



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
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Planning Commission Agenda

Thursday, February 7th 2019 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – December 6th 2018
6. Correspondence
7. General Public Comment
8. Public Hearings
 - a. *Rezoning Request:* Marysville Farms LLC – Brad Elvidge; PARCEL NUMBER 74-28-245-0034-001 (AKA 1150 Minnesota Road) The Property is currently Zoned R-2 One Family Residential and the Rezoning classification being considered is RMH Residential Manufactured Home.
9. New Business:
 - a. *Rezoning Request:* Marysville Farms LLC – Brad Elvidge; PARCEL NUMBER 74-28-245-0034-001 (AKA 1150 Minnesota Road) The Property is currently Zoned R-2 One Family Residential and the Rezoning classification being considered is RMH Residential Manufactured Home.
 - b. Elections of Officers
 - c. 2019 Meeting Dates
 - d. 2018 PC Master Records
10. Old Business:
 - a. Review and Recommendation Regarding the proposed Solar System Ordinance
11. Reports
 - a. Planning discussion Items – Kirk Lavigne
 - b. Township Board Report – John Reno
 - c. 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, FEBRUARY 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 Chairman Ivan Smith at 7:00 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Attended: Sheri Faust, John Houser, Trustee John Reno, Jerry Sebastian and Ivan Smith.

Absent: Mark Kovach and Steven Tetreau, excused.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne and Recording Secretary Betty Child.

4. **Agenda Approval**

Chairman Smith requested the items for Election of Officers and 2019 Meeting Dates be moved to the end of business. Motion by Trustee Reno, support by Member Houser to approve the amended agenda. Hearing no objections, Chairman Smith called for a voice vote. All in favor, the amended agenda was approved.

5. **Approval of Minutes, December 6, 2018**

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

For the record, the meeting for January 3, 2019, was cancelled.

6. **Correspondence**

There being no Correspondence, Chairman Smith moved to General Public Comment.

7. **General Public Comment**

There being no General Public Comment, Chairman Smith moved to Public Hearings.

8. **Public Hearings**

(a) Rezoning Request: Marysville Farms LLC, Brad Elvidge, Parcel Number 74-28-245-0034-001, a.k.a. 1150 Minnesota Road. The property is currently Zoned R-2 One Family Residential with a rezoning classification being considered as RHM Residential Manufactured Home.

There being no comments from the floor, Chairman Smith closed the Public Hearing and moved to New Business.

9. **New Business**

(a) Rezoning Request: Marysville Farms LLC, Brad Elvidge, Parcel Number 74-28-245-0034-001, a.k.a. 1150 Minnesota Road. The property is currently Zoned R-2 One Family Residential with a rezoning classification being considered as RHM Residential Manufactured Home.

The applicant, Brad Elvidge who was not in attendance, submitted a request for rezoning. The lot in question is not continuous due to the alley that separates the parcel. The applicant would like to have the eastern portion rezoned and attached to the existing mobile home park as a storage facility and then the residence to the west would be split off and not rezoned.

A recommendation for approval of the rezoning request be made upon completion of the lot split and it being transferred to the adjacent Mobile Home Park in compliance with all Township ordinances and regulations.

Motion by Member Sebastian, support by Trustee Reno, to approve recommendation for rezoning upon completion of the lot split per Township ordinance requirements. Hearing no objections, Chairman Smith called for a voice vote. All in favor, motion carried.

(b) 2018 Planning Commission Master Records

Motion by Trustee Reno, support by Member Houser, to approve the 2018 Planning Commission Master Record Report as submitted. Hearing no objections, Chairman Smith called for a voice vote. All in favor, motion carried.

10. Old Business

(a) Review and Recommendation Regarding the proposed Solar System Ordinance

Per Kirk Lavigne adjustments were made to height requirements and discussed by the Members.

Motion by Member Sebastian, support by Member Faust, to recommend and submit for approval of the proposed Solar System Ordinance with the language added that allows height changes based on Planning Commission review and approval. Hearing no objections, Chairman Smith called for a voice vote. All in favor, motion carried.

11. Reports

(a) Planning/Building Administrator Report – Kirk Lavigne

- Received plans for Ollie's Bargain Outlet at the old Kroger location.
- The new smoothie's shop on 24th Street should be underway soon.
- K&E Electric is set to open soon.
- Michigan and Dove, Mark Bills' property, will have three new businesses soon to open.
- Dave Hausbeck's Trucking is looking to expand.
- Forton's business plans to move from Michigan to Dove.
- There is a new day care facility at Baker College.

(b) Township Board Report – John Reno

- New Fire Chief Dan Mainguy will be requested to make an appearance to meet the Members.

(c) Zoning Board of Appeals – Jerry Sebastian

- Nothing to report.

Election of Officers

Chairman Smith commented he would be stepping down as Chair but would be available for another spot.

Motion by Trustee Reno, support by Member Faust, to appoint Jerry Sebastian as Chair. Hearing no objections, Chairman Smith called for a voice vote. All in favor, the new Chair is Jerry Sebastian.

Motion by Member Sebastian, support by Member Faust, to appoint Ivan Smith as Vice-Chairman. Hearing no objections, Chairman Smith called for a voice vote. All in favor, the new Vice-Chairman is Ivan Smith.

Motion by trustee Reno, support by Member Sebastian, to appoint Sheri Faust as Secretary. Hearing no objections, Chairman Smith called for a voice vote. All in favor, the new Secretary is Sheri Faust.

Kirk said he would check to see if there was a need to replace Jerry Sebastian on the Zoning Board of Appeals.

2019 Meeting Dates

It was requested the January 2, 2020 date be changed to January 9, 2020.

Motion by Member Houser, support by Member Faust, to approve the amended calendar with correction to the January 2020 meeting date. Hearing no objections, Chairman Smith called for a voice vote. All in favor, the amended calendar was approved.

12. Adjournment

Motion by Member Sebastian, support by Trustee Reno, at 8:06 P.M. to adjourn. Hearing no objections, Chairman Smith called for a voice vote. All in favor, meeting adjourned.

Submitted by Betty Child