



# CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060

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## Planning Commission Agenda Thursday, June 13, 2024, 7:00pm

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

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of minutes for March 14, 2024, Planning Commission Meeting
6. General Public Comment (for non-agenda items)
7. Public Hearings
8. Old Business
9. New Business-

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. 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. No structural modifications may be made to the container.
  - 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. Storage containers are permitted in any residentially zoned district, subject to the following conditions:
  - A. The minimum parcel size shall be 5 acres.
  - 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 be stacked above the height of a single container.
  - F. No structural modifications may be made to the container.
  - G. No electricity or plumbing may be connected to a container.
  - H. Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
  - I. Containers shall not be used as living quarters.
  - J. No livestock or pets may be stored in the container.
- 3. Storage containers are permitted as a temporary use, subject to the following conditions:
  - A. A permit from the Port Huron Township Building Department is required. All permits will be reviewed by the Building Inspector and Fire Department.
  - B. No permit for a storage container shall be valid longer than 90 days in any calendar year, and all containers shall be removed at the expiration date listed on the permit.
  - C. Containers must meet the setback requirements of the zoning district in which they are located.
  - D. Containers shall not occupy required off-street parking areas, fire lanes, or landscaped areas.
  - E. Containers shall not be stacked above the height of a single container. No structural modifications may be made to the container.
  - F. No electricity or plumbing shall be connected to a container.
  - G. Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
  - H. Containers shall not be used as living quarters.
  - I. No livestock or pets may be stored in the container.

## 10. Reports

- A. Township Planner- Stephen Cassin
- B. Township Board- Trustee John Reno
- C. Zoning Board of Appeals- Stephen Tetreau

## 11. Adjournment