



# CHARTER TOWNSHIP OF PORT HURON

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Port Huron Twp., Michigan  
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## Planning Commission Minutes

Thursday, February 12th 2026, 7:00 PM

***Public Comments will be limited to 4 minutes per person.***

1. Public Hearing for proposed Zoning Ordinance Amendment, Special Land Use for 4269 Dove - Budget Storage - ***Public Meeting called to order by Chairperson Sheri Faust 7:00pm Mrs. Smith 239 Rosebud Ct spoke about Budget Storage stating as an experienced operator of a similar sized storage facility, she felt the width was acceptable as only 1-2 vehicles are present at any given time. She also spoke to the setbacks of the I-L zoning and felt the 10' proposed setback was sufficient as the abutting parcel is strewn with debris and junk. Chairperson Sheri Faust closed the Public Meeting at 7:03pm***
2. Call to Order- ***7:03pm***
3. Pledge of Allegiance
4. Roll Call- ***Present: Stephen Tetreau, Sheri Faust, Mike Bacheller, Jon Reno, Laura Covyew. Absent: Mark Kovach***
5. Approval of Agenda - Motion: Mike Bacheller, Seconded: Laura Covyew Motion Carried
6. Approval of Minutes for Planning Commission Meeting 01/08/2026 - Motion: Stephen Tetreau, Seconded: Jon Reno Motion Carried
7. General Public Comment (for non-agenda items) - ***Edward Laura representing One Night Rv 1834 Range Rd spoke to thier ongoing efforts with the St Clair County Road Commission. Also an email from the owners stating that they were working with a traffic engineer to better understand the process and necessary refinements.***

8. Old Business

- a. review of updated Budget Storage site plan 4269 Dove rd - **Conditional approval based on: photometric plan approval, trash details (bollards) approval and ZBA variances approved Motion- Laura Covyew, Seconded: Mike Bacheller Motion Carried Nay vote: Jon Reno**

- b. review of site plan for 4461 Lapeer rd - **Recognize Wrench And Ride as a Minor Automotive use Motion- Jon Reno, Seconded: Laura Covyew Approval of Special Land Use pending a photometric plan approval Motion: Jon Reno, Seconded: Mike Bacheller Motion Carried**

9. New Business - Review of proposed Ordinance change to Article V. Off Street Parking and Loading - **Approval of amendment to Article V. Off Street Parking and Loading Motion: Laura Covyew, Seconded: Jon Reno**

10. Reports

- a. Township Planner - **Karen Lavere- no new updates**
- b. Township Board - **Trustee John Reno- no new updates**
- c. Zoning Board of Appeals - **Stephen Tetreau- no new updates**

11. Adjournment **7:44pm Motion: Mike Bacheller, Seconded Stephen Tetreau Motion Carried**