



# CHARTER TOWNSHIP OF PORT HURON

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Port Huron Twp., Michigan 48060

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## Planning Commission Meeting Minutes May 11<sup>th</sup> 2023

1. Meeting Call to Order by Chairman Mark Kovach at 7:00pm
2. Pledge of Allegiance
3. Roll Call
  - a. Attended: Trustee John Reno, Stephen Tetreau, Sheri Faust, Chairman Mark Kovach and Laura Coveyow
  - b. Also Present: Twp Planner Stephen Cassin, and Amy Hurd Recording Secretary
  - c. Absent: Mike Bacheller, Jerry Sebastian
4. Agenda Approval:
  - a. Motion by, Stephen Tetreau supported by Laura Coveyow to approve the agenda as presented, Chairman Mark Kovach called all in favor, motion carried
5. Approval of Minutes: **March 9<sup>th</sup> 2023**
  - a. Motion by Sheri Faust, seconded by John Reno to approve the minutes as present, Chairman Mark Kovach called all in favor, motion carried.
6. Correspondence – Kimball Township Master Plan
7. General Public Comment - None
8. Public Hearing:
  - a. Open Public Hearing 7:05pm Motion by Reno and Support by Laura Coveyow
    - i. To hear all comments regarding a Special Land Use Approval Request for a Regulated Use (Smoke Shop) in the B-3 General Business Zoning District, pursuant to Section 40-467 of the Port Huron Township Zoning Ordinance, located PARCEL NUMBER: 74-28-750-0073-001; COMMONLY KNOWN AS: 1321 24<sup>th</sup> St. by Port Huron Smoke Shop / K Haled Alsabah
  - b. Hearing no comments from the public, closed the public hearing at 7-08pm motion by Mark Kovach Second by Sheri Faust Public hearing closed
9. Old Business –
  - a. Master Plan, Parks and Recreation Plan to adopt the updated Port Huron Township Master Plan, which includes the 2023-2027 Parks and Recreation Plan.
    - i. Motion by John Reno to table the Master Plan until all the recommendations can be followed up with, supported by

Sheri Faust, Chairman Mark Kovach called all in favor,  
motion carried.

10. New Business

- a. Special Land Use Approval Request for a Regulated Use (Smoke Shop) in the B-3 General Business Zoning District, pursuant to Section 40-467 of the Port Huron Township Zoning Ordinance, located PARCEL NUMBER: 74-28-750-0073-001; COMMONLY KNOWN AS: 1321 24<sup>th</sup> St. by Port Huron Smoke Shop / K Haled Alsabahi
  - i. Motion by Sheri Faust supported by Stephen Tetreau to approve the special land use request for a Smoke Shop  
Chairman Mark Kovach called all in favor, motion carried.

11. Reports

- a. Township Planner – Steve Cassin – Master Plan updates, Site Plan for Marysville Farms, New updates from the state coming our way
- b. Township Board Reports – John Reno – Federal rescue money is going to update Water Meters within the Township
- c. Zoning Board of Appeals – Campgrounds approved for variances

12. Adjournment

- a. Motion by Laura Coveow, supported by Trustee John Reno to adjourn meeting at 7:30pm Chairman Mark Kovach called for all in favor, motion carried, the meeting was adjourned.

Respectfully submitted Amy J. Hurd