



CHARTER TOWNSHIP OF PORT HURON

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

NOTICE OF PUBLIC HEARING, BOTH VIRTUALLY AND IN PERSON
Thursday, May 6th 2021 at 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Amended Minutes – April 8th 2021
6. Correspondence
7. General Public Comment
8. Public Hearings:
 - a. Special use Approval at 3308 Petit Street, for a Proposed for Automobile and Heavy Equipment Repair and Long-Term Storage for Mark Toodzio of Petit Enterprises
9. Old Business:
 - a. Review comments from DLZ of proposed parking lot expansion at 2415 24th Street for the St Clair County Mental Health Facility.
 - b. Outdoor Dumpster Containers with Additional Open ended Hoop Dome and Storage Container at 1834 Range Rd. for David Jozefiak, D&M Lawn, Landscape and Tree Service.
 - c. Proposed Addition to Connect the Structures Located at 2043 And 2031 International Way for A Peters Properties LLC, Smiths Meat Packing.
 - d. Proposed zoning ordinance changes to, Section “40-666 Accessory Buildings and Structures” for the placement of “Storage and/or Shipping Containers”.
10. New Business:
 - a. Special use Approval at 3308 Petit Street, for a Proposed for Automobile and Heavy Equipment Repair and Long-Term Storage for Mark Toodzio of Petit Enterprises
 - b. Sketch Plan Review at 2650 Oak St., from Vincent’s Heating & Plumbing Inc. for a proposed Temporary Storage and Shipping Container.
11. Reports
 - a. Kirk Lavigne
 - i. Zoning Administrator Certificate 2021 Amy Hurd
 - 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, MAY 6, 2021, 7:00 P.M., TOWNSHIP HALL, 3800 LAPEER RD, PORT HURON, MI 48060

The meeting was also virtually conducted with posted information/directives regarding access to the presentation.

1. Call to Order

The Meeting was called to order by Chairman Stephen Tetreau at 7:00 P.M.

2. Pledge of Allegiance

3. Roll Call

Attended: Laura Covyew, Sheri Faust (Zoom), Mark Kovach (Zoom), Trustee John Reno, and Ivan Smith.

Absent: Jerry Sebastian, excused.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, David Josefiak, Dave Squires, Mark Toodzio, and Recording Secretary Betty Child.

4. Agenda Approval

Motion by Trustee Reno, support by Member Smith, to approve the agenda as distributed. Hearing no objections, Chairman Tetreau called for a voice vote. All in favor, the agenda was approved.

5. Approval of Minutes, April 8, 2021

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

For the record, the minutes were not amended as originally listed on the agenda.

6. Correspondence

There being none, Chairman Tetreau moved to General Public Comment.

7. General Public Comment

There being none, Chairman Tetreau moved to Public Hearings.

8. Public Hearings

(a) Special Use Approval for a Proposed Automobile and Heavy Equipment Repair Facility to include Long-Term Storage, for Mark Toodzio of Petit Enterprises, at 3308 Petit Street.

Per Kirk Lavigne the published notice listed the request as a salvage yard rather than long-term storage and parcel owners within three hundred (300) feet were not notified. Therefore, it will need to be republished as long-term storage with a public hearing to be held next month.

Motion by Trustee Reno, support by Member Smith to reschedule the Public Hearing. Hearing no objections, Chairman Tetreau called for a voice vote. All in favor, the Public Hearing to be rescheduled for June.

9. Old Business

(a) Review comments from DLZ of proposed parking lot expansion at 2415 24th Street for the St Clair County Mental Health Facility.

DLZ presented a punch list of items to be addressed prior to approval. It was recommended the Preliminary and the Final Site/Final Engineering Plans be revised to address the referenced items. A request was made for the resubmittal of revised plans with the design engineer providing a detailed response letter regarding all the mentioned items.

Motion by Trustee Reno, support by Member Smith, to recommend approval subject to resubmittal of the Preliminary and Final Site Plan with engineered plans addressing the referenced items from DLZ. Hearing no objections, Chairman Tetreau called for a voice vote. All in favor, motion carried.

(b) Outdoor Dumpster Containers with Additional Open Ended Hoop Dome and Storage Container at 1834 Range Road for David Jozefiak of D&M Lawn, Landscape and Tree Service.

David Jozefiak spoke regarding the outside dumpsters. Kirk Lavigne recommended the applicant provide engineered plans for this proposal and suggested screening for the residential properties.

Motion by Trustee Reno, support by Member Coveyeow, to provide plans to include a grade survey for review. Hearing no objections, Chairman Tetreau called for a voice vote. All in favor, motion carried.

(c) Proposed Addition to Connect the Structures Located at 2043 and 2031 International Way for A Peters Properties LLC, Smiths Meat Packing.

At this time, the applicant had not submitted the requested site plan for review. Therefore, no action was taken.

(d) Proposed zoning ordinance changes to Section "40-666 Accessory Buildings and Structures" for the placement of "Storage and/or Shipping Containers".

Kirk Lavigne presented proposed changes accessory buildings and structures to include placement of storage and/or shipping containers. He requested no action until June and would present an update at that time.

Motion by Member Smith, support by Member Kovach, to table. No vote taken as it was tabled.

10. New Business

(a) Special Use Approval for a Proposed Automobile and Heavy Equipment Repair Facility with Long-Term Storage for Mark Toodzio of Petit Enterprises, 3308 Petit Street.

Mark Toodzio discussed some of his plans regarding fencing and gates. Since the Public Hearing is set for a rescheduling on this item at the June Meeting with new plans to be presented, no action was taken on this item.

(b) Sketch Plan Review of a proposed Temporary Storage and Shipping Container, Vincent's Heating & Plumbing, at 2650 Oak St, Dave Squires.

As a result of pending changes to the ordinance regarding storage containers, Dave Squires requested temporary approval for a storage container of one (1) year due to restrictions from COVID-19. Kirk Lavigne suggested he be given a one (1) year provision.

Motion by Trustee Reno, support by Member Coveyeow, to approve the temporary use request for one (1) year and be revisited for extensions after that time. Hearing no objections, Chairman Tetreau called for a voice vote. All in favor, motion carried.

11. Reports

(a) Township Administration Update – Kirk Lavigne

- The proposed medical marijuana care giver home on Lindsay Lane has been shut down and is for sale.
- A home on Fanone Drive is being looked at due to requirements for medical marijuana caregivers.

- Amy Hurd was recognized for her successful completion in obtaining a Zoning Administrator Certificate from the Michigan State University Extension Program.
- The new owners of the Super K-Mart property may be requesting a possible rezoning.
- A request will be made to the Township Board on a possible enhancement for camera/microphone equipment for Zoom meetings.

(b) Township Board – John Reno

- First reading on the proposed fence ordinance was reviewed.
- Second reading on the fireworks ordinance was reviewed.
- Water line work on Griswold Road underway, to be followed by work on 28th Street, Strawberry Lane, and then Yeager Street.

(c) Zoning Board of Appeals

- There was no meeting in the month of April.

Member Smith congratulated Amy Hurd for her hard work in obtaining her Zoning Administrator Certificate and thanked her for her service to the Township.

12. Adjournment

Motion by Member Covyew, support by Member Smith, at 8:15 P.M. to adjourn. Hearing no objections, Chairman Tetreau called for a voice vote. All in favor, the meeting was adjourned.

Submitted by Betty Child