

Public Hearing Minutes
Sanilac Township Planning Commission

May 6, 2021 7:00 P.M.

Sanilac Township Hall

Port Sanilac, MI 48469

Public Hearing Opened by Chair Falls at 7:00 P.M.

Pledge of Allegiance

Roll Call: Chair C. Falls , B. Dear , J. Goike , K. Steeb ,

Bill Noelke , Zoning Administrator R. Milarch ,

Absent: M. Milarch, Guests: 12 (see list on next page)

Purpose: Special Land Use Permit to allow mini/self-storage units to be constructed on the property owned by Jim & Renee Cutler (210-027-400-060-00) in the Agricultural/Residential zoning district of Sanilac Township (on the north side of E. Applegate Rd., Applegate, MI 48401)

Public Comments:

Renee Cutler stated that they had owned the property since 1992 and paid almost \$5000 in taxes on the 1 acre of property. She pointed out that the township would receive more taxes from the self-storage units, and that storage space was in demand from the public. She also said that they were not planning on having electric power, but would rely on solar lights.

Shirley McNichol owns the property directly to the east; didn't anticipate any commercial activity in the neighborhood when she purchased her property; would negatively impact her property value; asked if there would be any type of fencing

John Varty owns a self-storage unit and said that people come and go all the time of the day; read from Master Plan about maintaining rural atmosphere on Applegate Rd.

Beverly Bandt said there are no businesses on Applegate Rd.; people who live on Applegate Rd. have their own storage and don't need storage units (also sent an email letter to commission)

Tony Sykora handed out a prepared resolution to the commission members with 11 reasons on why the Special Land Use Permit should be denied; we have a Master Plan and Zoning Ordinance to go by with the goal of minimizing nonagricultural uses; said it would be inappropriate to even consider allowing self-storage units; self-storage units would not be similar to any of the other permitted uses

John Hoffman purpose of the Master Plan is to set goals and policies for the township; this is agricultural/residential land on Applegate Rd. if you want to maintain the character then the issue of a commercial use shouldn't even come up

Renzie Milarch included 3 storage units in the permit so that they wouldn't have to apply for another permit if they wanted to build more in the future; since similar uses are permitted, I felt that I don't have the authority to allow or disallow this

Greg Ferriby if the permit is allowed will that open up a precedent for other storage units

Connie Marcus has 120 acres on the other side of the road; this could open up the possibility that I could build storage units all up and down the road also

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Motion by Noelke, seconded by Steeb to close the Public Hearing; motion carried

Public Hearing Closed by Chair Falls at 7:35 P.M.

Public in Attendance

Shirley Ann McNichol
Carol Learned
Larrie Barr
Renee Cutler
Beverly Bandt
Connie Marcus
Tony Sykora
Greg Ferriby
Cindy Ferriby
John Varty
Jim Foucher
John Hoffman

Submitted by: Bob Dear
Planning Commission Secretary