

Minutes
Sanilac Township Planning Commission

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

Meeting Called to Order at 6:03 PM by Chair John Goike

Pledge of Allegiance

Members Present: Denise Bush, Bob Dear, Corinne Falls, Dan Finn, John Goike,
Branden Mack, Board Representative Bill Noelke,
Absent: Zoning Administrator Kurtis Steeb
Guests: (1) Michael Duane

Additions to the Agenda: None

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

Public Comment/Communications: None

Approve Minutes:

Motion by D. Finn, seconded by C. Falls; "to approve the minutes of the September 7, 2023 Regular Meeting," Motion passed

Board Representative Report: B. Noelke reported that the partial payment to Wade Trim for the short-term rental ordinance was approved.

Zoning Administrator Report:

September Permits: (3)

1. 2909 S Lakeshore; remove old deck & replace with new 780 sq. ft. deck (Approved)
2. 5622 Custer; 24' x 40' pole barn (Approved)
3. 7308 Lakewood Haven Ct.; rebuild damaged cottage on same footprint (Approved)

Accept the Reports:

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

Old Business:

1. Short-Term Rental Committee: Chair J. Goike reported that the committee met on October 3, 2023 at 3:00 PM for a conference call with Adam Young. B. Mack and D. Bush were not able to attend. B. Noelke stood in for D. Bush. Adam Young explained that the short-term rental ordinance could be a zoning ordinance or a regulatory ordinance. A regulatory ordinance would not require a public hearing.

Motion by D. Finn, seconded by D. Bush; "to continue to pursue adopting a zoning ordinance versus a regulation, and for the committee to continue with Wade Trim and proceed with a zoning ordinance", Motion passed

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J. Goike mentioned that the committee also discussed permits and fees with Adam Young. They talked about an application fee of \$500, an annual permit fee of \$350, and a timeline for everything. Commission members also asked for ideas from Adam Young on enforcement and limiting of short-term rentals.

2. Master Plan Update/Revision: The consultant firm of Carlisle Wortman who prepared the original Master Plan in 2011 was not interested in helping to update/revise our Master Plan. They did send the original document in “Word” form that can be edited. There was some discussion about whether or not we should do a survey.

Motion by B. Dear, seconded by B. Noelke; “to do a survey for the Master Plan”, Motion carried

Motion by J. Goike, seconded by B. Noelke; “to form a Master Plan sub-committee of B. Dear, D. Bush, and D. Finn”, Motion carried

The sub-committee will meet and report back to the commission in November on the need for a survey, and what that survey might consist of.

3. Planning Commission Annual Report:

Motion by B. Noelke, seconded by D. Bush; “to accept the Planning Commission Annual Report”, Motion carried

New Business:

1. Township Wide Internet Service: B. Mack mentioned that he is still in communication with Agri-Valley about this issue.
2. Soil Erosion Ordinance: B. Noelke gave a short history of what townships, MDOT, and the Corps of Engineers did to address the issue of erosion along the thumb shoreline. D. Finn read from the Zoning Ordinance Article 7, Section 7.7 on “Landscaping” which addresses soil erosion, but doesn’t mention the shoreline. A discussion ensued about enforcement and encouragement to prevent erosion. J. Goike mentioned that the Corps of Engineers and EGLE probably have criteria that we can explore on this issue. B. Noelke mentioned that we should contact Adam Young of Wade Trim for information, and that he would talk to Chris Townley, the township engineer, about any regulations.

Upcoming Meetings:

Master Plan Sub-Committee, October 24, 2023 11:00 AM
Short-term Rental Ordinance Committee, October 30, 2023 6:00 PM
Regular meeting Thursday, November 2, 2023 at 6:00 PM

Motion to Adjourn by B. Mack; seconded by C. Falls

Meeting Adjourned: by Chair John Goike at 7:36 PM

Submitted by: Bob Dear
Planning Commission Secretary