



CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road
Port Huron Twp., Michigan 48060

Phone: (810) 987-6600
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PLANNING COMMISSION MINUTES

Thursday, September 10th, 7:00 PM

Public Comment will be limited to 4 minutes per person

Public Hearing for Proposed Special Land Use for 3002 A Lapeer Rd. Infinite Avenue LLC

Open public meeting at 8:16 p.m. - Madysen spoke on wanting to open an event space
Paul spoke to the event space being a better use for the space and a more pleasant facade for the public.

1. Call to Order 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call *Present- Jeffery Caplinger, Stephen Tetreau, Mark Kovach, Sheri Faust, Laura Covyew.*
Absent - Mike Bacheller

4. Approval of Agenda *Motion to move 7b to 8e- John Reno, Seconded Mark Kovach, Motion Carried*

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

6. General Public Comment (non-agenda items) *none*

7. Old Business -

a. Proposed Chillbox gas station with a drive - thru restaurant at 1607 24th st. (74-28-253-0005-000) zoned B-3, Requesting a Special Land Use for a gas station with a drive - thru restaurant. *Ali Bazzi asked for no interior parking lot landscaping, and stated they would be willing to add to the existing exterior landscaping.*

Motion- waive the need for interior parking landscaping- John Reno, Seconded- Sheri Faust

Motion- approve the proposed site plan that meets the special land use requirements pending ZBA approval on the non conforming driveway- John Reno, seconded- Sheri Faust Motion Carried

Roll call votes- Yays, Jeffery Caplinger, Stephen Tetreau, Mark Kovach, Sheri Faust, John Reno, Laura Covyew. Nays- None

8. New Business -

a. Proposed 3 56' x 132' (7,392 sq ft) with 6 units in each building, storage/warehouse buildings on 74-28-020-1045-000 and 74-28-020-1046-000 currently zoned I-L *Motion- Site plan needs clarification on expected best use and what requirements will need to be met, tabled until clarifications are made - Laura Coveyow, Seconded- Mark Kovach Motion carried*

b. Proposed rezoning of 3625 West Water (74-28-005-1017-000) from R-1 to RM-1 for the proposed addition of an 8 unit apartment building on the property. *No actions taken, a public hearing was required, a public hearing did not take place.*

c. Proposed change of use and Special Land Use for 3002 A Lapeer rd. (74-28-218-0004-000) zoned B-3. Proposed use: Rental space for private parties, events, meetings. *Motion- with no modifications to the site, found under Ordinance 40-52 subsection A, subsection 2 site plan not required and meets zoning requirements for use- Laura Coveyow, Seconded John Reno Motion Carried*

d. Discuss the Planning Commission Budget *Motion- to raise the contracted services line item from \$15,000 to \$22,075 bringing the total budget up to \$80,000- Sheri Faust, Seconded - Mark Kovach Motion Carried*

e. Continued discussion on Data centers and other High Resource Demand facilities - focus lighting, specifically Dark Sky lighting thresholds and security lighting parameters. *Karen spoke briefly on the expectations of lighting and referred to the proposed MTA Data Center ordinance as a good starting point of reference.*

9. Reports

a. Township Planner Report - Karen Lavere *no report*

b. Township Board Report - Trustee John Reno *Township hired a new Code Enforcement Officer Andrew Hopp*

c. Zoning Board of Appeals Report - Stephen Tetreau *ZBA approved two variances for Chill Box- driveway width on Griswold and 5 Parking spaces less than required with a minimum of 46 spaces Next ZBA meeting 9-17-2026*

d. DDA Report - Mike Bacheller *Absent, no report*

e. Parks Commission Report - Jeffery Caplinger *Fall Fest September 19th, November 7th Veterans Appreciation Coffee and Donuts*

10. Adjournment *Motion- Laura Coveyow, Seconded- Mark Kovach, Motion Carried 10:07 p.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.