



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060

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Planning Commission Minutes Thursday, June 13, 2024, 7:00pm

Public comments will be limited to 3-5 minutes per person.

- 1) Call to Order: 7:00 pm
 - 2) Roll Call: present: Chairperson Mark Kovach, Vice-Chairperson Sheri Faust, Trustee John Reno, Laura Coveyow, Mike Bacheller, and Stephen Tetreau
 - 3) Pledge of Allegiance
 - 4) Approval of Agenda: Motion by Vice-Chairperson Sheri Faust, seconded by Mike Bacheller, motion carried
 - 5) Approval of minutes for March 14, 2024, Planning Commission Meeting: Motion by Trustee John Reno, seconded by Vice-Chairperson Sheri Faust, motion carried
 - 6) General Public Comment (for non-agenda items): none
 - 7) Public Hearings: none
 - 8) Old Business: none
 - 9) New Business-
 - i) Add the following definition to Section 40-3, of the Port Huron Township Code.
Storage Container: Any prefabricated structure designed for transporting goods or for the temporary storage of property, such as pods, steel shipping containers, cargo containers, packing or storage crates, and parts or all a semi-trailer.
 - ii) Add Section 40-670, Storage Containers, to the Port Huron Township Code.
1. Storage containers are permitted in any business or industrial-zoned district, subject to the following conditions:
- a) Site plan review and approval, pursuant to the regulations set forth in Section 40-52, is required.
 - b) A permit from the Port Huron Township Building Department is required.
 - c) All permits will be reviewed by the Building Inspector and Fire Department.
 - d) Containers must meet the setback requirements of the zoning district in which they are located.
 - e) Containers shall not occupy required off-street parking areas, fire lanes, or landscaped areas.
 - f) Containers shall not be stacked above the height of a single container.
 - g) No structural modifications may be made to the container.
 - h) No electricity or plumbing may be connected to a container.
 - i) Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
 - j) Containers shall not be used as living quarters.

- k) No livestock or pets may be stored in the container.
- 1) Storage containers are permitted in any residentially zoned district, subject to the following conditions:
- a) The minimum parcel size shall be 5 acres.
 - b) A permit from the Port Huron Township Building Department is required.
 - c) All permits will be reviewed by the Building Inspector and Fire Department.
 - d) Containers must meet the setback requirements of the zoning district in which they are located.
 - e) Containers shall not be stacked above the height of a single container.
 - f) No structural modifications may be made to the container.
 - g) No electricity or plumbing may be connected to a container.
 - h) Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
 - i) Containers shall not be used as living quarters.
 - j) No livestock or pets may be stored in the container.
- 3) Storage containers are permitted as a temporary use, subject to the following conditions:
- a) A permit from the Port Huron Township Building Department is required. All permits will be reviewed by the Building Inspector and Fire Department.
 - b) No permit for a storage container shall be valid longer than 90 days in any calendar year, and all containers shall be removed at the expiration date listed on the permit.
 - c) Containers must meet the setback requirements of the zoning district in which they are located.
 - d) Containers shall not occupy required off-street parking areas, fire lanes, or landscaped areas.
 - e) Containers shall not be stacked above the height of a single container. No structural modifications may be made to the container.
 - f) No electricity or plumbing shall be connected to a container.
 - g) Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
 - h) Containers shall not be used as living quarters.
 - i) No livestock or pets may be stored in the container.
- Tabled pending revisions by Stephen Cassin

4) Reports

- a) Township Planner- Stephen Cassin: none
- b) Township Board- Trustee John Reno: none
- c) Zoning Board of Appeals- Stephen Tetreau: none

5) Adjournment: Motion by Stephen Tetreau, seconded by Mike Bacheller 8:15pm