

Minutes
Sanilac Township Planning Commission

August 21, 2024 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, Dan Finn, John Goike, Branden Mack,
Mike Preston, Board Representative Bill Noelke

Absent: 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,"
Motion passed*

Public Comment/Communications: B. Dear read an email from Halusia Witkowski concerning a noise ordinance in the township.

Approve Minutes:

Motion by D. Bush, seconded by D. Finn, "to approve the minutes of the July 9, 2024 Regular Meeting"; Motion passed

Board Representative Report: B. Noelke reported that the township board had 2 questions about the short-term rental non-zoning ordinance. The first question was about all licenses expiring at the same time and creating a problem for renewing them all at once. The second question was about multiple-level homes and how to determine finish grade. J. Goike will contact Adam Young of Wade Trim for advice/clarification.

Zoning Administrator Report:

July Permits: (2)

- | | | |
|---------------------|---------------------|------------|
| 1. 750 Greening Rd. | addition to deck | (Approved) |
| 2. 932 S. Ridge Rd. | pole barn 32' x 56' | (Approved) |

Accept the Reports:

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

Old Business:

1. Master Plan Survey and Review: D. Finn reviewed the final results of the Master Plan survey/comments. There were 249 responses. Survey results will be included in the updated Master Plan. Committee members will make a presentation to the Township Board on September 12. Members will continue working on updates to the Master Plan for several months, and a Town Hall meeting and Public Hearing will be scheduled for the spring of 2025.
2. Short-term Rental Application Form: B. Dear reviewed the updated Short-term Rental Application Form. A formatting correction will be made on page 2.

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3. MTA Sample CREO of Wind & Solar Ordinances: J. Goike handed out the model compatible renewable energy ordinance (CREO) from MTA, and also an email from Adam Young of Wade Trim consulting firm on facilitating a work-session to help us prepare amendment language of our solar and wind ordinances. Adam Young recommended establishing an initial budget of around \$5000 to cover the cost of a work-session. He also stated that our solar ordinance is fairly consistent with PA 233 requirements, but our wind ordinance is much more restrictive than PA 233 requirements.

Motion by J. Goike, seconded by B. Noelke, "to ask Wade Trim for a formal proposal letter to upgrade our existing wind and solar ordinances" Motion passed

Comments were in favor of keeping our current ordinances for smaller scale wind/solar projects that are under 100 megawatts for wind and 50 megawatts for solar facilities, and establishing a CREO for larger projects of 100 megawatts or more.

New Business:

1. Noise Ordinance: Discussion on establishing a "noise ordinance" for the township in the Lakeshore District only. B. Dear and B. Mack will research what other townships similar to ours have in their ordinance for noise.

Note: Public Comment will be added to the agenda at the end of every meeting.

Upcoming Scheduled Meetings:

Regular meeting - Wednesday, September 18, 2024 at 6:00 PM

Motion to Adjourn by D. Finn

Meeting Adjourned: by Chair John Goike at 7:35 PM

Submitted by: Bob Dear
Planning Commission Secretary