

MINUTES OF THE SANILAC TOWNSHIP PLANNING COMMISSION  
March 5, 2020

Meeting called to order by Chair Falls at 7:00 p.m

Members present: Dear, Falls, Haman, Milarch, Schlichting, Steeb

Member absent: None

Others in attendance: Zoning Administrator O'Keefe, R. Milarch

Additions to agenda: Baptist Church on M46 and email from J. Lyall

Public Comment: None

Minutes of the February 2020 Meeting: Motion to approve by Dear, Second by Milarch. Motion passed.

Zoning Administrator's Report: O'Keefe provided February 2020 report. See written report. Two permits issued.

Solar & On Site Wind Ordinances: Changes made by Township Board as follows:

On-site Wind Ordinance: **(d) (1) Maximum Height.** A maximum total height of ~~Sixty Five (65)~~ **100** feet.  
p. 1

Solar Ordinance: **(e) Personal Scale Solar Energy Systems (PSES)**

B. Ground Mounted Systems p. 3

(i) A Ground Mounted Solar System shall not exceed ~~15~~ **20** feet in height above the ground at its maximum tilt.

**(f) Utility Scale Solar Energy Systems**

(3) Minimum Parcel Size p. 4

No Utility Scale Solar Energy System shall be located on a parcel of land less than ~~20~~ **5** acres in size.

(4) Maximum Height p. 4

No solar panels shall exceed ~~15~~ **20** feet in height above the ground at maximum tilt.

(6) Setbacks p. 4

All Utility Scale Solar Energy Systems shall be set back at least ~~75~~ **25** feet from the nearest property line.

These two ordinances, as modified by Township Board, were adopted at their February Meeting.

Residential Use in Commercial District:

Comments from Trustee, Lyall:

"I noticed residential use in commercial is on your agenda. I have long felt that using up the commercial or industrial districts with residential use is not good policy. If a commercial/industrial use comes along and most of the district is used for homes, how does that reflect on our township planning? If it were

MINUTES OF THE SANILAC TOWNSHIP PLANNING COMMISSION

March 5, 2020

me looking to build comm/ind I would question how you could not follow your zoning or master plan and allow homes to be built there instead of where you planned and zoned. If these districts get used up for homes, imagine how hard it would be to rezone some land for more comm/ind if it were needed. Just my opinion. I have a SEFA meeting conflict so cannot attend. I would like you to express my thoughts or print this for the members to read and consider. Thanks, Jeff"

Schlichting commented that historically the intent was to allow Residential in the Commercial District. Falls concurred. Both commented that there is currently no demand for Commercial in the Township. The Planning Commission requests the opinion of the Township Board on allowable uses (residential) in a Commercial District, before it undertakes further discussion on this issue.

Section 4 changes: A public hearing date in May or June would be appropriate.

Agricultural/Residential Districts (AR): Motion to establish rear yard setback at 25' by Dear. Second by Milarch. Motion Passed.

Section 5.2 Accessory Buildings: Motion to strike ", and less than six hundred (600) square feet in area," from Section 5.2(a) by Milarch, Second by Schlichting. Motion passed.  
Public Hearing to be held on these changes in May. Specific date TBD.

References to Front Yard in Zoning Ordinance: Dear provided list of Zoning Ordinance section in which such references appear. Planning Commission member to review the Zoning Ordinance for the context of these references for next meeting.

Baptist Church on M46: O'Keefe reported on inquiry from Pastor regarding disposal of the church property. Information only.

Motion to adjourn at 8:20 p.m. by Haman, Second by Milarch