



# CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060  
[www.porthurontownship.org](http://www.porthurontownship.org)

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

## Planning Commission Agenda

Thursday, June 6<sup>th</sup> 2019 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – April 4<sup>th</sup> 2019
  - a. April 24<sup>th</sup> 2019 – Special Meeting
6. Correspondence
7. General Public Comment
8. Public Hearings
  - a. Special Land Use Approval request as follows: Applicant: Jeffrey Gross / Superior Auto PARCEL NUMBER: 74-28-190-0030-000 and 74-28-190-0031-000, COMMONLY KNOWN AS: 3550 Lapeer Rd. The applicant is requesting Special Land Use Approval in the B-3 General Commercial District as required per Section 40-852(b) (2) Automobile Repair Garage – Minor Repairs.
9. New Business:
  - a. Special Land Use Approval request as follows and Sketch Plan Review; Applicant: Jeffrey Gross / Superior Auto Parcel Number: 74-28-190-0030-000 and 74-28-190-0031-000, Commonly Known As: 3550 Lapeer Rd. The applicant is requesting Special Land Use Approval in the B-3 General Commercial District as required per Section 40-852(b) (2) Automobile Repair Garage – Minor Repairs.
  - b. Site Plan Review for 3208 Lapeer Rd. The applicant is requesting permission for the expansion of 2 of the existing self-wash stalls to fully automatic stalls
  - c. Sketch Plan Review for 1834 N Range Rd, in consideration of a proposed storage site for trash container units and landscaping material and possibly rezoning of the property for the proposed use.
  - d. Sketch Plan Review for Indoor/Outdoor Storage for RV's, cars and trucks, to be located at 3541 32nd St. Port Huron MI, 48060, Craig Stafford
10. Old Business:
11. Reports
  - a. Planning Discussion Items – Kirk Lavigne
  - 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, JUNE 6, 2019, 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 Jerry Sebastian 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, Jeffery Gross and unnamed guest, David Josefiak, Joshua Josefiak, Mark Seacat and unnamed guest, other unnamed guests and Recording Secretary Betty Child.

### 4. **Agenda Approval**

Chairman Sebastian requested the c and d items under New Business be reversed for order of discussion.

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

### 5. **Approval of Minutes, April 4, 2019**

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

#### **(a) Approval of Special Meeting Minutes, April 24, 2019**

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

For the record, there were no minutes for May as the meeting was cancelled.

### 6. **Correspondence**

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

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

There being none, Chairman Sebastian moved to the Public Hearing.

### 8. **Public Hearings**

**(a) Special Land Use Approval Request: Parcel Numbers 74-28-190-0030-000 and 74-28-190-0031-000; Commonly known as 3550 Lapeer Road; Applicant: Jeffrey Gross / Superior Auto. The applicant is requesting Special Land Use Approval in the B-3 General Commercial District as required per Section 40-852(b) (2) Automobile Repair Garage – Minor Repairs.**

Per Kirk Lavigne the site, per current ordinance requirements, was fully engineered, landscaped and approved for car sales in October 2012. The request is for minor automobile service and repair. The applicant, Jeffrey Gross,



was previously located on 32<sup>nd</sup> Street, in the Township north of Ravenswood Road, and was mistakenly informed he could use his business by simply changing the address on his business license.

Per Administration discussion the applicant could continue operations provided he comply with requirements for Special Use Approval and Review. The number of parking spaces on site outnumber the amount required by the ordinance. The only requirement is for screened fencing for any disabled vehicles, which had been drawn out on the Google map site.

There being no further comments, Chairman Sebastian moved to New Business.

### **9. New Business**

**(a) Special Land Use Approval Request: Parcel Numbers 74-28-190-0030-000 and 74-28-190-0031-000; Commonly known as 3550 Lapeer Road; Applicant: Jeffrey Gross / Superior Auto. The applicant is requesting Special Land Use Approval in the B-3 General Commercial District as required per Section 40-852(b) (2) Automobile Repair Garage – Minor Repairs.**

Jeffrey Gross stated he has a contract with the United States Postal Service for service/repairs on their vehicles. The yard is currently fenced for storage of said vehicles.

Questions from the Members included:

- Chairman Sebastian inquired about waste containers and disposal of rags. Mr. Gross stated he follows the guidelines outlined for said services.
- Member Houser inquired if he sold vehicles on site and was informed, he did not.

Motion by Trustee Reno, support by Member Kovach, to approve the special land use with the stipulation of additional screened fencing provided. Hearing no further comment, Chairman Sebastian called for a voice vote. All in favor, motion carried.

**(b) Site Plan Review for 3208 Lapeer Road. The applicant is requesting permission for the expansion of two (2) of the existing self-wash stalls to fully automatic stalls.**

The applicants were requesting permission to replace two (2) existing self-wash stalls with new automatic stalls and include a westbound exit off Lapeer Road. Per memo, Fire Chief Daniel Mainguy approved the driveway request. Minor recommendations from the Township engineer were also included and discussed.

Motion by Member Houser, support by Member Smith, to approve the site plan revisions. Member Faust suggested the engineering comments be incorporated into the motion.

Motion by Member Houser, support by Member Smith, to amend the motion to approve and include the addressed engineering comments. Chairman Sebastian, hearing no further comments, called for a voice vote. All in favor, the amended motion to include engineering comments was approved.

**(c) Sketch Plan Review for Indoor/Outdoor Storage at 3541 32<sup>nd</sup> Street for RV's, cars and trucks, for Craig Stafford, represented by Mark Seacat.**

Craig Stafford was originally granted Special Use Approval for the storage and servicing of up to 50 waste disposal trucks. This operation has since returned to Canada. Many improvements were made to the site after the approval was granted. Proposed use is for expansion of the original request to include storage of recreational vehicles, cars and trucks. The required slated, fencing for screening has since blown down twice and therefore, the slating been removed. Mr. Seacat commented the intentions are to change the trucking/maintenance yard into a rental/storage facility for recreational vehicles, boats, cars and trucks. Building One would be used as office



space with inside storage; Buildings Two, Three and Five would be used for inside storage. If required a fence would be installed at the front of the property. Kirk Lavigne suggested approval with the stipulation the site be revisited after one (1) year to see if there are any issues with the surrounding neighbors.

Motion by Member Smith, support by Member Tetreau, to approve the indoor/outdoor storage request with the stipulation the property is revisited in one (1) year for compliance. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, motion carried with stipulation.

**(d) Sketch Plan Review for 1834 North Range Road, in consideration of a proposed storage site for trash container units and landscaping material with the possibility of rezoning the property for the proposed use. David Josefiak, owner.**

The applicant, D & M Lawn, Landscape & Tree Service began storing equipment and materials and was notified he would need site plan review and approval. It was indicated there would be storage of sanitized mobile dumpsters and landscaping materials with privacy slats to the existing chain link fencing by August 2019. The dumpsters in question are ten (10) yard roll offs and twenty (20) yard trash units. Fencing is required around the property. The applicant was advised he would need special use approval and submit for action.

Member Smith suggested he be allowed to continue the operation and submit the request. Trustee Reno stated a sketch plan was also required to the Township and the Engineer.

Motion by Member Smith, support by Member Houser, to grant a sixty (60) day temporary operations use with the stipulation an engineered plan is submitted. There being no further comments, Chairman Sebastian called for a voice vote. All in favor, motion carried.

**10. Old Business**

There being no Old Business, Chairman Sebastian moved to Reports.

**11. Reports**

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

- Amy Hurd attended a seminar regarding dual zoning. This topic should be considered during the next Master Plan update. This update will probably take place 2020.
- Mark Bills' property on Dove Road is being considered for further development.
- A developer is looking at a site on Griswold Road for parking trucks.
- The new smoothie business on 24<sup>th</sup> Street has placed its footings.

**(b) Township Board Report – John Reno**

- Contractor hired to develop the tennis/pickle ball courts at Baker's Field.
- Michigan Road construction has been completed and is now open.

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

- New Member Kirk Churchill was introduced.
- Variance granted to Frank Rotundi for an additional accessory structure at 2544 Henry Street.

**12. Adjournment**

Motion by Member Smith, support by Member Faust, at 8:14 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