



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
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Planning Commission Agenda

Thursday, November 7th 2019 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
 - a. New Member Laura Coveyow
4. Approval of Agenda
5. Approval of Minutes – October 3rd 2019
6. Correspondence
7. General Public Comment
8. Public Hearings
 - a. Public Hearing for the Rezoning 3857 Dove Rd property from a combination of zoning districts I-L Light Industrial, PSP- Public/Semi-Public and R-3 Single Family to all I-L Light Industrial.
9. Old Business:
10. New Business:
 - a. Site Plan Review for the proposed expansion of an existing site for Blumfield Properties, LLC, also known as DHT Trucking, located at 1234 N Range Rd, on Parcel # 74-28-019-4001-627. The site plan would include the combination of a number of the parcels for the expansion of a parking area for the storage of trucks on the property.
 - b. Site Plan review for a proposed Office and Commercial Bus Garage to be located at 3001 Dove.
 - c. Recommendation regarding the proposed rezoning of 3857 Dove Rd.
 - d. Planning Discussion Items – Kirk Lavigne. Meeting with St Clair County Metropolitan Planning Commission Director regarding the rezoning recommendation of the properties located on the East side of N Range Rd from Griswold Rd to Ravenswood Rd, and on the North and South Sides of Dove Rd between Range Rd and approximately Minnesota Rd, that are currently zoned either B-3 General Commercial or L-I Light Industrial, to change to a dual zoning of both B-3 General Business and I-L Light Industrial and upcoming Planning Commission items.
11. Reports
 - a. Township Board Report – John Reno
 - b. Zoning Board of Appeals Report – Jerry Sebastian
12. Adjournment





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MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, NOVEMBER 7, 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 Vice-Chairman Ivan Smith at 7:00 P.M.

2. Pledge of Allegiance

3. Roll Call

Kirk Lavigne introduced new Member Laura Covyew.

Attended: Laura Covyew, Mark Kovach, Trustee John Reno, Ivan Smith and Stephen Tetreau.

Absent: Sheri Faust, excused; Jerry Sebastian, excused.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Herb Blackstock, Scott Howe and Recording Secretary Betty Child.

4. Agenda Approval

Kirk Lavigne requested the Planning Report item be moved to New Business, Item d. Motion by Member Tetreau, support by Member Kovach, to approve the amended agenda. Hearing no objections, Vice-Chairman Smith called for a voice vote. All in favor, the amended agenda was approved.

5. Approval of Minutes, October 3, 2019

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

6. Correspondence

There being none, Vice-Chairman Smith moved to General Public Comment.

7. General Public Comment

There being none, Vice-Chairman Smith moved to the Public Hearings.

8. Public Hearings

(a) To hear comments for the Rezoning of property 3857 Dove Road from a combination of zoning districts I-L Light Industrial, PSP Public/Semi-Public and R-3 Single Family to all I-L Light Industrial.

Scott Howe commented it would be beneficial to have the zoning changed to light industrial. Trustee Reno suggested it be classified under one new property description. Hearing no further comments, Vice-Chairman Smith closed the Public Hearing and moved to Old Business.

9. Old Business

There being none, Vice-Chairman Smith moved to New Business.

10. New Business

(a) Site Plan Review for the existing site of Blumfield Properties, LLC, also known as DHT Trucking, located at 1234 N Range Road, Parcel #74-28-019-4001-627. The site plan would include the combination of several parcels for expansion of the parking area and storage of trucks on the property.

The applicants were not present. Kirk Lavigne addressed items of concern from the Township Engineer and noted that he will be discussing the following with the applicant regarding the need for variances.

- Front Yard Parking. This property is zoned both B-3 and I-L and could be considered a "Mixed Use". Parking is allowed in front and side yards per Sections 40-854(a)(4)(c) and Section 40-786-(b)(1) but must meet the screening requirements from direct public view and adjacent right of ways.
- Lighting. Per Section 40-731, lighting is required for all parking areas, walkways, driveways, building entryways, off-street parking/loading areas, and building complexes to ensure security. To avoid the necessity of a variance for the lighting requirement, it must be indicated as to the type of lumens and lights to be provided.
- Detention Pond Landscaping. Per Section 40-815(a)(4) landscape screening along the eastern side of the detention basin abutting residential zoned property is required. Since a screening fence is not permitted, a variance would be required.
- Woodlands Requirement. Per Section 40-818(2) a woodlands survey is recommended. This topic needs to be further addressed by the Planning Commission as to whether a variance would be required.
- Paving Requirements for Parking Area. Per Section 40-786(e)(5) parking and drive areas are to be paved. The applicant should provide a proposal for this requirement for completion in phases and should it not be met request a variance.
- Width of Existing Driveway on Parcel #3. The drive width must meet current standards of thirty-one feet minimum. This would not require a variance.

Motion by Trustee Reno, support by Member Covyew, to place this on the December agenda to obtain further information on woodland requirements, Section 40-818(2). Hearing no objections, Vice-Chairman Smith called for a voice vote. All in favor, motion carried, discussion postponed until December.

(b) Site Plan Review for a proposed Office and Commercial Bus Garage at 3001 Dove Road.

Herb Blackstock presented the site plan request. The property is zoned I-L Light Industrial and located on the Southwest corner of 32nd Street and Dove Road. The proposed use is an Office/Garage for storage of motor coaches with no outdoor storage permitted. The plan will be revised to address the Engineer's referenced items and therefore requested temporary approval in order to bring back a revised site plan. They would like to get started before the end of the year.

The structure is reviewed as a heavy equipment repair facility due to commercial vehicle storage, but repair is not the main use. The applicants met with the Township and Engineer for provisions of a fire hydrant service. The Engineer reviewed the site plan and noted a few corrections. The applicant is working with the City of Port Huron regarding obtaining water service and fire hydrant usage and stated they would comply with all the requirements listed in the township engineers review.

Motion by Trustee Reno, support by Member Covyew, to approve subject to compliance with the Township Engineer requirements. Hearing no objections, Vice-Chairman Smith requested a roll call vote. AYES: Covyew, Kovach, Reno, Tetreau and Smith. Motion carried.

(c) Recommendation regarding the proposed rezoning of 3857 Dove Rd.

The Township property is zoned PSP Public Semi Public and the Dove Road property is zoned I-L Light Industrial and R-3 One Family Residential. The rezoning is necessary to ensure the proposed uses allowed on the property remain industrial in nature.

Motion by Member Tetreau, support by Member Kovach, to recommend the proposed rezoning of 3857 Dove Road to I-L Light Industrial. Hearing no objections, Vice-Chairman Smith called for a voice vote. All in favor, motion carried.

(d) Discussion about a meeting with the St Clair County Metropolitan Planning Commission (SCCMPC) Director regarding the rezoning recommendation of the properties located on the East side of N Range Rd from Griswold Rd to Ravenswood Rd, and on the North and South sides of Dove Rd between Range Rd and approximately Minnesota Rd, currently zoned either B-3 General Commercial or I-L Light Industrial, to change to a dual zoning of both B-3 General Business and I-L Light Industrial and upcoming Planning Commission items.

Kirk Lavigne presented a memo from David Struck, Planning Director of the St Clair County Metropolitan Planning Commission. It was for discussion of possible modifications to the ordinance regarding the recommended zoning changes for Mixed Use and/or Dual Zoning issues along Range and Dove Roads, as well as other possible solutions such as a 'Flex or Mixed-Use District' or the incorporation of an 'Overlay District'.

In summary after reviewing the proposed rezoning request, there are no issues with what the Township is trying to accomplish but feel there are more effective zoning tools for flexibility in terms of commercial/light industrial. With this, two options have been proposed.

- Option One: Create an overlay district that would go 'on top' of the underlying B-3 and I-L districts. Then create regulations for the overlay district to include permitted uses, special uses, development regulations, site standards, etc. Also create specific regulations for the overlay district that do not apply in B-3 or I-L districts that are not in the overlay district. Rezoning is not required, and the Township would simply identify the overlay district boundaries with identification on the zoning map.
- Option Two: Create a new zoning district, a flex commercial/industrial district or a mixed-use district. The Township would have to identify the permitted/special uses and development regulations just like the overlay district; however, it would require rezoning of any property in this new district.

If the Planning Commission chooses one of these options, they should send draft language for informal review and the SCCMPC will provide feedback without it going on an agenda. No action should be taken until the district and regulations are fully developed and ready for approval.

Comments included:

- Kirk Lavigne: Stated it would be best to create an overlay district and update the Master Plan accordingly. This option would require more discussion.
- Trustee Reno: Stated he felt it would be too easy to change uses if we create an overlay district, as it appears it would take away the control rezoning offers. With a new "Mixed use" zoning district, more specific controls could be put in place to regulate the uses. Option needs more discussion.
- Member Kovach: Inquired what restrictions would be in place if an overlay district is adopted.

Motion by Trustee Reno, support by Member Covyew, to recommend the dual zoning on the North and South side of Dove and on Range South of Dove as originally proposed and to retain the B-3 zoning on the residential home properties currently zoned B-3 on Range Road south of Griswold Road. Hearing no further comments, Chairman Smith called for a voice vote. All in favor, motion carried.

11. Reports

(a) Planning/Building Administrator Report – Kirk Lavigne

- Nothing to report.

(b) Township Board Report – John Reno

- Eastland and Westland located off West Water are in the works to be paved.

(c) Zoning Board of Appeals

- There being no meeting, there was no report.

12. Adjournment

Motion by Member Tetreau, support by Trustee Reno, at 8:21 P.M. to adjourn. Hearing no objections, Vice-Chairman Smith called for a voice vote. All in favor, the meeting was adjourned.

Submitted by Betty Child