

Approved Minutes
Port Sanilac Planning Commission
February 22, 2022 7:00 PM
Bark Shanty Community Center

Meeting Called to Order at 7:10 PM by Chair R. Emond

Pledge of Allegiance:

Members Present: E. Bruss, B. Dear, R. Emond, M. Simon
Council Liaison J. Southard, Zoning Administrator L. O'Keefe
Guests: None
Absent: B. Batz, A. Frusti

Additions to the Agenda: Historic District for the Museum added to New Business

Approve Agenda: Motion to approve the agenda by M. Simon, seconded by E. Bruss; Motion passed

Public Comment/Communications: None

Approve Minutes:

Motion by M. Simon to approve the minutes of the January 25, 2022 Regular Meeting, seconded by E. Bruss; Motion passed

Council Liaison Report: Zoning Board of Appeals denied the request for a garage expansion at 122 S. Lake St. Harbor Commission has been disbanded with an ordinance change.

Zoning Administrator Report:

1. Permit for a 44' x 66' 3 story Rooming Home with basement 71 S. Lake St. (Approved)

Other Zoning Issues – 205 South Ridge, construction of an accessory building without a permit and encroaching on neighboring property (Pending)

122 South Lake Variance Request with the Zoning Board of Appeals (Denied)

Zoning Administrator O'Keefe also discussed a proposal by Chris Theodore of 109 S. Lake for a new 42' x 40' garage addition on the north end of his main house.

Old Business:

Master Plan Oversight Committee Update: M. Simon gave an update to the Planning Commission on the zoom meeting with Chris Germaine of MEDC. She said that he is fine with what we are doing, but did give some recommendations on housing and parking options. She also mentioned that the committee is on the right track but, can't do much more now without the help of a consultant. Committee isn't going to schedule any more meetings at this time. L. O'Keefe will email Chris Germaine to see what the next steps are for us to move the grant funding process along.

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New Business:

Historic District for the Museum: Zoning Administrator O'Keefe presented the Historic Preservation Overlay District Ordinance from the previous ordinances for review. He mentioned that the moving of the Bark Shanty house to the museum and setting it up as an Airbnb to rent out doesn't really fit with our commercial district ordinances. He would like to see more flexibility in our ordinance. One of the issues would be the water and sewer. B. Dear mentioned researching the Local Historic Districts Act 169 of 1970, and the model ordinance and 7 members Commission that would oversee historic district preservation. He will email links of these documents to members for review.

Upcoming Meetings:

Next Regular meeting Tuesday, March 22, 2022 at 7:00 P.M.

Meeting Adjourned: by Chair R. Emond at 7:55 PM.

Submitted by: Bob Dear
Planning Commission Secretary