



# CHARTER TOWNSHIP OF PORT HURON

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

Phone: (810) 987-6600  
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## Planning Commission Agenda Thursday, March 7<sup>th</sup> 2019 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – February 7<sup>th</sup> 2019
6. Correspondence
  - a. Save the Date! Monday, April 29 is our Spring Metropolitan Planning Commission Workshop. Registration forms with topics will follow in the coming weeks
7. General Public Comment
8. Public Hearings
  - a. *Special Land Use*: David Fahey / Pro Marine Services Spec. Inc. PARCEL NUMBER: 74-28-190-0032-000, (aka 3500 Lapeer Rd) is requesting Special Land Use Approval in the B-3 General Commercial District for Boat Sales, Storage and Signage, per Sec. 40-452 (a) Automobile or Vehicle Sales, and per Sec. 40-852 (n) Open Air Business.
9. New Business:
  - a. *Special Land Use*: David Fahey / Pro Marine Services Spec. Inc. PARCEL NUMBER: 74-28-190-0032-000, (aka 3500 Lapeer Rd) is requesting Special Land Use Approval in the B-3 General Commercial District for Boat Sales, Storage and Signage, per Sec. 40-452 (a) Automobile or Vehicle Sales, and per Sec. 40-852 (n) Open Air Business.
  - b. *Sketch Plan Review*: David Fahey / Pro Marine Services Spec. Inc. PARCEL NUMBER: 74-28-190-0032-000, (aka 3500 Lapeer Rd) is requesting Special Land Use Approval in the B-3 General Commercial District for Boat Sales, Storage and Signage, per Sec. 40-452 (a) Automobile or Vehicle Sales, and per Sec. 40-852 (n) Open Air Business.
10. Old Business:

None
11. Reports
  - a. Planning Discussion Items – Kirk Lavigne
  - b. Township Board Report – John Reno
  - c. Zoning Board of Appeals Report – Jerry Sebastian
12. Adjournment





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## MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, MARCH 7, 2019, 7:00 P.M., TOWNSHIP HALL, 3800 LAPEER RD, PORT HURON, MI 48060

### **1. Call to Order**

The Meeting was called to order by Vice-Chairman Ivan Smith at 7:00 P.M.

### **2. Pledge of Allegiance**

### **3. Roll Call**

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

Absent: John Houser, excused and Jerry Sebastian, excused.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Fire Chief Daniel Mainguy, David Fahey and Recording Secretary Betty Child.

### **4. Agenda Approval**

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

### **5. Approval of Minutes, February 7, 2019**

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

### **6. Correspondence**

Members were provided a registration form for the St Clair County Metropolitan Planning Commission 2019 Spring Workshop to be held Monday, April 29, 2019. Those interested in attending must register at the Township Office. Vice-Chairman Smith moved to General Public Comment.

### **7. General Public Comment**

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

### **8. Public Hearings**

**(a) Special Land Use: Parcel Number 74-28-190-0032-000, a.k.a. 3500 Lapeer Road, owner David Fahey, Pro Marine Services Specialist Inc. Request for Special Land Use Approval in the B-3 General Commercial District for Boat Sales, Storage and Signage, per Sec 40-452 (a) Automobile or Vehicle Sales and per Sec 40-852 (n) Open Air Business.**

There being no comments from the floor, Vice-Chairman Smith closed the Public Hearing and moved to New Business.

### **9. New Business**

**(a) Special Land Use: Parcel Number 74-28-190-0032-000, a.k.a. 3500 Lapeer Road, owner David Fahey, Pro Marine Services Specialist Inc. Request for Special Land Use Approval in the B-3 General Commercial District for Boat Sales, Storage and Signage, per Sec 40-452 (a) Automobile or Vehicle Sales and per Sec 40-852 (n) Open Air Business.**



Applicant David Fahey requested special land use at the site which recently changed from glass production to a cleaning facility and now is facilitating a boat service center. The request is for sales, a showroom and storage. The existing use includes a retail store office; boat repair service; and indoor/outdoor storage.

Motion by Trustee Reno, support by Member Tetreau, to approve the special land use request. Hearing no objections, Vice-Chairman Smith called for a voice vote. All in favor, motion carried for special land use.

**(b) Sketch Plan Review: Parcel Number 74-28-190-0032-000, a.k.a. 3500 Lapeer Road, owner David Fahey, requesting Special Land Use Approval in the B-3 General Commercial District for Boat Sales, Storage and Signage, per Sec 40-452 (a) Automobile or Vehicle Sales and per Sec 40-852 (n) Open Air Business.**

David Fahey commented he is in the process of purchasing the half of the adjacent property to accommodate storage and parking of boats. Boats would be on site during the months of April/May and October/November for processing on a short-term basis, such as sales, repair and or shrink wrapping. Storage would be in the front southeast corner of the property. He has no intention of leaving boats out in sight other than the months previously mentioned. Plans are to improve parking conditions at the rear and address rear and side yard fence location. The boat with signage would remain and located out of the right of way.

Fire Chief Dan Mainguy stated a twenty (20) foot access fire clearance lane is required around the entire building to meet building codes. He added the issue of fire suppression must also be addressed.

Motion by Trustee Reno, support by Member Kovach, to approve the sketch plan with the following stipulations:

- Boat out front approved for signage but must be located out of the right of way.
- Sales/storage of boats located in the Southeast corner of the parking area not to exceed four thousand (4,000) square feet through the months of April/May and October/November.
- A twenty (20) foot fire lane must be provided and kept clear around the entire building.
- Provision of a minimum fifteen (15) parking spaces.
- The site be revisited in two (2) years to readdress outdoor storage issues.

Trustee Reno and Member Tetreau both commented they had done satisfactory business with Mr Fahey.

Hearing no further comments, Vice-Chairman Smith called for a voice vote. All in favor, motion carried with the above stipulations.

Fire Chief Daniel Mainguy was in attendance to speak to the Members on being appointed the Township's new Fire Chief.

**10. Old Business**

There being no Old Business, Vice-Chairman Smith moved to Reports.

**11. Reports**

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

- Received plans the new smoothie shop on 24<sup>th</sup> Street.

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

- Road improvements scheduled for the Michigan/Lapeer Road intersections.
- Road improvements on 32<sup>nd</sup> Street between Dove to Petit.
- Plans going forward for the new Pickleball activity at Baker's Field.

**(c) Zoning Board of Appeals**

- Nothing to report.

**12. Adjournment**

Motion by Member Faust, support by Trustee Reno, at 8:03 P.M. to adjourn. Hearing no objections, Vice-Chairman Smith called for a voice vote. All in favor, the meeting was adjourned.

Submitted by Betty Child