

7:02 o'clock p.m. Chairperson Wurmlinger called the meeting of the Planning Commission to order.

**1. ROLL CALL**

PRESENT: Buechler, Hilton, Muir, Oprita, Wurmlinger

ABSENT: Mills, Koob

ALSO PRESENT: Courtney Reckker, Recording Secretary  
 Jorja Baldwin, Planning Consultant  
 Pete Gaglio, Golf Course General Manager  
 Carl Trupp, Solid Barn Construction

**2. APPROVAL OF AGENDA: December 13, 2022**

Motion by Buechler, supported by Wurmlinger, to approve the agenda as printed and posted.

**Voice Vote, 5/0. Motion Carried.**

**3. APPROVAL OF MINUTES: October 11, 2022**

Motion by Muir, supported by Wurmlinger, to approve the minutes as presented/with corrections.

**Voice Vote, 5/0. Motion Carried.**

**4. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Clerk Robert Buechler**

- Voting updates regarding pass of Prop 2
- RESA Server update
- Township participating with Shop with a Hero

**5. REPORT FROM ZBA REPRESENTATIVE: Nathan Oprita**

None. No November or December ZBA Meeting.

**6. PUBLIC COMMENT: None**

**7. PUBLIC HEARINGS: None**

**8. OLD BUSINESS: None**

**9. NEW BUSINESS:**

**ITEM 9-1 SITE PLAN AMENDMENT, 4101 FAIRWAY DRIVE/74-20-756-0147-000:**

**APPLICANT:** Carl Trupp, 13808 Yale Road, Yale, Michigan 48097

**OWNER:** Port Huron Golf Club, 4101 Fairway Drive, Fort Gratiot, Michigan 48059

**REQUEST:** Site Plan Amendment to Update Existing Cart Barn and Landscaping

**LOCATION:** 4101 Fairway Drive **PARCEL#:** 74-20-756-0147-000

**APPLICANT PRESENTATION:** Carl Trupp with the Solid Barn Construction presented that they will be removing the existing 60' x 60' storage building that is over 60 years old. The new building will be right where the existing one is located. Trupp commented on how when it was built there were no setback requirements and to meet today's standard they would need a complete redesign. There will be electric used for golf cart charging in the building. They are adding an extra 10' on the west side to leave extra room. They will be keeping the existing berm landscaping. They plan to start building in early March to be ready in April. Pete Gaglio mentioned with this new building they are hoping to expand from 30 carts to 50 carts in the future years.

**BOARD DISCUSSION:** Discussion was had regarding the new build and updates:

- Being beneficial for expansion of the golf course
- Beneficial for neighboring properties
- Maintaining the road Right of Way on Fairway Drive and Krafft Road frontages

Motion by Oprita, supported by Muir, to approve with conditions the site plan amendment with Landscaping and screening, including and specifically within the shaded areas, in addition to requirements set forth in 38-615, must be maintained to comply with 38-505 for Port Huron Golf Club, 4101 Fairway Drive/74-20-756-0147-000.

**Voice Vote, 5/0. Motion Carried.**

10. COMMISSIONER UPDATES: None.

11. ADJOURNMENT

Motion by Buechler, supported by Wurmlinger, to adjourn. **Vote, 5/0. Motion Carried. Time, 7:17 P.M.**