

Approved Minutes
Port Sanilac Planning Commission
February 27, 2024 7:00 PM
Bark Shanty Community Center

Meeting Called to Order at 7:00 PM by Chair Mary Simon

Pledge of Allegiance

Members Present: Eric Bruss, Bob Dear, Ray Emond, Tom Jackson, Mary Simon, Jim Sroka,
Zoning Administrator Larry O'Keefe

Absent: Council Liaison Ben Hunter

Guests: (11)

Additions to the Agenda: None

Approve Agenda: *Motion by T. Jackson, seconded by E. Bruss, "to approve the agenda;"*
Motion passed

Public Comment: Dave Haslett 234 S. Lake St. asked what percentage of lake front property is available.

Approve Minutes:

Motion by R. Emond, seconded by T. Jackson, "to approve the minutes of the December 19, 2023 Regular Meeting;" Motion passed

Council Liaison Report: None

Zoning Administrator Report:

Land Use Permits: (1)

1. 245 S. Ridge St. – Use Change from dental office to doctor's office (Approved)

Other Zoning Issues: (4)

2. 71 S. Lake St. – Zoning Board of Appeals, November 9, 2023 (Pending)
3. 431 S. Lake St. – Unused boat & RV stored in yard (Pending)
4. 438 S. Lake St. – Surface water management issue (Pending)
5. 31 N. Ridge – Violation of Animal Ordinance (Pending)

Matthew Mauro of 133 Shoreline E. a Hot Tub & Swim Spa Specialist discussed his plans to purchase the property at 41 N. Ridge St. (Yanni's) for a new business development. He plans to have a swim spa, hot tub, and cold plunge set up on the front lawn of the business. These items would have lift covers for safety and a fence to keep people out when they are closed. They will also be selling Generac generators and other items.

L. O'Keefe also discussed the plans of Patriot Builders for the housing project next to the Stone Lodge and the gym next to the old barber shop.

Motion by J. Sroka, seconded by T. Jackson, "to have L. O'Keefe forward the Patriot Builders a letter of support for their initial conceptual plans that fall within the guidelines of the villages Master Plan." Motion carried

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Old Business:

1. Short-Term Rentals: M. Simon, J. Sroka, and L. O'Keefe met with the villages attorney, Kyle O'Mara via Zoom. The discussion was about how to register currently operating Short-Term Rentals (STR's). He recommended having the currently operating STR's register, so that the village knows where they are and how many are operating. They would still be considered as Special Land Use, but would not need to have a public hearing. Also, the 250 ft. rule would not apply to currently operating STR's. Workgroup will come up with language for the registration.
2. Master Plan Strategic Plan Finalized: The Strategic Plan will be attached to the Master Plan.
3. RRC Essentials Outstanding Requirements: We have to document in our zoning ordinance that we allow residential use in commercial districts. There was also a need for more parking flexibility, and application forms on the website need to be easier to find.
4. Zoning Ordinance Updates/Changes/Additions: Workshop will be scheduled for March 11th at 9:00 AM to address all of the changes.
5. Remarkables: L. O'Keefe handed out copies of the permits, public hearing minutes, State of Michigan license to sell liquor, future development ideas, and discussed the question of whether or not liquor could be sold outside.

New Business:

1. Master Plan Resolution: B. Dear read aloud the Resolution of Adoption for the Master Plan. It was decided to wait until the March meeting before taking any action on this resolution, so that all of the final corrections can be made.
2. Planned Unit Development Consultant: After discussion it was decided to recommend to the Village Council that ROWE be used as a consultant for the upcoming PUD's.
3. Capital Improvement Plan: L. O'Keefe handed out copies of the Capital Improvement Plan for the commission's input by the next meeting on March 26.
4. Questions for Newsletter Survey: M. Simon will write a blurb to send to the village clerk about the Master Plan and short-term rentals.

Upcoming Meetings:

Workshop - March 11, 2024 at 9:00 AM

Next Regular meeting - Tuesday, March 26, 2024 at 7:00 P.M.

Meeting Adjourned: by Chair Mary Simon at 8:04 PM

Submitted by: Bob Dear
Planning Commission Secretary