



# CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060  
[www.porthurontownship.org](http://www.porthurontownship.org)

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

---

## PLANNING COMMISSION AGENDA

Thursday, November 4<sup>th</sup> 2021 at 7:00pm

1. Call to Order:
2. Pledge of Allegiance:
3. Roll Call:
4. Approval of Agenda:
5. Approval of Minutes – Thursday September 2<sup>nd</sup> 2021
  - i. No Meeting in October
6. Correspondence:
7. General Public Comment:
8. Public Hearings:
9. Old Business:
10. New Business:
  - a. Lot Split application for review and approval
  - b. Discussion re: Future Land Use Map of the Township's Master Plan,
  - c. Discussion re: Form Based Zoning
11. Reports
  - a. Kirk Lavigne
  - b. Township Board Report – John Reno
  - c. Zoning Board of Appeals Report – Jerry Sebastian
12. Adjournment





## CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060

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

### MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, NOVEMBER 4, 2021, 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 Stephen Tetreau at 7:00 P.M.

#### **2. Pledge of Allegiance**

#### **3. Roll Call**

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

Absent: Laura Covyew and Jerry Sebastian.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne and Recording Secretary Betty Child.

#### **4. Agenda Approval**

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

#### **5. Approval of Minutes, September 2, 2021**

Motion by Member Smith, support by Trustee Reno, 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, there were no minutes for October 2021 as the meeting was cancelled.

#### **6. Correspondence**

Chairman Tetreau read into the minutes the resignation letters of the following:

- Building/Planning/Zoning Administrator Kirk Lavigne effective December 15, 2021.
- Member Ivan Smith effective January 1, 2022.
- Recording Secretary Betty Child effective January 1, 2022.

#### **7. General Public Comment**

There being none, Chairman Tetreau moved to Public Hearings.

#### **8. Public Hearings**

There being no Public Hearing, Chairman Tetreau moved to Old Business.

#### **9. Old Business**

There being no Old Business, Chairman Tetreau moved to New Business.

#### **10. New Business**

##### **(a) Lot Split Application for Review and Approval**

Florence C. Harris, 4392 Howard Road, requested a lot split for Parcel 74-28-760-0015-000 to create two parcels. All requirements regarding the split have been met.

Motion by Trustee Reno, support by Member Faust, to approve the lot split. Chairman Tetreau hearing no objections, called for a voice vote. All in favor, motion carried.

**(b) Discussion Re: Future Land Use Map of the Township's Master Plan**

Kirk Lavigne and the Members discussed six (6) points presented for the Master Plan Update from Geoff Donaldson, Senior Planner, St Clair County Metropolitan Planning Commission.

**(c) Discussion Re: Form Based Zoning**

This was covered under the above item for updating the Master Plan.

**11. Reports**

**(a) Township Administration – Kirk Lavigne**

- Contacted about developing a parcel off Menard's.

**(b) Township Board – Trustee John Reno**

- Strawberry Lane replacement work nearing completion.
- One of the voting precincts has been relocated to the Eagles on Howard Road.

**(c) Zoning Board of Appeals – Kirk Lavigne**

- A variance request by Jamie and Elizabeth Forton for an accessory structure located at 3494 Moak Street which exceeds allowable size and side yard setbacks was made. The request was approved.

**12. Adjournment**

Motion by Member Smith, support by Member Faust, at 8:03 P.M. to adjourn. Chairman Tetreau hearing no objections called for a voice vote. All in favor, the meeting was adjourned.

Submitted by Betty Child