

**Minutes**  
**Sanilac Township Planning Commission**

September 18, 2024 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, Branden Mack,  
Mike Preston, Board Representative Bill Noelke

Absent: Zoning Administrator Kurtis Steeb

Guests: None

**Additions to the Agenda:** Accept the Master Plan Committee minutes under Old Business

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

**Public Comment/Communications:**

**Approve Minutes:**

*Motion by D. Bush, seconded by B. Noelke, "to approve the minutes of the August 21, 2024  
Regular Meeting"; Motion passed*

**Board Representative Report:** B. Noelke reported that the township board passed the Short-Term Rental Regulatory Ordinance. The Board will now advertise for a Short-Term Rental Administrator and will need to develop forms, fee schedules, etc. He also mentioned that the Board is not interested at this time in developing a CREO for wind and solar, but possibly an ordinance for the battery storage, since the township doesn't already have one.

**Zoning Administrator Report:**

August Permits: (6)

- |                         |                                   |            |
|-------------------------|-----------------------------------|------------|
| 1. 6363 E. Sanilac Rd.  | Demolition of house               | (Approved) |
| 2. 6363 E. Sanilac Rd.  | New home                          | (Approved) |
| 3. 5499 Washington Rd.  | Demolition of house               | (Approved) |
| 4. 5499 Washington Rd.  | New home                          | (Approved) |
| 5. 530 N. Lakeshore Rd. | Home addition                     | (Approved) |
| 6. 850 N. Lakeshore Rd. | Remove old deck, replace with new | (Approved) |

**Accept the Reports:**

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

**Old Business:**

1. Master Plan Committee Update: The committee of D. Bush, B. Dear, and D. Finn met on September 17<sup>th</sup> to continue reviewing the survey results and updating the Master Plan. In Chapter Two the demographic data has been updated, and the committee reviewed and updated the section on "Community Facilities and Services" pp. 24-31. Several changes were made. In Chapter Three the "Goals and Strategies" pp. 33-38 were reviewed. The importance of a Town Hall meeting in the spring of 2025 was discussed, as well as an ordinance for a minimum acreage of 5-10 acres on a property split.

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*Motion by B. Noelke, seconded by B. Mack “to accept the minutes of the Master Plan Committee,” Motion passed*

2. Short-term Rental Non-Zoning Ordinance: This topic was discussed during the Board Representative Report above.
3. Wade Trim Proposal for Wind & Solar Amendments: This topic was also discussed during the Board Representative Report above. The general feeling was that we should find out what other communities are doing with PA 233 & PA 234. D. Bush will bring information from the county planning commission on what other municipalities have proposed/passed. D. Finn pointed out some of the pros, cons, and misunderstandings in the latest information from Wade Trim.
4. Lakeshore District Noise Ordinance: B. Dear distributed copies of Lexington Township’s noise ordinance for the commission to consider for the Lakeshore Residential District. The question came up about having an ordinance that pertains to only one district. J. Goike will contact the township lawyer for his opinion.

*Motion by D. Bush, seconded by M. Preston “to leave it on the table”, Motion Passed*

**New Business:**

1. Planning Commission Annual Report: B. Dear presented and reviewed the annual report for 2023-2024 with the commission. This year’s report contained a lot of information on the Master Plan Update and the Short-Term Rental Ordinance, since the majority of the commission’s time last year was spent on these two topics.

*Motion by B. Noelke, seconded by D. Finn “to accept the Planning Commission’s Annual Report 2023-2024 as presented”. Motion passed*

**Public Comment:** None

**Upcoming Scheduled Meetings:**

Regular meeting - Wednesday, October 16, 2024 at 6:00 PM

**Motion to Adjourn** by B. Noelke

**Meeting Adjourned:** by Chair John Goike at 7:16 PM

Submitted by: Bob Dear  
Planning Commission Secretary