



CHARTER TOWNSHIP OF PORT HURON

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Port Huron Twp., Michigan 48060

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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 Covyew, 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 Covyew 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 their 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.**