



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060
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Planning Commission Agenda

Thursday, November 10th 2022 at 7:00 pm

1. Call to Order:
2. Pledge of Allegiance:
3. Roll Call:
4. Approval of Agenda:
5. Approval of Minutes – October 13th 2022
6. Correspondence:
7. General Public Comment:
8. Public Hearings:
9. Old Business:
 - a. Solar Ordinance
10. New Business:
 - a. Master Plan
 - i. Recommend distribution of Master Plan to Township Board
 - b. Bi-Laws
11. Reports
 - a. Township Planner – Steve Cassin
 - b. Township Board – John Reno
 - c. ZBA – Jerry Sebastian
12. Adjournment





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Planning Commission Meeting Minutes November 10th 2022

1. Meeting Call to Order by Chairman Stephen Tetreau at 7:02pm
2. Pledge of Allegiance
3. Roll Call
 - a. Attended: Trustee John Reno, Chairman Stephen Tetreau, Sheri Faust, Laura Covyew, Jerry Sebastian and Mike Bacheller
 - b. Absent: Mark Kovach and Amy Hurd Recording Secretary
 - c. Also Present: Twp Planner Stephen Cassin
 - i. Minutes recorded and minutes taken by Sheri Faust
4. Agenda Approval
 - a. Motion by, Jerry Sebastian supported by Mike Bacheller to approve the agenda as present, Chairman Tetreau called all in favor, motion carried
5. Approval of Minutes **October 13th 2022**
 - a. Motion by, Laura Covyew, supported by Trustee John Reno to approve the minutes as present, Chairman Stephen Tetreau called all in favor, motion carried.
6. Correspondence – None
7. General Public comment:
 - a. Sheri Faust spoke and explained a concept design plan created by SEMCOG for the Black River shoreline in Memorial Park. SEMCOG received a Michigan Coastal Management Grant from EGLE to complete this work. They worked with the Center for Watershed Protection to complete green infrastructure and shoreline assessments aimed at building coastal resilience in the region. Port Huron Township's Memorial Park was chosen as a high-priority, publicly-owned property that would benefit from green infrastructure to stabilize the shoreline to reduce erosion and flooding. The design plan can be used by the township for future funding opportunities.
8. Public Hearing – None
9. Old Business
 - a. Solar Ordinance –
 - i. Motion by Jerry Sebastian to accept the change of section 3 as presented, Supported by Mike Bacheller discussion Motion was rescinded.
 - ii. Motion by Jerry Sebastian to make changes to ordinance 40-669 to add wording in C3 "In the case of a corner lot, both street

frontages are considered a front yard” and add #5 under Section C “In the case of a rear yard abutting a side yard of another property, the minimum setback shall be Fifteen (15) feet” and renumber coordinating. Seconded by Sheri Faust, Chairman Stephen Tetreau called all in favor, motion carried.

10. New Business

- a. Master Plan, recommend distribution of the Master Plan to Township Board and begin the 63 days public comment period,
 - i. Sheri suggested special language be placed into the Master plan to match some of the county’s master plan changes specifically related to sustainability, climate resiliency, and planning for coastal and climate trends
 - ii. Motion by John Reno recommendation to the Township board to distribution of the Master Plan to the 63 days public hearing notice Township Board, seconded by Sheri Faust, Chairman Stephen Tetreau called all in favor, motion carried.
- b. By-Laws,
 - i. Laura Covyew made motion to accept the by-laws as written, seconded Mike Bacheller Chairman Stephen Tetreau asked for discussion
 1. Laura Covyew amended motion to accept the bylaws as written with the absent of section 4, A remove sentence “Meetings will be scheduled on the second Thursday at 7pm”, supported by Sheri Faust, Chairman Stephen Tetreau called all in favor, motion carried.

11. Reports

- a. Township Planner – Steve Cassin
- b. Township Board Reports – John Reno, Mallards Landing was purchased by Port Huron Township
- c. Zoning Board of Appeals – Jerry Sebastian approved the detached garage

12. Adjournment

- a. Motion by Sheri Faust, supported by Laura Covyew to adjourn meeting at 7:47pm Chairman Stephen Tetreau called in favor, the meeting was adjourned.

Minutes Taken by Sheri Faust