



# CHARTER TOWNSHIP OF PORT HURON

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

Phone: (810) 987-6600  
Fax: (810) 987-6712

## Planning Commission Agenda Thursday, June 7<sup>th</sup> 2018 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – May 3<sup>rd</sup> 2018
6. New Member Introduction and Vote for replacement officer of Vice Chairman
7. Correspondence
8. General Public Comment
9. Public Hearings:
10. New Business:
  - a. Proposed Site Plan Review for 2430 Howard St. also known as 74-28-750-0048-000, by Rhino Linings, Nate Noetzel
11. Old Business:
  - a. Proposed Solar Ordinance Review.
  - b. 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, JUNE 7, 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, Ivan Smith and Stephen Tetreau.

Absent: Jerry Sebastian, excused.

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 Tetreau, 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, May 3, 2018**

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

### **6. New Member Introduction; Vice-Chair Election**

Due to the resignation of long time Member Garth Kriewall, a new Planning Commission Member was appointed. Chairman Smith introduced Member Mark Kovach.

An election for Vice-Chair was held. Trustee Reno nominated Member Stephen Tetreau to fill the position. There being no further nominations, Chairman Smith called for a voice vote. All in favor, Stephen Tetreau was seated as Vice-Chair.

### **7. Correspondence**

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

### **8. General Public Comment**

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

### **9. Public Hearings**

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

### **10. New Business**

#### **(a) Proposed Site Plan Review, #74-28-750-0048-000, 2430 Howard St, Rhino Linings, Nate Noetzel**

Owner Nate Noetzel, who was not in attendance for the meeting, purchased the property several years ago. It is currently zoned B-3, General Business. A new building was erected without permits, which requires Planning Commission approval. There is an issue with side yard setback requirements for the single-story building which will require a variance and approval from the Zoning Board of Appeals. Additional issues to be considered include

trash removal and collection; off-street parking and loading requirements; landscaping and or obscuring wall standards; outside storage; use as a proposed office and not an accessory structure; fire rating of the structure and the Fire Department concerns; applications for building, electrical and mechanical permits.

Motion by Trustee Reno, support by Member Faust, to table discussion until the owner addresses the several issues cited. Chairman Smith, hearing no objections, called for a voice vote. Item tabled.

#### **10. Old Business**

##### **(a) Proposed Solar Ordinance Review**

Kirk Lavigne presented an updated outline with definitions/charts for Ancillary Solar Equipment as well as Small/Medium/Large Solar Energy Systems. The Members reviewed the changes and requested the presence of Aaron Faust at the next meeting to answer questions before a final drafting of items is presented for the solar ordinance at a Public Hearing. Member Faust stated she would speak with her husband to have this placed on his calendar for discussion at the July meeting.

There was no action taken.

##### **(b) Proposed Future Ordinance Changes and Topics**

This topic will be addressed after the completion of the proposed solar ordinance review.

Motion by Trustee Reno, support by Member Tetreau, to reschedule the July Meeting from July 12<sup>th</sup> to July 5<sup>th</sup> due to calendar activity during the week of July 8 – July 14. Hearing no objections, Chairman Smith, called for a voice vote. All in favor, the July Meeting has been rescheduled.

#### **11. Reports**

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

- Township court case regarding the farm animal act should be determined soon.
- Developer Nick Mearim will be in with a site plan for his new business on 24<sup>th</sup> St.

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

- Repair work at the intersection of Lapeer Road and Michigan Road for left-hand turns will begin soon.

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

- There was no business to report.

#### **12. Adjournment**

Motion by Member Houser, support by Trustee Reno, at 8:17 P.M. to adjourn. Hearing no objections, Chairman Smith called for a voice vote. All in favor, meeting adjourned.

Submitted by Betty Child