



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
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Planning Commission Agenda

Thursday, January 7th 2021 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Amended Minutes – December 3rd 2020
6. Correspondence
7. General Public Comment
8. Public Hearings:
 - a. Regarding the proposed ordinance changes to the existing “Section 40-737 Fences” to allow greater flexibility and review for fences.
9. Old Business:
10. New Business:
 - a. Election of Officers
 - b. 2021 Meeting Dates
 - c. Master PC 2020
 - d. Discussion, adoption and Recommendation to the Board regarding the proposed ordinance changes to the existing “Section 40-737 Fences” to allow greater flexibility and review for fences.
 - e. Proposed zoning ordinance changes to, Section “40-666 Accessory Buildings and Structures” to allow for the placement of “Storage and/or Shipping Containers”.
11. Reports
 - a. Kirk Lavigne – Update
 - i. Master Plan Survey & Newsletter
 - ii. Request submitted for accessory building for Saginaw Asphalt plant
 - iii. Request submitted for Petite St repair facility
 - b. Township Board Report – John Reno
 - c. Zoning Board of Appeals Report – Jerry Sebastian
12. Adjournment

January



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MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, JANUARY 7, 2021, 7:00 P.M., TOWNSHIP HALL, 3800 LAPEER RD, PORT HURON, MI 48060

Under Governor's Orders the meeting was virtually conducted with posted information and directives regarding access to the presentation.

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: Sheri Faust, Trustee John Reno, Jerry Sebastian, Ivan Smith, and Stephen Tetreau.

Absent: Laura Covyew and Mark Kovach.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne and Recording Secretary Betty Child.

4. Agenda Approval

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

5. Approval of Amended Minutes, December 3, 2020

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

6. Correspondence

There being none, Chairman Sebastian moved to General Public Comment.

7. General Public Comment

There being none, Chairman Sebastian moved to Public Hearings.

8. Public Hearings

(a) Regarding the proposed ordinance changes to the existing "Section 40-737 Fences" to allow greater flexibility and review for fences.

There being no virtual audience and no comment from the Members, Motion by Trustee Reno, support by Member Smith, to close the Public Hearing. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, the Public Hearing was closed.

9. Old Business

There being none, Chairman Sebastian moved to New Business.

10. New Business

(a) Election of 2021 Officers

- Chairperson:
 - Chairman Sebastian thanked the Members for his support but noted he would not be able to continue as Chair.

- Member Tetreau commented he would be able to fill the position providing his job did not interfere with the meetings.
- Member Smith inquired if Sheri Faust would be interested in filling the position.
- Member Faust responded at this time due to other County commitments and positions she would be unable to take Chairwoman at this time.
- Motion by Chairman Sebastian, support by Trustee Reno, to nominate Stephen Tetreau as Chair. Hearing no further nominations, Chairman Sebastian called for a voice vote. All in favor, Stephen Tetreau elected Chairman.
- Vice-Chairperson:
 - Member Smith volunteered for the position as Vice-Chairman.
 - Motion by Member Tetreau, support by Trustee Reno, to nominate Ivan Smith as Vice-Chair. Hearing no further nominations, Chairman Sebastian called for a voice vote. All in favor, Ivan Smith elected Vice-Chairman.
- Secretary:
 - Chairman Sebastian inquired if Member Faust would be interested in continuing as Secretary. Member Faust agreed.
 - Motion by Member Smith, support by Trustee Reno, to nominate Sheri Faust as Secretary. Hearing no further nominations, Chairman Sebastian called for a voice vote. All in favor, Sheri Faust elected Secretary.

Summary: Stephen Tetreau Chairman; Ivan Smith Vice-Chairman; and Sheri Faust Secretary.

(b) 2021 Meeting Dates

Motion by Trustee Reno, support by Member Faust, to move the April 1 meeting to April 8 due to the holiday. Hearing no further comments, Chairman Sebastian called for a voice vote. All in favor, the April date change was approved.

Motion by Trustee Reno, support by Member Faust, to approve the calendar with the April amendment date. Hearing no further comments, Chairman Sebastian called for a voice vote. All in favor, the amended calendar was approved.

(c) Planning Commission Master Record for 2020

Motion by Member Smith, support by Trustee Reno, to accept this required report as printed. Hearing no comments, Chairman Sebastian called for a voice vote. The report was approved.

(d) Discussion, adoption, and recommendation to the Township Board regarding the proposed ordinance changes to the existing "Section 40-737 Fences" to allow greater flexibility and review for fences.

Kirk Lavigne stated changes were made to the proposed ordinance and requested a recommendation for the adoption of this ordinance.

Member Comments:

- Member Smith expressed concerns with no Public Hearing comments.
- Chairman Sebastian mentioned three citizens who attended previous meetings and added the proposed changes were in order.
- Trustee Reno commented the above-mentioned individuals were ones who placed fences during the COVID 19 situation and felt their concerns were answered.
- Kirk Lavigne also stated these residents primarily had issues with the fence coming to the front of the house.

Motion by Trustee Reno, support by Member Faust, to recommend the changes and forward to the Township Board for approval. Hearing no further comments, Chairman Sebastian called for a voice vote. All in favor.

(e) Proposed zoning ordinance changes to “Section 40-666 Accessory Buildings and Structures” to allow for the placement of “Storage and/or Shipping Containers”.

Kirk Lavigne outlined changes made to Residential and Non-Residential sections regarding shipping containers which would require sketch plans and review.

Member Comments:

- Trustee Reno felt Special Use Approval should be required to prevent shipping containers from becoming “tiny houses”. Currently they are not allowed and Kirk Lavigne suggested a special area be recognized.
- Member Faust inquired if there were any present in the Township and was advised at this time there are none that have been granted permanent approval in residential areas at this time. The one in use by Cracker barrel for sanitization has been removed at this time.
- Chairman Sebastian commented there should be a limit set in both Residential and Non-Residential properties.
- Kirk Lavigne will make modifications and place it as an agenda item for February.

There was no action taken due to pending changes.

11. Reports

(a) Township Administration – Kirk Lavigne

- Master Plan Survey and Newsletter: a link was sent in the newsletter for responses.
- Saginaw Asphalt Plant submitted a request for an accessory building, which did not require Site Plan Review, but wanted to hook up with Kimball Township main. This was not approved.
- Petit Street Repair Facility by Mr. Toodzio is being looked at due to car storage on the property.

(b) Township Board – John Reno

- Several manhole covers are painted pink where valve testing on old systems are underway.

(c) Zoning Board of Appeals

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

12. Adjournment

Motion by Member Smith, support by Member Tetreau, at 7:51 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