



# CHARTER TOWNSHIP OF PORT HURON

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

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## Planning Commission Agenda

Thursday, January 12<sup>th</sup> 2023 at 7:00 pm

1. Call to Order:
2. Pledge of Allegiance:
3. Roll Call:
  - a. Jerry Sebastian - excused
4. Approval of Agenda:
5. Approval of Minutes – November 10<sup>th</sup> 2022
6. Correspondence:
7. General Public Comment:
8. Public Hearings:
  - a. Port Huron Self Storage LLC, Special Land Use Approval Request for an Indoor Storage Facility pursuant to Section 40-467 of the Port Huron Township Zoning Ordinance for address 1179 32<sup>nd</sup> St and or as 74-28-750-0088-000
9. Old Business:
10. New Business:
  - a. Port Huron Self Storage LLC, Special Land Use Approval Request for an Indoor Storage Facility pursuant to Section 40-467 of the Port Huron Township Zoning Ordinance for address 1179 32<sup>nd</sup> St and or as 74-28-750-0088-000
  - b. Mark Pettee, Site Plan request for 4 storage buildings located Vacant Dove Rd. known as 74-28-020-1019-001
  - c. 2023 Meeting Dates
  - d. 2022 PC Annual Report
  - e. Election of 2023 Officers
11. Reports
  - a. Township Planner – Steve Cassin
  - b. Township Board – John Reno
  - c. ZBA – Jerry Sebastian
12. Adjournment

**2023 New Year  
New Beginning's!**



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## Planning Commission Meeting Minutes January 12<sup>th</sup> 2023

1. Meeting Call to Order by Acting Chairman Mark Kovach at 7:05pm
2. Pledge of Allegiance
3. Roll Call
  - a. Attended: Trustee John Reno, Laura Covyew, Mark Kovach (acting chairman) and Mike Bacheller
  - b. Absent: Stephen Tetreau, Jerry Sebastian, and Sheri Faust
  - c. Also Present: Twp Planner Stephen Cassin, Amy Hurd Recording Secretary, Mark Pettee, Jenna Morse
4. Agenda Approval:
  - a. Motion by, Mike Bacheller supported by Trustee John Reno to approve the agenda as present, Acting Chairman Mark Kovach called all in favor, motion carried
5. Approval of Minutes: **November 10<sup>th</sup> 2022**
  - a. Motion by, Trustee John Reno, seconded by Laura Covyew to approve the minutes as present, Acting Chairman Mark Kovach called all in favor, motion carried.
6. Correspondence – Michigan Association of Planning Workshop
7. General Public Comment - None
8. Public Hearing: Open the Public Hearing 7:05pm
  - a. Port Huron Self Storage LLC, Special Land Use Approval Request for an Indoor Storage Facility pursuant to Section 40-467 of the Port Huron Township Zoning Ordinance for address 1179 32<sup>nd</sup> St and or as 74-28-750-0088-000
    - i. Motion by, Trustee John Reno, supported by Mike Bacheller to close the Public Hearing at 7:08pm, Acting Chairman Mark Kovach called all in favor, motion carried
9. Old Business - None
10. New Business
  - a. Port Huron Self Storage LLC, Special Land Use Approval Request for an Indoor Storage Facility pursuant to Section 40-467 of the Port Huron Township Zoning Ordinance for address 1179 32<sup>nd</sup> St and or as 74-28-750-0088-000
    - i. Motion by Trustee John Reno, supported by Mike Bacheller to approve the Special Land Use for indoor storage only. Acting Chairman Mark Kovach called in favor, motion carried.

- b. Mark Pettee, Site Plan request for 4 storage buildings located Vacant Dove Rd. known as 74-28-020-1019-001
  - i. Steve Cassin read comments and concerns from his review and DLZ recommendations
  - ii. Motion by Trustee John Reno, supported by Mike Bacheller motion approve subject to revisions to the site plan as requested by the Planner, Engineering, Assessor and Fire Dept prior to any building permits obtained. Acting Chairman Mark Kovach called in favor, motion carried.
- c. 2023 Meeting Dates
  - i. Motion by Laura Covyew, supported by Mike Bacheller to approve the dates as presented. Acting Chairman Mark Kovach called in favor, motion carried.
- d. 2022 PC Annual Report
  - i. Motion by Mike Bacheller, seconded Laura Covyew to approve the 2022 PC annual report, and proceed to the Township Board for approval. Acting Chairman Mark Kovach called in favor, motion carried.
- e. Election of 2023 Officers
  - i. Motion by John Reno, supported by Mike Bacheller to table the elections until the next meeting. Acting Chairman Mark Kovach called in favor, motion carried.

#### 11. Reports

- a. Township Planner – Steve Cassin – Master Plan the 63 days will be ending soon and will need to schedule a public hearing.
- b. Township Board Reports – John Reno, None
- c. Zoning Board of Appeals – Amy Hurd, 3665 Dove Rd requesting a variance for a salvage yard on 4 acres and Township ordinances states must have 5 acres, and of a minimum setback of 200 feet from a resident dwelling. Variance was table to see applicant can obtain the property next to the proposed property.

#### 12. Adjournment

- a. Motion by Trustee John Reno, supported by Laura Covyew to adjourn meeting at 7:35pm Acting Chairman Mark Kovach called in favor, the meeting was adjourned.

*Respectfully submitted Amy J. Hurd*