



CHARTER TOWNSHIP OF PORT HURON

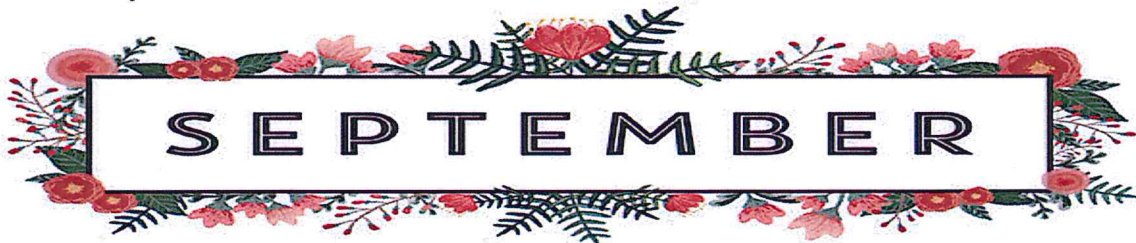
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PLANNING COMMISSION AGENDA

Thursday, September 2nd 2021 at 7:00pm

1. Call to Order:
2. Pledge of Allegiance:
3. Roll Call:
4. Approval of Agenda:
5. Approval of Minutes – Thursday August 5th 2021
6. Correspondence:
7. General Public Comment:
8. Public Hearings:
 - a. To Modify “Sub. VII I-H Heavy Industrial District, Sec, 40-527. Permitted Uses and Structures” item (b) Special Land Uses to Include the addition of the following: (22) “Outdoor shooting range, where approved in advance by the Township Board”
9. Old Business:
 - a. Possible further discussion of 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. To Modify “Sub. VII I-H Heavy Industrial District, Sec, 40-527. Permitted Uses and Structures” item (b) Special Land Uses to Include the addition of the following: (22) “Outdoor shooting range, where approved in advance by the Township Board”
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, SEPTEMBER 2, 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 Chairman Stephen Tetreau at 7:00 P.M.

2. Pledge of Allegiance

3. Roll Call

Attended: Laura Covyew, Sheri Faust, Mark Kovach, Trustee John Reno, Jerry Sebastian, Ivan Smith, and Stephen Tetreau.

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

4. Agenda Approval

Kirk Lavigne requested a New Business item addition to discuss the Master Plan and Future Land Use update.

Motion by Member Faust, support by Member Sebastian, to approve the amended agenda. Hearing no objections, Chairman Tetreau called for a voice vote. All in favor, the amended agenda was approved.

5. Approval of Minutes, August 5, 2021

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

6. Correspondence

There being none, Chairman Tetreau moved to General Public Comment.

7. General Public Comment

Mark Toodzio inquired about his next step for the storage variance on Petit Street. A meeting with Kirk Lavigne and Mark Toodzio will be scheduled upon submittal of a revised Site Plan.

8. Public Hearings

(a) To Modify "Sub. VII I-H Heavy Industrial District, Sec. 40-527 Permitted Uses and Structures" Item (b) Special Land Uses to Include the addition of the following: (22) "Outdoor shooting range, where approved in advance by the Township Board.

Kirk Lavigne stated the ordinance revision was introduced to the Township Board for approval. Trustee Reno added it was for the addition of properties zoned Heavy Industrial.

Motion by Trustee Reno, support by Member Covyew, to close the Public Hearing. Hearing no objections, Chairman Tetreau called for a voice vote. All in favor, motion carried.

9. Old Business

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

Mark Bills informed the Members he had spoken to the car wash owner regarding possible rezoning of the back half of his property to Light Industrial. He added it did not seem to be a problem.

Trustee Reno commented the request for rezoning approval must be completed prior to the Planning Commission reviewing his request for further development. Kirk Lavigne added the rezoning change to Light Industrial was the best choice for this proposal.

At this time no action was taken until the rezoning request is submitted and approved.

10. New Business

(a) To Modify "Sub. VII I-H Heavy Industrial District, Sec. 40-527 Permitted Uses and Structures" Item (b) Special Land Uses to Include the addition of the following: (22) "Outdoor shooting range, where approved in advance by the Township Board.

Kirk Lavigne commented an amendment to the Zoning Ordinance was made to comply with the Board approved addition of the following item, (22) Outdoor shooting range, where approved in advance by the Township Board.

Motion by Member Smith, support by Member Kovach, to recommend approval by the Township Board, to modify said ordinance. Chairman Tetreau hearing no objections called for a voice vote. All in favor, motion carried.

(b) To consider items for the Master Plan and Future Land Use update outlined by Geoff Donaldson, Senior Planner, St. Clair County Metropolitan Planning Commission.

An outline was presented with six (6) points of consideration for update purposes. The Members are to review for discussion at a future meeting.

11. Reports

(a) Township Administration – Kirk Lavigne

- Approval of an ordinance for Medical Marijuana to be handled by the Township Board.
- To work on the rezoning request for Mr. Bills next month.

(b) Township Board – Trustee John Reno

- Strawberry Lane improvements held up because of wait on materials.
- Range Road between Lapeer Road and Griswold Road will be closed for improvements.

(c) Zoning Board of Appeals – Jerry Sebastian

- There was no meeting in August, but a meeting has been scheduled for September 16, 2021.

12. Adjournment

Motion by Member Smith, support by Member Faust, at 7:46 P.M. to adjourn. Hearing no objections, Chairman Tetreau called for a voice vote. All in favor, the meeting was adjourned.

Submitted by Betty Child