

Approved Minutes
Port Sanilac Planning Commission
April 28, 2026 7:00 p.m.
Bark Shanty Community Center
Port Sanilac, MI 48469

Determine Quorum

Call to Order by Chair Simon at 7:10 p.m.

Pledge of Allegiance

Roll Call: Eric Bruss X, Don Diem X, Tom Jackson X, Marcie Kolakovich X, John Rogers X, Mary Simon X,
Jim Sroka, Ex-Officio member X
Larry O'Keefe, Zoning Administrator X

Guests: Art Schlichting

Additions to the Agenda: Old Business C. New STR Application

Approve the Agenda: Motion by Kolakovich, Second by Rogers with addition. Motion carried

Public Comment: Mr. Schlichting commented on the STR Ordinance, intent, purpose and restrictions.

Approve Minutes:

March 24, 2026 PC Minutes: Motion by Simon, Second by: Sroka. Motion carried

April 7, 2026 PC Workshop Minutes: Motion by Sroka, Second by: Kolakovich. Motion carried.

Ex Officio Report: 1. Port Sanilac Fund will appoint 3 members soon, \$5,000 donation already received.

2. CPS School offering another lease for Bark Shanty grounds; Council has not yet determined next step
3. Harbor funding of \$1.3 million approved; new decking, wider docks will be a one year project funded by State Waterways; Harbor has the matching funds required.
4. Harbor Park Grant Application, have not yet heard if application was approved.
5. Village Council considering a position for a Grant Writer.
6. Business Association: \$50,000 donation, still a work in progress as to plans for development

Zoning Administrator Report:

Approved permits:

77 St. Clair Street; fence

7126 Ontario; home construction

Note: * 209 S. Lake Street owner served on 4/17/28 with Final Notice to remove gazebo; 45 days to remove.

* Coastal Hazards Workshop on 4/30; hope to discuss lakeshore drainage concerns.

* Zoning needs to review lakefront properties set-back conditions for accessory buildings.

Old Business:

1. Short Term Rentals

- a. 135 N Ridge-Reported to Ordinance Enforcement; owner did not completed Renewal Application and continues to rent out this property.
- b. 437 S. Lake-Reported to Ordinance Enforcement:has been notified by Scott Bickel of Zoning Ordinance violations; working on clean up. Owner may be applying for a permit to build a garage; may need to consider current violation if not yet addressed.
- c. Zoning Ordinance update: Updated Zoning Ordinance language not in packet; scheduled a Special PC

meeting for May 4, 2026 at 6:00 pm to review and motion to approve. Publication needed for ordinance and if timely, we may be able to hold the hearing on May 26th.

2. Rowe Update: Manufactured vs Modular home ordinance language will be updated by Rowe; Diem will share his knowledge of appropriate language with Rowe; PUD language proposed by Rowe needs more review by Planning Commission: Homework assignment to review PUD language of several communities Rowe shared for consideration as to how our ordinance should be updated.

New Business:

1. Coastal Hazards workshop: April 30, 2026, 10:00-noon @ Bark Shanty; several PC members attending.
2. 4 South Lake Street-new business; suggested O'Keefe advise new business of our Sign ordinance.
3. FYI: Blessing of the Fleet-May 25 @ noon; Harbor Park

Upcoming Scheduled Meetings:

Special Planning Commission Meeting: May 4, 6:00 pm at Bark Shanty: Short Term Rental Ordinance

Rowe Workshop: May 26, 2026 at 6:00 p.m.

Planning Commission meeting: May 26, 2026 at 7:00 pm

Public Comment: Simon shared Village will be looking for volunteers for 4th of July Firework collection; date unknown but will be shared when notified.

Meeting Adjourned: by Chair Simon at 7:57 p.m.