



CHARTER TOWNSHIP OF PORT HURON

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Port Huron Twp., Michigan 48060

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Planning Commission Meeting Minutes July 13th 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, Chairman Mark Kovach, Jerry Sebastian and Laura Coveyow
 - b. Also Present: Twp Planner Stephen Cassin, and Amy Hurd Recording Secretary, Jay Folske, Mark Bills, Matthew Mueller, Mark Pettee, Carol Miller, and several unnamed individuals
 - c. Absent Excused: Mike Bacheller, Steve Tetreau and Sheri Faust
4. Agenda Approval:
 - a. Motion by, Laura Coveyow supported by Trustee John Reno to approve the agenda as presented, Chairman Mark Kovach called all in favor, motion carried
5. Approval of Minutes: **May 11th 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 – None
7. General Public Comment –
 - a. Carol Miller, 2340 Randolph, Port Huron Twp, spoke on the meeting minutes, master plan, and Code enforcement issues.
8. Public Hearing:
 - a. Open Public Hearing 7:08pm Motion by Reno and Support by Laura Coveyow
 - i. Union Properties Construction LLC, Brett Dell PARCEL NUMBER 74-28-190-0094-001 (AKA 592 32nd St.) The property is currently zoned B-3 General Business District the zoning classification being considered is I-L Light Industrial
 1. Motion to close public hearing on Item i by Trustee Reno
Second by Laura Coveyow at 7:10 Chairman Mark Kovach called all in favor, motion carried
 - ii. Mark Bills, PARCEL NUMBER 74-28-020-1045-000 AKA Vacant Michigan Rd. The property is currently Zoned B-3, General Business. The Zoning classification being considered is I-L, Light Industrial

- iii. Mark Bills, PARCEL NUMBER 74-28-020-1046-000 AKA Vacant Dove Rd The property is currently Zoned B-3, General Business. The Zoning classification being considered is I-L, Light Industrial
- b. Motion to close hearing on item ii and iii by Trustee Reno supported by Laura Covyew 7:20 Chairman Mark Kovach called all in favor, motion carried

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 approve the Master Plan until seconded by Jerry Sebastian Roll Call vote: 4-0 motion passed by roll call vote

10. New Business –

- a. Site Plan Review for Parcel #28-019-2005-002 to construct 151 new manufactured home sites with streets and utilities by Matthew Mueller PE of Bayview Engineering Inc.
 - i. Motion by Jerry Sebastian to table until the proper documentation and questions are answered to provide supported by Trustee John Reno called in favor, Chairman Mark Kovach called all in favor, motion carried
- b. Union Properties Construction LLC, Brett Dell PARCEL NUMBER 74-28-190-0094-001 (AKA 592 32nd St.) The property is currently zoned B-3 General Business District the zoning classification being considered is I-L Light Industrial
 - i. Motion by Laura Covyew to deny the Industrial zoning request, supported by Jerry Sebastian, Chairman Mark Kovach called all in favor, motion carried
- c. Mark Bills, PARCEL NUMBER 74-28-020-1045-000 AKA Vacant Michigan Rd. The property is currently Zoned B-3, General Business. The Zoning classification being considered is I-L, Light Industrial
- d. Mark Bills, PARCEL NUMBER 74-28-020-1046-000 AKA Vacant Dove Rd The property is currently Zoned B-3, General Business. The Zoning classification being considered is I-L, Light Industrial
 - i. Two request item c and d were combined into one motion, motion by Trustee Reno to approve the rezoning from B-3 to I-L, supported by Laura Covyew, Chairman Mark Kovach called all in favor, motion carried

- e. Revised Site Plan Review Parcel ID#28-020-1019-001 to construct Storage Units Dove Rd. By Mark Pettee
 - i. Motion by Trustee John Reno to approve the revised site plan with compliance with all township engineering, building and fire department requirements, seconded by Jerry Sebastian Chairman Mark Kovach called all in favor, motion carried

- f. Revised Site Plan Review Parcel ID# 28-007-3014-001 to construct 1 up to 8 Commercial business's and or warehouse's by SSK Ground Development LLC Sandra Kammer
 - i. Motion by Trustee John Reno,
 - 1. Approve SSK Development request to be allowed to subdivide the building as needed up to 8 units total, recognizing the exterior of the building (8 entry door and 8 overhead doors) and all utilities (water, sewer, electric, and plumbing) of 8 to remain the same and constructed and inspected as previous approved site plan, some units will be allowed to be capped, all 8 units must be prepped for individual water, sewer, electrical and plumbing.
 - ii. Seconded by Jerry Sebastian, Chairman Mark Kovach called all in favor, motion carried

11. Reports

- a. Township Planner – Steve Cassin – None
- b. Township Board Reports – John Reno – None
- c. Zoning Board of Appeals – None

12. Adjournment

- a. Motion by Trustee John Reno, supported by Laura Covyew to adjourn meeting at pm Chairman Mark Kovach called for all in favor, motion carried, the meeting was adjourned 8:30pm.

Respectfully submitted Amy J. Hurd