



CHARTER TOWNSHIP OF PORT HURON

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Port Huron Twp., Michigan 48060

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Zoning Board of Appeals Minutes Thursday, November 20th, 2025 7:00pm

Public Comments will be limited to 4 minutes per person.

1. Call to Order - 7:00 p.m.
2. Pledge of Allegiance
3. *Roll Call* - Present - Stephen Tetreau, Pat Pringle, Warren Flynn, Dan Palmateer
Absent - Dave Sickles
4. *Approval of Agenda* - Motion - Warren Flynn, Seconded - Dan Palmateer, MOTION CARRIED
5. *Approval of Minutes from previous ZBA Meeting* - Motion - Warren Flynn, Seconded - Stephen Tetreau, MOTION CARRIED
6. *Old Business* - none
7. *New Business*
 - a. *Applicant Interstate Capital Development are asking for these variances: minimal parking with "banked" parking for later use, gravel temporary emergency access instead of paved.* Jason Ralieg from AR Engineering presented the site plan for the ZBA Board. Chief Persig PHTFD voiced his concerns with the distance from the proposed Emergency Access Thruway. **Motion - Site plan and West Side Emergency Thruway is to meet 2021 Fire Code section D105-1, and engineered to hold the 45,000lb Fire Apparatus. And to be paved after 2 years or upon completion of second phase of the building. Accept the "banking" of the 43 parking spots, East side Emergency Thruway to be paved as required per Code/Zoning.** Motion - Stephen Tetreau, Seconded Dan Palmateer MOTION CARRIED
 - a. *Applicant D&M Services are asking for these variances: allow the existing 16' driveway instead of the 24' required, maintain current gravel parking lot, and individual trash receptacles on each site.*
Motion to discuss width of driveway, Denial of request of 16'. Driveway to be 24', gravel allowed, but must meet COMMERCIAL drive requirements, COMMERCIAL approach to be installed per ST CLAIR COUNTY ROAD COMMISSION requirements. Motion - Dan Palmateer, Seconded - Warren Flynn MOTION CARRIED
Motion to accept variance for the gravel parking lot, gravel parking lot is acceptable to the PHTFD. Motion - Dan Palmateer, Seconded - Stephen Tetreau MOTION CARRIED
Motion to forego dumpster requirement in lue of individual trash receptacle. Approved citing sanitary reasons and general cleanliness. Motion - Stephen Tetreau, Seconded Warren Flynn MOTION CARRIED

8. Reports -

- a. **Township Board - Trustee Patrick Pringle** Approved the Water Tower Maintenance, Santa at the Museum December 6th-7th, light contest December 17th, Arts and crafts Fair December 22nd
- b. **Planning Commission- Stephen Tetreau** Planning Commission is looking into changing the ordinance regarding paving requirements.

9. **Citizen Comments on non-agenda items** - Wreaths Across America December 13th 1 p.m.
Every Veteran will receive a Wreath

10. **Adjournment - Motion- Warren Flynn, Seconded - Dan Palmateer, MOTION CARRIED**
8:39 p.m.