



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
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Planning Commission Agenda Thursday, May 3rd 2018 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – March 1st 2018
6. Correspondence
7. General Public Comment
8. Public Hearings:
9. New Business:
 - a. Proposed Lot Split; 2860 Oakwood, Parcel # 74-28-100-0028-000, William Randazzo
10. Old Business:
 - a. Proposed Solar Ordinance Review.
 - b. Proposed Future Ordinance Changes and Topics
11. Reports
 - a. Planning/Building Administrator – Kirk Lavigne
 - b. Township Board Report – John Reno
 - c. Zoning Board of Appeals Report – Kirk Lavigne/Jerry Sebastian
12. Adjournment

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MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, MAY 3, 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, Garth Kriewall, Trustee John Reno, Jerry Sebastian, Ivan Smith and Stephen Tetreau.

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

4. Agenda Approval

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

5. Approval of Minutes, March 1, 2018

Motion by Member Faust, support by Trustee Reno, 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, there were no April minutes as the meeting was cancelled due to lack of business.

6. Correspondence

There being no correspondence, Chairman Smith moved to General Public Comments.

7. General Public Comment

There being no General Public Comments, 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 #74-28-100-0028-000, 2860 Oakwood Dr, William Randazzo

A survey was submitted for an existing conforming lot requesting a lot split to two (2) conforming lots. Approval documentation has been received and the proposed splits meet current Township and State Land Division requirements.

The house located at the rear of the property may have encroachment issues, but it is considered existing non-conforming. It complies with all side yard setback requirements in relation to the proposed split and does not create any further non-conformities.

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

10. Old Business

(a) Proposed Solar Ordinance Review

Member Faust, along with Building Administrator Kirk Lavigne, worked together to make additions/changes to the Solar System Ordinance. The outline included definitions for Ancillary Solar Equipment as well as Small/Medium/Large Solar Energy Systems.

Member Faust stated her husband, Aaron is an engineer who works with solar energy systems and reviewed and made some suggestions to the proposed ordinance. It was requested Aaron Faust attend the next meeting and go over some of these changes. Once this has been done, the Members may recommend it go before a Public Hearing in July for approval/acceptance.

There was no action taken.

(b) Proposed Future Ordinance Changes and Topics

It was discussed this topic be addressed after the completion of the proposed solar ordinance review. Kirk Lavigne stated the first item to be reviewed would be the Form Based Zoning to implement the codes of 'Mandatory', 'Parallel' and 'Floating'.

11. Reports

(a) Planning/Building Administrator – Kirk Lavigne

- There was no business to report.

(b) Township Board – Trustee John Reno

- There was no business to report.

(c) Zoning Board of Appeals – Jerry Sebastian

- There was no business to report.

Member Garth Kriewall announced his resignation. He thanked the Township for being able to serve the community stating he was downsizing and would be leaving the Township. The remaining Members thanked him for his dedication and service to the Township.

12. Adjournment

Motion by Member Kriewall, support by Member Faust, at 7:56 P.M. to adjourn. Hearing no objections, Chairman Smith called for a voice vote. All in favor, meeting adjourned.

Submitted by Betty Child