

Approved Public Hearing Minutes
Port Sanilac Planning Commission
Bark Shanty Community Center
March 29, 2024 9:30 A.M.

Public Hearing Opened at 9:30 AM by Chair Mary Simon

Pledge of Allegiance: Led by Bob Dear

Members Present: Chair Mary Simon☑, Eric Bruss☑, Robert Dear☑, Tom Jackson☑
John Rogers ☑, Jim Sroka☑, Zoning Administrator Larry O'Keefe☑

Absent: Ray Emond, Council Liaison Ben Hunter

Guests: (2) Owners of Shoreline Outdoor Living Depot - Matthew Mauro, Donna Myska

Purpose: To hear Public Comments on the Special Land Use Permit request for the property at 41 N. Ridge St. property ID# 212-270-000-053-00. The owners of Shoreline Outdoor Living Depot desire to display and store outdoor spas in the front yard of their business location in the Central Business District.

Public Comments: None

Chair M. Simon asked Mr. Mauro to review the information in the permit application. He stated that there would be a 4 ft. aluminum fence all around the front yard with three locked gates. A swim spa, hydrotherapy spa, and cold plunge machine would be displayed outdoors in the front yard with water in them. Each spa will have locked covers with electronic lifts. They will be displayed 6 ft. back from the fence on the front property line.

Commission members expressed concerns/questions about the number of products displayed, visual hazards for traffic, lighting, noise, hours of operation, drainage, motion detectors, electrical permits, and displaying the spas in the front yard rather than the side or rear yard required by ordinance.

Motion by M. Simon, seconded by E. Bruss, "to approve the Special Land Use Permit with our interpretation that the intent of Section 3.30 Swimming Pools is for residential use only; and with the following conditions: 1. outdoor motion detectors 2. units locked at all times when unattended 3. minimum 4 ft. locking security fence 4. all drainage to storm sewers 5. revised site plan before operation 6. setbacks per ordinance with minimum of 6 ft. front setback from property line 7. lighting, noise, and traffic per ordinance, and 8. comply with all other ordinances.

*Roll Call vote: E. Bruss Yea, B. Dear Yea, J. Rogers Yea,
M. Simon Yea, J. Sroka Yea Motion Carried*

Public Hearing Closed at 11:10 A.M. by Chair Mary Simon

Submitted by: Bob Dear
Planning Commission Secretary