

Public Hearing Minutes
Port Sanilac Planning Commission
March 23, 2021 7:00 P.M.
Zoom Online Meeting

The date, time, place, and purpose of this Public Hearing was Posted and Published in accordance with the Michigan Open Meetings Act (MCL 15.261).

Public Hearing Opened at 7:01 by Chairman Emond

Members Present: Chairman Emond _x_, Batz _x_, Bruss _x_, Dear _x_, Simon _x_, Sroka _x_
Council Liaison Southard _x_, Zoning Administrator O'Keefe _x_

Absent: A. Frusti Guests: (3) Matt Dolmage, Randall Rosebush, Michelle Rosebush

Purpose: To hear public comments concerning the request from owner Matt Dolmage for a Dimensional Variance of a Minor Nonconformity at 213 S. Lake St.:

Review: Zoning Administrator O'Keefe gave an explanation of the reason for a dimensional variance on the property at 213 S. Lake St. The north side of the house only has a 6 ft. setback from the property line, and that minor changes are allowed if the changes are reasonable and not more than is necessary.

Correspondence: None

Public Comments:

1. Matt Dolmage - stated that he purchased the house in October of 2020 and plans to add an upstairs dormer expansion on the east side to accommodate egress windows for safety, and add a covered porch on the west entry to protect it from ice and snow for safety and to make it more aesthetically pleasing to the neighborhood.
2. Michelle Rosebush - stated that she totally agrees with the plan, that it would add "charm" to the house, and that she didn't see any problems with it blocking anyone's view.
3. Randall Rosebush – stated that he would agree, they live directly across the street from the house and were the most impacted by the proposed plan, and he was also for the plan.

Questions/Comments: from the Planning Commission

1. M. Simon stated that the property is already nonconforming, and asked if the changes would impact that at all since they were not near the property border.
2. B. Batz stated the need to have egress window because it would be dangerous without them.
3. J. Sroka stated that all of the changes were for safety reasons, and that he would welcome those changes.

Public Hearing Closed at 7:11 P.M. by Chairman Emond

Submitted by: Bob Dear
Secretary

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Public Attendance

Address

Matt Dolmage
Michelle Rosebush
Randall Rosebush

213 S. Lake St.
212 S. Lake St.
212 S. Lake St.

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Meeting Called to Order at 7:11 PM by Chairman Emond

Members Present: Chairman R. Emond, B. Batz, E. Bruss, B. Dear, M. Simon, J. Sroka
Council Liaison J. Southard, Zoning Administrator L. O'Keefe
Absent: A. Frusti **Guests:** (1) Matt Dolmage

Additions to the Agenda: none

Approve Agenda: Motion to approve the agenda by Simon, seconded by Batz; motion carried

Public Comment/Communications: None

Approve Minutes:

February 23, 2021 Regular Meeting: Motion to approve the minutes by Batz, seconded by Dear; motion carried

Council Liaison Report: Southard reported that the Planning Commission is over budget this year by \$4800.00 because of legal fees, and the Village Council would like the Planning Commission to submit a budget for regular meetings and workshops for the Master Plan. Simon asked if Council Liaison could give a quarterly report on our yearly budget.

Zoning Administrator Report:

1. Addition to Home at 441 S. Lake St. (Approved)
2. Sign Permit at 170 S. Ridge St. (Approved)
3. Construct New Home at SW Corner of Huron and Austin St. (Approved)
4. Construct New Home at 396 S. Lake St. (Approved)
5. Construct Shed at 132 N. Ridge St. (Approved)

Sroka suggested giving a 90 day notice to residents to come into compliance with the new ordinance changes/amendments, and asked if there was a plan to do that.

Old Business:

1. Request for Dimensional Variance for a Minor Nonconformity at 213 S. Lake St.
Motion by Bruss "to approve the Dimensional Variance for a Minor Nonconformity at 213 S. Lake St.," seconded by Batz; (motion carried by unanimous vote)
2. Master Plan Review
Zoning Administrator O'Keefe suggested starting by forming an Oversight Committee to give guidance on the Master Plan review process. This committee would look at Chapter 1 of the Master Plan to make sure that the Master Plan and Zoning Ordinance are in sync.

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Other committees would then later review the subsequent 5 Chapters for updating. Dear, Batz, Simon, and Sroka volunteered to be on the Oversight Committee.

O'Keefe also mentioned that we would need professional guidance for some of the planning, and is getting proposals from Rowe Engineering and Spicer Group. Christopher Germain who is with the Michigan Economic Development Authority will hold a Zoom meeting on March 31, 2021 at 3:00 P.M. about a program that will help communities fund Master Plan projects with grants of \$10,000-\$30,000. O'Keefe suggested that Chairman Emond sit in on the Zoom meeting along with the Governance Committee and Councilman Ray Lang, so that we can see what our options are.

New Business:

1. Signs

Sroka indicated a concern that there is nothing in the zoning ordinance about prohibiting people from putting up signs on their own property or outside their own property, including public property. He mentioned that this happened on the beach area last summer, and suggested that we may want to have an ordinance to this effect.

Next Regular Meeting: Tuesday, April 27, 2021 at 7:00 P.M.

Meeting Adjourned: by Chairman Emond at 8:04 PM.

Submitted by: Bob Dear
Secretary