

Approved Minutes
Port Sanilac Planning Commission
June 27, 2023 7:00 PM
Bark Shanty Community Center

Meeting Called to Order at 7:02 PM by Chair Ray Emond

Pledge of Allegiance led by Jim Southard

Members Present: Bob Batz, Eric Bruss, Bob Dear, Ray Emond,
Mary Simon, Jim Sroka

Absent: Tom Jackson

Guests: (1) Jenny Sroka

Additions to the Agenda: Governor's report on House Bill for short-term rentals added to New Business, and New Business moved to after Old Business.

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

Public Comment/Communications: None

Approve Minutes:

Motion by M. Simon "to approve the minutes of the May 23, 2023 Regular Meeting", seconded by B. Batz; Motion passed

Motion by B. Dear "to accept the minutes of the June 21, 2023 Master Plan Oversight Committee Workshop", seconded by B. Batz; Motion passed

Council Liaison Report: J. Southard reported that the Village Council is working on the fire department issue, the budget was approved, and the capital improvement plan changes that were suggested by the Planning Commission were accepted and are in the budget.

Zoning Administrator Report:

Permits: (2)

1. Fence at 75 Austin Dr. (Approved)
2. Solar Panels (rooftop) at 425 S. Lake St. (Approved)

Other Zoning Issues:

3. 7135 Huron St. – Fence constructed without a permit – Obtained permit subject to survey of west property line, and with the third notice, advised that they have 14 days to complete, or action will be initiated in district court to have the fence removed.

Old Business:

1. Master Plan Oversight Committee Update: Lengthy discussion about a proposal to add the following sentence: "No more than 50% of their requirement be met with the use of public parking lots." to Article 13, Section 13.2.6 on Parking. No action was taken on this. The general feeling was that the ordinance on parking limits may need to be revised to make it more uniform. Commissioners also reviewed the Existing and Future Land Use maps and discussed several areas that were unclear. M. Simon will get a corrected copy of the existing land use map to L. O'Keefe to forward to ROWE consultant Alex Hritcu.

Approved Minutes
Port Sanilac Planning Commission
June 27, 2023 7:00 PM

2. Short-Term Rentals: Discussion about the short-term rental proposal was again mainly about whether or not to limit short-term rentals in the village, and how best to do that. The commissioners are finding it a difficult issue to reach agreement on. Everyone will review the current ordinance and ordinances from other communities for more ideas and options before the next meeting.

New Business:

1. ROWE Professional Consultant: Alex Hritcu was not able to make it to the meeting this month, because of a death in the family. He did email the Planning Commission Chapters 3-6 on Future and Existing Land Use Maps, Goals and Objectives, Public Input, and the Master Plan cover for us to review and approve at our meeting.
2. Larry Sobson email (Grant for Trees): Larry Sobson is in forestry and works for the State of Michigan. E. Bruss will reach out to him to see what he has to offer.
3. Planning Commissioner's Paperwork for RRC: Several commissioners still need to turn in their packets for the RRC requirements that the Village Council has adopted. Chair R. Emond requested that everyone who hasn't yet, get their paperwork turned in to the Village Clerk as soon as possible.
4. Governor's Report on House Bill for Short-Term Rentals: E. Bruss distributed copies of House Bill 4722 on short-term rentals. This was discussed above under Old Business/short-term rentals. He will get information on the status of the current bill for our next meeting.

Upcoming Meetings:

Next Regular meeting Tuesday, July 25, 2023 at 7:00 P.M.

Meeting Adjourned: by Chair Ray Emond at 8:40 PM

Submitted by: Bob Dear
Planning Commission Secretary