



CHARTER TOWNSHIP OF PORT HURON

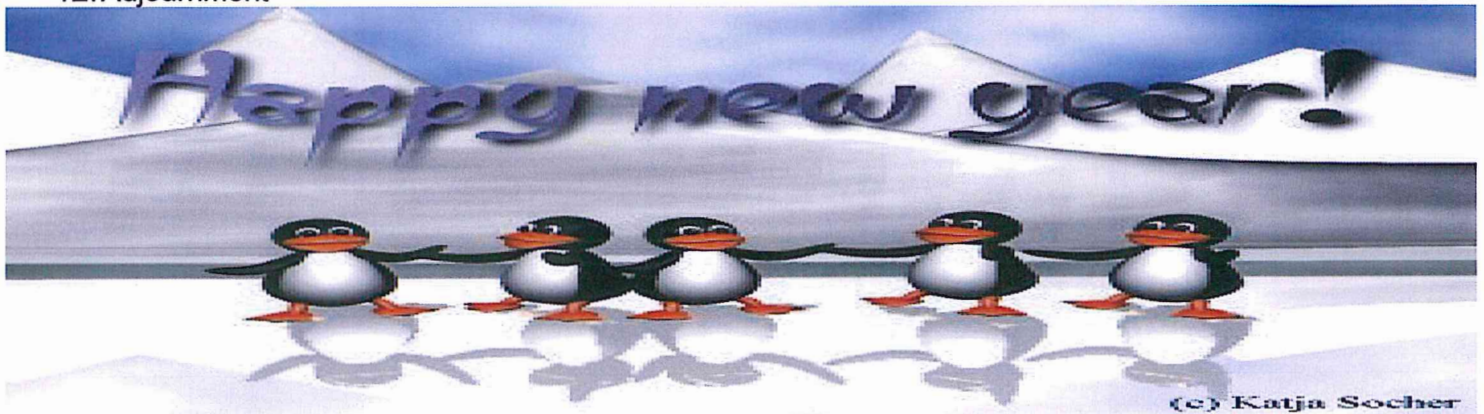
3800 Lapeer Road
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Planning Commission Agenda Thursday, January 9th 2020 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – November 7th 2019
6. Correspondence
7. General Public Comment
8. Public Hearings: None
9. Old Business: None (4394 Lapeer Rd is working on revisions to their site plan)
10. New Business:
 - a. Election of Officers
 - b. 2020 – Meeting Dates
 - c. Proposed Lot Split, 74-28-764-0111-000, also known as 3481 W. Water, Port Huron, MI 48060, Kyle Wright.
 - d. Site Plan Amendment to 951 24th St, Mearim Properties LLC revision of fencing approval
 - e. Planning Discussion Items:
 - i. Proposed revised Menards Drive entry at 2800 Indian Drive, parcel # 74-28-168-0006-000.
 - ii. Possible Meeting with St Clair County Metropolitan Planning Commission regarding:
 - a. Master Plan Amendment
 - b. Mixed use Ordinance Development
 - c. Site Plan Review Packet
 - iii. Handicap and Detached Container Revisions to the Accessory Structures Ordinance
11. Reports
 - a. Township Board Report – John Reno
 - b. Zoning Board of Appeals Report – Jerry Sebastian

12. Adjournment





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MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, JANUARY 9, 2020, 7:00 P.M., TOWNSHIP HALL, 3800 LAPEER RD, PORT HURON, MI 48060

1. Call to Order

The Meeting was called to order by Chairman Jerry Sebastian at 7:00 P.M.

2. Pledge of Allegiance

3. Roll Call

Attended: Laura Coveyow, Mark Kovach, Trustee John Reno, Jerry Sebastian, Ivan Smith and Stephen Tetreau.

Absent: Sheri Faust, excused.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne and Recording Secretary Betty Child.

4. Agenda Approval

Motion by Trustee Reno, support by Member Smith, to approve the agenda as distributed. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, the agenda was approved.

5. Approval of Minutes, November 7, 2019

Motion by Member Smith, support by Member Tetreau, to approve the minutes with revisions as distributed. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, the revised minutes were approved.

For the record, the December 2019 Meeting was cancelled.

6. Correspondence

Member Faust had submitted an e-mail noting she would be unable to attend. She had noted that she supported the Meeting with the St Clair County Metropolitan Planning Commission and was interested in attending said sessions. Also, she would accept a nomination to continue her position as Secretary.

7. General Public Comment

There being none, Chairman Sebastian moved to the Public Hearings.

8. Public Hearings

There being none, Chairman Sebastian moved to Old Business.

9. Old Business

There being none, Chairman Sebastian moved to New Business. It was also noted that some Site Plan revisions are still in the works for 4394 Lapeer Road and it would not be presented at today's meeting.

10. New Business

(a) Election of 2020 Officers

- Motion by Trustee Reno, support by Member Kovach to nominate Jerry Sebastian as Chairman. Hearing no further nominations a voice vote was called. All in favor, Jerry Sebastian elected Chairman.

- Motion by Chairman Sebastian to nominate Ivan Smith as Vice-Chairman. Ivan Smith declined. Motion by Member Smith, support by Member Kovach, to nominate Stephen Tetreau as Vice-Chairman. Hearing no further nominations, a voice vote was called. All in favor, Stephen Tetreau elected Vice-Chairman.
- Motion by Chairman Sebastian, support by Member Smith, to nominate Sheri Faust as Secretary. Hearing no further nominations, a voice vote was called. All in favor, Sheri Faust elected Secretary.

Election Results: Jerry Sebastian, Chairman; Stephen Tetreau, Vice-Chairman, and Sheri Faust, Secretary.

(b) 2020 Meeting Dates

There was a discussion of possibly changing the July 2, 2020 meeting date, but later agreed that date should not pose a problem for the Members.

Motion by Member Smith, support by Member Coveyow, to approve the 2020 Meeting Dates. Hearing no further comments, Chairman Sebastian called for a voice vote. All in favor, the calendar was approved.

(c) Proposed Lot Split, Parcel 74-28-764-0111-000, also known as 3481 West Water, Owner, Kyle Wright

The proposed splits meet all current requirements of the Township and State Land Division requirements for both lots. While the existing detached accessory structure along the east property line is not in compliance with side yard setback requirements the proposed split on the western edge of the property does not create any additional non-conformities and all other setbacks meet minimum requirements.

Motion by Member Smith, support by Trustee Reno, to approve the lot split. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, the lot split was approved.

(d) Site Plan Amendment to 951 24th St, Mearim Properties LLC, revision of fencing approval

The original site plan placed a block wall abutting the neighboring residential property line on the South, but there was no stipulation in the ZBA variance requiring block. The owner/applicant has also provided additional fencing on the North side. The neighboring resident called in about lights shining on to their property. Mr. Mearim has since met with Kirk Lavigne and Fire Chief Dan Mainguy and plan to provide two (2) additional six (6) foot panels and two (2) additional six (6) foot gates for fire access at the West end of the site.

Motion by Trustee Reno, support by Member Coveyow to approve the fencing amendment to include the two vinyl panels and two vinyl gates. Hearing no objects, Chairman Sebastian called for a voice vote. All in favor, fencing amendment approved.

(e) Planning Discussion Items

i. Proposed revised Menards Drive entry at 2800 Indian Drive, Parcel 74-28-168-0006-000

Menards is requesting revisions to the service drive with an additional lane requiring minor modifications. No action was taken as it is a minor project that does not require Planning Commission approval.

ii. Possible Meeting with St Clair County Metropolitan Planning Commission regarding:

- a. Master Plan Amendment**
- b. Mixed Use Ordinance Development**
- c. Site Plan Review Packet**

It was agreed to have the St Clair County Metropolitan Planning Commission work on the updates as they did the last time as they have the proper resources to do so. The prices are reasonable and should be considered. Motion by Trustee Reno, support by Member Smith to recommend the SCCMPC be contracted to help with the above updates. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, motion approved.

iii. Handicap and Detached Container Revisions to the Accessory Structures Ordinance

This update is still being worked on by the Township Attorney and Kirk Lavigne.

11. Reports

(a) Township Board Report – John Report

- Minor corrections were made to the proposed mixed-use ordinance rezoning and an initial reading has been made with the final reading pending.

(b) Zoning Board of Appeals – Jerry Sebastian

- There being no meeting, there was no report.

12. Adjournment

Motion by Member Kovach, support by Member Tetreau, at 7:42 P.M. to adjourn. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, the meeting was adjourned.

Submitted by Betty Child