



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060
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Planning Commission Agenda

Thursday, August 11th 2022 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
 - a. Laura Covyewow - Excused
4. Approval of Agenda
5. Approval of Minutes – July 14th 2022
6. Correspondence
7. General Public Comment
8. Public Hearings:
 - a. Special Land Use Approval request for the following property: PARCEL NUMBER: 74-28-748-0007-030 and 74-28-748-0007-020 COMMONLY KNOWN AS: 3025 and 3035 Petit Street Applicant: Richard Zimmer of Rant Enterprises The applicant is requesting Special Land Use Approval to allow outdoor storage in the I-L (Light Industrial) zoning district pursuant to Section 40-492 (b) of the Port Huron Township Zoning Ordinance
9. Old Business:
10. New Business:
 - a. Site Plan Review Midland Thomas Services, John Malone 74-28-007-3010-300 Also known as 4030 Griswold Rd Vacant Land, Proposed Eight (8) Foot Fence
 - b. Site Plan Review CJ's Bar Grill, Michael Frantz, 74-28-190-0120-001 Commonly Known as 3860 Griswold Rd., Addition on current existing building
 - c. Special Land Use Approval request, 74-28-748-0007-030 and 74-28-748-0007-020 known as: 3025 and 3035 Petit Street Applicant: Richard Zimmer of Rant Enterprises The applicant is requesting Special Land Use Approval to allow outdoor storage in the I-L (Light Industrial) zoning district pursuant to Section 40-492 (b) of the Port Huron Township Zoning Ordinance
11. Reports
 - a. Township Board Report – John Reno
 - i. Solar Energy Systems Ordinance 40-669
 - b. Zoning Board of Appeals Report – Amy Hurd
12. Adjournment



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Planning Commission Meeting Minutes August 11th 2022

1. Meeting Call to Order by Chairman Stephen Tetreau at 7:15pm
2. Pledge of Allegiance
3. Roll Call
 - a. Attended: Trustee John Reno, Jerry Sebastian, Chairman Stephen Tetreau and Mike Bacheller
 - b. Absent: Excused Mark Kovach, Excused Laura Covyew, Excused Sheri Faust
 - c. Also Present: Twp Planner Stephen Cassin, Recording Secretary Amy Hurd, Jeff Kern, Mike Frantz, John Malane, Dennis Will and Kim Will
4. Agenda Approval
 - a. Motion by, Trustee John Reno supported by Jerry Sebastian to approve the agenda as present, Chairman Tetreau called all in favor, motion carried
5. Approval of Minutes July 14th 2022
 - a. Motion by, Trustee John Reno supported by Jerry Sebastian to approve the minutes as present, Chairman Stephen Tetreau called all in favor, motion carried.
6. Correspondence – Stephen Cassin spoke on Master Plan Draft by St. Clair Metro Planning would like the PC members to review and bring back comments, concerns, possible changes and input with-in the next 30 days. Trustee John Reno asked if can bring back to September meeting for discussion. St Clair Metro Planning would work with the Township with changes and will be posting the public hearing notices, notify the surrounding communities notices with a 63 (Sixty-three) days' notice. To review the Master Plan then can proceed to approval of the Master Plan.
7. General Public comment – None
8. Public Hearing: Open Public Hearing at 7:20pm
 - a. Special Land Use Approval request for the following property:
PARCEL NUMBER: 74-28-748-0007-030 and 74-28-748-0007-020
COMMONLY KNOWN AS: 3025 and 3035 Petit Street Applicant: Richard Zimmer of Rant Enterprises The applicant is requesting Special Land Use Approval to allow outdoor storage in the I-L (Light Industrial) zoning district pursuant to Section 40-492 (b) of the Port Huron Township Zoning Ordinance Motion by Trustee John Reno to

close the public hearing, Supported by Mike Bacheller Closed Public Hearing at 7:25pm

9. Old Business - None

10. New Business –

- a. Site Plan Review Midland Thomas Services, John Malone 74-28-007-3010-300 Also known as 4030 Griswold Rd Vacant Land, Proposed Eight (8) Foot Fence
 - i. Motion by Trustee Reno to approve the 8' foot fence located at 4030 Griswold on the vacant land be approved as submitted, Seconded by Jerry Sebastian all in favor and motion approved.
- b. Site Plan Review CJ's Bar Grill, Michael Frantz, 74-28-190-0120-001 Commonly Known as 3860 Griswold Rd. kitchen addition on current existing building.
 - i. Motion by Trustee John Reno to approve the Site Plan subject to compliance with all Township Engineers (DLZ) requirements and County requirements, Seconded by Mike Bacheller all in favor motion approved
- c. Special Land Use Approval request, 74-28-748-0007-030 and 74-28-748-0007-020 known as: 3025 and 3035 Petit Street Applicant: Richard Zimmer of Rant Enterprises the applicant is requesting Special Land Use Approval to allow outdoor storage in the I-L (Light Industrial) zoning district pursuant to Section 40-492 (b) of the Port Huron Township Zoning Ordinance
 - i. Motion by Trustee John Reno to table Special Land Use request until September Planning Commission meeting, Seconded by Jerry Sebastian, Motion carried

11. Reports

- a. Township Board Reports – John Reno, Solar Ordinance regarding discussion changing the rear yard setback is 15 feet? Need some more clarification, Steve Cassin will look into the setback and bring back in September meeting. Work has continued on Strawberry Lane Water Lines is done; Peck Rd Water line is completed.
- b. Zoning Board of Appeals – Amy Hurd, will have a ZBA meeting August 18th 2022, Installing Fence with Barb Wire located at 4180 Dove Rd.

12. Adjournment

- a. Motion by Mike Bacheller, supported by Jerry Sebastian to adjourn meeting at 8:00pm Chairman Stephen Tetreau called in favor, the meeting was adjourned.

Respectfully submitted by Amy Hurd