

Approved Minutes
Port Sanilac Planning Commission
April 23, 2024 7:00 PM
Bark Shanty Community Center

Meeting Called to Order at 7:00 PM by Chair Mary Simon

Pledge of Allegiance

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

Absent: Ray Emond

Guests: (5) Jenny Sroka, Dan Sinagoga, Natasha Sinagoga, Stacy Cerget, James Cerget

Additions to the Agenda: None

Approve Agenda: *Motion by J. Sroka, seconded by T. Jackson "to approve the agenda as presented;" Motion passed*

Public Comment: None

Approve Minutes:

- *Motion by J. Rogers, seconded by E. Bruss, "to approve the minutes of the March 26, 2024 Regular Meeting;" Motion passed*
- *Motion by J. Sroka, seconded by M. Simon, "to approve the minutes of the March 29, 2024 Public Hearing," Motion passed*

Council Liaison Report: B. Hunter reported that the Council governance committee is working on parking. They have the signs, but are waiting for the ordinance to back it up. He said there will be a special Council meeting on Wednesday, April 24 to consider the Short-Term Rental ordinance, and the Council is also reviewing information for a blight ordinance.

Zoning Administrator Report:

Land Use Permits: (7)

1. Vacant lot on Hickory St. (212-002-200-240-10) – Construct a Duplex (Approved)
2. Vacant lot on Hickory St. (212-002-200-240-11) – Construct a Duplex (Approved)
3. Vacant lot on Hickory St. (212-002-200-240-12) – Construct a Duplex (Approved)
4. Partial Demolition – 87 N. Lake St. (Approved)
5. Home and Garage Remodel - 87 N. Lake St. (Pending PC approval of setback)
6. Product Display & Storage - 41 N. Ridge St. (Approved subject to PC conditions)
7. Garage – 127 S. Ridge (Approved)

Other Zoning Issues: (5)

8. 438 S. Lake St. – Surface water management issue (Resolved)
9. 7127 Huron St. – Sign without permit
10. 4 S. Lake St. – Blight (Pending)
11. 7135 Huron St. – Noncompliant structure without permit
12. 178 S. Ridge St. – Noise complaint (Pending)

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Motion by E. Bruss, seconded by J. Sroka, "to approve the permit for home and garage remodel at 87 N. Lake St. with the condition of no roof on the front deck," Motion passed

Old Business:

1. Short-Term Rentals & Public Hearing: M. Simon discussed the language of the ordinance that the attorney had recommended, and stated that she had added the language for a maximum 10 percent (10%) limit of the total houses in the village, that had previously been approved by the commission. The Public Hearing will be tomorrow night April 24th at 6:00 PM., followed by the Village Council review/approval at their Special Meeting.
2. Proposed Zoning Amendments to Village Council: After a discussion about fences, it was decided to delete the phrase "on the property/lot line or within five (5) feet thereof" from paragraphs B & C in Section 13.1.8, and also paragraphs B & C in Section 13.2.8.
3. RRC Final Submission and Master Plan: Village Council has made the additions to the website that were needed. Alex Hritku from ROWE emailed the corrected maps, and he will put together the Resolution and zoning amendments for the website also. The requirements for the website, zoning ordinances, and Master Plan are finished, and M. Simon will notify Katie Higgs at MEDC of their completion.

New Business:

1. Conceptual Review at 4 S. Lake St.: Dan & Natasha Sinagoga shared their plans for the property at 4 S. Lake St. They plan to demolish the building on the far west side of the property, and to power-wash and paint the white house on the east side of the property for the purpose of starting a business on the site.
2. Training - Downtown Reform: M. Simon shared a handout on "Main Streets and Downtowns". It discussed how short-term and mid-term fixes to streets and downtown areas can happen with changes in zoning text amendments, street design standards, and building forms.
3. Planning Commission Terms Expiring 6/30/24: B. Dear, R. Emond, and E. Bruss terms will expire on June 30, 2024. B. Dear and R. Emond are not seeking reappointment to the Planning Commission. E. Bruss will let the village clerk know his intentions in writing.

Upcoming Meetings:

Public Hearing for Short-Term Rental Ordinance – April 24, 2024 at 6:00 PM

Next Regular meeting - Tuesday, May 28, 2024 at 7:00 P.M.

Meeting Adjourned: by Chair Mary Simon at 8:43 P.M.

Submitted by: Bob Dear
Planning Commission Secretary