



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060
www.porthurontownship.org

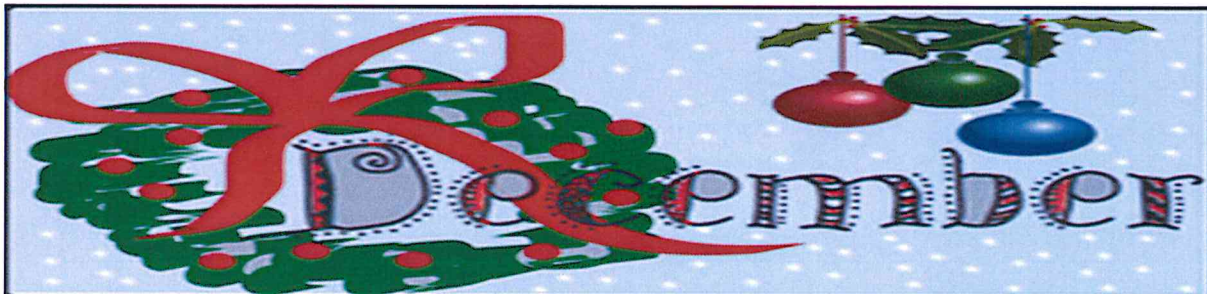
Phone: (810) 987-6600
Fax: (810) 987-6712

Planning Commission Agenda

Thursday, December 3rd 2020 at 7:00 pm

**Under Governors Orders the meeting will be conducted virtually only with upcoming information and directives regarding access to the presentation.
If you have any questions please feel free to call me at 810-841-8900.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – November 5th 2020
6. Correspondence
7. General Public Comment
8. Public Hearings: None
9. Old Business:
10. New Business:
 - a. Proposed Lot Split, 74-28-250-0010-000, also known as 4141 Lapeer Rd. Port Huron, MI 48060, Timothy R Hammer.
 - b. Discussion and Recommendation regarding the proposed ordinance changes to the existing “Section 40-737 Fences” to allow greater flexibility and review for fences.
11. Reports
 - a. Kirk Lavigne – Update
 - b. Township Board Report – John Reno
 - c. Zoning Board of Appeals Report – Jerry Sebastian
12. Adjournment





CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060

Phone: (810) 987-6600
Fax: (810) 987-6712

MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, DECEMBER 3, 2020, 7:00 P.M., TOWNSHIP HALL, 3800 LAPEER RD, PORT HURON, MI 48060

Under Governor's Orders the meeting was virtually conducted with posted information and directives regarding access to the presentation.

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

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

4. **Agenda Approval**

Motion by Member Faust, 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 5, 2020**

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

6. **Correspondence**

There being none, Chairman Sebastian moved to General Public Comment.

7. **General Public Comment**

There being none, Chairman Sebastian moved to 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.

10. **New Business**

(a) Proposed Lot Split, #74-28-250-0010-000, also known as 4141 Lapeer Road, Owner Timothy Hammar.

An application was received with the required survey showing the proposed four (4) splits. The proposed splits meet all current conditions of the Township and State Land Division requirements and have been reviewed and submitted by Township Assessor Kim Riedel. It was suggested the request be approved as it follows all the required ordinances and regulations.

Motion by Trustee Reno, support by member Smith, to approve the lot split as presented. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, motion carried.

(b) Discussion and Recommendation regarding proposed ordinance changes to the existing 'Section 40-737 Fences' to allow greater flexibility and review for fences.

Kirk Lavigne made suggested changes to this revised proposal and was open for discussion as he also had incorporated ideas from the Township Code Enforcement Officer Ted Jahn.

Discussion points included:

- Member Faust: Inquired on Page 2, Item e, "*may require a fence to be set back a minimum distance of . . .*" should there be a number. Kirk Lavigne noted it was meant to be as noted elsewhere. Member Faust was pleased with the changes made.
- Kirk Lavigne: Noted where Building Official is named, per suggestion of Ted Jahn, it include the Building Official and or an appointee, such as the Code Enforcement Officer. Member Faust recommended such change be made throughout the proposed changes.
- Trustee Reno: Commented instead of noting "*by the Building Official to an Official*".
- Member Kovach: Added perhaps the word "Designee" be used.
- Kirk Lavigne: Made changes to fence location and the front yard setback. Trustee Reno stated it should be left at to the front of the house and would need review upon a case-to-case situation. Member Kovach inquired on the setback and the definition under Item 3, Section 3.
- Chairman Sebastian: Stated at the Cracker Barrel due to Covid-19, a sanitation station has been set up outside the building.
- Member Smith: Inquired about residents erecting outside storage buildings and suggested a Public Hearing for these proposed changes presented tonight before approval.

Motion by Member Smith, support by Member Covyew, to set a Public Hearing in January for the proposed changes to the fence ordinance. Hearing no further comment, Chairman Sebastian called for a voice vote. All in favor, motion carried.

Kirk Lavigne added proposed changes were made to 'Section 40-666 Accessory Buildings and Structures' to include 'Donation, Mail, Paper and Food Box Structures' and reintroduce 'Handicap Ramps'. A Public Hearing will be scheduled on this proposal with the above item.

11. Reports

(a) Township Administration – Kirk Lavigne

- Several new houses have come in for review.
- Dollar General has obtained a bond for landscaping not completed.
- The old K-Mart has been sold with a group looking at it for development.
- Change in Chairman: Jerry Sebastian will not be able to continue at this position in the upcoming year. This will be addressed in the annual election of officers.
- The 2021 Meeting Schedule will be discussed the January 7, 2021 meeting.

(b) Township Board – John Reno

- A loan has been approved for 2021 Water Projects, to include Strawberry Lane, Michigan Road, a section of Griswold Road, and Yeager Street.

(c) Zoning Board of Appeals

- There being no meeting, there was nothing to report.

Member Kovach if January's meeting were to be virtual would it allow for the Public Hearing. Kirk Lavigne stated it would still be conducted. At this time it is anticipated the meeting would be at the Township Hall.

12. Adjournment

Motion by Member Faust, support by Member Smith, at 7:45 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