



CHARTER TOWNSHIP OF PORT HURON

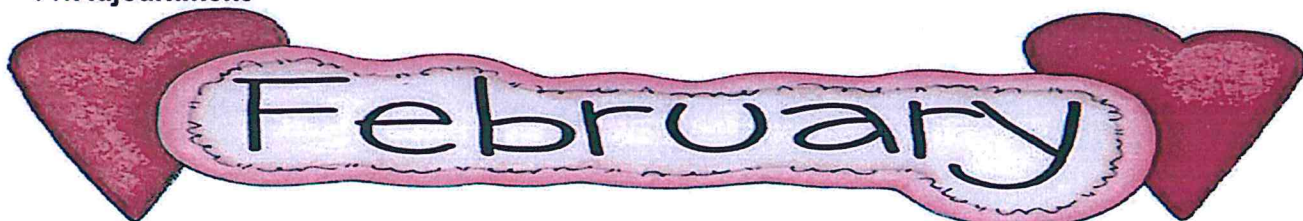
3800 Lapeer Road
Port Huron Twp., Michigan 48060

Phone: (810) 987-6600
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Zoning Board of Appeals Agenda

Thursday, February 17th 2022 at 7:00pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
 - a. Excused Jerry Sebastian
 - b. Excused Dave Sickles
4. Agenda Approval
5. Public Comment
6. Approval of Minutes – October 21st 2021
7. Correspondence
 - a. Michigan Association of Planning Training
8. New Business
 - a. Election of Officers
 - b. 2022 Meeting Dates
 - c. To hear all comments relative to a request for a variance from the Township Zoning Ordinance by the applicant Power Home Solar LLC, Peter Denicola. The applicant is requesting variances to the Solar Energy Ordinance 40-669 as follows: *Address: 3968 Ravenswood Rd., also known as 74-28-942-0005-000*
 1. *The allowable max height is Six (6) feet, proposed Eight (8) feet and Four (4) inches*
 2. *A six (6) foot high privacy fence is required - no fence proposed*
 - d. To hear all comments relative to a request for a variance from the Township Zoning Ordinance by the applicant Power Home Solar LLC, Peter Denicola. The applicant is requesting variances to the Solar Energy Ordinance 40-669 as follows: *Address: 3262 W Water St., also known as 74-28-764-0056-000*
 1. *The allowable max height is Six (6) feet, proposed Eight (8) feet and Four (4) inches*
 2. *A six (6) foot high privacy fence is required – currently the property has a Four (4) foot chain link fence.*
 3. *The max allowable square feet for Accessory Structures are 1000 sq. ft. - proposed is 1,269 sq. ft. - Ordinance 40-666 Accessory buildings and structures (d)(2)*
9. Old Business:
10. Report's
 - a. Bill Livingston – Board Trustee
 - b. Planning Commission
11. Adjournment





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MINUTES FOR THE ZONING BOARD OF APPEALS; THURSDAY, February 17th, 7:00 P.M.

1. **Call to Order** - The Meeting was called to order by Member Kirk Churchill at 7:00 P.M.
 - a. Member Churchill chaired the meeting due to the absence of Chairman Jerry Sebastian.
2. **Pledge of Allegiance**
3. **Roll Call** - Attended: Kirk Churchill, Warren Flynn, and Trustee Bill Livingston
Absent: Jerry Sebastian, and Dave Sickles excused.
Also Present: John and Denise Reno, 2-Representees from Solar Panel and Recording Secretary Amy Hurd.
4. **Agenda Approval**
 - a. Motion by Trustee Livingston, support by Member Flynn, to approve the agenda as distributed. Hearing no objections, Member Churchill called for a voice vote. All in favor, the agenda was approved.
5. **Public Comment** - There being no Public Comment, Member Churchill moved to Approval of Minutes.
6. **Approval of Minutes, OCTOBER 21, 2021**
 - a. Motion by Member Flynn, support by Trustee Livingston, to approve the minutes as distributed. Hearing no objections, Member Churchill called for a voice vote. All in favor, the October 21, 2021, Minutes were approved.
7. **Correspondence**
 - a. Michigan Association of Planning Training - Discussion
8. **New Business**
 - a. Election of Officers
 - i. Motion by Trustee Livingston, Support by Member Flynn to table the Elections of officers, hearing no objections, Member Churchill called for a voice vote. All in favor, motion carried.
 - b. 2022 Meeting Dates
 - i. Motion by Trustee Livingston, Support by Member Flynn to approve the dates presented, hearing no objections, Member Churchill called for a voice vote. All in favor, motion carried
 - c. To hear all comments relative to a request for a variance from the Township Zoning Ordinance by the applicant Power Home Solar LLC, Peter Denicola. The applicant is requesting variances to the Solar Energy Ordinance 40-669 as follows: Address: 3968 Ravenswood Rd., also known as 74-28-942-0005-000
 - i. The allowable max height is Six (6) feet, proposed Eight (8) feet and Four (4) inches
 - ii. A six (6) foot high privacy fence is required - no fence proposed

- (a) Motion by member Churchill, Support by Flynn to Deny the request for variance of height and deny request for fence as submitted, Member Churchill called for a Roll Call, all in favor motion carried variance denied.
- d. To hear all comments relative to a request for a variance from the Township Zoning Ordinance by the applicant Power Home Solar LLC, Peter Denicola. The applicant is requesting variances to the Solar Energy Ordinance 40-669 as follows: Address: 3262 W Water St., also known as 74-28-764-0056-000
 - 1. The allowable max height is Six (6) feet, proposed Eight (8) feet and Four (4) inches
 - 2. A six (6) foot high privacy fence is required – currently the property has a Four (4) foot chain link fence.
 - 3. The max allowable square feet for Accessory Structures are 1000 sq. ft. - proposed is 1,269 sq. ft. - Ordinance 40-666 Accessory buildings and structures (d)(2)
 - (a) Motion by Trustee Livingston, Support by Flynn to Deny the request for variance of solar panel height and deny request for no fence as submitted, Member Churchill called for a Roll Call, all in favor motion carried variance denied.

9. Old Business - There being none, Member Churchill moved to reports.

10. Reports

- a. Bill Livingston – Township Board Trustee - None

11. Adjournment

- a. Motion by Member Flynn, support by Trustee, at 7:45 P.M. to adjourn. Hearing no objections, Member Churchill called for a voice vote. All in favor, meeting adjourned.

Respectfully submitted by Amy Hurd