



CHARTER TOWNSHIP OF PORT HURON

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MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, MARCH 5, 2020, 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 Jerry Sebastian at 7:00 P.M.

2. Pledge of Allegiance

3. Roll Call

Attended: Laura Covyew, Sheri Faust, Mark Kovach, Trustee John Reno, Jerry Sebastian, Ivan Smith and Stephen Tetreau.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Tom Cowen, George Lockwood, Jonathan Ojczyk, Leroy Stevens, David Whipple and Recording Secretary Betty Child.

4. Agenda Approval

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

5. Approval of Minutes, January 9, 2020

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

For the record, the February 2020 Meeting was cancelled.

6. Correspondence

Correspondence was provided to the Members for the Michigan Association of Planning (MAP) Workshops and the St Clair County Metropolitan Planning Commission (SCCMPC) 2020 Spring Workshop. Chairman Sebastian commented those interested should submit their reservation request.

7. General Public Comment

There being none, Chairman Sebastian moved to the Public Hearings.

8. Public Hearings

There being none, Chairman Sebastian moved to Old Business.

9. Old Business

There being none, Chairman Sebastian moved to New Business.

10. New Business

(a) Lot Split: Application from Tom Cowen to split a parcel from the existing Parcel 374-28-019-1006-000, also known as 4269 Dove Road, Birchwood Farm LLC, Owner Bradford Elvidge, for the proposed Dollar General Site.

The proposed split request meets all current requirements of the Township and State Land Division requirements for both lots and has been reviewed and submitted by Township Assessor Kim Riedel.

Motion by Trustee Reno, support by Member Smith to approve the Lot Split request. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, motion carried.

(b) Site Plan Review of the proposed Dollar General for Zaremba Group LLC, with the proposed address of 4363 Dove Road, located on the proposed lot split from Parcel #74-28-019-1006-000.

The Township Engineer addressed several items to be addressed which included parking space requirements, detention pond setback, concerns regarding the proposed loading area and proposed landscaping approval located in the right-of-way.

Member Faust did not see a problem with the request for fewer parking spaces. Trustee Reno didn't feel the landscaping in the right-of-way should be a problem.

Motion by Member Faust, support by Trustee Reno to approve subject to variances and engineering requirements listed be addressed in compliance with all required Township ordinances and regulations. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, motion carried.

(c) Site Plan Review for Huron Speed and the expansion of an existing retail sales/storage and detailing service of autos and auto parts located at 4394 Lapeer Road, Jonathan Ojczyk, owner.

Applicant Jonathan Ojczyk stated he is requesting the addition of three (3) work bays. This is not a repair facility. Space is required for storage of parts associated with his business.

There are several engineering items which need to be addressed prior to approval which may require variances. Items to be reviewed include the particular use which is slightly different; variances may be required for additional paved parking areas for the new facility due to size and use; screening from residential uses; dumpster location, drive width and loading/unloading areas.

Motion by Member Smith, support by Member Kovach to approve subject to variances and engineering requirements for parking and Fire Department recommendations being addressed. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, motion carried.

(d) Sketch Plan Review for a possible plastic injection mold facility at 4387 Lapeer Road.

George Lockwood inquired about what he needed to for an injection mold facility in his pole barn for the repair of plastic molds. The site has a second house and is considered an existing, non-conforming use in a B-3 General Commercial District.

The site may require variances in order to comply on the following items:

- ZBA approval for expansion of an existing non-conforming use.
- Special use approval for a "Mixed Use" Zoning review allowing 45% of the site to be considered a Light Industrial Use.
- Compliance with SCC Road Commission requirements for an entrance to the site.
- Entry drives and required parking.
- Proper residential screening.
- An engineered site plan for review and approval.
- Building code compliance for existing and proposed expansions to include Fire Department review and approval.

There was no action taken as this was an informative review only.

(e) St Clair County Metropolitan Planning Commission (SCCMPC) Scope of work and Cost Proposal for the Port Huron Township Master Plan Update (with Integrated Parks and Recreation Plan) as well as information regarding the following:

- i. Future Mixed-Use Ordinance Development**
- ii. Future Site Plan Review Packet**

Kirk Lavigne presented the proposal from David Struck of the SCCMPC to update the Master Plan with the Integrated Parks and Recreation Plan. The estimated cost for this project is \$7,600 with an estimated timeline of April 2020 – January 2021.

Member Faust commented going this route with the SCCMPC was a good choice as they are very informative for the entire County.

Motion by Member Faust, support by Member Covyew to approve recommendation of SCCMPC completing the update at a cost of \$7,6000. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, motion carried.

11. Reports

(a) Kirk Lavigne: Possible future development and Ordinance Revisions

- Plans to present updates at the next meeting.

(b) Township Board – John Reno

- Several streets are slated for repaving: to include Yorkshire, Berkshire, Eastland and Westland to name a few.
- Water Main upgrade on Strawberry Lane.

(c) Zoning Board of Appeals – Jerry Sebastian

- There being no meeting, there was nothing to report.

Chairman Sebastian announced the retirement of Steve Peterson of the Department of Public Works (DPW) after forty years of service. A gathering will take place in his honor at the end of the month at the DPW building.

Member Smith made mention of oversized political signs placed in several locations of the Township an item which should be addressed by Code Enforcement.

12. Adjournment

Motion by Member Smith, support by Member Covyew, at 8:42 P.M. to adjourn. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, the meeting was adjourned.

Submitted by Betty Child