



REGULAR MEETING OF THE PORT HURON PLANNING COMMISSION

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

Tuesday, March 3, 2026

6:00 PM

Agenda

A. CALL TO ORDER -

B. ROLL CALL -

Chairman Jeffrey Smith
Vice Chair Robert Arnold Jr.
Commissioner John Anter
Commissioner Thomas Gaffney
Commissioner Kathleen McCready
Commissioner Gary Olmstead
Commissioner Jeffrey Pemberton
Commissioner Craig Petersen
Commissioner Eric Witter

C. APPROVAL OF MINUTES -

1. Regular Planning Commission Meeting - January 6, 2026 6:00 PM
2. Special Planning Commission Meeting - January 15, 2026 6:00 PM

D. COMMUNICATIONS

1. COMM #26-001: Receive and file a phone call received from Thomas Shafran, property owner at 1109 Union Street, in objection to the approval of the special use approval to allow a sober living home to be located at 1116 Court Street.
2. COMM #26-002: Receive and file a phone call received from Marjorie Landschoot, property owner at 1113 Union Street, in objection to the approval of the special use approval to allow a sober living home to be located at 1116 Court Street.
3. COMM #26-003: Receive and file an email from David Parker who is in objection to the approval of the special use approval to allow a sober living home to be located at

1116 Court Street.

4. COMM #26-004: Receive and file an email from Stephanie Stocks who is in objection to the approval of the special use approval to allow a sober living home to be located at 1116 Court Street.
5. COMM #26-005: Receive and file a letter from Katherine Sova-Fasbender, 1123 Union Street, who is in objection to the approval of the special use approval to allow a sober living home to be located at 1116 Court Street.

E. PUBLIC COMMENT -

F. PUBLIC HEARINGS/ACTION ON REQUESTS -

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

1. PH #26-003: Approving Crossroads Recovery Community LLC's request for a special use permit to allow a Sober Living Home in an R1 (Single- and Two-Family Residential District) located at 1116 Court Street.

G. ADJOURNMENT -

David Haynes, Planning Director

The City of Port Huron complies with the Americans with Disabilities Act and Title VI. If auxiliary aids, language assistance, or other services are required at a public meeting, please contact the Port Huron City Clerk, 100 McMorran Blvd., Port Huron, Michigan 48060, 810-984-9725 Ext. 0, at least three (3) business days prior to any such meetings.



REGULAR MEETING OF THE PORT HURON PLANNING COMMISSION

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

Tuesday, January 6, 2026

6:00 PM

Minutes

A. CALL TO ORDER -

Chairman Smith called the meeting to order at 6:00 PM

B. ROLL CALL -

PRESENT: Craig Petersen; Jeffery Smith; John Anter; Thomas Gaffney; Gary Olmstead; Robert Arnold Jr.; Kathleen McCready.

ABSENT: Jeffrey Pemberton; Eric C Witter.

Commissioner McCready arrived at 6:01 PM

STAFF: Planning Director Haynes, Deputy Planning Director Thomas and Planning Coordinator Voisard

C. APPROVAL OF MINUTES -

1. Regular Planning Commission Meeting - November 4, 2025 6:00 PM

RESULT:	ACCEPTED AS SUBMITTED [UNANIMOUS]
MOVER:	Thomas Gaffney, Commissioner
SECONDER:	Robert Arnold Jr., Vice Chair
YES:	Petersen, Smith, Anter, Gaffney, Olmstead, Arnold Jr.
ABSENT:	Pemberton, Witter, McCready

D. PUBLIC COMMENT -

No one appeared to speak.

E. PUBLIC HEARINGS/ACTION ON REQUESTS -

1. PH #26-001: Approving Jon Hasting's request for a special use permit to allow residential on the first floor, in a CBD (Central Business District) located at 824 Huron Avenue.

Commissioner Olmstead asked what has been used on the first floor previously.

Planning Director Haynes replied that it has been used for a counseling office previously. Prior to now, residential was not allowed on the first floor in a CBD district, however, with the recent changes to the zoning ordinance residential has been added as a use with special approval.

Commissioner Anter asked if someone wanted to convert it back to a commercial use, would that be allowed.

Planning Director Haynes replied yes that would be allowed.

RESULT:	ACCEPTED AS SUBMITTED [UNANIMOUS]
MOVER:	John Anter, Commissioner
SECONDER:	Thomas Gaffney, Commissioner
YES:	Petersen, Smith, Anter, Gaffney, Olmstead, Arnold Jr. , McCready
ABSENT:	Pemberton, Witter

2. PH #26-002: Recommending City Council approve the request to rezone the following properties: 1700 Washington Avenue, 1620 Kearney Street, 1125/1129 12th Avenue, 1635 Washington Avenue/1405 & 1505 12th Avenue, 1640 Thomas Street and 1313 & 1229 12th Avenue from an M-2 zoning district (General Industrial District) to a Planned Unit Development (PUD) District.

Tracy Sawyer, 1515 Sedgwick Street, received notification of the rezoning request and asked if the board could explain in a little more detail what the rezoning would mean.

Planning Director Haynes gave a brief overview of the Planned Unit Development. This would allow input from the public and would allow more flexibility for uses at these locations. The PUD allows for the flexibility of use, but also allows current uses to remain. Notification letters were sent out and a few of the property owners have reached out who were supportive of having the flexibility for uses at their properties. We did not have any oppositions from the owners that called.

Carrie Bell, 1516 Sedgwick Street, asked if this zoning would allow it to go both ways such as residential, commercial like a casino or industrial.

Planning Director Haynes replied that any use would have to be presented to the Planning Commission where the developer would have to provide their plan and the public would be able to have input as well. Then, this would be recommended to City Council, where there would be more public input opportunities and ultimately the final approval given by City Council.

Dave Heyboer, representing Don Schultz who owns Preferred Towing at 1313/1229 12th Avenue, spoke in opposition of the rezoning for Mr. Schultz's property. They object to their property being included with the rezoning request as they feel it would

hinder from a future sale and the use it could have if another towing company does not take it over.

Commissioner Anter commented that the towing yard would allow to continue its use even if it were rezoned.

Planning Director Haynes replied that is correct, it can continue its current use.

Commissioner Olmstead asked, for example, if the towing yard sold the property and the new owner wants to use the property for industrial use, could the new owner use it as such.

Planning Director Haynes replied the change in use is the trigger to come before this board and City Council for approval. It would not be that the industrial use is not allowed, it would just have to go through the proper approval steps first.

Commissioner McCready asked about the timeline for the preliminary plans and how that process will work.

Planning Director Haynes replied that the plans are submitted and it needs to be implemented within 2 years. Once the plans have gone through the proper steps for approval, they would have 2 years to implement the approved plans. If it fails and the plans are not implemented in those 2 years, then they would have to reapply and start the process over again.

Commissioner McCready asked who would have to reapply, the city or the developer.

Planning Director Haynes replied it would be the developer to reapply with their development plan.

Commissioner Petersen asked for confirmation that once this PUD is in place, this would only mean that new development would have to submit their plans not the current uses that are existing.

Planning Director Haynes replied a developer would only need to apply if the use is going to change from what it currently is. The existing businesses would not be required to submit plans, they can continue business as they are.

Commissioner Gaffney commented, for some clarification, that the property owners can continue their current uses and if the property were to sell with this PUD in place it could potentially increase the customers interested in the property. Whereas right now, they would only be able to sell to someone that would want it for industrial use.

Planning Director Haynes replied that is correct.

Vice Chair Arnold commented that they recently approved a PUD over the Dunn Paper plant and he voted no on that application and he is going to vote no again. The reasoning is because this application is not coming from any of the owners it is coming from the city. The PUD should come from someone who has a plan for the development. The PUD stifles development and does the opposite of what we want

for development.

RESULT:	ACCEPTED AS SUBMITTED
MOVER:	John Anter, Commissioner
SECONDER:	Craig Petersen, Commissioner
YES:	Petersen, Smith, Anter, Gaffney, Olmstead
NO:	Arnold Jr. , McCready
ABSENT:	Pemberton, Witter

F. RESOLUTIONS -

1. RES #26-001: To schedule a Comprehensive Master Plan Workshop meeting for January 15, 2026, for the purpose of a presentation from McKenna on the update of the revisions to the Comprehensive Master Plan.

RESULT:	ACCEPTED AS SUBMITTED [UNANIMOUS]
MOVER:	Robert Arnold Jr., Vice Chair
SECONDER:	Thomas Gaffney, Commissioner
YES:	Petersen, Smith, Anter, Gaffney, Olmstead, Arnold Jr. , McCready
ABSENT:	Pemberton, Witter

G. ADJOURMENT -

On Motion, the meeting was adjourned at 6:26 PM

David Haynes
Planning Director



SPECIAL MEETING OF THE PORT HURON PLANNING COMMISSION

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

Thursday, January 15, 2026

6:00 PM

Minutes

A. CALL TO ORDER -

Chairman Smith called the meeting to order at 6:00 PM

B. ROLL CALL -

PRESENT: Jeffery Smith; John Anter; Thomas Gaffney; Gary Olmstead; Jeffrey Pemberton; Eric C Witter; Robert Arnold Jr.; Kathleen McCready.

ABSENT: Craig Petersen.

STAFF: Planning Director Haynes, Deputy Planning Director Thomas and Planning Coordinator Voisard

C. PUBLIC COMMENT -

Jim Soto, 814 Lakeview Avenue, spoke and gave his thoughts on the playbooks that were included in the agenda packet from McKenna.

D. PRESENTATIONS -

1. City of Port Huron Comprehensive Master Plan Workshop - Presentation by McKenna

Brian Keesey, Senior Principal Planner for McKenna, gave a presentation of some of the updates for the Comprehensive Master Plan. Once his presentation was completed, Mr. Keesey and the Commissioners had a discussion on the designated neighborhoods throughout the city.

Ballentine

- Commissioner Anter: this is a desirable neighborhood and doesn't feel there is a lot that is needed. The bike lanes are not wide enough and wouldn't use them for safety reasons.
- Commissioner Pemberton: lives right on the corner of Lakeview

Avenue and Gratiot Avenue. He likes the bike lanes and takes his kids to use them. There is a public beach and maybe there is some traffic calming that could happen. There is no sidewalk on the east side of Gratiot Avenue, there is on the west side.

- Vice Chair Arnold: the sidewalk along the lake is unique as well.

Edison Shores

- Chairman Smith: This is a fairly new development that occurred between 1989-1991 roughly
- Vice Chair Arnold: This is not his favorite development
- Commissioner Gaffney: Tree planting has been an issue in this neighborhood; it blocks the view of the water for the condo owners.
 - Planning Director Haynes: there was a written agreement when the condos were built that the city would not block their view.

Gratiot

- Commissioner Anter: would like to see more programs to get more ownership in this neighborhood.
- Commissioner Gaffney: would be more inclined to calling this Hancock or Elmwood area, or even Gratiot Park. There are a lot of younger families moving in this area.
- Commissioner Olmstead: consistency and condition of the sidewalks in this area.
- Commissioner Gaffney: this is one of the very few areas that have gravel/dirt streets left

Harrison Pointe

- Commissioner McCready: naming the neighborhood and giving it an identity helped the neighborhood tremendously. It has helped with communication with the city, communication with the neighbors and it is recognized on Google and Zillow. We are not a cookie cutter neighborhood.
- Commissioner Gaffney: owns directly across on Lapeer and 14th Street...Lapeer is a natural dividing line. It is a problem if you are a pedestrian, the sidewalks are in horrible conditions. Cars speed down this road faster than they should and it has become dangerous for pedestrians. This really should be looked at for some improvements.

Lakeside Park

- Commissioner Olmstead: Very dense inhabited
- Commissioner Gaffney: a lot of old cottage homes that have now turned into full time homes
- Commissioner McCready: very maintained

Lighthouse

- Commissioner Gaffney: A neighborhood that is very defined by Palmer Park
- Commissioner McCready: suggested looking at the end of Riverview Street down by the water and what could be done to better maintaining that area

Mansfield

- Commissioner Anter: would be nice to see small businesses within the neighborhood again, such as the old Jack Smith store.

Midtown

- Commissioner Gaffney: more affordable areas and an area in a transition phase. A lot of younger families are moving here because it is affordable and a nice area.
- Vice Chair Arnold: This is his neighborhood and likes it the way it is.
- Commissioner McCready: you do not get the factory disturbances anymore like there once was back in the day.

Northern Woods

- Commissioner McCready: well-planned neighborhood
- Commissioner Olmstead: Aspen Drive does not have any sidewalks, this goes past single-family housing, the senior center and another senior complex.
- Vice Chair Arnold: it is an isolated neighborhood and there is only one way in and out.

Olde Town

- Commissioner Gaffney: This is our historic district area too.
- Commissioner McCready: Feels this area is still struggling and there has not been a lot of research as to why it is still struggling.

A few more notes of discussion:

- Commissioner McCready: there has been a great loss in the neighborhood businesses, they are what helped make the neighborhoods rich.
- Commissioner Gaffney: feels the PUD process breaks down some of the zoning issues and barriers for owners and developers. This process allows for things that wouldn't normally be allowed, and it allows this to an extent with some control.
- Vice Chair Arnold: does not agree with the PUD process, this makes things worse rather than proper zoning for properties. Also suggested to think about being more of an urban city rather than following the townships footsteps.
- Commissioner Anter: When we incorporate bike lanes, they should be protected bike lanes.
- Commissioner Pemberton: there have been some disagreement on some businesses going in downtown. He is in full support of almost any business that wants to go in downtown.
- Commissioner Anter: commented on how many Airbnb's there are throughout the city now. He is not against them, however, there is nothing in place to limit how many can be approved.

E. ADJOURNMENT -

Voisard, Jordan

From: Johnston, Michelle
Sent: Tuesday, March 3, 2026 8:02 AM
To: Voisard, Jordan
Subject: FW: Sober living home 1116 court street

From: phinspection <phinspection@porthuron.org>
Sent: Tuesday, March 3, 2026 7:57 AM
To: Johnston, Michelle <johnstonm@porthuron.org>
Subject: FW: Sober living home 1116 court street

From: David Parker
Sent: Monday, March 2, 2026 8:31 PM
To: phinspection <phinspection@porthuron.org>
Subject: Sober living home 1116 court street

EMAIL ORIGIN EXTERNAL: Use proper judgment and caution when opening attachments, clicking links, or responding to this email.

My family recently bought a home a block away from 1116 court st. WE DO NOT WANT THIS REQUEST FOR A SOBER LIVING HOUSE APPROVED. We worry about the safety of our children and the negative affect it may have on the value of our home and neighborhood. Why can't something like this go into one of these unused buildings like an old rite aid? I know I wont be getting a reply and I'm sure this email is pointless because it has probably already been decided that it will be approved.

Sincerely,
David Parker

Sent from my Galaxy

Voisard, Jordan

From: Johnston, Michelle
Sent: Tuesday, March 3, 2026 8:02 AM
To: Voisard, Jordan
Subject: FW: Sober Living Home at 1116 Court Street

From: phinspection <phinspection@porthuron.org>
Sent: Tuesday, March 3, 2026 7:57 AM
To: Johnston, Michelle <johnstonm@porthuron.org>
Subject: FW: Sober Living Home at 1116 Court Street

From: stephanie stocks
Sent: Monday, March 2, 2026 8:52 PM
To: phinspection <phinspection@porthuron.org>
Subject: Sober Living Home at 1116 Court Street

EMAIL ORIGIN EXTERNAL: Use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Hello,

I am a homeowner that has concerns about the Sober Living Home that may come to my area. I have small children and putting a Home like that is scary. You never know who is going to be staying in that home or what they are capable off. This could bring drugs, violence, theft, break ins or worse within a block of my children and my home. Our home should be our safe place, somewhere my kids should be safe to go outside. This area is quiet and I would like it to stay that way. I do not want this around my home. Please, place it somewhere else.

Regards,
Homeowner in Port Huron

Planning Department
City of Port Huron
Municipal Office Center
Port Huron, Michigan
Email: phinspection@porthuron.org

Re: Special Use Permit Application – 1116 Court Street (Sober Living Home)

Dear Chair and Members of the Planning Commission,

I am writing regarding the Special Use Permit application for 1116 Court Street under § 52-223(10), which permits sober living homes, also known as three-quarter houses, after special approval and subject to the requirements defined in § 52-5.

My comments are based solely on compliance with the City's zoning ordinance, the intent of the R-1 zoning district, objective site conditions, and enforceability standards. They are not based on the identity or protected status of any potential residents.

The subject property is located in an **R-1 Single- and Two-Family Residential District**. The R-1 district is intended to preserve low-density residential neighborhoods characterized primarily by single-family homes, stable occupancy patterns, predictable activity levels, and compatibility between adjoining residential properties. While § 52-223(10) allows sober living homes after special approval, such approval is discretionary and must be evaluated in light of the purpose and character of the R-1 district.

Section 52-223(10) specifically ties approval to compliance with the definition provided in § 52-5. Before approval is granted, it is appropriate to confirm that the proposed use fully complies with the ordinance definition of a sober living home and does not exceed the scope contemplated by that definition. The applicant should demonstrate how the proposed operation satisfies each element of § 52-5, including any provisions related to occupancy, management structure, rental status, supervision, and any applicable certification requirements under Chapter 10, Article V.

My property, located at 1123 Union Street, physically touches the right rear corner of 1116 Court Street. Please see the attached site map. There is no alley, roadway, or physical buffer separating the properties. Because of this direct corner-to-corner adjacency, the compatibility of the proposed use with the surrounding R-1 residential properties is especially important. The proximity is immediate and measurable, not generalized.

This block is a long-established, predominantly owner-occupied residential neighborhood. Many residents have lived here for twenty to thirty years, and one family has resided on this block for more than sixty years 2 doors down from me.. The long-term residential stability of the block is consistent with the intent of the R-1 zoning classification and is relevant when evaluating whether a special approval use remains compatible with the district's character.

Both Court Street and Union Street are one-way residential streets. One-way street configurations limit circulation flexibility and curb access. Based on observable site conditions, the driveway at 1116 Court Street appears to accommodate approximately two to three vehicles at most, with no additional paved parking area visible on site except the street. It is therefore appropriate for the Commission to evaluate compliance with parking standards under § 52-772 and determine whether the site plan demonstrates

adequate parking without reliance on limited on-street parking along two one-way residential streets within an R-1 district.

The property immediately adjacent to 1116 Court Street, at 1114 Court Street, operates as a 24-hour emergency youth shelter. The cumulative intensity of land uses on a residential block is a legitimate zoning consideration when determining whether additional special approval uses remain compatible with the purpose of the R-1 district.

Because sober living homes are permitted only after special approval, the Planning Commission has the responsibility to ensure that:

1. The proposed use satisfies the ordinance definition in § 52-5.
2. The site plan complies with applicable parking, setback, and site design requirements.
3. The use, given its direct proximity to established residential homes, is compatible with the intent and character of the R-1 district.

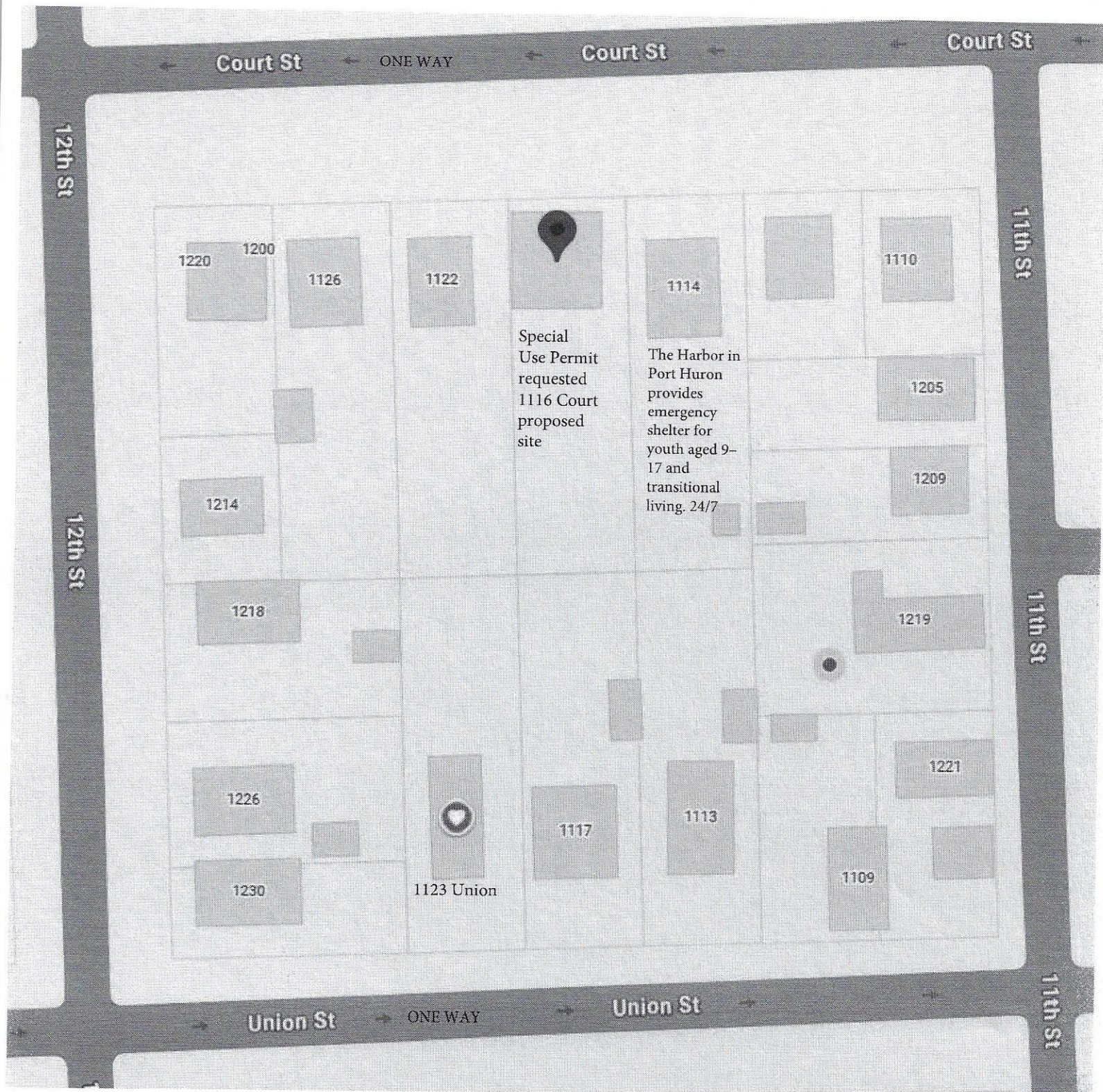
Given the direct physical adjacency to my property, the one-way street configuration, limited observable on-site parking, cumulative land-use context, and the purpose of the R-1 zoning district, I respectfully request that the Commission carefully evaluate whether this location is suitable under the ordinance standards. If compatibility and compliance cannot be clearly demonstrated, I respectfully request denial of the Special Use Permit for this site.

Please include this letter in the official record.

Respectfully submitted,



Katherine Sova-Fasbender
1123 Union Street
Port Huron, Michigan



Approving Crossroads Recovery Community LLC's request for a special use permit to allow a Sober Living Home in an R1 (Single- and Two-Family Residential District) located at 1116 Court Street.

WHEREAS, a request has been received from Crossroads Recovery Community LLC for a special use permit to allow a Sober Living Home in a R1 (Single- and Two-Family Residential District), on the property legally described as:

LOT 4 BLK 136 WELLS' PLAT, also known as 1116 Court Street, City of Port Huron; and

WHEREAS, Chapter 52, Zoning, Article III District Regulations, Division 3, R1 Single- and Two-Family Residential District, Sec. 52-223, Permitted uses after special approval, the following uses shall be permitted in the R-1 District subject to the conditions imposed and subject further to the approval of the Planning Commission: *(10) Sober living homes, also known as "three-quarter houses," per the requirements as defined in § 52-5, Definitions R through Z;* and

WHEREAS, Chapter 52, Zoning, Article I In General, Sec. 52-5, Definitions R through Z, The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: SOBER LIVING HOMES (also known as THREE-QUARTER HOUSES) — Any residential facility occupied by more than three unrelated individuals that provides or purports to provide alcohol-free or drug-free housing to individuals recovering from substance use disorders. Such a facility may not be split into multiple units and will not be subject to the rental certification ordinance. The facility must comply with the following:

(1) The facility must obtain a) a prevention or peer recovery and support substance use disorder license from the Michigan Department of Licensing and Regulatory Affairs (LARA), and any other license required by LARA, and must comply with all LARA rules; and b) must either be a member in good standing of the National Alliance for Recovery Residences (or local chapter) or receive a letter of support from the Chief Executive Officer of Region 10 PIHP.

(2) The facility must maintain and follow a written program that provides, at a minimum, the following:

a. An application and screening process for potential residents and rules and standards for admission into the program.

b. Maintenance of an alcohol- and illicit-drug-free environment.

c. Rules and procedures designed to assist in the residents' successful recovery from a substance abuse disorder, including a safe, structured, and supportive environment for the residents of the facility which includes mutually supportive and recovery-oriented relationships through peer-based interactions, house meetings, and community

gatherings, and rules requiring or encouraging residents to attend self-help groups or outside professional services.

d. Rules that require residents to endeavor to be good neighbors, such as rules that require the maintenance of the interior and exterior of the property in a functional, safe, and clean manner, and rules regarding noise, smoking, loitering and parking that are responsive to neighbors' reasonable complaints.

e. Rules providing for recipient rights and confidentiality of resident medical records.

f. Random and suspicion-based drug testing to assure that residents are not actively using alcohol or

illicit drugs.

g. Discharge rules and procedures are required and must include referral to another appropriately licensed program or facility for those failing the program.

(3) The facility must maintain, collect and report statistical outcome data for the purposes of continuous quality improvement by tracking the success or lack of success of the recovery of residents of the facility in a form and manner as determined by the St. Clair County Health Department, and provide that data on an annual basis and more frequently upon request to the County Health Department and the City Planning Director.

(4) The facility must have an assigned house manager who is also a resident of the facility. The house manager must establish alcohol and illicit drug abstinence for a period of six months prior to being assigned to the role. Each house manager must receive a minimum of nine hours of Peer Recovery Associate training. Each entity operating facilities must have at least one certified Peer Recovery Coach for every 20 residents.

(5) The facility may not allow any resident who:

a. Is currently using alcohol or illicit drugs; or

b. Has ever been convicted of crimes set forth in Chapter II, Abduction, Chapter X, Arson and Burning, Chapter XLV, Homicide, Chapter LXIV, Poisons, and Chapter LXVIIA, Human Trafficking, of the Michigan Penal Code; or

c. Has ever been convicted of criminal sexual conduct in the first, second, or third degree as set forth in Chapter LXXVI of the Michigan Penal Code; or

d. Has a conviction in the previous five years for crimes set forth in Chapter XI, Assaults (only those that are a felony punishable by four years in prison or more), of the Michigan Penal Code; or any crime involving use of a dangerous weapon.

(6) The facility must make available and reserve 2/3 of all beds to those individuals whose primary residence has been in St. Clair County for a period of six months or more. At least half of these county-allocated beds (1/3 of all beds in the facility) must be allocated for individuals whose primary residence has been in the City of Port Huron for a period of six months or more. These reserved beds may not be filled by nonqualifying individuals. Primary residence and duration of residence will be conclusively determined by a driver's license or state ID card, and records must be maintained by the facility demonstrating compliance with this requirement. If two or more facilities have a common owner or operator, the allocated beds will be considered in the aggregate.

(7) The facility and its owners and operators must comply with all other local zoning, blight or other City ordinances, the International Property Maintenance Code, and all state and federal laws and regulations,

including but not limited to all state codes regarding building safety and fire codes pertaining to residential living.

(8) The facility must permit inspection of the facility by the St. Clair County Health Department, LARA and City Building Officials at all reasonable times, and fully cooperate with City and law enforcement personnel, subject to the civil rights of the residents.

(9) The facility may not be located in an R Zone. Notwithstanding the rules on definition of a family, a facility located in an R-1 Zone may have up to six residents in a single building (including the house manager), and a facility located in an A-1 Zone or A-2 Zone may have up to a maximum of 10 residents. Prior to operation of a facility more than 60 days after the effective date of this definition, the facility must pass a building inspection, and a special use permit must be obtained from the Planning Commission and renewed every two years.

WHEREAS, a public hearing was held by the Planning Commission on March 3, 2026, to hear comments on the request; and

WHEREAS, the Planning Commission considered the public comment and reviewed the standards

listed above and completed the required findings and conclusions process;

NOW, THEREFORE, BE IT RESOLVED that the City of Port Huron Planning Commission does hereby approve the request for a special use permit to allow a Sober Living Home in a R1 (Single- and Two-Family Residential District) located at 1116 Court Street; and

BE IT FURTHER RESOLVED that the issuance of this special use permit is contingent on the following:

- Must meet all building, fire, electrical, mechanical, and plumbing codes;
- Must meet the requirements as defined in Sec. 52-5, definitions r through z;
- Must be registered & certified through the Rental Certification Division (*Property is properly registered with the Rental Certification Division and is scheduled for an initial inspection on 02/27/2026*).

[SUP Application; 1116 Court Street.pdf](#)

[Staff Report; 1116 Court Street.pdf](#)

[SUP Approval Criteria.pdf](#)

[Zoning Map; 1116 Court Street.pdf](#)

[Ariel Image; 1116 Court Street.pdf](#)

[Property Image; 1116 Court Street.jpg](#)



City of Port Huron
Planning Department
100 McMorran Blvd.
Port Huron, Michigan 48060
Phone: (810) 984-9735
Email: phinspection@porthuron.org

SPECIAL USE PERMIT APPLICATION

Application Fee - \$400 (Non-refundable)
(Page 1)

Address/Location of Subject Property: 1116 Court St

Parcel # of Subject Property: 74-06- 734-0054-000 Current Zoning District: R1

Applicant Information (Must have a legal interest in the property):

- ☒ Property Owner ☐ Purchaser - Option or Purchase Agreement ☐ Purchaser - Land Contract
☐ Tenant/Lessee ☐ Developer/Contractor ☐ Engineer/Architect

Applicant Name: Sean Forbes
Business/Organization Name: Crossroads Recovery Community
Applicant Address: _____
City/State/Zip: _____
Primary Phone: _____ Secondary Phone: _____
Email Address: _____

I hereby attest that all information on this application is, to the best of my knowledge, true and accurate:

Signature of Applicant: [Signature] Date: 1/5/25

IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY, Complete the following:

Property Owner Name: _____
Property Owner Address: _____
City/State/Zip: _____
Primary Phone: _____ Secondary Phone: _____
Email Address: _____

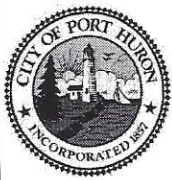
The undersigned hereby affirms and acknowledges that he/she/they are the owner(s) of the property described in this application, are aware of the contents of the application, and hereby authorize the applicant to submit the application and represent the undersigned in the matter being reviewed by the City of Port Huron. Further, the undersigned hereby grants permission for members of the City of Port Huron Planning Commission/Zoning Board of Appeals/Staff to enter the property described in this application for the purpose of gathering information related to this application.

Signature of Property Owner: [Signature] Date: 1/5/25

OFFICE USE ONLY

Received by (initials): G.V.
Receipt #: 1311831
Meeting Date: 3-3-26





City of Port Huron
Planning Department
100 McMorran Blvd.
Port Huron, Michigan 48060
Phone: (810) 984-9735
Email: phinspection@porthuron.org

SPECIAL USE PERMIT APPLICATION

(Page 2)

Current Zoning District: R 1

Proposed use of property **(Describe in detail)**:

Recovery home

Is the property currently vacant? ☒ Yes or ☐ No If yes, indicate how long: unknown

If no, list existing use of property: _____

Number of existing buildings on property: 1

Square Footage of floor space to be used by applicant: 1772

Number of existing parking spaces: 3

Is parking lot paved? ☒ Yes or ☐ No

If new buildings are to be constructed, please describe the nature of the construction, including square footage of each structure and the number of parking spaces provided: _____

Site Plan of Proposed Use or New Construction:

Per Sec. 52-697. Site plan review (d)(2):

A copy of the site plan is required on a USB flash drive in a PDF format and a twenty-four-inch by thirty-six-inch sheet. A map indicating the gross land area of the development, the present zoning classification thereof, and the zoning classification and land use of the area surrounding the proposed development, including the location of structures and other improvements, is required. All property and building dimensions shall be indicated. The map shall be drawn to scale by a licensed surveyor, engineer, or architect. All letters and numbers on the map shall be clearly legible.

(Please refer to Sec. 52-697 for more detail on all requirements for a site plan submittal)

Survey of Existing Conditions:

Please attach a boundary survey (certified by a licensed surveyor) of the property to be rezoned on an 11"x17" sheet of paper. Survey must be dimensioned and show existing structures, streets, drives, and parking areas. Indicate on the survey which structures, if any, are to be demolished.



STAFF REPORT

PROJECT TYPE:	SPECIAL USE PERMIT – SOBER LIVING HOME
ADDRESS OF PROJECT:	1116 COURT ST
APPLICANT:	CROSSROADS RECOVERY COMMUNITY LLC
OWNER OF RECORD:	CROSSROADS RECOVERY COMMUNITY LLC
PROPERTY NUMBER:	74-06-734-0054-000
LEGAL DESCRIPTION:	LOT 4 BLK 136 WELLS' PLAT
ZONING DISTRICT:	R1

1.0 Introduction

The subject site, 1116 Court Street, is currently a single-family residential property. The applicant is requesting a special use approval to allow the use for a Sober Living Home for veterans at this location. The special use approval would be required to be renewed and approved by Planning Commission every two years.

2.0 Land Use and Zoning

- a) Existing Land Use – The property is currently a single-family residential property. The use would be a Sober Living Home for veterans.
- b) Zoning – The property is zoned R1, Single- and Two-Family Residential.

[Sec. 52-223, Permitted uses after special approval](#)

(10) Sober Living Homes, also known as Three-Quarter Houses, per the requirements as defined in § 52-5, Definitions R through Z.

[SOBER LIVING HOMES \(also known as THREE-QUARTER HOUSES\)](#)

Any residential facility occupied by more than three unrelated individuals that provides or purports to provide alcohol-free or drug-free housing to individuals recovering from substance use disorders. Such a facility may not be split into multiple units and will not be subject to the rental certification ordinance. The facility must comply with the following:

(1) The facility must obtain a) a prevention or peer recovery and support substance use disorder license from the Michigan Department of Licensing and Regulatory Affairs (LARA), and any other license required by LARA, and must comply with all LARA rules; and b) must either be a member in good standing of the National Alliance for Recovery Residences (or local chapter) or receive a letter of support from the Chief Executive Officer of Region 10 PIHP.

(2) The facility must maintain and follow a written program that provides, at a minimum, the following:

a. An application and screening process for potential residents and rules and standards for admission into the program.

b. Maintenance of an alcohol- and illicit-drug-free environment.

c. Rules and procedures designed to assist in the residents' successful recovery from a substance abuse disorder, including a safe, structured, and supportive environment for the residents of the facility which includes mutually supportive and recovery-oriented relationships through peer-based interactions, house meetings, and community gatherings, and rules requiring or encouraging residents to attend self-help groups or outside professional services.



d. Rules that require residents to endeavor to be good neighbors, such as rules that require the maintenance of the interior and exterior of the property in a functional, safe, and clean manner, and rules regarding noise, smoking, loitering and parking that are responsive to neighbors' reasonable complaints.

e. Rules providing for recipient rights and confidentiality of resident medical records.

f. Random and suspicion-based drug testing to assure that residents are not actively using alcohol or illicit drugs.

g. Discharge rules and procedures are required and must include referral to another appropriately licensed program or facility for those failing the program.

(3) The facility must maintain, collect and report statistical outcome data for the purposes of continuous quality improvement by tracking the success or lack of success of the recovery of residents of the facility in a form and manner as determined by the St. Clair County Health Department, and provide that data on an annual basis and more frequently upon request to the County Health Department and the City Planning Director.

(4) The facility must have an assigned house manager who is also a resident of the facility. The house manager must establish alcohol and illicit drug abstinence for a period of six months prior to being assigned to the role. Each house manager must receive a minimum of nine hours of Peer Recovery Associate training. Each entity operating facilities must have at least one certified Peer Recovery Coach for every 20 residents.

(5) The facility may not allow any resident who:

a. Is currently using alcohol or illicit drugs; or

b. Has ever been convicted of crimes set forth in Chapter II, Abduction, Chapter X, Arson and Burning, Chapter XLV, Homicide, Chapter LXIV, Poisons, and Chapter LXVIIA, Human Trafficking, of the Michigan Penal Code; or

c. Has ever been convicted of criminal sexual conduct in the first, second, or third degree as set forth in Chapter LXXVI of the Michigan Penal Code; or

d. Has a conviction in the previous five years for crimes set forth in Chapter XI, Assaults (only those that are a felony punishable by four years in prison or more), of the Michigan Penal Code; or any crime involving use of a dangerous weapon.

(6) The facility must make available and reserve 2/3 of all beds to those individuals whose primary residence has been in St. Clair County for a period of six months or more. At least half of these county-allocated beds (1/3 of all beds in the facility) must be allocated for individuals whose primary residence has been in the City of Port Huron for a period of six months or more. These reserved beds may not be filled by nonqualifying individuals. Primary residence and duration of residence will be conclusively determined by a driver's license or state ID card, and records must be maintained by the facility demonstrating compliance with this requirement. If two or more facilities have a common owner or operator, the allocated beds will be considered in the aggregate.

(7) The facility and its owners and operators must comply with all other local zoning, blight or other City ordinances, the International Property Maintenance Code, and all state and federal laws and regulations, including but not limited to all state codes regarding building safety and fire codes pertaining to residential living.

(8) The facility must permit inspection of the facility by the St. Clair County Health Department, LARA and City Building Officials at all reasonable times, and fully cooperate with City and law enforcement personnel, subject to the civil rights of the residents.

(9) The facility may not be located in an R Zone. Notwithstanding the rules on definition of a family, a facility located in an R-1 Zone may have up to six residents in a single building (including the house manager), and a facility located in an A-1 Zone or A-2 Zone may have up to a maximum of 10 residents. Prior to operation of a facility more than 60 days after the effective date of this definition, the facility must pass a building inspection, and a special use permit must be obtained from the Planning Commission and renewed every two years.



- c) Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Residential	Residential	Residential	Residential
Zoning	R1 Single- and Two-Family Residential	R1 Single- and Two-Family Residential	R1 Single- and Two-Family Residential	R1 Single- and Two-Family Residential

- d) Parking – The parking requirement is 2 spaces for each dwelling unit in a Residential, one-family and two-family district. This property is single-family. The applicant states they have 3 parking spaces available, which meets the parking requirement.

(1)	Residential:	
a.	Residential, one-family and two- family	2 for each dwelling unit

- e) Setbacks – The building is preexisting, conforms to setbacks and has been approved.

3.0 Recommendations

The Planning Department staff DOES recommend approval of the SPECIAL USE PERMIT - SOBER HOME for 1116 COURT ST with the following conditions:

- 1) Must meet all building, fire, electrical, mechanical, and plumbing codes;
- 2) Must meet the requirements as defined in § 52-5, definitions r through z;
- 3) Must be registered & certified through the Rental Certification Division (*Property is properly registered with the Rental Certification Division and is scheduled for an initial inspection on 02/27/2026*).

4.0 Sample Motion Language

Motion to APPROVE the SPECIAL USE PERMIT - SOBER HOME for 1116 COURT ST with the following conditions:

- 1) Must meet all building, fire, electrical, mechanical, and plumbing codes;
- 2) Must meet the requirements as defined in § 52-5, definitions r through z;
- 3) Must be registered & certified through the Rental Certification Division (*Property is properly registered with the Rental Certification Division and is scheduled for an initial inspection on 02/27/2026*).

OR

Motion to DENY the SPECIAL USE PERMIT - SOBER HOME for 1116 COURT ST for the following reasons:

1. _____
2. _____
3. _____



OR

Motion to POSTPONE the SPECIAL USE PERMIT - SOBER HOME for 1116 COURT ST for the following reasons:

1. _____
2. _____
3. _____

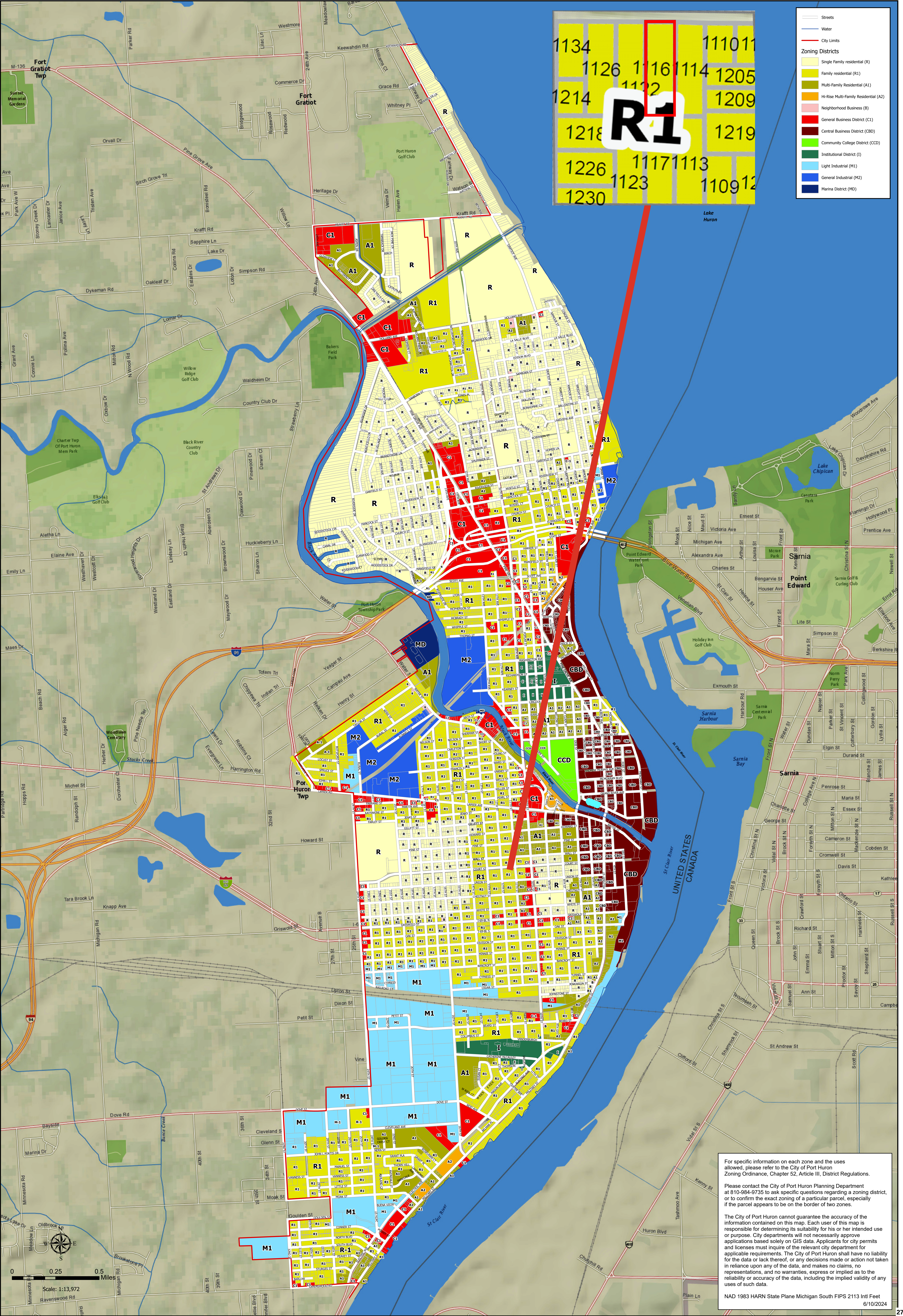
Chapter 52, Zoning, Division II Special Approval Use Permits

§ 52-71 Required; issuance.

- (a) Before the issuance of a permit for the establishment, erection, reconstruction, structural alteration, enlargement, addition to or moving of any use which, as provided by the district regulations and other regulations in this chapter, shall be permitted in a certain district as a permitted use after special approval, such use shall be approved by the Planning Commission after a public hearing. Site plan review shall be required for all such special approval uses in accordance with § 52-697.
- (b) Action of the Planning Commission on any such matter shall be taken only after an application therefor in writing shall be filed with the Chief Inspector and shall be governed by the required procedure for an appeal pursuant to Public Act 110 of 2006 (MCL 125.3101 et seq.), including holding a hearing.
- (c) The issuance of any permit shall not be approved unless the Planning Commission shall find, in each case, that:
 - (1) All requirements set forth in this chapter will be complied with.
 - (2) The use and any proposed structures to be utilized in connection therewith will not create any threat to the public health, safety and welfare and will not unduly aggravate any traffic problem in the area.
 - (3) The proposed use will not be injurious to the surrounding neighborhood.
 - (4) The proposed use will not be contrary to the spirit and purpose of this chapter. The Planning Commission may recommend such conditions as it may deem reasonably necessary to promote the spirit and intent of this chapter.
 - (5) All proposed structures, equipment or material shall be readily accessible for fire and police protection.
 - (6) The proposed use shall not cause traffic congestion or movement out of proportion to that normally prevailing in the particular district.
 - (7) The proposed use shall provide sufficient space for the off-street parking of all vehicles attracted by its presence and shall abide by the regulations set forth in this chapter for its particular district or use.
 - (8) Any proposed building shall not be out of harmony with the predominant type of building in the particular district by reason of its size, character, location, or intended use.

- (d) The issuance and validity of any special use permit is contingent upon the conditions/uses existing at the time of issuance. The permit goes with the building and specific use of the building as authorized on the permit, except where specifically prohibited. Transfer of property does not affect the use permit. When property, for which a special permit has been designated, has a change in ownership or use, another use may occupy such property provided the proposed use and parking requirements are similar to the former use for which the special permit was granted. A use certificate shall be issued from the Planning Department prior to the new use occupying such property. Change in use to a nonsimilar activity will result in the use permit becoming null and void. A new special permit (special approval) shall be required from the Planning Commission if the following items prevail:
- (1) The former use has ceased for a period exceeding six months.
 - (2) New additions or new structures are required.
 - (3) The new use is a different character as compared to existing use. The new use must be a "use allowed after special approval" in such zoning district.
 - (4) More parking spaces are required than were necessary for the previous use.
 - (5) Home occupations and state licensed care facilities in the home such as family or group day care, expire upon change of ownership and are not transferable to a new address or new property owner.
- (e) A site plan shall be submitted with an application for the special approval use permit. The site plan shall show the location of all structures and parking on the property for the proposed use. Follow the requirements necessary for submitting a site plan as required in § 52-697(d) through (h).

PORT HURON ZONING DISTRICTS WITH ADDRESSES



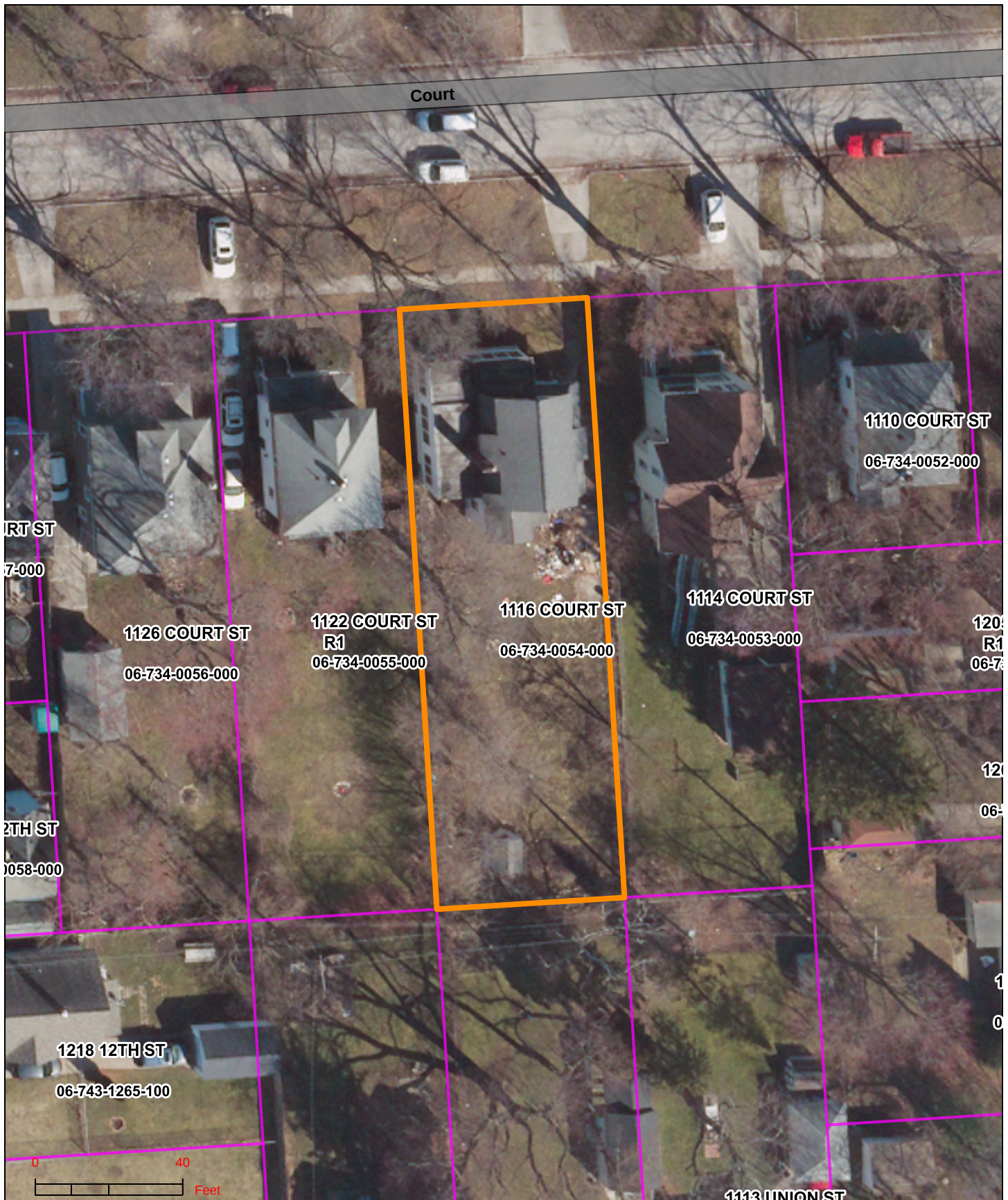
For specific information on each zone and the uses allowed, please refer to the City of Port Huron Zoning Ordinance, Chapter 52, Article III, District Regulations.

Please contact the City of Port Huron Planning Department at 810-984-9735 to ask specific questions regarding a zoning district, or to confirm the exact zoning of a particular parcel, especially if the parcel appears to be on the border of two zones.

The City of Port Huron cannot guarantee the accuracy of the information contained on this map. Each user of this map is responsible for determining its suitability for his or her intended use or purpose. City departments will not necessarily approve applications based solely on GIS data. Applicants for city permits and licenses must inquire of the relevant city department for applicable requirements. The City of Port Huron shall have no liability for the data or lack thereof, or any decisions made or action not taken in reliance upon any of the data, and makes no claims, no representations, and no warranties, express or implied as to the reliability or accuracy of the data, including the implied validity of any uses of such data.

NAD 1983 HARN State Plane Michigan South FIPS 2113 Intl Feet
6/10/2024

1116 Court Street





06-734-0054-000

10/24/2025