

Minutes
Sanilac Township Planning Commission

February 1, 2024 6:00 PM
Sanilac Township Hall
Port Sanilac, MI 48469

Meeting Called to Order at 6:00 PM by Acting Chair Corinne Falls

Pledge of Allegiance

Members Present: Denise Bush, Bob Dear, Corinne Falls, Dan Finn, Branden Mack, Board Representative Bill Noelke

Absent: John Goike, Zoning Administrator Kurtis Steeb

Guests: None

Additions to the Agenda: None

Approve Agenda: *Motion by D. Finn, seconded by D. Bush, "to approve the agenda as written," Motion passed*

Public Comment/Communications: None

Approve Minutes:

Motion by B. Mack, seconded by B. Noelke, "to approve the minutes of the January 4, 2024 Regular Meeting" Motion passed

Board Representative Report: B. Noelke reported that there is \$40,000 in the Township budget this year to cover all of the Planning Commission expenses for the Short-term rental ordinance, the Master Plan revision, committees, attorney fees, etc.

Zoning Administrator Report:

December Permits: (2)

1. 1535 S. Lakeshore – remove old deck & replace with new 422.5 sq. ft. deck

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 reported that they had met with the Township attorney David Hearsch on January 5th. Mr. Hearsch recommended rearranging parts of the ordinance procedures to make it more clear. Committee members met again on January 10th and January 17th to reorganize the draft, and then sent it back to Wade-Trim for their review. They also recommended that short-term rentals already in operation be allowed a year to have their septic systems inspected, because of the volume of inspections involved. They are now waiting for the final draft from Wade-Trim.
2. Master Plan Survey Committee: The committee met again on January 31st and discussed options for printing the post cards to notify residents of the Master Plan survey. Since there are funds available, the committee decided to recommend to the Planning Commission to have Clear Ideas in Sandusky print the cards at a cost of \$753.40, rather than printing them

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ourselves. A timeline for mailing the postcards was also brought up, and the committee felt that sometime in early to mid-April would be the best, when most part-time residents have returned. D. Finn will send a link to the online survey for the Planning Commission members to review. It was also decided to add another question to the survey concerning recreation development in the township. There was some discussion about the stock and size of the postcards.

Motion by D. Finn, seconded by D. Bush “to have Clear Ideas in Sandusky print the postcards at a cost not to exceed \$850. Motion carried

New Business:

1. Webinar on New Renewable Energy Laws PA 233 & PA234: B. Dear distributed notes and reviewed the webinar by MTA on January 25th about the new renewable energy laws and how they would affect townships. These laws affect utility scale projects of 50 megawatts or more for solar, and 100 megawatts or more for wind. Our current solar and wind ordinances are not compliant with the new standards of setbacks, heights, sound, shadow flicker, etc. Storage facilities for these projects will be a new land use requirement for ordinances. Townships have several options: 1) adopt a “reasonable” or “workable” ordinance, 2) adopt a “Compatible Renewal Energy Ordinance” (CREO), or 3) use the Michigan Public Service Commission process. Applicants would pay local units \$2000 per megawatt of capacity, and there are also grants available for up to \$75,000 for costs involved. After much discussion it was decided to table this issue until next month so that commission members could do more research.

Motion by B. Noelke, seconded by B. Mack “to table this issue until the March meeting”
Motion carried

Upcoming Scheduled Meetings:

Regular meeting Thursday, March 7, 2024 at 6:00 PM

Motion to Adjourn by D. Finn

Meeting Adjourned: by Acting Chair Corinne Falls at 7:27 PM

Submitted by: Bob Dear
Planning Commission Secretary