



# CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060

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

## PLANNING COMMISSION MINUTES THURSDAY, NOVEMBER 13th, 7:00 PM

*Public Comment will be limited to 4 minutes per person*

1. Call to Order 7:11p.m.
2. Pledge of Allegiance
3. Roll Call Absent: Mark Kovach Present: John Reno, Mike Bacheller, Sheri Faust, Laura Covyeow, Stephen Tetreau
4. Approval of Agenda Motion - Mike Bacheller, Seconded - John Reno  
MOTION CARRIED
5. Approval of Minutes from previous Planning Commission meeting Motion - John Reno, Seconded - Stephen Tetreau MOTION CARRIED
6. General Public Comment ( non-agenda items ) None
7. Public Meeting Sheri Faust Called to order the Public Meeting at 7:13p.m.
  - a. Special Land Use for 1834 Range Rd. - Outdoor Recreation use David Jozefiak 1822 Range Rd. spoke to there being no congestion or backups caused by this business.
  - b. Special Land Use for 815 24th St. - Drive-thru restuarant None Sheri Faust called for the closing of the Public Meeting - Motion- John Reno, Seconded - Mike Bacheller MOTION CARRIED
8. Old Business
  - a. 1834 Range Rd site plan review update Site Plan meets most of the required zoning requirements. One Night RV are seeking at least 3 variances through the ZBA on 11/20/2025. Planning Commission has tabled approvals pending the outcome of the variances. Motion- John Reno, Seconded - Laura Covyeow MOTION CARRIED

8. **New Business**

- a. **Vacancy on the Planning Commission** Board discussed the opening on the Commission, there is one applicant so far.
- b. **Site Plan approval for a proposed 7 Brew Fast Food Restaurant with a drive-thru at 815 24th St.** Supplied Site Plan meets most of the zoning requirements. Outstanding issues: bollards in front of dumpster enclosure, lighting plan needs better definition. **Motion - Approval of Special Land Use, Approval of Site Plan pending the addition of Bollards to the Site Plan and a revised Lighting Plan and administrative approval from Karen Lavere at Kazalav Planning.** Motion- John Reno, Seconded - Mike Bacheller  
**MOTION CARRIED**

9. **Reports**

- a. **Township Planner - Karen Lavere** Discussed updating the ordinance involving the requirements for hard surfaces on projects, based upon thier specific land uses, and possibly as a Special Land Use option. Karen will present a rough draft at the next meeting for review and discussion.
- b. **Township Board - Trustee John Reno** Nothing to Report
- c. **Zoning Board of Appeals - Stephen Tetreau** Previous meeting in May, next meeting is scheduled for 11/20/2025

10. **Adjournment 7:50p.m.**