



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
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Planning Commission Agenda

Thursday, June 4th 2020 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes – March 5th 2020
6. Correspondence: Upcoming Training Workshops from Michigan Assoc. of Planning
7. General Public Comment
8. Public Hearings: None
9. Old Business: none
10. New Business:
 - a. Lot Split: Application by Paul Rivard to split 2 Parcels from existing Parcel #74-28-019-3014-000, commonly known as 1145 Michigan Rd. Port Huron Township.
 - b. Sketch Plan Review for a request from John Bright at “Bright Bargains Trade Center” at 3292 Lapeer Rd for an annual Outdoor Parking Lot Sale each weekend from Mid-April to November.
 - c. Sketch Plan Review request from Ed Quain for input into a proposed combination office and warehouse to be located at 2413 White Street.
11. Reports
 - a. Kirk Lavigne – Update
 - 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, JUNE 4, 2020, 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 Jerry Sebastian at 7:01 P.M.

2. Pledge of Allegiance

3. Roll Call

Attended: Laura Covyew, Sheri Faust, Mark Kovach, Trustee John Reno (via Zoom communication), Jerry Sebastian, Ivan Smith (via Zoom communication) and Stephen Tetreau.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, John Bright, Ed Quain and Recording Secretary Betty Child.

4. Agenda Approval

Motion by Member Faust, support by Member Kovach, 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 Minutes, March 5, 2020

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

For the record, the April 2, 2020 and May 7, 2020 Meetings were cancelled due to the Covid-19 Virus Pandemic.

6. Correspondence

Per Chairman Sebastian due to the Covid-19 Virus Pandemic all training workshops have been cancelled.

7. General Public Comment

There being none, Chairman Sebastian moved to the Public Hearings.

8. Public Hearings

There being none, Chairman Sebastian moved to Old Business.

9. Old Business

There being none, Chairman Sebastian moved to New Business.

10. New Business

(a) Lot Split: Application by Paul Rivard to split two (2) parcels from existing Parcel #74-28-019-3014-000, also known as 1145 Michigan Road.

Per Building/Planning/Zoning Administrator Kirk Lavigne the survey showing the proposed splits meet all current Township and State Land Division requirements for both lots and have been reviewed and submitted by Township Assessor Kim Riedel. The request follows and complies with all required ordinances and regulations.

Motion by Trustee Reno, support by Member Tetreau to approve the Lot Split request. Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, motion carried.

(b) Sketch Plan Review for applicant John Bright, of Bright Bargains Trade Center at 3292 Lapeer Road requesting an annual Outdoor Parking Lot Sale each weekend from Mid-April to November.

Applicant John Bright requested approval for an outdoor flea market every weekend, weather permitting, from Mid-April through Mid-November with complete shut down before Thanksgiving week. Vendors would set up and take down each day (Friday/Saturday/Sunday) leaving no goods on site with hours of operation from 7/8:00 A.M. to midafternoon. Vendors that do not comply with the rules would not be allowed to come back and set up for future sales. Ample parking has been provided for participants. There will be no sales of firearms, fireworks or materials for marijuana use allowed on the premises. At the most 10 to 15 vendors will be on site.

Comments from the Administrator and Members included:

- Kirk Lavigne recommended the use for outdoor sales subject to layout revisions and approval from the Fire Department and the Township Administration.
- Trustee Reno had concerns with vendors leaving goods on site and was advised it was on a day to day basis. Trustee Reno added this request should be revisited annually for renewal with specific dates named.
- Chairman Sebastian inquired if this was set up like a flea market and was informed the only difference was the set-up, take down and clean up each individual day. He further expressed his concerns regarding parking.
- Member Faust inquired about the fence. The fence runs North and South and is located on the East side of the property. She also questioned if the adjacent business closed due to the Covid-19 virus and was told it just operated Monday through Friday leaving plenty of parking spaces available for vendors.
- Member Smith questioned if a drawing was provided and if this site is the old Modern Motors site. The answer was yes but a new sketch is forth coming.
- Member Kovach inquired about the vendors who participated and was told it was for local vendors only.
- Member Tetreau asked about the hours of operation and was told it would run from 7/8:00 A.M. to midafternoon.

Motion by Member Faust, support by Member Smith, to approve subject to a new sketch plan with approval from the Fire Department/Township Administration to include a closing date of November 8, 2020 (11/08/20). Hearing no objections, Chairman Sebastian called for a voice vote. All in favor, motion carried.

(c) Sketch Plan Review proposal from Ed Quain for input into a combination office and warehouse structure to be located at 2413 White Street.

Ed Quain was present for discussion regarding a detached accessory building to be a combination office and warehouse structure. The proposed size is 1,800 square feet and the proposed use would comply with the current B-3 General Business zoning uses, but may require several variances for side yard setbacks, parking, screening, and landscaping.

The applicant has maintained the property for the past 15 years. He has been approached by an electrician who needs a building to store equipment and a pool man who is looking for a place to sell goods relating to the pool business. There are several businesses of the same nature located in this area.

Due to the requested size many issues need to be addressed. If the proposed building is reduced to 1,200 square feet planning commission review and approval would not be required. If the larger building is requested an engineered site plan would be required for approval or sent to the Zoning Board of Appeals for variances in relation to setbacks, parking, screening, and landscaping.

It was recommended Mr. Quain return next month with an engineered site plan for review and approval. There was no action taken as this was an informative review session only.

11. Reports

(a) Township Administration – Kirk Lavigne

- There is nothing to report at this time.

(b) Township Board – John Reno

- Road construction improvements have been temporarily postponed due to the Covid-19 Virus Pandemic.

(c) Zoning Board of Appeals – Jerry Sebastian

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

12. Adjournment

Motion by Member Faust, support by Member Covyew, at 8:03 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