



CHARTER TOWNSHIP OF PORT HURON

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Planning Commission Minutes Thursday, August 8th, 2024, 7:00pm

Public comments will be limited to 3-5 minutes per person.

1. Call to Order 7:02
2. Roll Call Vice-Chairperson Sheri Faust, Trustee John Reno, Laura Covyew, Mike Bacheller, Stephen Tetreau Absent: Chairperson Mark Kovach
3. Pledge of Allegiance
4. Approval of Agenda: Confirmation of correct date June 13th, Motion by Trustee John Reno, seconded by Stephen Tetreau Motion Carried
5. Approval of minutes for June 13, 2024, Planning Commission Meeting: Motion Trustee John Reno, seconded by Mike Bacheller, Motion Carried
6. General Public Comment (for non-agenda items): none
7. Public Hearings: none
8. Old Business: go over revised proposed container ordinance:

Draft

Proposed Amendments to the Port Huron Township Zoning Ordinance Regulation of Storage Containers

Add the following definition to Section 40-3 of the Port Huron Township Code.

Storage Container: Any prefabricated structure designed for transporting goods or for the temporary storage of property, such as pods, steel shipping containers, cargo containers, packing or storage crates, and parts or all a semi-trailer.

Add Section 40-670, Storage Containers, to the Port Huron Township Code.

1. **A maximum of two (2)** storage containers are permitted in any business or industrial-zoned district, subject to the following conditions:

- A. Site plan review and approval, pursuant to the regulations set forth in Section 40-52, is required.
- B. A permit from the port Huron Township Building Department is required.
- C. All permits will be reviewed by the Building Inspector and Fire Department.
- D. Containers must meet the setback requirements of the zoning district in which they

are located.

E. Containers shall not occupy required off-street parking areas, fire lanes, or landscaped areas.

F. Containers shall not be stacked above the height of a single container.

G. Containers shall maintain a minimum distance of ten (10) feet from each other.

H. No electricity or plumbing may be connected to a container.

I. Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code

J. Containers shall not be used as living quarters.

K. No livestock or pets may be stored in the container.

2. A maximum of two (2) storage containers are permitted in any residentially zoned district, subject to the following conditions:

A. The minimum parcel size shall be five (5) acres for one (1) container and ten (10) acres for two (2) containers.

B. A permit from the Port Huron Township Building Department is required.

C. All permits will be reviewed by the Building Inspector and Fire Department.

D. Containers must meet the setback requirements of the zoning district in which they are located.

E. Containers shall not occupy required off-street parking areas, fire lanes, or landscaped areas.

F. Containers shall not be stacked above the height of a single container.

G. Containers shall maintain a minimum distance of ten (10) feet from each other.

H. No structural modifications may be made to the container.

I. No electricity or plumbing shall be connected to a container.

J. Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.

K. Containers shall not be used as living quarters.

L. No livestock or pets may be stored in the container.

Motion to Propose this pending Ordinance for the September 12th Planning Commission Meeting: Trustee John Reno, seconded by Laura Covyew

9. New business: none

10. Reports

a. Township Planner - Stephen Cassin Discussed the forthcoming project by 123Net Nern st location as an essential service.

b. Township Board Report - Trustee John Reno: discussed Strawberry Lane ongoing roadwork and possible E-bike regulations currently being discussed at the county level.

c. Zoning Board of Appeals - Stephen Tetreau

11. Adjournment: 7:15pm Motion by Mike Bacheller, seconded by Stephen Tetreau