

Port Sanilac Planning Commission - Approved Meeting Minutes

July 23, 2024 7:00 PM

Determine Quorum - Quorum is Met

Meeting Called to Order at 7:01 by Chair Mary Simon

Pledge of Allegiance led by John Rogers

Members Present: Eric Bruss, Tom Jackson, John Rogers, Jim Sroka, Mary Simon,
Zoning Administrator Larry O'Keefe,
Council Liaison Ben Hunter

Guests: Dan and Natasha Sinagoga, Lori and Brian Moran, Brian Moran

Addition to the Agenda: None

Approve Agenda: Motion by John Rogers, seconded by Mary Simon
Motion Passed

Public Comment - None

Approve Minutes: Motion by Jim Sroka, seconded by John Rogers to
approve the minutes of the June 25th, 2024 Regular Meeting;" Motion Passed

Council Liaison Report:

A Governance meeting is planned for August 20th at 6pm.

It was reported that the village council wants feedback on the park at Goldman street. Feedback and suggestions are included in the Planning Commission Minutes of June 25th and will be presented at the next Governance meeting as Ms. Simon was unable to attend the June meeting.

Village Council also requested information from the planning commission regarding food trucks. According to our Zoning Ordinances, food trucks are allowed in the Commercial and CBD districts. Any restrictions or fees for food trucks is the responsibility of the Village Council for their ordinance updates.

A Town Hall was held on July 23rd. Residents and public were made aware by the scrolling reader sign at the village office and on Facebook, however, it was not publicized in the newsletter sent to the village residents as the meeting was scheduled after the newsletter was published.

A discussion on the alley being behind The Alli Bar, Raymond Hardware and the Dive Shop came up at the Town Hall.(Hurd Avenue). To receive MDOT funding, a road must be declared a street. Larry O'Keefe is following up on requirements for funding.

Zoning Administrator Report:

4 South Lake St.* (Dan and Natasha Sinagoga) conditional approval (Larry O'Keefe)

* CBD Zoning 13.2.6 referenced. Discussion with Dan and Natasha Singagoga revealed The property on Ridge St was not planned for parking lot use. They propose a cement slab for food trucks for pick up and go, some picnic tables, maybe a gutted Airstream that a vendor can use to sell their goods, possibly outdoor movie night and Farmer's market on opposite days from the museum. The house at 4 South Lake St will be used for retail and possibly rental of water use items.

PC approved the Land Use Permit when the following conditions are added to the application:**

****animal proof trash receptacles, submission of a parking plan noting vendors and employees will park in the public parking lots, property secured when not in operation, no overnight stays on the property or in the buildings/airstream. Owners will submit to Larry O'Keefe for final approval.**

A separate discussion took place regarding parking spaces on Main street between Ridge (M-25) and Lake St. Port Sanilac Zoning Administrator stated that the village can designated parking spots on Village streets but not on state roads (M25 and M46).

A discussion identified changes to the parking signs on Ridge Street east of M25 submitted to the Village Council: Changes suggested were identify that the "2 hour parking is from 8:00 am to 5:00 p.m. and April through October." Also suggested by J. Sroka, "limit parking to accommodate vehicles less than 22".

43 N St Clair – Reviewed Application for a shed to be added to back of the garage at the rear of the property. Application denied as the current garage is non-conforming and ordinance does not allow a Minor Non-Conforming addition. Noted rear and side yard requirements would not comply with Zoning Ordinances.

Old Business:

1) Short Term Rental - no new addresses have registered. In response to Art Schlichting's remark at the June 25th meeting: "CBD language is non existent and confusing" We need to clarify STR's are permitted in the Commercial and CBD districts without special land use permit, when registration and STR guidelines are followed, but, do not have to comply with distance and density. (no 250' rule)17.10.32. A This wording is on hold and needs pubic hearing
HOLD

2) Zoning Ordinance Reviews: Boat houses are listed in general provisions section 3.5.1 and include not exceed 600 sqft. and requiring setbacks.
Possibly new wording . . . Any boathouses must follow the DEQ and Army corps of engineers rules for structures. Wording on HOLD

3) RRC from Katie Higgs: no language from Katie yet HOLD to clarify units for rent above CBD business.

New Business:

1) Planning commission vacancies - no one has applied.

2) Election of officers.

Secretary - Tom Jackson, Nominated by Eric Bruss seconded by Jim Sroka. Tom Jackson accepted appointment. Motion passed

Chair - Mary Simon; Nominated by Jim Sroka, seconded by Eric Bruss. Mary Simon accepted appointment. Motion passed

Public Comment: Jim Sroka suggested: Sandy Lane become a fire lane, however it is a private road and outside of the Village limits so we have no jurisdiction.

Next Scheduled meeting: August 27, 2024 at 7pm

(Note) Governance meeting August 20 at 6pm

Meeting adjourned: by Mary Simon at 8:40