

Approved Minutes
Port Sanilac Planning Commission
February 25, 2020
Bark Shanty Community Center
Port Sanilac, MI 48469

Meeting Called to Order at 7:01 PM by Chairman Emond

Members Present: B. Batz, B. Dear, R. Emond, M. Simon,
Council Liaison J. Southard, Zoning Administrator L. O'Keefe
Guests: 2

Members Absent: E, Bruss, J. English, J. Sroka

Additions to the Agenda: 1. Carter Site Condominiums Amendment Review
2. Lot Split on South Lake St.

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

Public Comment: None

Minutes of November 26 Meeting: motion by Batz, second by Simon to accept as presented;
motion carried.

Minutes of January 28 Meeting: motion by Simon, second by Dear to accept as presented;
motion carried

Council Liaison Report: Governance committee still working on a Blight Ordinance, and water
meter connectivity still an issue for about 30 homes.

Zoning Administrator Report: One Land Use Permit approved for a fence at 151 S. Ridge;

135 N. Ridge sign without permit; 258 S. Lake non-compliant RV on site

Lot Split on S. Lake St. pending, Parcel Number 250-001-040-00 (Guest, David Schultes, the
neighbor to the north of the lot asked several questions about the split for clarification.)

Old Business:

Central Business District (CBD) - continued discussion about boundaries for the CBD. Emond
will follow up with Ray Mach on the status of the zoning map addition for Planning
Commission Review.

RV zoning ordinance – Continued discussion about language in the old ordinance vs the new
ordinance, and the possibility of having RV's register with the village. The feeling was that we
may need a workshop with all planning commission members present to discuss and resolve
some of the issues.

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New Business: Minimum floor area for a Duplex: discussed discrepancies in Zoning Ordinance Section 11.1.11 Residential Floor Area for small and large lots.

Carter Site Condominiums Amendment to Master Deed: Zoning Administrator O'Keefe reviewed the request for Planning Commission approval of a Duplex on a Site Condominium lot since it is allowed in the Zoning Ordinance.

Motion by Batz to "Approve the changes to the Master Deed of Carter Site Condominiums consistent with the Village Zoning Ordinances"; second by Simon; motion carried.

Lot Split on S. Lake Street: Motion by Simon to "Approve the requested split of the Washe property on S. Lake St."; second by Batz; motion carried

Chairman Emond asked Council Liaison Southard to ask the Council what expectations they would ask us to consider before we plan a workshop.

Next Regular Meeting: Tuesday, March 24, 2020 at 7:00 PM.

Meeting Adjourned: by Chairman Emond at 8:00 PM.

Submitted by: Bob Dear
Secretary