd.; New House w/Garage; & unattached Garage (Approved)
2. 1301 N. Huron View; Shed (Approved)
3. 7190 Winford; Fence (Approved)
4. 7090 Applegate Rd.; Shed (Approved)
5. 7370 Cooney; Removal of House & Rebuild New House (Approved)
6. 402 N Huron View; Remove Old Trailer & Replace it with New Trailer (Approved)

Accept the Reports:

Motion by B. Noelke "to accept the reports," seconded by D. Finn; Motion passed

Old Business:

1. Short-Term Rentals: Chair J. Goike mentioned he has contacted Adam Young of Wade Trim, and that he is aware that the proposal to write a draft ordinance for \$1,750 was approved by the Township Board. There was some discussion about whether or not a contract would be needed for this proposal. J. Goike will contact Adam Young

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and ask that he forward a contract for this proposal to us to be signed by the Board. J. Goike will also contact members of the committee to set up a date for a first meeting.

2. Master Plan Proposal: B. Dear distributed copies of the Township's current Master Plan, and copies of the 2020 Census demographic data for Sanilac Township. A proposal was received from Wade Trim Associates, a consulting firm, for updating the Township's Master Plan. The Cost Estimate was broken down into six different tasks for a total fee of \$19,600. J. Goike had also gotten a price quote of \$14,000-\$30,000 for updating the Master Plan from Beckett & Raider, another consulting firm who has recently updated Sanilac County's Master Plan.

Much of the discussion centered around whether we wanted a revision or just a review of the Master Plan. D. Bush stated that she was in favor of just a revision. She shared a list of her thoughts and ideas from several pages of the Master Plan about some simple changes/additions that could be made if we were to do a partial revision ourselves, rather than hiring a firm. D. Finn shared thoughts on public engagement and different ways that can be done (online survey's, mailed survey's, town hall meetings, focus groups, etc.). The general feeling from those present was that we could do at least much of the revision ourselves, and then have Wade Trim or another firm put it together for us in a final form. J. Goike brought up the possibility of obtaining a grant for this project.

New Business:

1. Camping on a Parcel: Short discussion about a lot of people camping on a single parcel, and the general consensus was that the zoning ordinance does not mention anything about camping or prohibit it in any way. The infrastructure for camping was mentioned as a concern. One idea was that a rider could possibly be added to the short-term rental ordinance to address camping.

Upcoming Meetings:

Next Regular meeting Thursday, September 7, 2023 at 6:00 PM

Motion to Adjourn by B. Noelke; seconded by Denise Bush

Meeting Adjourned: by Chair John Goike at 7:15 PM

Submitted by: Bob Dear
Planning Commission Secretary