



CHARTER TOWNSHIP OF PORT HURON

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MINUTES FOR THE ZONING BOARD OF APPEALS, April 20th 2023

1. **Call to Order** – Meeting call to order by Chairman Pat Pringle at 7:00pm
2. **Pledge of Allegiance**
3. **Roll Call** - Attended: Warren Flynn, Trustee Bill Livingston, Chairman Patrick Pringle, Scott Beedon
Absent: Dave Sickles excused; Jerry Sebastian excused
Also Present: Steve Ureel, Philip Porte PE, Mrs. Ureel and Cher (unknown last name) and Recording Secretary Amy Hurd.
4. **Agenda Approval**
 - a. Motion by Member Warren Flynn to approve the agenda as presented seconded by Scott Beedon, hearing no objections, all in favor motion carried
5. **Approval of Minutes, Thursday January 26th 2023**
 - a. Motion by Scott Beedon to approve the minutes as presented, seconded by Trustee Bill Livingston. Hearing no objections, all in favor minutes approved.
6. **Citizen Commends and Non-agenda items - None**
7. **New Business –**
 - a. Request for a variance from the Township Zoning Ordinance and the Township Engineering Design Standards by the applicant BMJ Engineers & Surveyors, Inc, Philip J. Porte, P.E. outlined below for address: 2301 Water Street. also known as 74-28-168-0002-001
 1. Article V. Off-Street Parking and Loading, Section 40-786.
 - (e) (5) a. Grading, surfacing, and drainage plans all off-street parking areas, access lanes, driveways and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material, summary not to pave the entire roads of the campground.
 - i. Motion by Scott Beedon to allow the interior roads to be gravel and remain the same and any all-necessary ADA areas to be paved properly with hard surface, Trustee Bill Livingston support, hearing no objection, all in favor motion approved.
 2. Article VII. Site Development Standards, Section 40-852
 - (q)(1) d. All parking for outdoor recreation uses shall be provided in off-street parking lots, which shall be designed in accordance with article V of this chapter.
 - i. Motion by Scott Beedon article 7 any handicap areas be hard surface, Warren Flynn seconded, all in favor motion approved.
 3. Article V. Off-Street Parking and Loading Section 40-786

(e)(2) b. Driveway Width Standards- Two-way Commercial Drive: 24 feet.

i. Motion by Warren Flynn to accept article V that the roadway Two way at 22 feet and One lane at 18 feet, Supported by Trustee Bill Livingston, all in favor motion approved.

4. Article II. Administration and Enforcement, Section 40-52

(b) (5) b. Location and size or capacity of exterior drains, catch basins, retention/detention areas, culverts and other facilities designed to collect, store, or transport stormwater or wastewater. The point of discharge for all drains and pipes must be specified on the site plan. Compliance with township discharge standards must be noted.

i. Motion by Trustee Bill Livingston the Storm drain to be stay as-is today to remain the same, supported by Warren Flynn, all in favor motion approved

5. Port Huron Charter Township Engineering Design Standards

Section C. Per Resolution No. 2018-12-17 A, Port Huron Township adopted the St. Clair County Commission procedures and design criteria for stormwater drainage in development plans. (Reference Section 4.1 of Rules of St. Clair County Drain Commissioner which requires stormwater pretreatment and stormwater detention or retention for all new developments and redevelopments in St. Clair County).

i. Motion by Warren Flynn that the storm water detention not be required on this site, Trustee Bill Livingston supported, all in favor motion approved

8. Unfinished Business

a. Bi-Laws –

i. Motion by Trustee Bill Livingston to approve the Bi-laws as submitted, Seconded by Warren Flynn, all in favor motion carried.

9. Correspondence / Communications

a. Michigan Association of Planning Workshops

b. St. Clair County Metro Planning Workshop

c. ZBA Online Certificate Course

10. Reports

a. Township Board, Trustee Bill Livingston – New Fire Fighters

b. Planning Commission – None

11. Adjournment

a. Motion to close meeting by Member Scott Beedon, support by Trustee Bill Livingston, at 7:45 P.M. to adjourn. Hearing no objections, all in favor meeting adjourned.

Respectfully submitted by Amy Hurd