

Minutes
Sanilac Township Planning Commission

February 19, 2025 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 Tammy Massman

Guests: None

Additions to the Agenda: None

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

Public Comment/Communications: None

Approve Minutes:

Motion by D. Finn, seconded by B. Mack, "to approve the minutes of the January 15, 2025
Regular Meeting," Motion passed

Board Representative Report: T. Massman reported that the Township Board had questions about the distance requirement between short-term rentals. The concern was about property owners who obtain permits and don't use them for rentals. It was pointed out that the main purpose of our short-term rental ordinance was to make sure that rental owners had the proper permits to show their property met environmental and safety standards.

Zoning Administrator Report:

January 2025 Permits: (3)

- | | | |
|--------------------------|-----------------------------------------------|----------|
| 1. 2249 S. Lakeshore Rd. | demolition of home | Approved |
| 2. 6425 Walker Rd. | demolition of home &
replace with new home | Approved |
| 3. 6805 Basler Rd. | pond | Approved |

Accept the Reports:

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

Old Business:

1. Master Plan Update: The Master Plan sub-committee did not meet in February. D. Bush has continued working on the draft, and said that she has a PDF of her work on a thumb-drive. She has 17 pages so far, and has added cell service, internet, and short-term rentals. She also added agriculture and what's grown here in our area. She is working on the survey graphs, and has also added more pictures. She also mentioned that we need to submit to the board the requirement of Section 39(2) of the Michigan Planning Enabling Act of 2008. This includes sending a letter to the county and surrounding townships that

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we are updating our Master Plan. Denise will email a PDF of her work to commission members after the next sub-committee meeting.

2. Parks and Recreation Master Plan: D. Finn mentioned that there is nothing to report at this time. D. Bush gave Dan a copy of the Lexington Township Parks and Recreation Master Plan to review.
3. Draft of Battery Storage Facility: D. Bush had Greg Holman the Sanilac County Emergency Manager review the draft. He said that we would need to add the National Fire Protection Association (NFPA) 1 Chapter 18 (Fire Department Access and Water Supply) requirements. This would change the Building Requirements Section #14 in our draft concerning the written Fire Protection Plan. A plan must show fire department access and water supply. It must also show (1) all necessary water sources for protecting adjacent properties, (2) include any training for local police and fire departments, (3) fire access road must be clearly marked on the site plan, and (4) the entire protection plan must be approved by the fire chief.

Motion by D. Finn, seconded by B. Dear "to take the draft of the battery storage facility with the recommended changes from NFPA to the township's lawyer David Hearsch for his review." Motion passed

4. Draft of Lakeshore Noise Ordinance: John Goike, Bob Dear, and Denise Bush will set a date to take the drafts of the noise ordinance and the battery storage facility to the lawyer for review. Possible dates are March 6th or 10th. J. Goike will email PDF's to the township lawyer ahead of the meeting date.

New Business:

1. Secretary for the March Meeting: D. Finn volunteered to be acting secretary for the March 19, 2025 Planning Commission meeting in B. Dear's absence.

Public Comment: None

Upcoming Scheduled Meetings:

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

Master Plan Sub-Committee meeting – February 24, 2025 at 11:00 AM

Motion to Adjourn by T. Massman

Meeting Adjourned: by Chair J. Goike at 6:52 PM

Submitted by: Bob Dear
Planning Commission Secretary