



# CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060  
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## PLANNING COMMISSION AGENDA

Thursday, August 5<sup>th</sup> 2021 at 7:00pm

1. Call to Order:
2. Pledge of Allegiance:
3. Roll Call:
4. Approval of Agenda:
5. Approval of Minutes – Thursday July 8<sup>th</sup> 2021
6. Correspondence:
7. General Public Comment:
8. Public Hearings:
9. Old Business:
  - a. Proposed Personal Storage/Use Spaces to be located at parcel 74-28-020-1045-000 for Mark Bills, Kimball, MI 48074
10. New Business:
  - a. Possible Sketch Plan Review for a single - family development on Michigan
11. Reports
  - a. Kirk Lavigne
  - b. Township Board Report – John Reno
  - c. Zoning Board of Appeals Report – Jerry Sebastian
12. Adjournment





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## MINUTES OF THE REGULAR MEETING FOR THE CHARTER TOWNSHIP OF PORT HURON PLANNING COMMISSION HELD THURSDAY, AUGUST 5, 2021, 7:00 P.M., TOWNSHIP HALL, 3800 LAPEER RD, PORT HURON, MI 48060

### **1. Call to Order**

The Meeting was called to order by Vice-Chairman Ivan Smith at 7:00 P.M.

### **2. Pledge of Allegiance**

### **3. Roll Call**

Attended: Laura Covyewow, Sheri Faust, Trustee John Reno, Jerry Sebastian, and Ivan Smith.

Absent: Mark Kovach and Stephen Tetreau.

Also Present: Building/Planning/Zoning Administrator Kirk Lavigne, Mark Bills, and Recording Secretary Betty Child.

### **4. Agenda Approval**

Motion by Member Sebastian, support by Member Faust, to approve the agenda as distributed. Hearing no objections, Vice-Chairman Smith called for a voice vote. All in favor, the agenda was approved.

### **5. Approval of Minutes, July 8, 2021**

Motion by Member Sebastian, support by Trustee Reno, to approve the minutes as distributed. Hearing no objections, Vice-Chairman Smith called for a voice vote. All in favor, the minutes were approved.

### **6. Correspondence**

There being none, Vice-Chairman Smith moved to General Public Comment.

### **7. General Public Comment**

There being none, Vice-Chairman Smith moved to Public Hearings.

### **8. Public Hearings**

There being none, Vice-Chairman Smith moved to Old Business.

### **9. Old Business**

#### **(a) Proposed Personal Storage/Use Spaces to be located on Parcel 74-28-020-1045-000, Parcel Address Michigan Road for Mark Bills, 6062 Griswold Road, Kimball MI 48074**

Mark Bills returned to discuss the subject property located on the east side of Michigan Road and south of Dove Road currently zoned B-3 (General Business) and bound by B-3 zoned properties to the north and east of the subject site. It is also bound by PSP (Public/Semi Public) zoned property to the south. The proposed plans include site improvements to include construction of two self-storage buildings consisting of twenty-four (24) total units of approximately 1,200 square feet with individual restrooms, a single entrance off Michigan Road, a retention basin and associated storm sewer. Use will be determined by the party utilizing said unit.

Concerns of the Members included possible rezoning requirements; detailed use descriptions for each unit with individual water/sewer outlines; review from the Fire Chief; fire hydrant requirements; require more research on the proposed idea due to zoning across the road; the car wash should be considered; the proposed use of the storage units does not fit neatly into use categories as identified in the Township Ordinance; the Preliminary Site

Plan be revised to address items outlined by DLZ Township Engineer and resubmit revised plans to include a detailed response letter regarding all items.

At this time, as this was a listening session, no action was taken until resubmittal of a revised engineered site plan is received detailing the requested revisions with preapprovals for use.

**10. New Business**

**(a) Possible Sketch Plan Review for a Single-Family Development on Michigan Road**

Plans were not submitted in time for discussion at this meeting.

**11. Reports**

**(a) Township Administration – Kirk Lavigne**

- Nothing to report currently.

**(b) Township Board – Trustee John Reno**

- Fireworks will be held on Saturday, August 7, 2021, at the end of Beach Road.
- Work on Michigan Road in limbo; work on Strawberry Lane.

**(c) Zoning Board of Appeals – Jerry Sebastian**

- There was no meeting in the month of July.

**12. Adjournment**

Motion by Member Faust, support by Member Sebastian, at 8:20 P.M. to adjourn. Hearing no objections, Vice-Chairman Smith called for a voice vote. All in favor, the meeting was adjourned.

Submitted by Betty Child