



# CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060  
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## Planning Commission Agenda Thursday, July 5<sup>th</sup> 2018 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – June 7<sup>th</sup> 2018
6. Correspondence
7. General Public Comment
8. Public Hearings:
9. New Business:
  - a. Arron Faust – address proposed solar ordinance
  - b. Site Plan Extension, Occupancy and Bond review for Troy Hess Shooting Range located at 1655 Michigan Rd.
  - c. Proposed Sketch Plan Review for storage and fencing to be located at 2630 25<sup>th</sup> Street in a B-3 General Business District for Rod Arquette at Masters Plumbing.
  - d. Proposed Sketch Plan Review for a Caretaker Residence Designation at 3919 Dove Rd., Owners Mark and Linda Hall, 3444 West Dr., Clyde MI, 48049.
10. Old Business:
  - a. Proposed Site Plan Review for 2430 Howard St. also known as 74-28-750-0048-000, by Rhino Linings, Nate Noetzel.
  - b. Proposed Site Plan Approval for a revised Site Plan of a Drive Thru Restaurant subject to compliance with a variance previously granted from the Zoning Board of Appeals on August 18, 2016. To be located at 951 24<sup>th</sup> St. Owner: Mearim Properties, Nick Mearim, 43549 Hoptree Dr, Sterling Heights, MI 48314.
  - c. Proposed Solar Ordinance Review.
11. Reports
  - a. Planning/Building Administrator – Kirk Lavigne
  - b. Township Board Report – John Reno
12. Zoning Board of Appeals Report – Kirk Lavigne/Jerry Sebastian
13. Adjournment





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## MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, JULY 5, 2018, 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 Ivan Smith at 7:00 P.M.

### **2. Pledge of Allegiance**

### **3. Roll Call**

Attended: Sheri Faust, John Houser, Mark Kovach, Trustee John Reno, Jerry Sebastian, Ivan Smith and Stephen Tetreau.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Rodney Arquette, Annette Churchill, Tim Edie, Aaron Faust, Linda Hall, Mark Hall, Tamara Hess, Troy Hess, Debbie Koontz, Nick Mearim, Nate Noetzel and Recording Secretary Betty Child.

Chairman Smith informed the Members and audience a special speaker, Aaron Faust, was in attendance to address the proposed solar ordinance and requested he be moved to the first item on the agenda.

### **4. Agenda Approval**

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

### **5. Approval of Minutes, June 7, 2018**

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

### **6. Correspondence**

There being no Correspondence, Chairman Smith moved to General Public Comment.

### **7. General Public Comment**

There being no General Public Comment, Chairman Smith moved to Public Hearings.

### **8. Public Hearings**

There being no Public Hearings, Chairman Smith moved to New Business.

### **9. New Business**

Special guest speaker Aaron Faust addressed the floor stating he has been in the solar industry for nearly ten years setting up solar systems in commercial, industrial and residential areas of all sizes across the United States. He stated he had reviewed the proposed ordinance and made several suggestions. Discussion included ground mounted and building mounted systems. He explained sizes, efficiency and cost factors involved with setting up a solar system, which could include mixed use. Other topics addressed included insurability, but not warrantable; toxic materials not used during installation; incentives for installing a solar system; sizes of the panels used on the roof as opposed to ground installation.

Chairman Smith inquired if Mr. Faust would be willing to work with the Planning Commission Members and Kirk Lavigne on the committee for the proposed ordinance. Mr. Faust agreed to assist with this committee. The Members thanked Mr. Faust for his attendance and input.

***(a) Review Site Plan Extension, Occupancy and Bond Requirements, Parcel 74-28-800-0011-000, a.k.a. 1655 Range Road, Blue Steel indoor/outdoor shooting range for law enforcement and civilian firearms training, by owner Troy Hess.***

Troy Hess was present to discuss work completed on the shooting range. The site was approved in Phases in 2014 with some revisions requested in August 2016. He discussed the punch list items proposed by Johnson and Anderson. Parking issues were addressed; one building up with ballistic barriers; foam sprayed walls for Phase 1. He was requesting relief as he was hoping to open by the end of July.

Kirk Lavigne suggested the general basic plan be reapproved with a one-year extension and obtain a \$15,000 bond for landscaping. The applicant has provided above expectations and requirements for this shooting range.

Motion by Trustee Reno, support by Member Sebastian, to grant a twelve month extension on Phase 1 along with a \$15,000 bond for landscaping and return at the end of the extension year for any further requests. Hearing no further comments, Chairman Smith called for a voice vote. All in favor, motion carried.

***(b) Proposed Sketch Plan Review, Parcel 74-28-883-0016-000, a.k.a. 2630 25<sup>th</sup> Street, Storage and Fencing in a B-3 General Business District, Masters Plumbing, by owner Rodney Arquette.***

The property is zoned B-3 General Commercial District and the existing use was approved as a permitted principal or special use in that district. Owner Rodney Arquette was present and provided sketches for the proposed four (4) foot and six (6) foot tall fencing and gates he was requesting on the backside of his property. The request was being made to prevent further damage and theft to his property. He has cleaned up the back portion of his property and to maintain security and has no outside storage. It will also shield the rental properties along the property line.

Kirk Lavigne suggested the six foot fence be slatted for screening purposes. Mr. Arquette requested for security purposes so as not to draw attention to the site the slat requirement be waived. Member Sebastian stated as it is not a requirement, if it becomes an issue with the neighbors, the matter be revisited.

Motion by Trustee Reno, support by Member Houser, to approve the four and six foot fencing request minus the slat provision unless it becomes an issue with the neighbors. Hearing no further comments, Chairman Smith called for a voice vote. All in favor, motion carried.

***(c) Proposed Sketch Plan Review, Parcel 74-28-020-1006-000, a.k.a. 3919 Dove Road, Caretaker Residence Designation, by Owners Mark and Linda Hall.***

The property is currently zoned I-L Light Industrial, the trucking use is an existing use in the district and the applicants would like to replace the existing non-conforming residence with a new residence designated as a caretaker's residence. Owner Mark Hall stated the previous tenant completely trashed the home and he is requesting it be taken down and replaced with a new caretaker residence. It will be on the same floor plan and foundation.

Motion by Trustee Reno, support by Member Sebastian approve the caretaker residence request. Hearing no comments, Chairman Smith called for a voice vote. All In favor, motion carried.

## **10. Old Business**

### **(a) Proposed Site Plan Review, #74-28-750-0048-000, 2430 Howard St, Rhino Linings, Nate Noetzel**

Owner Nate Noetzel was present for discussion on the temporary structure. There are several existing business uses on the parcel. Kirk Lavigne had gone to the site to approve a new business license for 'Rhino Linings'. At that time it was discovered a new building had been erected without permits. The present issue is in regards to the side yard setback requirements which cannot be approved without a variance from the Zoning Board of Appeals.

Motion by Trustee Reno, support by Member Houser, to deny the request for the non-conforming building. Hearing no comments, Chairman Smith called for a voice vote. All in favor, motion carried, request was denied.

### **(b) Proposed Site Plan Approval for a revised Site Plan of a Drive Thru Restaurant subject to compliance with a variance previously granted from the Zoning Board of Appeals on August 18, 2016. Located at 951 24<sup>th</sup> Street, by Owner Mearim Properties, Nick Mearim, 43549 Hoptree Dr, Sterling Heights MI 48314.**

Tim Edie, from Shink Engineering and owner, Nick Mearim were present. The property is zoned B-3 General Business and backs up to 25<sup>th</sup> Street on the west side. The property was originally used for storage and the applicant purchased the property and tore down the structure leaving a vacant lot.

The applicant received special use approval for a drive thru restaurant along with the necessary variances from the Zoning Board of Appeals. There were some minor revisions to the site plan after the special use approval was given. Plans are to place a 'Tropical Smoothie Café' on site.

Motion by Member Sebastian, support by Member Tetreau to approve the request conditional upon compliance with the Township Engineer requirements. Hearing no comments, Chairman Smith called for a voice vote. All in favor, motion carried.

### **(c) Proposed Solar Ordinance Review**

A committee of John Reno, Jerry Sebastian, Ivan Smith, Kirk Lavigne and Aaron Faust will meet to discuss the proposed solar ordinance. Plans are to meet July 19<sup>th</sup> at 5:00 P.M.

## **11. Reports**

### **(a) Planning/Building Administrator – Kirk Lavigne**

- Township is reviewing vacant sites.
- The old Tractor Supply building has been sold.

### **(b) Township Board – Trustee John Reno**

- No new business to report.

### **(c) Zoning Board of Appeals – Jerry Sebastian**

- No new business to report.

## **12. Adjournment**

Motion by Member Faust, support by Member Tetreau, at 8:54 P.M. to adjourn. Hearing no objections, Chairman Smith called for a voice vote. All in favor, meeting adjourned.

Submitted by Betty Child