

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

October 16, 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:** None

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

**Public Comment/Communications:** None

**Approve Minutes:**

*Motion by B. Noelke, seconded by B. Mack, "to approve the minutes of the September 18,  
2024 Regular Meeting"; Motion passed*

**Board Representative Report:** B. Noelke reported that the Township Board will look into purchasing tablets for the Planning Commission after the November elections are over. He also said that the Board will advertise for the position of a Short-Term Rental Administrator, so that it is more transparent to the community, and they hope to hire someone by January.

**Zoning Administrator Report:**

September Permits: (2)

- |                      |                                 |            |
|----------------------|---------------------------------|------------|
| 1. 5115 Townsend Rd. | Demolition of house & new house | (Approved) |
| 2. 2345 Greening Rd. | New deck                        | (Approved) |

There was a discrepancy in the number of permits issued for demolishing a home and rebuilding a home on the same property. In August they were written as two separate permits, and in September they were written as one permit. J. Goike will clarify with the Zoning Administrator so that there is consistency.

**Accept the Reports:**

*Motion by B. Noelke, seconded by D. Finn, "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 October 8<sup>th</sup> to continue revising the goals and objectives of the Master Plan. Sections on Commercial, Industrial, Natural Resources, and Shoreline were reviewed. Two concerns were the language used (should vs. shall), and the Township's responsibility in carrying out the intent of the Master Plan so that it has validity. Should the zoning administrator also consider these goals and strategies when issuing land use permits?

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D. Bush continues to update the previous editable draft of the Master Plan with revised census data, survey results, and text amendments.

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

2. Wade Trim Proposal for Wind and Solar Amendments: D. Bush reported on what other townships in Sanilac County are doing with their wind and solar ordinances to meet PA 233 standards. Several townships are creating ordinances for battery storage and updating their wind and solar ordinances to be in compliance with PA 233.

*Motion by D. Finn, seconded by B. Noelke; “to delegate a subcommittee of D. Bush and M. Preston to draft an amendment to our solar ordinance that includes language for a battery storage facility to be in compliance with PA 233” Motion passed*

3. Lakeshore District Noise Ordinance: J. Goike reported on a phone call with the township’s lawyer David Hearsch about the possibility of a noise ordinance in the lakeshore district. The Planning Commission discussion and concerns included how to enforce such a noise ordinance, what times should be included, and specific prohibitions.

*Motion by B. Mack, seconded by D. Bush; “to delegate a committee of B. Mack and B. Dear to draft a noise ordinance for the Planning Commission’s review” Motion passed*

**New Business:**

1. MSHDA Housing Readiness Incentive Grant for Master Plan & Zoning: J. Goike reported on an email from Adam Young of Wade Trim about a possible grant for updating the Master Plan and zoning ordinance. After some discussion the consensus was that at this point we don’t need funding for updating our Master Plan since we are doing the majority of the work ourselves and already have much of it completed.

**Public Comment:** None

**Upcoming Scheduled Meetings:**

Regular meeting - Wednesday, November 20, 2024 at 6:00 PM

**Motion to Adjourn** by B. Noelke

**Meeting Adjourned:** by Chair John Goike at 7:39 PM

Submitted by: Bob Dear  
Planning Commission Secretary