

Minutes
Sanilac Township Planning Commission

November 2, 2023 6:00 PM
Sanilac Township Hall
Port Sanilac, MI 48469

Meeting Called to Order at 6:02 PM by Chair John Goike

Pledge of Allegiance

Members Present: Denise Bush, Bob Dear, Corinne Falls, Dan Finn, John Goike, & Branden Mack,

Absent: Board Representative Bill Noelke, Zoning Administrator Kurtis Steeb

Guests: None

Additions to the Agenda: Public Comment regarding Conflict of Interest added to New Business #3

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

Public Comment/Communications: None

Approve Minutes:

Motion by D. Bush, seconded by B. Mack, "to approve the minutes of the October 5, 2023 Regular Meeting," Motion passed

Board Representative Report: None

Zoning Administrator Report:

October Permits: (1)

1. 6700 Suerwier Rd. - Addition to barn (Approved)

Accept the Reports:

Motion by D. Finn, seconded by D. Bush, "to accept the reports," Motion passed

Old Business:

1. Short-Term Rental Committee: The committee met on October 30 at 6:00 PM for a conference call with Adam Young of Wade Trim Associates Inc. Eight guests attended this meeting. One couple presented a written statement asking for better restrictions. Another couple asked about restrictions for occupancy limits and noise. Another guest questioned whether B. Mack should be on the committee because of a conflict of interest, allowing grandfathering of rentals, and felt that taxpayers should be given a copy of the proposed draft.

The committee reviewed the draft for the Planning Commission members. Short-Term Rentals would become Section 6.53 of Article 6 Special Provisions. Article 2 Definitions and Article 4 Zoning District Regulations would be amended to include new definitions and new permitted or special land uses. There were lengthy discussions about which zoning

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districts should be a special land use, parking requirements, separation requirements, the Good Neighbor Guidelines, and a maximum limit on rentals.

2. Master Plan Committee: The committee recommends doing a survey to address future goals and public concerns. This could be done online, through the mail, or at a town hall meeting of some sort. The feeling was that a survey should be easy and only contain a dozen questions or less. Questions should be about residency, occupation, homeowner, internet, cell service, and bike paths to the high school & 2-mile roadside park, as well as goals for the future. The committee will meet again on November 7th at 9:00 AM. to compose specific questions.

New Business:

1. Township Wide Internet Service: B. Mack mentioned there was nothing new, but he was still looking into this.
2. Soil Erosion Ordinance: Decided to table this item.
3. Public Comment about Conflict of Interest: The issue of commissioner B. Mack having a conflict of interest on short-term rentals came up during the recent committee meeting. B. Mack stated that he is an employee of a short-term rental owner. B. Dear read aloud what was in the Planning Commission By-Laws on page 2 concerning "Incompatibility of Office". After a short discussion, the general feeling was that Branden did not have a "direct interest" in the outcome of the short-term rental ordinance. According to the by-laws (letter B), the remaining commission members shall determine if a conflict of interest exist or not.

*Motion by D. Finn, seconded by D. Bush "that a conflict of interest **does not** exist, because there is no **direct interest** in the outcome". Motion passed with a unanimous vote and Branden Mack abstaining*

Upcoming Meetings:

Master Plan Sub-Committee, November 7, 2023 9:00 AM
Regular meeting Thursday, December 7, 2023 at 6:00 PM

Motion to Adjourn by C. Falls

Meeting Adjourned: by Chair John Goike at 8:05 PM

Submitted by: Bob Dear
Planning Commission Secretary