

MINUTES OF THE SANILAC TOWNSHIP PLANNING COMMISSION
REGULAR MEETING - April 4, 2019

Meeting called to order by Chair Falls at 7:00 P.M., followed by the Pledge of Allegiance

Chair Falls determined that a quorum was present.

Members present: Falls, Dear, Milarch, Schlichting

Members absent: Haman, Walker

Guest in Attendance (11): Zoning Administrator O'Keefe, Kevin Maher, Renzie Milarch, Jeff Lyall, Marc Reisner, Larry Palleschi, Mark Burkhardt, Fiona Fisher, Dwayne Messing, Barb Messing, Sue Geiger

Schlichting read the instructions to the Planning Commission from Section 3.5 of the Zoning Ordinance on Special Land Use to clarify the purpose of the meeting, and the authority and basis for what the Planning Commission was doing.

Chair Falls opened the Public Hearing on a Special Land Use Permit for Kevin Maher at 7:04 P.M,

Chair Falls closed the Public Hearing at 7:20 due to no further public comment.

Regular Meeting commenced again at 7:20 P.M. following the Public Hearing on Special Land Use Permit for Kevin Maher.

Planning Commission continued discussion about the Special Land Use Permit.

Dear questioned the setbacks at the rear of the building of only 30 ft. when the ordinance requires a 40 ft. rear yard setback in commercial zoning.

Discussion commenced about the front and rear yard setbacks and the second parcel of land that Mr. Maher will also purchase to the west of the building. It was determined that the second parcel of land will eliminate the setback issue.

Chair Falls read and discussed with Mr. Maher the Self-Storage Questionnaire Restrictions from Article 6, Section 6.43. Mr. Maher made it clear that this building would only be for self-storage and non-commercial use. There would be no hazardous or toxic materials, no outside storage, and no residential occupancy in the storage facility. Mr. Maher stated that he may build a house for himself at a later date.

Discussion continued about issues and restrictions from the questionnaire. Schlichting read from his notes, and it was determined that the exterior design was suitable and the only issue seemed to be the setbacks.

Chair Falls entertained a motion to approve the Special Land Use Permit with restrictions.

Dear moved to: "allow the Special Land Use Permit with entire set of restrictions". Second by Milarch. Motion Passed.

Schlichting moved to "have Chair Falls work with Zoning Administrator O'Keefe to finalize the Special Land Use Permit for Kevin Maher". Second by Milarch. Motion Passed.

Chair Falls called the meeting to order for the regular agenda items at 7:55 P.M.

Additions to Agenda: Chair Falls added the recreational marijuana zoning issue to new business, and the date change for the Wind Ordinance Public Hearing to old business.

Public Comment:

Barb Messing - asked to restrict the height of solar panels to 8 ft., and setbacks of 175 ft. from property lines

Fiona Fisher - commented on changing Huron Sierra subdivision from Commercial to Residential zoning

Mark Burkhardt - questioned what the procedure for a variance was

Sue Geiger - questioned if the people on Murphy Dr. would be able to get a variance

Dwayne Messing - questioned the partiality showed to lakeshore residents vs. rural residents and not the well-being of the people as a whole

Minutes: Minutes for the March 7th Regular Meeting - Dear moved to approve the minutes, Seconded by Milarch. Motion passed.

March 28th Special Meeting - Schlichting moved to approve the minutes, Second by Milarch. Motion passed.

Zoning Administrator Report: No written report. Discussion about changing the ordinance to allow accessory buildings on property without a residence. Zoning Administrator O'Keefe asked if it would be possible to allow this prior to changing the ordinance, since there seems to be a lot of interest in it at this point.

New Business: Chair Falls brought up the issue of starting on a recreational marijuana ordinance soon, because the deadline is December 6, 2019, and the window is closing fast and may be moved up. She also mentioned about taking a good look at the Zoning Ordinance book soon to see what changes may need to be made.

Old Business: Chair Falls discussed the reason for changing the date of the Wind Ordinance public hearing from April 18 to April 25 because several Planning Commission members could not be there on April 18th due to prior obligations. The status of the Solar Ordinance

was discussed. We are still waiting for Attorney Hearsch to make recommendations and reorganizing changes to the ordinance. Dear brought up the issue of what it may cost the Township for him to do this. Dear will check with Attorney Hearsch about the status and cost before the next meeting. The date and time of the Wind Ordinance public hearing was announced to be April 25th at 7:00 P.M.

Chair Falls adjourned the meeting at 8:30 P.M.

Respectfully submitted,

Bob Dear
Acting Secretary

DRAFT