



# CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060  
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## Planning Commission Agenda Thursday, March 1<sup>st</sup> 2018 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. ~~Election of Officers~~
6. Approval of Minutes – February 1<sup>st</sup> 2018
7. Correspondence
  - a. SSC Metro Planning Workshop Date March 29<sup>th</sup> 2018
8. General Public Comment
9. Public Hearings:
  - a. Applicant: Alan and Julie Hastings / Alan's Expert Auto Body: 74-28-006-4015-000, known as: 4436 Lapeer Rd. The applicant is requesting Special Land Use Approval in the B-3 General Commercial District for an Automobile, Truck and Heavy Equipment Repair Garage, per Sec. 40-492 (b), item (2) Major Repair, as permitted per Section 40-854, Mixed Uses and as regulated in Sec. 40-852(b), Automobile Repair Garages, item (3) Major Repairs.
10. New Business:
  - a. Election of Officers
  - b. Applicant: Alan and Julie Hastings / Alan's Expert Auto Body: 74-28-006-4015-000, known as: 4436 Lapeer Rd. The applicant is requesting Special Land Use Approval in the B-3 General Commercial District for an Automobile, Truck and Heavy Equipment Repair Garage, per Sec. 40-492 (b), item (2) Major Repair, as permitted per Section 40-854, Mixed Uses and as regulated in Sec. 40-852(b), Automobile Repair Garages, item (3) Major Repairs.
    - i. Correspondence letter read by Betty Child
  - c. The applicants, James and Carrie Chadwick, are requesting approval to split 2 conforming parcels off of an existing non-conforming parcel, 3420 W Water, also known as 74-28-764-0052-000.
  - d. Proposed Solar Ordinance Review.
  - e. 2017 Annual Report Log.
  - f. 2865 Maywood – Ross Bible Church questions from Kirk Lavigne on previous approved site plan from 1999
11. Old Business:
  - a. Proposed Future Ordinance Changes and Topics
12. Reports
  - a. Planning/Building Administrator – Kirk Lavigne
  - b. Township Board Report – John Reno
  - c. Zoning Board of Appeals Report – Kirk Lavigne/Jerry Sebastian
13. Adjournment





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

Absent: John Houser, excused.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Permit Tech Amy Hurd, James and Carrie Chadwick, Alan Hastings and Recording Secretary Betty Child.

### 4. *Agenda Approval*

Chairman Smith suggested Item 5, Election of Officers, be scratched as it is the first item under New Business. Administrator Kirk Lavigne requested an Item 'f' as a discussion point for 2865 Maywood Drive, be added under New Business.

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

### 5. *Approval of Minutes, February 1, 2018*

Motion by Trustee Reno, 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*

#### *(a) SSC Metro Planning Workshop Date March 29, 2018*

An application was provided to Members for attendance of this workshop.

### 7. *General Public Comment*

There being no Public Comment, Chairman Smith moved to Public Hearings.

### 8. *Public Hearings*

*(a) Applicants Alan and Julie Hastings, Alan's Expert Auto Body LLC, Parcel 74-28-006-4015-000, also known as 4436 Lapeer Road. The applicants are requesting Special Land Use Approval in the B-3, General Commercial District for an Automobile, Truck and Heavy Equipment Repair Garage, per Sec 40-492 (b), item (2) Major Repair, as permitted per Sec 40-854, Mixed Uses and as regulated in Sec 40-852 (b), Automobile Repair Garages, item (3) Major Repairs.*

Alan Hastings spoke on his request for Special Approval Use for a corrosion free-rust proofing shop, with a possible collision repair shop at a later date, and to sell auto parts.

Kirk Lavigne noted the applicants were granted Site Plan and Special Use Approval for minor auto repair, oil changes and brake work in July 2015. The request now is for major body repair and corrosion-free rust proofing.

These industrial uses were added to the B-3 General Commercial Uses district as part of the 'Allowed Mix Uses' ordinance change approved in July 2017. The front parking lot has some minor changes that were reviewed and approved subject to engineering approval.

For the record, a letter of opposition from Cheryl Vincent and James Falk of 4408 Lapeer Road and Cindy Feher of 4430 Lapeer Road, was read into the minutes. A copy of this letter is available and on file at the Township.

In response to the letter read, Mr. Hastings stated all chemicals are stored and secured as hazardous waste in a fifty-five (55) gallon and monitored by the State of Michigan; the paint fumes are filtered and also monitored yearly by the State of Michigan; an annual check by the Fire Chief is conducted for this purpose; no spraying on the floor as it must be completed in an appropriate booth. His main request is for the corrosion-free rust proofing business.

Member Sebastian inquired how the rust proofing was applied and Mr. Hastings responded it is completed by air-pressure injections into the seams.

There being no further comments, Chairman Smith closed the Public Hearing and opened the Regular Meeting.

## **9. New Business**

### **(a) Election of Officers**

Motion by Member Kriewall, support by Member Sebastian, to nominate Ivan Smith as Chair. Ivan Smith suggested the previous seats be retained, with Garth Kriewall as Vice-Chairman and Sheri Faust as Secretary. Motion by Trustee Reno, support by Member Sebastian, the seats be continued as is, Chairman Ivan Smith, Vice-Chairman Garth Kriewall and Secretary Sheri Faust. Hearing no objections, a voice vote was taken. All in favor.

**(b) Applicants Alan and Julie Hasting, Alan's Expert Auto Body LLC, Parcel 74-28-006-4015-000, also known as 4436 Lapeer Road. The applicants are requesting Special Land Use Approval in the B-3 General Commercial District for an Automobile, Truck and Heavy Equipment Repair Garage, per Sec 40-492 (b), item (2) Major Repair, as permitted per Sec 40-854, Mixed Uses and as regulated in Sec 40-852 (b), Automobile Repair Garages, item (3) Major Repairs.**

Kirk Lavigne pointed out the applicant was also requesting a sign, which should not exceed fifty (50) square feet in size or fifteen (15) feet in height.

Chairman Smith inquired about the minimal request Mr. Hastings was applying for at this time. The response was for the rust-free corrosion center, signage, truck repair and fencing requirements.

Motion by Member Kriewall, support by Member Sebastian, to approve the Special Land Use request for the rust-free corrosion facility, the auto body repair center with caveats for signage as presented and not to exceed twenty (20) feet in height and a fenced-in impound area for vehicles. There being no further comments, Chairman Smith called for a voice vote. All in favor, request approved.

**(c) Applicants James and Carrie Chadwick, requesting approval to split two (2) conforming parcels off of an existing non-conforming Parcel 74-28-764-0052-000, also known as 3420 West Water.**

A memo was presented of a survey showing an existing non-conforming lot, which the applicants wish to have split into two (2) conforming lots. The applicants previously submitted and paid for a Zoning Board of Appeals variance request for approval of the split, but it was not approved as submitted.

The applicants have since provided all required approval documentation and the proposed splits meet all current requirements of the Township and State Land Division requirements. All parcels created and remaining have frontage on West Water as required per the ordinance and are good to go.

Motion by Member Sebastian, support by Member Faust, to approve the lot split application. Hearing no comments, Chairman Smith called for a voice vote

**(d) Proposed Solar Ordinance Review**

Kirk Lavigne presented updated information and it was determined the proposed solar ordinance should be kept as simple as possible due to the constant changes in technology. He requested suggestions from the Members to incorporate into the pending ordinance. These items will be addressed at the next meeting.

**(e) 2017 Annual Report Log**

The 2017 Charter Township of Port Huron Planning Commission Master Record completed by Permit Tech Amy Hurd was submitted for review and approval.

Motion by Trustee Reno, support by Member Faust, to accept and approve the report as presented. Hearing no comments, Chairman Smith called for a voice vote. All in favor.

**(f) 2865 Maywood Drive Proposal**

Request from Ross Bible Church with a plan from 1999 to construct two (2) ball fields. They plan on doing the ball fields possibly this year. The parking area should be reduced as there is plenty available at this time. It was discussed a new plan be submitted and the temporary service drive that was approved is still in existence and should be removed due to lack of construction. It was agreed a new plan be submitted for future changes.

**10. Old Business**

**(a) Proposed Future Ordinance Changes and Topics**

Member Faust has agreed to work with Kirk Lavigne regarding the proposed solar ordinance.

**11. Reports**

**(a) Planning/Building Administrator – Kirk Lavigne**

- There was no business to report.

**(b) Township Board – Trustee John Reno**

- The Township Fire Department has lost a firefighter due to his acceptance of another position
- A meeting with St Clair County Road Commission, the City of Port Huron and the Township will be held as the City is requesting Water Street be changed to three lanes and include bike paths on each side.

**(c) Zoning Board of Appeals – Jerry Sebastian**

- There was no business to report.

**12. Adjournment**

Motion by Member Kriewall, support by Trustee Reno, at 8:13 P.M. to adjourn. Hearing no objections, Chairman Smith called for a voice vote. All in favor, meeting adjourned.

Submitted by Betty Child