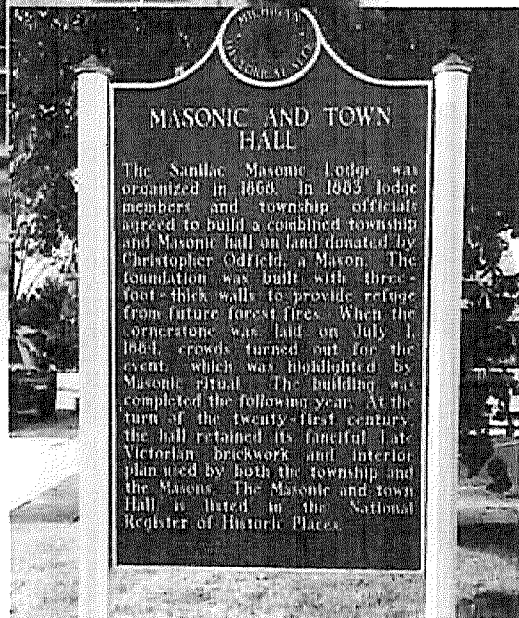


Sanilac Township
Annual Report
2024 - 2025





In compliance with the Michigan Enabling Act of 2008 Michigan Planning Commissions are required to prepare an annual report for submission to their Board of Trustees. This report is to show their accomplishments or progress on tasks assigned and to increase information sharing transparency. This public record helps aid in the planning process in upcoming issues and the priorities they may produce. Budget planning can be determined or changed by the actions derived by the

Planning Commission from how they investigate and put forward problem solving solutions to the Board for action on behalf of what is best for their community.

This is the annual report of the Sanilac Township Planning Commission. The Planning Commission is comprised of six members appointed by the Sanilac Township Board, and one (1) Board Representative who is a voting member on both and acts as liaison between the Board and the Planning Commission. At the end of the 2023-2024 report the Members were the following:

Commission Member	Office	Committee	Term Expiration
John Golke	Chair	Short Term Rental	2026
Robert Dear	Secretary	Master Plan Noise Ordinance	2026
Corinne Falls	Retiring at end of her term		2024
Branden Mack	Member	Short Term Rental Master Plan Survey	2025
Dan Finn	Member	Master Plan Survey Master Plan	2025
Denise Bush	Member	Master Plan Short Term Rental Battery Storage	2026
Mike Preston	Member appointed 6/13/24 replacing Corinne Falls	Battery Storage	2027
Bill Noelke	Board representative	Retiring at end of term	
Kurtis Steeb	Zoning Administrator		

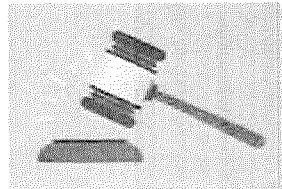
Zoning Administrator's Report June - December 2024

Permit	Address	Project Description
2939	N. Lakeshore	Demolition 23x27
2940	1635 S. Lakeshore	1st permit 2885 adding more deck to original plan
2942	1391 N. State Rd	Addition to agricultural shed
2943	750 Greening Rd	Addition to deck
2944	932 S. Ridge Rd	Pole Barn 32x56
2945	6363 E. Sanilac Rd	Demolition of House
2946	6363 E. Sanilac Rd	New Home 1100 sq. ft.
2947	5499 Washington Rd	Demolition of House
2948	5499 Washington Rd	New House 1000 sq. ft.
2949	530 N. Lakeshore Rd	Addition 14x22 308 sq.ft.
2950	850 N. Lakeshore	Removal and replacing with new deck 364 sq.ft.
2951	5115 Townsend Rd	Demo House (1301) and new House 24x60 (1440)
2952	2345 Greening Rd	Deck (200 sq.ft)
2953	2825 S. Lakeshore Rd	Shed 10x20
2954	6756 Derby Rd	Addition 16x16 256 sq.ft.
2955	1195 S. Lakeshore Rd	Addition 732 sq.ft. / patio 467 sq.ft.
2956	1061 S. Lakeshore	Fence 318 ft

UNDER CONSTRUCTION

UNDER CONSTRUCTION

2024-2025 Calendar of Regularly Scheduled Meetings



2024 Meeting Dates

June 6, 2024	Absent John Goike
July 9, 2024	Absent, Kurtis Steeb, Zoning Administrator
August 1, 2024	Absent, Kurtis Steeb, Zoning Administrator
September 5 2024	Absent, Kurtis Steeb, Zoning Administrator
October 3, 2024	Absent, Kurtis Steeb, Zoning Administrator
November 7, 2024	Absent, Kurtis Steeb, Zoning Administrator
December 5, 2024	Absent, Tammy Massman, Kurtis Steeb

2025 Meeting Dates

The Sanilac Township Planning Commission met for its regular meetings on the 3rd Wednesday of the month for the 2025 year at the Township Hall located at 20 N. Ridge Street at 6:00 p.m. on the following dates:

January 15, 2025	Absent, John Goike
February 19, 2025	All members present
March 19, 2025	Absent Bob Dear
April 16, 2025	All members present
May 21, 2025	Absent Mike Preston
June 18, 2025	Absent, Tammy Massman, Trustee

With the retirement of Corinne Falls, Mike Preston was appointed to fill her seat.

After the retirement of Bill Noelke, Tammy Massman replaced him as Board Representative to the Planning Commission.

After the resignation of Zoning Administrator, Kurtis Steeb, Dan Kelly, Township Supervisor has stepped up to fill in until a new Zoning Administrator is found.

Planning Commission Projects 2024 - 2025

The beginning of the 2024-2025 fiscal year with the election of the Planning Commission Officials staying the same, we were ready to go forward with a wide range of projects. Our Short Term Rental Ordinance was in it's final stages being fine tuned on areas, upgrade requirements. Work was beginning on the application form that could be used and how to keep the process as streamlined as possible. A Good Neighbor policy informational sheet was drawn up which is to accompany an application form.

After the Public Hearing Held May 1, 2024 with Adam Young, (Wade Trim) the lead writer of the companion Ordinances present to answer any questions.

The Sanilac Township Board of Trustee passed the Companion Ordinances on September 24, 2024.

Sanilac Township
Proposed Short Term Rental Licensing Ordinance
This ordinance shall be known as the Short Term Rental Licensing Ordinance and shall be known as such.
Enacted by the Board of Trustees on September 24, 2024.
Ordinance 4458 Short Term Rental Licensing Ordinance
The Board of Trustees hereby enacts the following ordinance:
SECTION 1. PURPOSE AND SCOPE
The purpose of this ordinance is to regulate the operation of short-term rental units within the Township of Sanilac, Michigan, to ensure public safety, health, and the general welfare of the community.
SECTION 2. DEFINITIONS
For the purposes of this ordinance, the following definitions shall apply:
SECTION 3. PERMITS AND LICENSING
No person shall operate a short-term rental unit within the Township of Sanilac, Michigan, unless they have obtained a valid permit from the Township.
SECTION 4. ZONING REQUIREMENTS
Short-term rental units shall only be operated in residential zones designated for such use.
SECTION 5. OPERATIONAL STANDARDS
Short-term rental units must comply with the following operational standards:
SECTION 6. ENFORCEMENT
The Township Board of Trustees reserves the right to enforce this ordinance through fines and penalties.

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The Township Board of Trustees reserves the right to enforce this ordinance through fines and penalties.

Master Plan Revision

In 2023 , the Sanilac Township Planning Commission began reviewing the 2011 version of the Township's Master Plan. A few of the Commission members felt although much of the Master Plan was very outdated, some of it still rang true.

We had contacted Carlisle /Wortman Associates of Ann Arbor , the company that had prepared the 2011 Master Plan. They were not interested but were willing to send us the original Word document. With the high cost to the Township and taxpayers to hire a new consulting company to rewrite the updated version, the Commission decided to look at the possibility of reviewing and renewing the new Master Plan ourselves. A subcommittee was tasked to begin the process. The subcommittee members were Denise Bush, Dan Finn, and Bob Dear. An alternative member , Brandon Mack worked on the survey, while Denise Bush worked independently on updating statistical information.

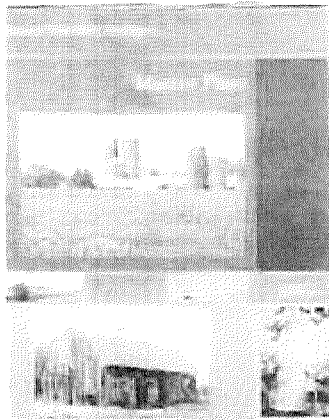
Step 1:

In June 2024, the survey consisted of the mass mailing to all households allowing residents to complete the survey via, QR code linking them directly to the survey, going to the Township website, or going to the Township hall during office hours. Approx. 250 households responded.

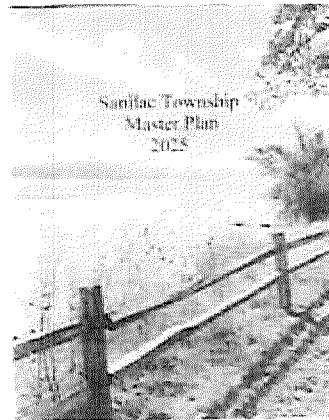
The information obtained was tabulated and discussed. By August, the subcommittee made the determination to update the Plan with relevant information pertaining directly and personally to the Township's needs. Rather than a cold clinical copy often given by a consultant.

Step 2:

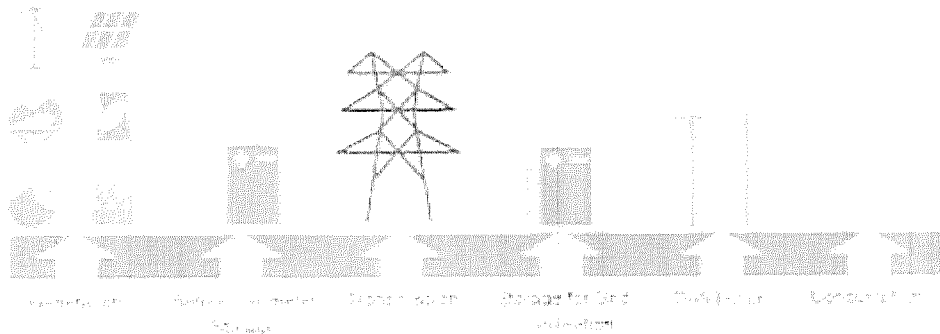
By the end of 2024, the first drafts of the Chapter 1 & 2 were reviewed by the full Commission. And the cover of the renewed Master Plan was agreed on.



2011



2025



At the October 16, 2024 regular meeting of the Planning Commission, a Motion was made By Dan Finn and Seconded by Bill Koelke to delegate Denise Bush and Mike Preston to draft a companion Ordinance to accompany our Solar and Wind Ordinances but in regards to a Battery Storage facility.

On November 29, 2024, the State of Michigan signed into law Public Act 233 of 2023. This new law gave the Michigan Public Service Commission authority over large-scale energy facilities including battery storage. The Act did allow local governments to keep permitting authority if a municipality had a compatible renewable energy ordinance (CREO) complying with the requirements outlined in the Act.

Using the CREO requirements that were outlined by the State in regards to Public Act 233, Denise Bush and Mike Preston were able to write a draft Battery Storage Facility Ordinance which stayed within the State requirements.

The draft was sent by Denise Bush to Greg Holman, (Sanilac County Emergency Manager) for his thoughts on Fire issues, and with his input, a reference to Chapter 18, from the National Fire Protection Association (NFPA) was added to the draft.

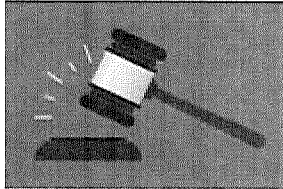
The draft was reviewed by the Commission at the February 19, 2025 meeting and a Motion was made by Dan Finn and Seconded by Bob Dear that the draft would be sent to the Township Attorney for his assessment.

By the March 19, 2025 Commission Meeting, the Battery Storage Ordinance had been reviewed by the Attorney and no changes were made other than he suggested that the Ordinance be rewritten by following the same look and format as the Solar Ordinance. Denise Bush complied to this request.

The Commission also moved to send the Noise Ordinance to the attorney at the same time as a cost saving effort.

A Public Hearing was held on Wednesday, May 21, 2025 in compliance with Open Meeting Act (OMA) 1976 PA 267, MCL 15.261-15.275.

At the meeting of June 18, 2025 a Motion was Made by Mike Preston and Seconded by Bob Dear to send the Battery Storage Ordinance to the Board of Trustees.



**Sanilac Township Planning Commission
Annual Report Part 1 - 2025 (of the 25-26 report)**

As a required part of the Michigan Planning Enabling Act, Act 33 of 2008, Article II, Section 19. (2) 125.3619: “ A Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

History: 2008 Act 33, eff. Sept. 1, 2008

The requirement for an Annual report does not specify that it be the Calendar year or Fiscal year, This report contains the end of the year 2025 since many of the projects that the Sanilac Township Planning Commission worked on were brought to completion by the end of the year 2025.

After losing two (2) seasoned members to retirement, (Bill Noelke and Corinne Falls) the 2025 Planning Commission welcomed Board representative, Tammy Massman and community member Mike Preston. Both have settled in to join the team. Bob Dear chose to step back and nominated Denise Bush to act as Secretary.

Meeting Schedule June -December 2025

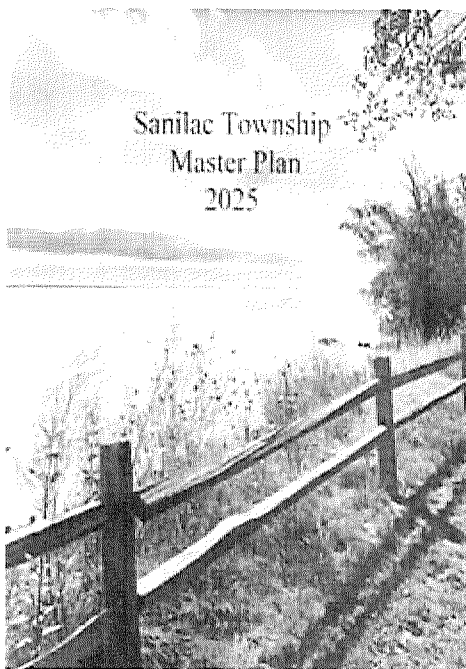
The Sanilac Township Planning Commission which met for its regular meetings on the 3rd Wednesday of the month for the 2025 year at the Township Hall located at 20 N . Ridge Street at 6:00 p.m. on the following dates:

June 18, 2025	Absent: Tammy Massman
July 16, 2025	Meeting Cancelled
August 20, 2025	All Present
September 17, 2025	All Present
October 15, 2025	All Present
November 19, 2025	All Present
December 17, 2025	All Present

Public Hearings:

August 20, 2025 7: 00 p.m. Master Plan

The Sanilac Township Master Plan



up pretty well.

The most notable accomplishment of the 2025 Planning Commission was the completion of the Sanilac Township Master Plan. This updated plan renewed our goals for the future.

The sub-committee of Planning Commission members comprised of Denise Bush, Dan Finn and Bob Dear with Branden Mack as the alternate member. These members did the majority of the work at an almost zero cost compared to other Townships. The main expense was the postcard and mailing.

It was kicked off in 2024 with a community survey which produced a wealth of knowledge from the public.

We were proud to submit the finished product to the Board for approval.

These next two pages were the last pages in the Master Plan and sum it

The Master Plan Recap

Sanilac Township is:

- Located on the eastern shoreline of Michigan Lake Huron in the Thumb area.
- We are a dual Community made up of a Lakeshore resort area and an Agricultural Farming Community.
- We have a population of 2301(ST) 567 in (PS)
- Mostly 2 person households
- Equally Male and Female, originally White, Scotch, Irish, and English decent
- 1/3 of population currently 65 years and older
- Median age of 55 to 58 years
- Median income about \$45,000
- 4.4% in Sanilac Township, 9.54% in Port Sanilac with income falling \$15,000 or below
- Sanilac Township 16.5 % and Port Sanilac 24.7% with at least 4 years of College
- Median house value approx. \$140,000, but very diverse between farm houses to luxury mansions and vacation homes along the shore.
- Total housing units approx. 1864 (ST) and 457(PS)
- Our general area , we are self-sufficient in basic needs
- But do need better cellular, internet services
- We will need more senior housing to accommodate an aging population
- Lakeshore area-Tourist, seasonal residents, short term rentals, boating, swimming, fishing,etc.
- West of M-25 is agricultural farming of crops, cattle, etc.
- Our Commercial and Industrial is derived from Boating and Farming needs
- Goals and strategies outlined our vision for the future
- Community Survey allowed residents to voice their opinions
- Their voices will help decide how to implement decisions made

This was the final page in the 2025 Sanilac Township Master Plan.

Sanilac Township Master Plan- 2025

Final Analysis

Sanilac Township, because of its location is a quiet, but complex dual economical area. Driving north on M-25 looking to the east you see the many nestled cottages, houses and mansions all sharing the same wonderful view of Lake Huron. These residents are a mix of permanent, seasonal and of lately, short term rentals. The seasonal residents in many cases have owned 2nd homes here for years, generations even. They are an important part of our economy. In summer these property owners and the tourism they produce fluctuate our service needs on a seasonal basis.

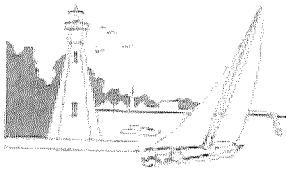
Driving inland in our township you see a totally different picture. Open land, fields and farms for as far as the eye can see. What you may not see, or realize, is that you are looking at an area of mostly self-employed, independent businesses. **The American farmer.** These hard working families are running a complex business model which includes long hard days and nights of work when necessary. Loans, very expensive equipment, a vast knowledge of everything from Chemistry, mechanics, to botany, finance, and risk management.

Even the people who have given up on farming their own land, rather than sell it, will generally lease it out to a neighbor or larger farmer in the area to protect it. They too became a family business, LLC or Trusts.

So to some it may seem that Sanilac Township has not progressed much in the last decade, but we in fact have worked hard to keep a bit of that quaint rural charm that many long to have in this hectic world we live in.

This Master plan we have renewed our focus on adding the things we need and carefully reviewing the things we don't.

This next page is a result of the Enabling Act's requirement of sending an electronic or paper copy of our Master Plan to bordering municipalities such as Port Sanilac and Townships. The result yielded a letter of approval and praise from the Village of Port Sanilac.



The Village of
Port Sanilac

56 N. Ridge St. • Box #28 • Port Sanilac, MI 48469-0028 • Ph: (810) 622-6943 • Fax: (810) 622-7801

September 24, 2025

To: Sanilac Township Planning Commission

From: Village of Port Sanilac Planning Commission

Re: Sanilac Township Master Plan

On behalf of the Village of Port Sanilac Planning Commission, we would like to congratulate you on the revision of your Master Plan. Having completed our Master Plan in 2024, we understand the work and time involved to accomplish this task.

Our members reviewed the plan with focus on your goals and objectives and wish to compliment and endorse your vision for the township. Maintaining the agricultural history of Sanilac Township while looking at future growth is valuable. Your goals and objectives align very well with those in our Master Plan – maintaining a welcoming small town atmosphere while recognizing the importance of managed growth.

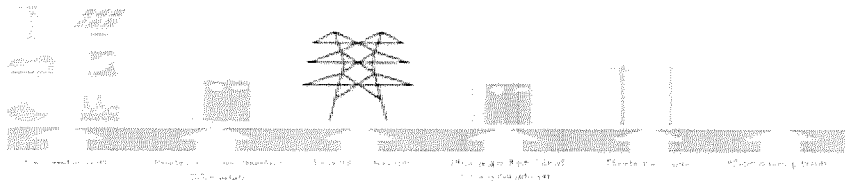
We fully endorse your Master Plan and look forward to working with Sanilac Township on issues and growth for both communities.

Congratulations and Best Wishes!

Mary M. Simon, Chair
Village of Port Sanilac Planning Commission

The village is an equal opportunity provider

Annual Report Part 1- 2025



**Sanilac Township's
Battery Management System**

An Ordinance to Amend the Sanilac Township Zoning Ordinance to establish rules and regulations for the Planning, construction, operation and location of a Utility- Scale Battery Energy Storage System.

Article 6.53

Section 6.53 was sent to the Board for consideration on June 18, 2025. A setback requirement was changed from 50 ft. to 100. The change was made and resubmitted.