



CHARTER TOWNSHIP OF PORT HURON

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Port Huron Twp., Michigan 48060

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Planning Commission Meeting Minutes October 12, 2023

1. Meeting Called to Order by Chairperson Mark Kovach at 7:00pm
2. Pledge of Allegiance
3. Roll Call
 - a. Present: Chairperson Mark Kovach, Sheri Faust, Stephen Tetreau, Laura Covyew, Trustee John Reno, Laura Covyew, and Mike Bacheller
 - b. Absent: Jerry Sebastian
 - c. Also Present: Twp Planner Stephen Cassin, DLZ Engineer Mike Leuffgen, Penny Simpson, Recording Secretary, Matthew Mueller-Bayview Engineering, Todd Hamula-Zaremba Group, LLC
4. Agenda Approval:
 - a. Motion by Steve Tetreau, seconded by Mike Bacheller, to approve the agenda as presented. **Motion Carried**
5. Approval of Minutes:
 - a. Motion by Trustee John Reno, seconded by Laura Covyew, to approve the minutes of the **September 14, 2023** meeting as presented. **Motion Carried**
6. General Public Comment:

Sheri Faust addressed documentation included in the packet regarding the proposed Ranger Power solar project in Fort Gratiot/Clyde Townships and the St. Clair County Long Range Transportation Plan.

7. Public Hearing: None

8. Old Business –

- a. Site Plan Review for Parcel #74-28-019-2005-002 to construct 151 new manufactured homes with streets and utilities
Applicant: Matthew Mueller, Bayview Engineering
Tabled from July 13, 2023

Township Planner, Stephen Cassin, presented his Site Plan Review, noting three areas of non-compliance with the Township's Zoning Ordinance:

- i. Development is not on a major road
- ii. Side yard setback is 17 ft. as opposed to the required 50 ft.
- iii. Development proposed sidewalks on one (1) side of the road; the Township requires sidewalks on both sides of the road

Mr. Cassin presented a brief history of the Township's Zoning Ordinance approval and submission of same to the State of Michigan Mobile Home Commission for approval. Given the history, Township Attorney Robert G. Goldenbogen was consulted and advised that the Site Plan should be approved. Mr. Cassin stated that the site plan appears reasonable for approval.

Mike Leuffgen, Township Engineer, re-visited the July Site Plan Review from DLZ.

Motion by Trustee John Reno, seconded by Sheri Faust to approve the site plan contingent upon the remaining engineering requirements/review.

Motion Carried

9. New Business –

- a. Site Plan Review for Parcel #74-28-190-0086-000 to construct a Dollar General
Applicant: Todd Hamula, Zaremba Group, LLC

Township Planner Stephen Cassin presented his Site Plan Review and recommended approval.

DLZ Engineer Mike Leuffgen presented his Site Plan Review, noting two items:

- i. The required 25 ft. drain setback required by the St. Clair County Drain Commission is not met.
- ii. The Drain Commission requires a 1 on 6 slope; the presented plan states 1 on 4 slope, which Mr. Leuffgen believes is a plan error.

Motion by Laura Covyew, seconded by Trustee John Reno, to approve the Dollar General Site Plan, subject to subsequent departmental / County entity reviews.

Motion Carried

10. Reports

- a. Township Planner – Steve Cassin - None
- b. Township Board Reports – John Reno reported that the cost of the shoulder work on Strawberry Lane came in 30% higher than anticipated and will be re-bid
- c. Zoning Board of Appeals – None

11. Adjournment

- a. Motion by Sheri Faust, seconded by Laura Covyew, to adjourn the meeting. **Motion Carried.** Meeting adjourned at 7:26 p.m.

Respectfully submitted
Penny Simpson