



**SPECIAL MEETING OF THE
PORT HURON
PLANNING COMMISSION**

Municipal Office Center
100 McMorran Blvd.
Port Huron, MI 48060
810-984-9735
www.porthuron.org

Wednesday, July 5, 2017

6:00 PM

Public Meeting Room

Minutes

A. CALL TO ORDER –

Chairman David Schwartz called the meeting to order at 5:58 PM

B. ROLL CALL –

PRESENT: Schwartz, Rossow, Bender, Naeyaert, Smith, Wine

ABSENT: Archibald, Brion, Stevens

STAFF: Planning Director Haynes and Planning Administrative Assistant Posey

C. PUBLIC COMMENT –

Shantell Smith, 1935 Grant Place, spoke regarding a south side group that is doing projects and programs for the community. These include a community garden and mentorship programs for children. She also mentioned there is a need for lighting at the new splash pad at Knox Field. She is reaching out for any help the City can provide.

Planning Director Haynes directed Shantell to contact Nancy Winzer regarding lights at the splash pad and Chairman Schwartz suggested she attend the City Council meeting as well.

D. APPROVAL OF MINUTES –

1. Planning Commission - Regular Meeting - Jun 6, 2017 6:00 PM

RESULT:	ACCEPTED AS SUBMITTED [6 TO 0]
MOVER:	Michael Rossow, Vice Chair
SECONDER:	Sharon Bender, Commissioner
YES:	Schwartz, Rossow, Bender, Naeyaert, Smith, Wine
ABSENT:	Archibald, Brion, Stevens

E. PUBLIC HEARINGS –

Items shown below require a separate public hearing to receive public comment. Following each hearing, the Commission will consider adoption of each resolution.

1. **RES #17-020:** An ordinance to amend Chapter 52, Zoning, Article I, In General, Sec. 52-3, Definitions A through I, Definition of Family, of the Port Huron Code of Ordinances for the purpose of allowing a maximum of two, non-related individuals to live in a dwelling unit.

The Chair announced that this was the time to hear comments on the public hearing.

Hearing and seeing no one else to comment, the Chair declared the hearing closed.

Commissioner Bender stated her concerns regarding limiting the number of non-related individuals and suggested to raise the number to four in order to not discourage people from moving to the City.

Answering a question from Commissioner Naeyaert, Planning Director Haynes said staff is seeing high density as occupancy and that is the proposed reason for the change. He also mentioned that if approved, those living out of compliance would be able to continue until there is a change in tenancy.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Jeffrey Wine, Commissioner
SECONDER:	Jeffrey Smith, Commissioner
YES:	Schwartz, Rossow, Naeyaert, Smith, Wine
NO:	Bender
ABSENT:	Archibald, Brion, Stevens

2. **RES #17-021:** An ordinance to amend Chapter 52, Zoning, Article I, In General, and Article III, District Regulations, of the Port Huron Code of Ordinances to allow dormitories as a principal permitted use in the CBD zoning district (Central Business District).

The Chair announced that this was the time to hear comments on the public hearing.

Kirk Kramer, representing St. Clair County Community College, thanked the Commission for considering the change to the ordinance and said a dormitory downtown will allow the college to remain competitive since other Michigan colleges have made similar arrangements. He also said the college is working with downtown restaurants for the meal plan portion for the students since the proposed dorm will not have food on site.

Hearing and seeing no one else to comment, the Chair declared the hearing

closed.

Prior to the vote, Commissioner Wine asked if he should abstain since he is on the College's Board. Chairman Schwartz did not feel a conflict existed.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Jeffrey Wine, Commissioner
SECONDER:	Jeffrey Smith, Commissioner
YES:	Schwartz, Rossow, Bender, Naeyaert, Smith, Wine
ABSENT:	Archibald, Brion, Stevens

F. ADJOURNMENT –

On Motion, the meeting was adjourned at 6:18 PM

David Haynes, Planning Director