



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060
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Planning Commission Agenda

Thursday, November 1st 2018 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call - **Steve called in for excused absence**
4. Approval of Agenda
5. Approval of Minutes – September 6th, 2018 & Cancelled meeting of October 4th, 2018
6. Correspondence - **None**
7. General Public Comment - **None**
8. Public Hearings - None
9. New Business:
 - a. Proposed Lot Split; Parcel # 74-28-282-0006-000, Also known as 3273 Glen St., Owners; Malisse Callahan/Malisse Whitmore. **The applicant provided the approval letters from Semco, DTE and the road commission and was approved unanimously.**
 - b. Sketch Plan Review for a change in the previously approved site plan for Alan W. Hastings, Alan's Expert Auto Body, Parcel # 74-28-006-4015-000, also known as 4436 Lapeer Rd. – **The applicant requested to be removed from the agenda prior to meeting.**
 - c. Sketch Plan review for an increase in outdoor storage and construction of an outdoor concrete storage pad for Parcel # 74-28-750-0036-000, also know as 2650 Howard St. ABC Roofing Supply Co. **The slab was approved for construction but concern was expressed by Mark that the location be looked at by the Fire Chief for his concerns.**
10. Old Business:
 - a. Proposed Solar Energy System Ordinance for Review and Recommendation for a Public Hearing at next month's Planning Commission meeting. **A motion was approved to set a public hearing for the ordinance at the December PC meeting.**
11. Reports
 - a. Planning/Building Administrator – Kirk Lavigne; Report on recent new businesses at the corner of Dove and 1490 and 1486 Michigan Rd, and review and recommendations for possible changes to the Master Plan. **The Board expressed interest in discussing dual zoning or an additional zoning classification or form-based zoning in an upcoming Master Plan amendment.**
 - b. Township Board Report – John Reno
 - c. Zoning Board of Appeals Report – Jerry Sebastian
 - d. Informational Comments from the St. Clair County Metropolitan PC Training Session. **A thumb drive was turned in by Jerry and he discussed the topics addressed at the meeting, including marijuana and rental issues.**
12. Adjournment



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MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, NOVEMBER 1, 2018, 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, Mark Kovach, Trustee John Reno, Jerry Sebastian and Ivan Smith.

Absent: Steven Tetreau, excused.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Annette Churchill, Paul Churchill, Debbie Koontz, Malisse Whitmore and Recording Secretary Betty Child.

4. Agenda Approval

Kirk Lavigne noted applicant Alan Hastings requested his sketch plan review be withdrawn from discussion.

Motion by Trustee Reno, support by Member Houser, to remove the item from discussion. Hearing no objections, Chairman Smith call for a voice vote. All in favor, the item was removed.

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

5. Approval of Minutes, September 6, 2018 and Cancelled meeting of October 4, 2018

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

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

There being no Public Hearings, Chairman Smith moved to New Business.

9. New Business

(a) Proposed Lot Split; Parcel 74-28-282-0006-000; Also known as 3273 Glen St; Owners: Malisse Callahan/Malisse Whitmore

Kirk Lavigne spoke stating the applicants provided necessary proof of ownership papers, proof of tax payment, legal descriptions for all three lots, and approval letters from Detroit Edison, Semco Energy and St Clair County Road Commission. The request follows all State, County and Port Huron Township ordinances and regulations.

Motion by Trustee Reno, support by Member Faust, to approve the lot split request. Hearing no objection, - Chairman Smith called for a voice vote. All in favor, the lot split request was approved.

(b) Sketch Plan review for an increase in outdoor storage and construction of an outdoor concrete storage pad for Parcel #74-28-750-0036-000; Also known as 2650 Howard St; Owner: Michael Strunk, also known as ABC Roofing Supply Company

The property is zoned I-L Light Industrial and is abutted on all sides by I-L Light Industrial and B-3 General Commercial zoned parcels. There is current fencing on the back lot for outside storage. The proposed 100' x 200' slab may require a performance bond to make necessary corrections should problems be created by the resultant drainage.

Motion by Member Houser, support by Member Sebastian, to approve the request for a concrete storage pad. Hearing no further comments, Chairman Smith called for a voice vote. All in favor, motion carried.

10. Old Business

(a) Proposed Solar Energy System Ordinance for Review and Recommendation for a Public Hearing at December's Planning Commission Meeting

Kirk Lavigne presented the proposed solar ordinance with revisions highlighted in yellow. The Members reviewed the outline provided and suggested some minor changes.

Motion by Trustee Reno, support by Member Faust, to schedule a December Public Hearing for recommendation of the proposed Solar Energy Ordinance. Hearing no objections, Chairman Smith called for a voice vote. All in favor, a request for a December Public Hearing was approved.

11. Reports

(a) Planning/Building Administrator – Kirk Lavigne

- Presented a drawing located at 1490 Dove Road and 1486 Michigan Road for possible changes.
- Discussed items such as dual zoning for the Master Plan update due next year.
- The old Tractor Supply Store will be used by K&E Electric, which will need a sprinkler system.

(b) Township Board – Trustee John Reno

- Updates on the turn lanes at Lapeer and Michigan Roads.
- Grant money obtained for Pickle Ball at Baker's Field.

(c) Zoning Board of Appeals – Jerry Sebastian

- A variance on a lot split for Anthony Jacobs to obtain fire wall protection for his property on Dove Road was approved.

(d) Informational Comments from the St Clair County Metropolitan PC Training Session – Jerry Sebastian

- Spoke on the blue/green belt areas to be implemented.
- Short term rentals and the air BNB's becoming more and more popular in this area.
- Pending Marijuana laws to be considered due to fact it does not have Federal approval.
- Seminars will be held each spring and fall.

12. Adjournment

Motion by Member Sebastian, support by Member Houser, at 8:05 P.M. to adjourn. Hearing no objections, Chairman Smith called for a voice vote. All in favor, meeting adjourned.

Submitted by Betty Child