



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
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Planning Commission Agenda

Thursday, September 6th 2018 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – July 5th 2018
6. Correspondence
7. General Public Comment
8. Public Hearings for the following property: Requested by Josh Zimmerman – DHT Trucking, Parcel Number: 74-28-019-4001-600, a Vacant parcel, Property Owner: Gerald V. Skuta
 - a. Request for a Rezoning of property from B-3 General Business to a combination zoning of Both, B-3 General Business and I-L Light Industrial.
 - b. Special Use Approval Request for the Parking of Operational Large Trucks as listed in Section 40-467 and Section 40-491 as permitted uses.
9. New Business:
 - a. Proposed Lot Split; Parcel # 74-28-610-0024-000, Also known as 1030 39th St., Sheri Rivard
 - b. Request for a Rezoning of Parcel #74-28-019-4001-600, from B-3 General Business to a combination zoning of Both, B-3 General Business and I-L Light Industrial.
 - c. Special Use Approval Request for Parcel #74-28-019-4001-600 for the Parking of Operational Large Trucks as listed in Section 40-467 and Section 40-491 as permitted uses.
10. Old Business:
 - a. Proposed Solar Ordinance Review for Recommendation.
11. Reports
 - a. Planning/Building Administrator – Kirk Lavigne
 - b. Township Board Report – John Reno
12. Zoning Board of Appeals Report – Jerry Sebastian
13. Adjournment

SEPTEMBER



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MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, SEPTEMBER 6, 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 Vice-Chairman Stephen Tetreau at 7:01 P.M.

2. Pledge of Allegiance

3. Roll Call

Attended: John Houser, Mark Kovach, Trustee John Reno, Jerry Sebastian, and Stephen Tetreau.

Absent: Sheri Faust, excused; Ivan Smith, excused.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Annette Churchill, Debbie Koontz, Josh Zimmerman, other unnamed guests and Recording Secretary Betty Child.

4. Agenda Approval

Kirk Lavigne noted the Parcel Number for the Public Hearing/New Business Item had one to many zero in the extension number and should be corrected from 6000 to 600.

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

5. Approval of Minutes, July 5, 2018

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

For the record the meeting for August 2, 2018, was cancelled due to lack of business.

6. Correspondence

Members were provided notice of the upcoming MPC Fall Workshop to be held October 29, 2018.

7. General Public Comment

There being no General Public Comment, Vice-Chairman Tetreau moved to Public Hearings.

8. Public Hearings

Requested by Josh Zimmerman, DHT Trucking, Parcel 74-28-01904001-600, Vacant Parcel; Property Owner, Gerald V Skuta

(a) Request for a Rezoning of property from B-3 General Business to a combination zoning of both, B-3 General Business and I-L Light Industrial.

(b) Special Use Approval Request for the Parking of Operational Large Trucks as listed in Section 40-467 and Section 40-491 as permitted uses.

No comments from the floor.

Motion by Trustee Reno, support by Member Sebastian, to close the Public Hearing. Hearing no comments, Vice-Chairman Tetreau called for a voice vote. All in favor, the Public Hearing was closed.

9. New Business

(a) Proposed Lot Split; Parcel 74-28-610-0024-000; Also known as 1030 39th St; Sheri Rivard

Kirk Lavigne spoke on behalf of the applicants who were not present for discussion. A survey showing the proposed splits for the parent parcel. The applicants had yet to provide all the required documentation from the utility companies, but the proposed splits meet the Township and State Land Division Act requirements for lot width, lot size and street frontage needed in the R-2 District.

Motion by Trustee Reno, support by Member Houser, to approve the lot split request with the provision the property taxes are paid. Hearing no objection, Vice-Chairman Tetreau called for a voice vote. All in favor, the lot split request was approved.

(b) Request for a Rezoning of Parcel 74-28-019-4001-600; from B-3 General Business to a combination zoning of Both B-3 General Business and I-L Light Industrial.

The property is zoned B-3 General Business and DHT to the North is dual zoned both B-3 General Business and I-L Light Industrial. This is unusual for most of the area. The next twelve (12) parcels to the north also have double zoning. Kirk Lavigne recommended the dual zoning be continued to be consist with the existing zoning to allow a greater flexibility of uses in the future.

Motion by Trustee Reno, support by Member Sebastian, to approve the rezoning request. Hearing no further comments, Vice-Chairman Tetreau called for a voice vote. All in favor, motion carried.

(c) Special Use Approval Request for Parcel 74-28-019-4001-000, for the Parking of Operational Large Trucks as listed in Section 40-467 and Section 40-491 as permitted uses.

Motion by Member Sebastian, support by Trustee Reno, to approve the Special Use Approval conditional upon the submittal of an engineered Site Plan compliant to necessary requirements and approval of any necessary variances by the Zoning Board of Appeals. Hearing no comments, Vice-Chairman Tetreau called for a voice vote. All in favor, motion carried.

10. Old Business

(a) Proposed Solar Ordinance Review for Recommendations

Kirk Lavigne presented the proposed solar ordinance with revisions obtained during a meeting held July 19, 2018. Additional items were suggested of which will be amended and available for review during the October meeting with a possible Public Hearing in November for recommendation of approval.

11. Reports

(a) Planning/Building Administrator – Kirk Lavigne

- Dual Zoning Issue to be addressed.

(b) Township Board – Trustee John Reno

- Road updates at Lapeer and Michigan will be worked on next year.

(c) Zoning Board of Appeals – Jerry Sebastian

- No new business to report.

12. Adjournment

Motion by Trustee Reno, support by Member Kovach, at 8:02 P.M. to adjourn. Hearing no objections, Vice-Chairman Tetreau called for a voice vote. All in favor, meeting adjourned.

Submitted by Betty Child