

Minutes
Sanilac Township Planning Commission

January 15, 2025 6:00 PM
Sanilac Township Hall
Port Sanilac, MI 48469

Meeting Called to Order at 6:03 PM by Acting Chair Denise Bush
Pledge of Allegiance

Members Present: Denise Bush, Bob Dear, Dan Finn, Branden Mack,
Mike Preston, Board Representative Tammy Massman

Absent: John Goike, Zoning Administrator Kurtis Steeb

Guests: None

Additions to the Agenda: None

Approve Agenda: *Motion by T. Massman, seconded by D. Finn, “to approve the agenda,”
Motion passed*

Public Comment/Communications: None

Approve Minutes:

*Motion by D. Finn, seconded by T. Massman, “to approve the minutes of the December 18,
2024 Regular Meeting,” Motion passed*

Board Representative Report: None

Zoning Administrator Report:

December Permits: (0) None

Accept the Reports:

Motion by D. Finn, seconded by B. Dear, “to accept the reports,” Motion passed

Accept the Minutes:

*Motion by T. Massman, seconded by B. Dear, “to accept the minutes of the Master Plan Sub-
Committee dated January 11, 2025,” Motion passed*

Old Business:

1. Master Plan Sub-Committee Update: D. Bush handed out copies of Chapter 1 “Introduction” and Chapter 2 “Background Summary” of the proposed updated Master Plan that she has been working on for commission members to review. Because of the length of each section, it was decided to review the setup now, and then the content before next month’s meeting. Denise has updated the demographic charts to the latest 2020 Census information.

Commission members reviewed the updated section on Community Facilities, and two name corrections in the Recreational and Medical sections were recommended.

Commission members also discussed changing the zoning on the Future Land Use Map along M46 (Ridge Rd. to Goetze Rd.) from Commercial to High-Density Residential.

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2. Parks and Recreation Master Plan: D. Finn explained that we would probably utilize a lot of the Parks and Recreation Master Plan from the Village of Port Sanilac as a foundational starting point and then expand from there. Adopting a plan makes the township eligible for a wide variety of funding. D. Bush recommended that we table this issue until next month, and that everyone should bring back ideas with options to move forward.
3. Review Draft of Battery Storage Facility: D. Finn reiterated that this type of facility shouldn't be on dirt roads, but rather on infrastructure arteries, because of fire hazards. J. Goike will be taking this ordinance to the township lawyer for his review/opinions.
4. Review Draft of Lakeshore Noise Ordinance: B. Dear mentioned that we had three options: make the ordinance for lakeshore residents only, make agricultural areas exempt from the ordinance, or just drop the idea of a noise ordinance altogether. B. Dear also researched the "Right to Farm Act" and stated that there is nothing in it concerning noise restrictions. The main question seems to be whether or not this ordinance can be for one district (lakeshore) only.

Motion by B. Mack, seconded by D. Bush; "to proceed by asking Dave Hearsch's opinion on the ordinance as it is currently written." Motion passed

New Business:

1. Short-Term Rental Ordinance: Board Representative Tammy Massman will report to the township Board that B. Mack and D. Bush are willing to volunteer and start working on the Short-Term Rental Ordinance until an administrator can be hired.
- 2.

Public Comment: None

Upcoming Scheduled Meetings:

Regular meeting - Wednesday, February 19, 2025 at 6:00 PM

Motion to Adjourn by D. Finn, seconded by M. Preston

Meeting Adjourned: by Acting Chair Denise Bush at 7:25 PM

Submitted by: Bob Dear
Planning Commission Secretary