



**AGENDA**  
**CITY OF PORT HURON PLANNING COMMISSION MEETING**  
6:00 p.m., Tuesday, December 6, 2016  
Public Meeting Room, Municipal Office Center

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- A. ROLL CALL:** Chairman David M. Schwartz  
Vice Chair Michael J. Rossow  
Commissioner Sharon Bender  
Commissioner Jill G. Brion  
Commissioner Alan Lewandowski  
Commissioner Lennie Naeyaert  
Commissioner Jeff Smith  
Commissioner Rock Stevens  
Commissioner Jeff Wine
- B. ADDITIONS TO THE AGENDA:**
- C. PRESENTATIONS:**
- D. APPROVAL OF MINUTES OF PREVIOUS MEETING:**
1. Regular meeting of October 4, 2016.
- E. COMMUNICATIONS AND PETITIONS:**
- F. PUBLIC HEARINGS/ACTION ON REQUEST:**
1. Public Hearing to receive comments on a request from Leroy Stevens from Bluewater View L.L.C. for a special approval use permit for a high-rise, residential condominium development in a CBD (Central Business District) zone on land located between Beers Street, Michigan Street, Glenwood Avenue, and Merchant Street if extended north to Glenwood.
- For Commission Consideration: Public Hearing Resolution #1 approving a special approval use permit for a high-rise, residential condominium development, in a CBD zone on land located between Beers Street, Michigan Street, Glenwood Avenue, and Merchant Street if extended north to Glenwood, contingent on the following: (a) Zoning variance approval (b) Preliminary site plan approval (c) Administrative review of the final site plan (d) Purchase of the west 233 feet of the site from the City before a building permit can be issued for Phase I.
- G. RESOLUTIONS:**
1. Resolution #1: Regarding the request from Leroy Stevens from Bluewater View L.L.C., for preliminary site plan approval for a high-rise, residential condominium development at the former YMCA site. The development will consist of two, 12 story towers. Each tower will have 60 units, totaling 120, with two bedrooms in each unit. This proposal is for land located between Beers Street, Michigan Street, Glenwood Avenue, and Merchant Street if extended north to Glenwood.
  2. Resolution #2: Regarding the request from Leroy Stevens' Architects, representing the tenant, ALD Thermal Treatment, for preliminary site plan approval for a 52,040 square foot plant addition to the west side of the existing building and an addition of a 1,848 square foot maintenance building to the east side of the existing building at 2656 – 24<sup>th</sup> Street, legally

described as *Beginning at a point that is distant S 00d 6m 00s W 1160.61' & N 89d 51m 48s E 18' from the northwest corner of Lot 22, Assessor's 24th St Plat; thence extending S 00d 06m 00s W 506.11'; thence N 89d 36m 45s E 618.23' to the east line of Lot 4 of said subdivision; thence N 00d 12m 32s E 36.77' along said east line to the centerline of 22nd Street; thence N 00d 01m 27s E 446.63' along said centerline; thence S 89d 51m 48s W 33'; thence N 00d 01m 27s E 20'; thence S 89d 51m 48s W 584.66' to the point of beginning.*

**H. ON THE TABLE:**

**I. COMMISSION ITEMS:**

**J. ADJOURNMENT:**

*David Haynes*

David Haynes, Planning Director

**PLEASE NOTE:** Doors to the Municipal Office Center will open fifteen (15) minutes before the start of the meeting.

*The City of Port Huron complies with the "Americans with Disabilities Act & Title VI". If auxiliary aids or services are required at a public meeting, please contact Susan M. Child, City Clerk, City of Port Huron, 100 McMorran Blvd., Port Huron, MI 48060, 810-984-9725, at least three (3) business days prior to any such meeting.*