

MINUTES OF THE SANILAC TOWNSHIP PLANNING COMMISSION
February 7, 2019

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

Guest in Attendance: Zoning Administrator O'Keefe, & several community members

Members present: Dear, Falls, Milarch, Schlichting

Members absent: Haman, Walker

Additions to agenda: Schlichting brought up the issue of the subdivisions at Mann Rd. & M-25 being zoned commercial when it is mostly residential

Public Comment: none

Minutes of the January 2019 Meeting: Schlichting asked to have the purpose of the closed session stated in the minutes as being "for attorney communication". Dear mentioned that Walker's name was left off of the members who attended the closed session.

Motion by Dear, Second by Milarch to accept the corrected minutes. Passed

Zoning Administrator's report: Permit for Pool at 1955 S. Lakeshore Rd. was denied. Reasons given were 1) pool is not a listed permitted use or Special Use in the district, 2) a pool is required to be in the rear yard or side yard, 3) a pool requires a 5 ft. fence surrounding it, and 4) the pool exceeds the 2% maximum structure size allowed.

Permit for house at 7298 Murphy Dr. denied. Reasons given were 1) burned house is only 10 ft. from right-of-way for a front yard instead of required 40 ft., 2) no corner clear zone, 3) zoning ordinance requires a 25 ft. arched sweep, and 4) lots in this sub-division do not meet the zoning ordinance requirements.

Old Business: WECF; Reviewed the Wind Ordinance draft from Dear with all of the proposed changes in red from the Planning Commission, Spicer, and Hearsch that have been adopted by the Planning Commission. Falls to text Haman about the status of the Spicer draft with the same proposed changes to use at a public hearing. Falls mentioned that she wanted to wait until all of the Planning Commission members were present to schedule a public hearing.

Solar Ordinance; Reviewed the Proposed Solar Ordinance from Foster Swift with all of the changes discussed at our January 2019 meeting. Milarch moved, Second by Schlichting to send the proposed solar ordinance to attorney Hearsch for his review. Schlichting to take the proposed Solar Ordinance to Hearsch.

New Business: Zoning Administrator O'Keefe discussed several changes that need to be made in the Zoning Ordinance: add "pool" to Article 4 Zoning District Regulations as a permitted or

special land use, clarify definitions of rear and front yards, and pool covers verses fences only.

Milarch moved and Schlichting seconded to adjourn the meeting at 8:14 P.M.

Respectfully submitted,

Bob Dear
Acting Secretary