



CHARTER TOWNSHIP OF PORT HURON

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PLANNING COMMISSION MINUTES Thursday, June 11th, 2026 7:00 PM

Public Comment will be limited to 4 minutes per person

Special Land Use Public Hearing -1607 24th St Chillbox Convenience Store - 7:03 p.m.

Michelle Brown - Stated concerns on agenda issues being limited, concerned about the number of canceled meetings for both the Planning Commission and ZBA. Gracie - Thanked the Commission for the conversations after the meeting last month, as it frustrating and inspired her to dig deeper into her community. Asked that we put more information on our social media platforms. Has questions about Hoover Park, and the Townships plans for the vacant land next to the little league park.

Motion to close the Public Hearing John Reno, Seconded - Mark Kovach Motion Carried

1. Call to Order 7:08 p.m.

2. Pledge of Allegiance

3. Roll Call Present- Stephen Tetreau, Mark Kovach, Mike Bacheller, John Reno, Laura Covyew
Absent- Sheri Faust

4. Approval of Agenda Motion Mark Kovach, Seconded - Stephen Tetreau Motion Carried

5. Approval of Minutes from previous Planning Commission meeting Motion John Reno, Seconded - Mark Reno Motion Carried

6. General Public Comment (non-agenda items)

Carol Miller - voiced concerns about the number of canceled Planning Commission and ZBA meetings. Ordinances unsigned and undated published on our website. Asked when our last codification of Ordinances was updated, stated should be updated every 3-5 years and zoning every 1-3 years. Asked that the Planning Commission and ZBA have no further cancellations and suggested the take the meetings as a chance to revisit the ordinances.

7. Old Business

8. **New Business -**

a. Proposed convenience store with fuel pumps and drive through restaurant at 1607 24th st 74-28-253-0005-000 *Motion to table the special land use approvals until the site plan is updated and resubmitted - Laura Coveow, Seconded - Mark Kovach*

b. Discuss the ongoing data center ordinances and proposed regulations

Discussion centered around a developing a plan going forward. They are going to gather information from consultants/experts. Going forward looking at updating/revising ordinances and fine tuning existing ordinances. Considering putting Data Centers and similar uses as a Special Land Use in the IH Zoning areas.

9. **Reports**

a. Township Planner - Karen Lavere - none

b. Township Board - Trustee John Reno - *Township Board approved Karen Lavere to do the 5 year plan for the Parks. Township is hosting Bands in Bakersfield on June 19th and 20th. The Musuem and Fire Department are having open houses June 13th, the Rec department is hosting its annual Fishing Clinic June 13th as well.*

c. Zoning Board of Appeals - Stephen Tetreau - none

d. DDA Report - Mike Bacheller *Farmers Market at the Blue Water Community Action property every Thursday all summer*

10. **Adjournment** *Motion Mark Kovach, Seconded - Laura Coveow, Motion Carried 8:57p.m.*

**PORT HURON CHARTER TOWNSHIP BOARD'S & COMMISSION'S
RULES FOR PUBLIC COMMENT**

1. Except for the public comment portion of a Board meeting, no member of the public or other person may address the Board during a public meeting without the express permission of the Chairman or other presiding officer.
2. Before addressing the Board, a member of the public will state their name and address.
3. Each person's comments are limited to 4 minutes per public participation period. This time limit may be adjusted by the Chairman or other presiding officer to facilitate public participation at Board meetings.
4. Meeting attendees may not "donate" their speaking time to another person.
5. Board members may ask questions of the speakers, when acknowledged by the Chairperson, but are not required to answer questions or make statements in response to a public comment.
6. Persons who are part of a group or organization or who share similar viewpoints are encouraged to designate a spokesperson to address the Board.
7. In addition to the limits specified above, the Chairman or other presiding officer may set other reasonable, view-point neutral limits to prevent disruption of Township Board business.