

MINUTES
Sanilac Township Planning Commission
November 7, 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: Dear, Falls, Milarch, Schlichting, & Zoning Administrator O'Keefe

Members absent: Haman

Guest in Attendance (4): Renzie Milarch, Bill Noelke, Mark Burkhardt, George VanHavel

Additions to Agenda: Schlichting asked to have "zoning" added to New Business

Chair Falls passed out copies of "Guidelines for Public Meetings/Hearings"

Public Comment:

George VanHavel questioned the rescheduling of the October 3 Planning Commission meeting.

Minutes for the October 1 Meeting - Dear moved to approve the minutes, seconded by Milarch. Motion passed.

Zoning Administrator Report:

1051 S. Lakeshore Rd.	illegally moving dirt	(no permit issued)
2025 S. Lakeshore Rd.	462 sq ft attached garage	(permit issued)
5650 Snover Rd.	illegal lean-to built over an old building	(no permit issued)
6220 Basler Rd.	illegal building on blocks	(no permit issued)
6385 E. Sanilac Rd.	blight, illegal building, & illegal automobile	(complaint)
1095 S. Lakeshore Rd.	245 ft fence	(permit issued)
7319 Murphy Dr.	porch on a nonconforming structure & lot	(no permit issued)

Old Business:

1. Solar Ordinance - Dear reviewed the changes to the solar ordinance agreed upon at the October 1 meeting. There was a discussion about Utility Scale Solar Energy Systems (6) setbacks from unpaved roads and state highways. Guest Renzie Milarch explained the difference between paved roads, state highways, and primary roads.
2. Milarch motioned to amend the setback language in Utility Scale Solar Energy Systems (6) to "108 ft on paved or unpaved local roads and 150 ft on state highways or primary roads". Schlichting seconded. motion passed
3. Schlichting moved that we recommend the proposed solar ordinance to the Township Board for adoption with the Utility Scale setback amendment for local roads, state highways, and primary roads; seconded by Milarch. Roll call vote: Dear (yes), Milarch (yes), Schlichting (yes), Falls (yes); motion passed

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4. Public Hearing - Motion by Dear, seconded by Schlichting to hold the Public Hearing for the proposed Solar Ordinance at the beginning of the Planning Commission meeting on December 5 at 7:00 PM. motion passed
5. Public Hearing - Motion by Milarch, seconded by Schlichting to hold the Public Hearing for the proposed On-site Wind Ordinance after the public hearing for the solar ordinance on December 5. motion passed

New Business:

1. Zoning: Schlichting explained that the current ordinance disallows lesser uses in commercial and industrial zoned districts.
2. Motion by Milarch that we recommend to the Township Board that the zoning ordinance be amended to allow lesser uses in commercial and industrial zoned districts. seconded by Dear; motion passed
3. Renzie Milarch pointed out that the current ordinance does not have minimum setbacks for the rear yard in the Agricultural Residential and Industrial districts.
4. Schlichting mentioned that the FEMA Open House on the new "flood zone maps" will be November 14 from 5:00-7:00 PM at the Lexington Township Hall.

Chair Falls adjourned the meeting at 8:05 P.M.

Respectfully submitted,

Bob Dear
Acting Secretary