



CHARTER TOWNSHIP OF PORT HURON

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Port Huron Twp., Michigan 48060

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PLANNING COMMISSION MINUTES THURSDAY, JANUARY 8th 2026, 7:00 PM

Public Comment will be limited to 4 minutes per person

1. **Call to Order** 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** Present - Stephen Tetreau, Mark Kovach, Sheri Faust, Mike Bacheller, John Reno, Laura Covyew
4. **Approval of Agenda** Motion - Laura Covyew, Seconded - Mike Bacheller, MOTION CARRIED
5. **Approval of Minutes from previous Planning Commission meeting** Motion- Mark Kovach, Seconded - Stephen Tetreau, MOTION CARRIED
6. **General Public Comment (non-agenda items)** Brian and Regina Spain representing the nonprofit Enter Stage Right introduced themselves to the Planning Commission as they are looking to move their Black Box Theater into the Township.
7. **Public Meeting**
 - a. **Special Land Use for 4461 Lapeer Rd. - Motorcycle repair facility** -Chairperson Sheri Faust opened the Public Meeting at 7:07p.m. Resident Spencer Graw spoke on his behalf in wanting to establish a Motorcycle Repair facility at 4461 Lapeer. Motion to close the Public Meeting John Reno, Seconded - Laura Covyew MOTION CARRIED
8. **Old Business**
 - a. **1834 Range Rd site plan review updates** Owner Dave Jozefiak stated that they were waiting on feedback from SCCRC on the driveway benchmarks and requirements.

9. **New Business**

a. Proposed Motorcycle Repair facility at 4461 Lapeer Rd *Site Plan was incomplete, items needing clarification: outdoor storage - NO, noise levels, waste handling, parking, driveway width, no sales or rental of vehicles, lighting details* Motion to postpone approval until requirements are met - John Reno, Seconded - Mike Bacheller MOTION CARRIED

b. Proposed storage facility 4269 Dove Rd *Site plan incomplete, Bayview Engineering representative was present and spoke to the outstanding items. They will be resubmitting a site plan that addresses the outstanding items. Motion- Table until resubmitted site plan can be reviewed, and a Public Hearing can be held- Laura Covyew, Seconded Mark Kovach* MOTION CARRIED

c. Review of Article V. Off-Street Parking and Lodging proposed update *Motion- Approve amended language for Article V. and schedule a Public Hearing for February - Laura Covyew, Seconded - Mark Kovach* MOTION CARRIED

d. Reading and approval of the 2026 Meeting Schedule - Motion- Mike Bacheller, Seconded - John Reno MOTION CARRIED

10. **Reports**

a. Township Planner - Karen Lavere *Discussed the Annual Planning Report*

b. Township Board - Trustee John Reno *Water Tower refurbishing inside and out is planned in the near future. Master Plan is coming up on reviewing*

c. Zoning Board of Appeals - Stephen Tetreau *ZBA meeting November 20th minutes were included in tonights packet.*

11. **Adjournment** *Motion- Mike Bacheller, Seconded - Laura Covyew 8:03p.m.*