



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 February 13th, 7:00

Public Comments will be limited to 5 minutes per person.

1. Call to Order 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call Present: Chairperson Mark Kovach, Co-Chairperson Sheri Faust, Trustee John Reno, Laura Covyew, Mike Bacheller, Steve Tetereau
4. Approval of Agenda: Motion: John Reno, Seconded: Sheri Faust - motion carried
5. Approval of Minutes for Planning Commission Meeting Motion: Sheri Faust, Seconded: Mike Bacheller - motion carried
6. General Public Comment (for non-agenda items): Resident Carol Miller asked why the ZBA is inactive. It was explained they only meet as needed. Carol Miller also asked about the old Art Van building on 32nd st, nothing has been brought to the Planning Commission about it yet. Trustee Dawn Fulk asked about 4118 Griswold rd. It was explained that it was a certified grow facility before its sale last year, and nothing has been brought to the Planning Commission.
7. Old Business
 - a. Dollar General is planning on going forward with a smaller building, pending approval from the Planner and Engineering. Planning Commission has agreed to grant a six month extension (August 14th 2025) while the site plan modifications are made. Motion: John Reno, Seconded: Steve Tetereau
 - b. Birchwood Homes has met the Building Code by adding a foundation and pad. Township Lawyer is in agreement with the Building Official on this. Tabled until next meeting. Motion: Laura Covyew, Seconded: John Reno - motion carried
8. New Business
 - a. Mark Pettee would like to place a pole barn on 2603 25th st parcel #74-28-0025-001 for a small office and storage for his business. Request denied, but upon resubmittal of revised plans at either the next scheduled meeting or a special meeting it will be considered once revisions are made and all ordinances / zoning needs are met.

b. Land combination and division request: combine parcels separate parcels.

74-28-764-0072-000 & 74-28-764-0072-100 and then divide into eight. Meets all regional and local requirements as presented. Motion: Mike Bacheller, Seconded: Sheri Faust - motion carried

c. Site Plan Review: 3857 Dove Rd 74-28-020-1009-001 60X80 pole barn addition to existing building. It will be utilized as Warehouse space, vehicle and equipment storage. Approved upon resolution of the outstanding zoning issues. Motion: John Reno, Seconded: Steve Tetereau - motion carried

d. Discuss the possibility of an E-bike ordinance in the Township. Discussed a game plan to review other local and state guidelines on E-bike categories and restrictions, also adding in golf carts. Tabled for next meeting

e. Fencing location change 4371 Dove rd 74-28-019-1040-200. Move existing fence forward on the property. It will still be a six foot fence with three rows of barbed wire and privacy slats and a gate. This project is still meets all previous ordinances / zoning requirements. Motion: Laura Coveyow, Seconded: Mike Bacheller - motion carried

f. Next meeting the nominations for seats on the board.

9. Reports

- a. Township Planner - Karen Lavere: Solar and battery storage was discussed, mostly the ability to have solar over several lots, and battery storage requires a much smaller footprint. And suggested revisiting our current ordinances to bring them up to a more current status.
- b. Township Board - Trustee John Reno: The Township received new trash cans from Waste Management. The cans provide are 96 gallons and residents can call and get a smaller 64 gallon can if needed.
- c. Zoning Board of Appeals - Stephen Tetreau: nothing to report.

10. Adjournment: 7:48 Motion: Mike Bacheller, Seconded: Sheri Faust - motion carried