



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, September 1, 2026

6:00 PM

Agenda

A. CALL TO ORDER -

B. ROLL CALL -

Chairman Jeffrey Smith
Vice Chair Robert Arnold Jr.
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 - August 4, 2026 6:09 PM

D. PUBLIC COMMENT -

E. 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 #26-011: Approving Patrick Patterson's request for a special use permit to allow a Sober Living Home in an R1 (Single- and Two-Family Residential District) located at 1011 Pearl Street.
2. PH #26-012: Approving M & J Hill 1422 LLC's request for a special use permit to allow a short-term (Airbnb) rental, in an R-1 (Single- and Two-Family Residential District) located at 1422 Water Street.
3. PH #26-013: Making a recommendation to City Council to approve the request to rezone the property generally described as 929 Division Street, from an R-1 zoning

district (Single- and Two-Family Residential District) to a C-1 zoning district (General Business District).

F. 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.



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Tuesday, August 4, 2026

6:00 PM

Minutes

A. CALL TO ORDER -

Vice Chairman Arnold called the meeting to order at 6:09 PM

B. ROLL CALL -

PRESENT: John Anter; Thomas Gaffney; Gary Olmstead; Robert Arnold Jr.; Kathleen McCready.

ABSENT: Craig Petersen; Jeffrey Pemberton; Jeffery Smith; Eric C Witter.

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

C. APPROVAL OF MINUTES -

1. Regular Planning Commission Meeting - July 7, 2026 6:00 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Thomas Gaffney, Commissioner
SECONDER:	Gary Olmstead, Commissioner
YES:	Anter, Gaffney, Olmstead, Arnold Jr. , McCready
ABSENT:	Petersen, Pemberton, Smith, Witter

D. PUBLIC COMMENT -

No one appeared to speak.

E. PUBLIC HEARINGS/ACTION ON REQUESTS -

1. PH #26-010: Making a recommendation to City Council to approve the request to rezone the property generally described as 1222 Water Street, from an R-1 zoning district (Single- and Two-Family Residential District) to a C-1 zoning district (General Business District).

Ben Goldman and Todd Goldman, applicants, gave a brief overview of their business

and why they are requesting the rezone. Ben explained that he does mobile boat repairs for clients. He would like to get the building rezoned for his headquarters and feels it is a great location with the newly updated boat ramp right across the street.

Todd Goldman explained that this property has never been a residence and doesn't know when it was zoned residential. He continued to explain there are a handful of other businesses surrounding this property that are also commercial uses. This property would be a great location for his son's office space; he is primarily mobile repairs. There may be a time or two that he needs to bring something like a jet ski to the property, but this would be on a rare occasion.

Commissioner Anter asked if they would be doing any retail sales at this location.

Todd Goldman replied that perhaps in the future they may do something like this, but for now with his son just starting out he is going to just do the mobile repairs for now.

Commissioner McCready asked about the gravel parking if that would become an outside repair area.

Ben Goldman replied that he is not too big on working in gravel areas because of the contamination that could affect the boat and the repairs being made. Eventually in the future, he would like to pave the gravel area.

Commissioner McCready asked the two houses between the laundry mat and this property what they are zoned.

Deputy Planning Director replied that they are also zoned C1 and we do not have record of when that occurred.

Commissioner Gaffney replied that the properties across the street and next door to the property are all zoned C1 as well, so this would not be considered spot zoning. His only concern would have been with being on the edge of some residential zoned properties, but as long as they are looking to basically do storage short term and the parking, he does not see any issues with this request.

Vice Chairman Arnold made a few comments for the record. Changing this property to a C1 zone opens the property up to anything that is an allowable use for this zone. The rezone goes with the land, not with the applicant and stays as such unless requested to be changed by a future applicant. The future land use map has this parcel as residential, not for commercial use.

Commissioner McCready asked if there were any communications from the notices that went out to all of the properties.

Deputy Planning Director Thomas replied no, there were no communications received.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Anter, Commissioner
SECONDER:	Gary Olmstead, Commissioner
YES:	Anter, Gaffney, Olmstead, Arnold Jr. , McCready
ABSENT:	Petersen, Pemberton, Smith, Witter

F. ADJOURNMENT -

On Motion, the meeting was adjourned at 6:23 PM

Jazmyn Thomas
Deputy Planning Director

PH #26-011

Approving Patrick Patterson's request for a special use permit to allow a Sober Living Home in an R1 (Single- and Two-Family Residential District) located at 1011 Pearl Street.

WHEREAS, a request has been received from Patrick Patterson 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:

W 40 FT LOTS 3 & 4 BLK 114 WHITE PLAT, also known as 1011 Pearl 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 September 1, 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 1011 Pearl 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 certified until 12/08/2027*).

[SUP Application; 1011 Pearl Street.pdf](#)

[Staff Report; 1011 Pearl Street.pdf](#)

[SUP Approval Criteria.pdf](#)

[Zoning Map; 1011 Pearl Street.pdf](#)

[Ariel Image; 1011 Pearl Street.pdf](#)

[Property Image; 1011 Pearl Street.pdf](#)



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: 1011 Pearl ST, Port Huron MI 48060

Parcel # of Subject Property: 74-06-743-0977-000

Current Zoning District: C1

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: Patrick Patterson
Business/Organization Name: Blue Water Recovery Housing
Applicant Address: 1637 Lynn ST
City/State/Zip: Port Huron MI 48060
Primary Phone: 810-449-3466 Secondary Phone: 810-525-6738
Email Address: ppatterson@bwroc.org ljdimon@bwroc.org

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

Signature of Applicant: [Signature]

Date: May 5th, 2026

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: _____

Date: _____

OFFICE USE ONLY

Received by (initials): Kme

Receipt #: 79389

Meeting Date: Sep. 1, 2026

Date Stamp Received:

RECEIVED
MAY
APR 05 2026



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: _____

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

Recovery Housing - Blue Water Recovery Housing is a
Christian based, structured sober living environment to
support individuals in early recovery by providing stable
housing, peer support & accountability

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

If no, list existing use of property: Sober living for 3 residents

Number of existing buildings on property: 1

Square Footage of floor space to be used by applicant: 1456

Number of existing parking spaces: Normal driveway

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
ADDRESS OF PROJECT:	1011 PEARL ST
APPLICANT:	PATTERSON PATRICK
OWNER OF RECORD:	PATTERSON PATRICK
PROPERTY NUMBER:	74-06-743-0977-000
LEGAL DESCRIPTION:	W 40 FT LOTS 3 & 4 BLK 114 WHITE PLAT
ZONING DISTRICT:	R1

1.0 Introduction

The subject site, 1011 Pearl Street, is currently a single-family registered & certified rental unit. The parcel is approximately 0.09 acres and is located directly next door to BWROC, Pearl Street & 10th Street. The applicant is requesting and proposing to allow a Sober Living Home at the location. This is a permitted use after special approval in the R-1 District.

2.0 Land Use and Zoning

- a) Existing Land Use – The property is currently a single-family registered & certified rental unit.
- b) Zoning – The property is currently 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	BWROC Recovery Community Center	Residential
Zoning	R-1 Single- and Two-Family Residential District	R-1 Single- and Two-Family Residential District	C-1 General Business District	R-1 Single- and Two-Family Residential District



- d) Parking – The applicant states there is one parking space available. The ariel image shows that you could fit two vehicles in the driveway. Two parking spaces meets the required parking.

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

- e) Setbacks – 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 1011 PEARL ST with the following conditions:

- 1) Must meet all building, fire, electrical, mechanical, and plumbing codes;
- 2) Must meet the requirements as defined in Sec. 52-5, definitions r through z;
- 3) Must be registered & certified through the Rental Certification Division (*Property is currently properly registered and is certified until 12/08/2027 through the Rental Certification Division*).

4.0 Sample Motion Language

Motion to APPROVE the SPECIAL USE PERMIT - SOBER HOME for 1011 PEARL ST with the following conditions:

- 1) Must meet all building, fire, electrical, mechanical, and plumbing codes;
- 2) Must meet the requirements as defined in Sec. 52-5, definitions r through z;
- 3) Must be registered & certified through the Rental Certification Division (*Property is currently properly registered and is certified until 12/08/2027 through the Rental Certification Division*).

OR

Motion to DENY the SPECIAL USE PERMIT - SOBER HOME for 1011 PEARL ST for the following reasons:

1. _____
2. _____
3. _____

OR

Motion to POSTPONE the SPECIAL USE PERMIT - SOBER HOME for 1011 PEARL ST for the following reasons:

1. _____
2. _____
3. _____

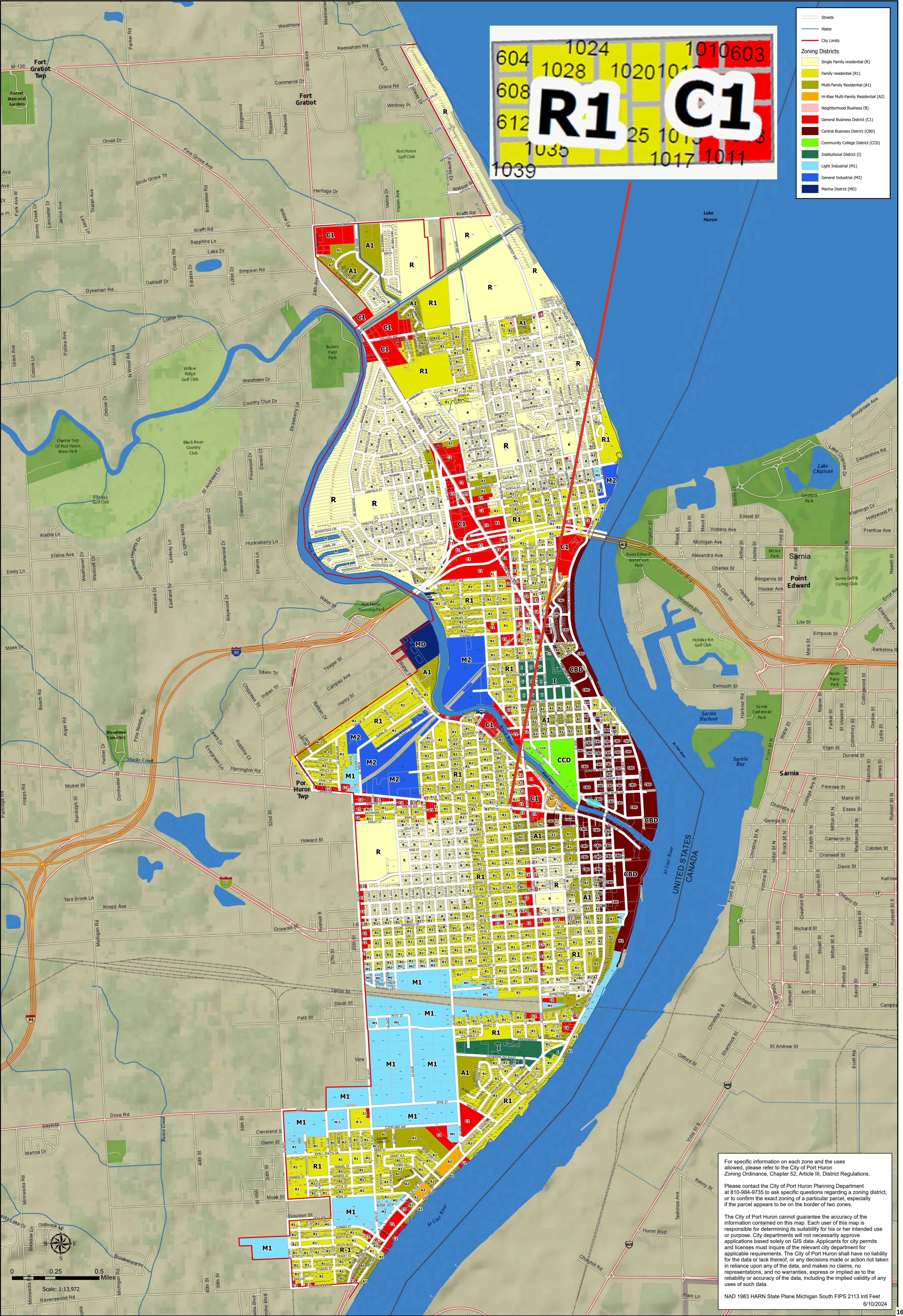
Chapter 52, Zoning, Division II Special Approval Use Permits

§ 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

1011 Pearl Street





PH #26-012

Approving M & J Hill 1422 LLC's request for a special use permit to allow a short-term (Airbnb) rental, in an R-1 (Single- and Two-Family Residential District) located at 1422 Water Street.

WHEREAS, a request has been received from M & J Hill 1422 LLC for a special use permit to allow a short-term (Airbnb) rental, within an R1 zoning district (Single- and Two-Family Residential District) on the property legally described as:

LOTS 4 & 5, BLOCK 7 INCLUDING N 1/2 OF VAC ALLEY ADJ JAMES H. WHITE'S SUBDIVISION ACCORDING TO THE PLAT RECORDED IN LIBER 15 OF PLATS PG 142 ST CLAIR COUNTY REGISTER OF DEEDS, also known as 1422 Water Street, City of Port Huron; and

WHEREAS, Chapter 52, Zoning, Article III, District Regulations, Division 3, R1, Single- and Two-Family Residential District, Sec. 52-222, 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: (9) A certified, registered residential rental unit that is rented for less than 30 days, such as a vacation rental, home sharing, or any other transient residential occupancy as defined by this chapter, is allowed after special approval and a public hearing of Planning Commission. The unit must be a certified residential rental unit in conformance with Chapter 10, Buildings and Building Regulations, Article V, Rental Certification, of the City Code of Ordinances. A site plan shall be submitted to indicate parking on the property. The Planning Commission has the right to impose contingencies, such as a screening fence, on the property. Hotels and motels are not allowed; and*

WHEREAS, a public hearing was held by the Planning Commission on September 1, 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 short-term (Airbnb) rental at 1422 Water 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 be registered and certified through the Rental Certification Division (*Property is properly registered and certified through the Rental Certification Division. The current certificate is valid until 09/02/2027*).

[SUP Application; 1422 Water Street.pdf](#)

[Staff Report; 1422 Water Street.pdf](#)

[SUP Approval Criteria.pdf](#)

[Property Layout; 1422 Water Street.pdf](#)

Survey; 1422 Water Street.pdf
Zoning Map; 1422 Water Street.pdf
Ariel Image; 1422 Water Street.pdf
Property Image; 1422 Water 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: 1422 Water Street

Parcel # of Subject Property: 74-06- 761-0020-001

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: Mark and Joyce Hill

Business/Organization Name: M+J Hill 1422, LLC

Applicant Address: 4745 Fred Moore Hwy

City/State/Zip: China, Twp MI 48654

Primary Phone: 810-531-4039

Secondary Phone: 810-858-3999

Email Address: joycehill123@icloud.com

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

Signature of Applicant: Joyce Hill

Date: 07/28/2026

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: _____

Date: _____

OFFICE USE ONLY

Received by (initials): Kme

Receipt #: 80793

Meeting Date: 9-1-26

Date Stamp Received:

RECEIVED
R JUL 28 2026
BY: Kme



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: _____

Proposed use of property (Describe in detail):

Short Term rental using sites like Airbnb + VRBO, etc.

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

If no, list existing use of property: Rent for 30+ days at a time

Number of existing buildings on property: one house, one garage, one shed

Square Footage of floor space to be used by applicant: 1,038 sq. ft.

Number of existing parking spaces: 2 spaces in drive and can also park in back yard using alley #48 from 14th Street.

Is parking lot paved? ☒ Yes or ☐ No
Paved driveway

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: N/A

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
ADDRESS OF PROJECT:	1422 WATER ST
APPLICANT:	M & J HILL 1422 LLC
OWNER OF RECORD:	M & J HILL 1422 LLC
PROPERTY NUMBER:	74-06-761-0020-001
LEGAL DESCRIPTION:	LOTS 4 & 5, BLOCK 7 INCLUDING N 1/2 OF VAC ALLEY ADJ JAMES H. WHITE'S SUBDIVISION ACCORDING TO THE PLAT RECORDED IN LIBER 15 OF PLATS PG 142 ST CLAIR COUNTY REGISTER OF DEEDS
ZONING DISTRICT:	R1

1.0 Introduction

The subject site, 1422 Water Street, is currently a residential property. The property has been properly registered and certified through the Rental Certification Division. The rental certificate is valid until 09/02/2027, when it will be due for a reinspection at that time. The parcel is approximately 0.26 acres and is located between 14th Street and 15th Street. The applicant is requesting and proposing to allow a short-term rental at the location. This is a permitted use after special approval in the R-1 (Single- and Two-Family Residential District).

2.0 Land Use and Zoning

- Existing Land Use** – The property is an existing registered & certified residential rental.
- Zoning** – The property is currently zoned R1, Single- and Two-Family Residential District.
- 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	Commercial	Residential	Residential	Residential
Zoning	C-1 General Business District	R1 Single- and Two- Family Residential District	R1 Single- and Two- Family Residential District	R1 Single- and Two- Family Residential District

- Parking** – This property is a single-family residential rental and is required to have 2 parking spaces. Parking has been met.
- Setbacks** – 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 - SHORT TERM (AIRBNB) for 1422 WATER ST with the following conditions:

- 1) Must meet all building, fire, electrical, mechanical, and plumbing codes;
- 2) Must be properly registered & certified through the Rental Certification Division (*Property is properly registered and is currently certified until 09/02/2027*).

4.0 Sample Motion Language

Motion to APPROVE the SPECIAL USE PERMIT - SHORT TERM (AIRBNB) for 1422 WATER ST with the following conditions:

- 1) Must meet all building, fire, electrical, mechanical, and plumbing codes;
- 2) Must be properly registered & certified through the Rental Certification Division (*Property is properly registered and is currently certified until 09/02/2027*).

OR

Motion to DENY the SPECIAL USE PERMIT - SHORT TERM (AIRBNB) for 1422 WATER ST for the following reasons:

1. _____
2. _____
3. _____

OR

Motion to POSTPONE the SPECIAL USE PERMIT - SHORT TERM (AIRBNB) for 1422 WATER ST for the following reasons:

1. _____
2. _____
3. _____

Chapter 52, Zoning, Division II Special Approval Use Permits

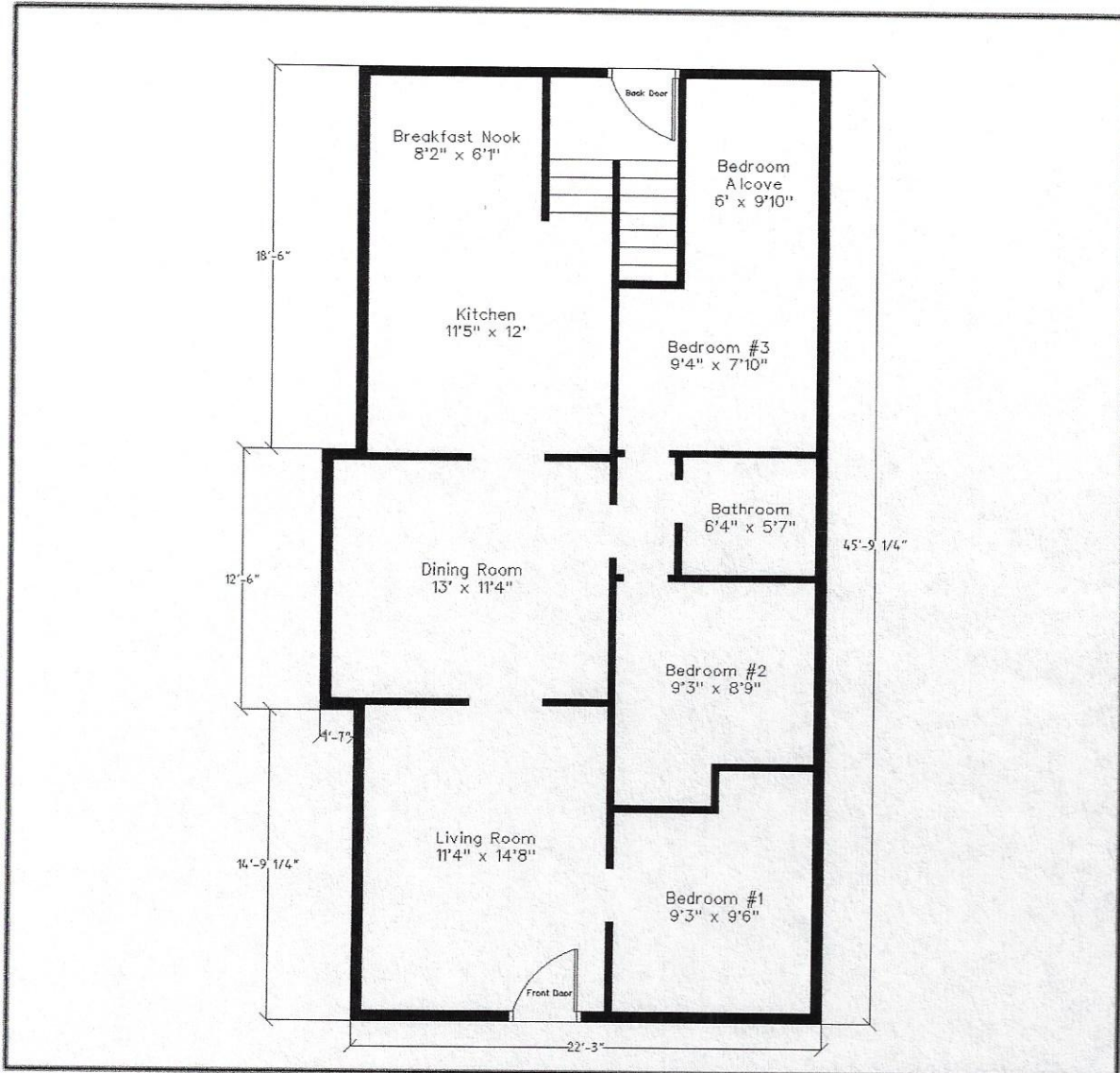
§ 52-71 Required; issuance.

- (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).

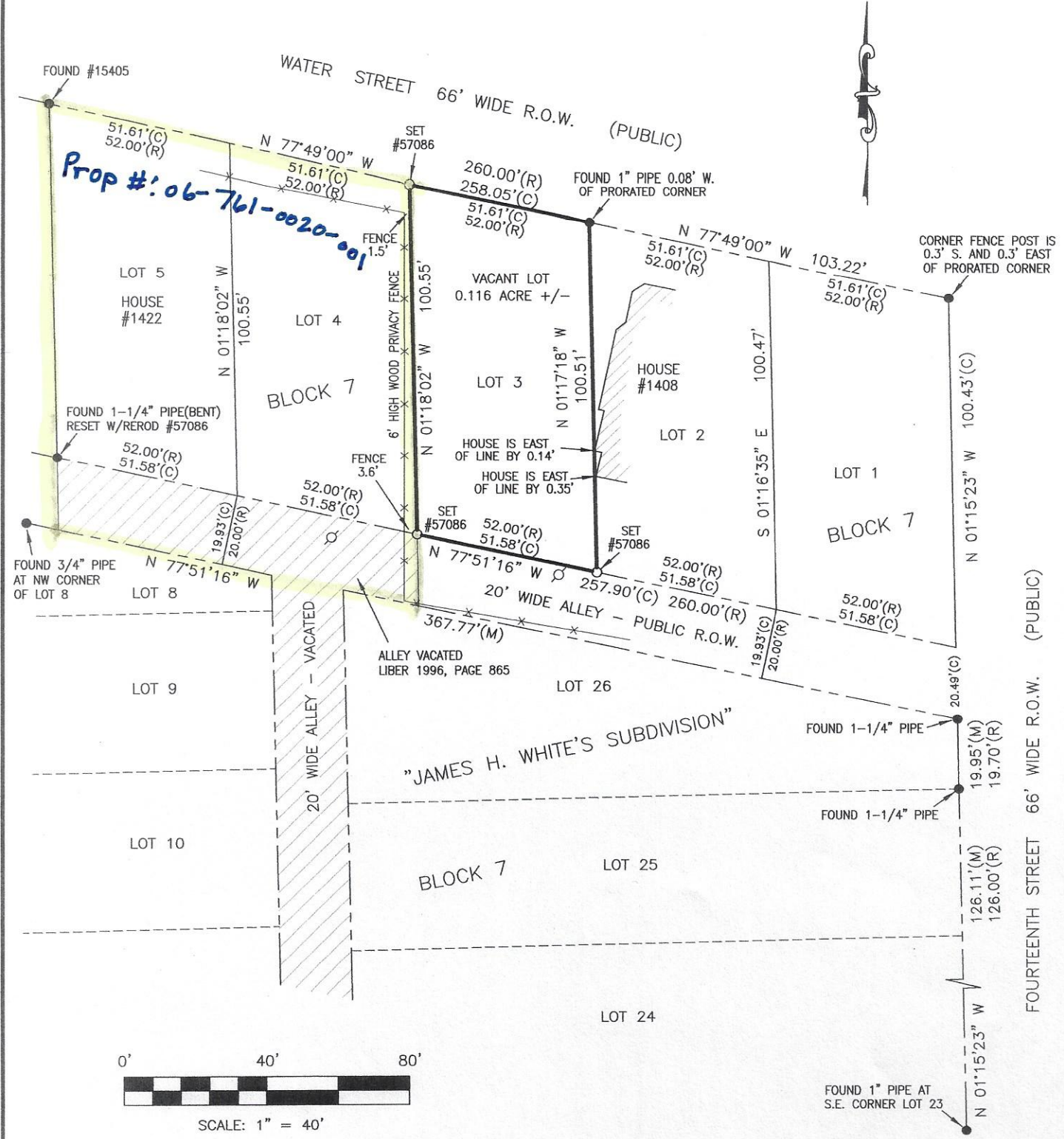
SKETCH ADDENDUM

Client _____
 Property Address 1422 Water St
 City Port Huron County Saint Clair State MI Zip Code 48060



Area Calculations Summary			
Living Area		Calculation Details	
First Floor	1038.19 Sq ft	22.25 x 45.77	= 1,018.40
		1.58 x 12.50	= 19.79

CERTIFICATE OF SURVEY

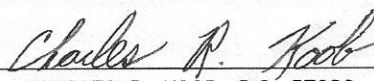


LEGAL DESCRIPTION: WARRANTY DEED: LIBER 4256, PAGE 564
VACANT LOT ON WATER STREET, TAX #: 74-06-761-0018-000

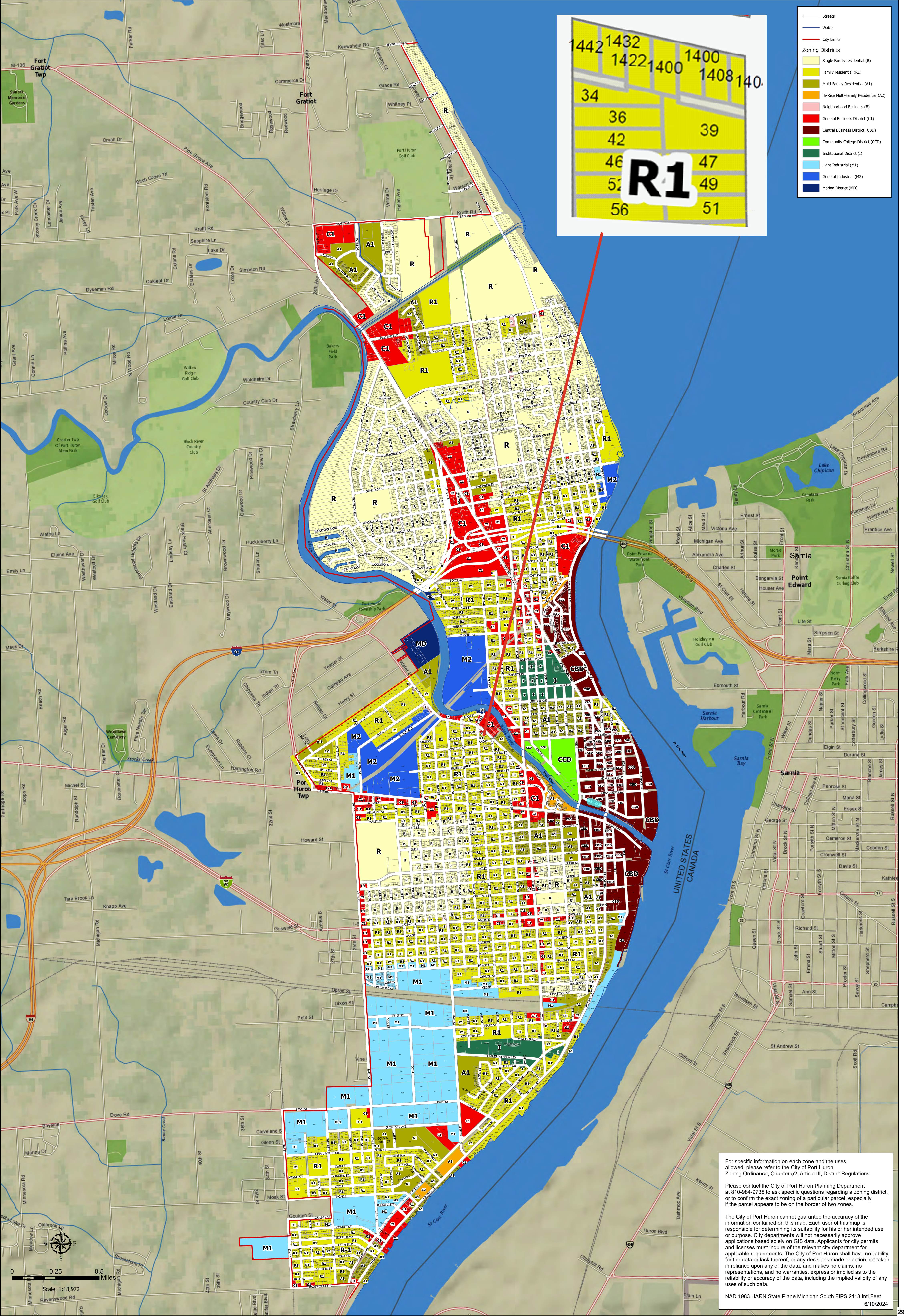
A parcel of land located in the City of Port Huron, St. Clair County, Michigan described as: Lot 3, Block 7, "James H. White's Subdivision of a part of Sections 3 and 4" according to the plat thereof as recorded in Liber 15 of Plats, page 142, St. Clair County Register of Deeds Office, The described parcel contains 0.116 acre more or less and is subject to any easements and/or restrictions that may exist.

The Basis of Bearing for this survey relates the southerly right of way line of Water Street as: N 77°49'00" W as recorded on the plat "James H. White's Subdivision of a part of Sections 3 and 4".

CLIENT: MR. ROGER MOWAT, 1422 WATER STREET, PORT HURON, MICHIGAN 48060

 ATLAS SURVEYING PLLC 5816 LAKESHORE ROAD FORT GRATIOT, MI 48059 PHONE: 810-385-2954 FAX: 810-385-7584 CELL: 810-824-1666	BOUNDARY SURVEY OF LOT 3, BLOCK 7, "JAMES H. WHITE'S SUBDIVISION" CITY OF PORT HURON, ST. CLAIR COUNTY, MICHIGAN			
	SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ABOVE DESCRIBED AND MAPPED AND THAT ALL OF THE REQUIREMENTS OF SECTION 3 OF ACT 132, P.A. 1970 AS AMENDED, HAVE BEEN MET AND THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000.  CHARLES R. KOOB, P.S. 57086			
PROJECT NO. 12.038	DATE OF SURVEY: 6-5-2012	SCALE: 1" = 40'	DRAWN BY: CRK	PAGE 1 OF 1

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





31

PH #26-013

Making a recommendation to City Council to approve the request to rezone the property generally described as 929 Division Street, from an R-1 zoning district (Single- and Two-Family Residential District) to a C-1 zoning district (General Business District).

WHEREAS, the City Planning Commission has received a request from Crossroads Solutions LLC, to rezone 929 Division Street, from an R-1 zoning district (Single- and Two-Family Residential District) to a C-1 zoning district (General Business District); and

WHEREAS, on September 1, 2026, the City Planning Commission held a public hearing to receive comments on the proposed rezoning; and

WHEREAS, after due consideration, it is in the opinion of the City Planning Commission that the rezoning would be in keeping with the City's Master Plan and in furtherance of the public interest and benefit;

NOW, THEREFORE, BE IT RESOLVED that the City Planning Commission does hereby recommend City Council approve the request to rezone 929 Division Street, from an R-1 zoning district (Single- and Two-Family Residential District) to a C-1 zoning district (General Business District).

[Rezone Application; 929 Division Street.pdf](#)
[Current Zoning Map; 929 Division Street.pdf](#)
[Proposed Zoning Map; 929 Division Street.pdf](#)
[Property Image; 929 Division Street.jpg](#)
[Ariel Image; 929 Division Street.pdf](#)

City of Port Huron, Michigan Planning and Zoning Application

Planning Commission	Site Plan Review/Approval
☒ Rezoning (\$500.00)	☐ Multi-Family/Commercial; less than two acres (\$200.00)
☐ Special Use Permit (\$400.00)	☐ Multi-Family/Commercial; more than two acres (\$300.00)
☐ Vacation - Alley, Easement, Street (\$300.00)	☐ Recheck for corrections/revisions (\$100.00)
Zoning Board of Appeals	Rental Housing Board of Appeals
☐ Variance (\$500.00)	☐ Appeal/Hardship (\$100.00)

Address/Location of Subject Property: 929 Division St Port Huron MI 48060
 Parcel # of Subject Property: 74-06-999-6598-300 Current Zoning Designation: 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

Name: Sean Forbes Business/Organization Name: Crossroads Solutions LLC
 Address: 3404 riveride Dr City/State/Zip: Port Huron, MI 48060
 Phone (W): _____ Fax: _____ E-mail: Sean.Forbes@crossroadsolutions.com
 Phone (C): (810) 858-9317 Phone (H): _____

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

Signature of Applicant: [Signature] Date: 7/9/26

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

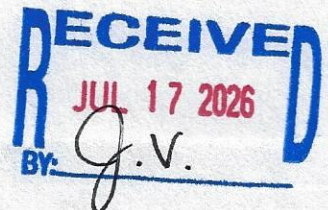
Name of Property Owner: Futurvest LLC
 Address: 3840 Campbell Rd City/State/Zip: Fort Gratiot MI 48059
 Phone (W): _____ Fax: _____ E-mail: _____
 Phone (C): (810) 650-3489 Phone (H): _____

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 Owner: [Signature] Date: 7-9-2026

OFFICE USE ONLY

Received by (initials): _____ Date Stamp Received: _____
 Receipt #: _____
 Meeting Date (if applicable): 9-1-26



b: REZONING REQUEST for (address of property):

929 Division St

Legal description of property (attach separate sheet if necessary):

9 BLK 10 White Plat

Lot 10 ~~S~~ 510 FT Lot

Lot Size: Frontage: 65 ft. Depth: 114 ft. Area: .17 sq. ft. or acres

It is requested that the above described property be rezoned from:

Current zoning district: R1

to

Proposed zoning district: C1

Please explain the reason for rezoning request:

Rezoning will allow for a professional Outpatient Counseling office to provide community mental health support.

Survey of Existing Conditions: Please attach a boundary survey (certified by a licensed surveyor) of the property to be rezoned. 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.

Existing use of property: Vacant recently Non profit Community Support

Number of existing buildings on property: 1

Use of existing buildings: Vacant

Is the property or buildings vacant?

☒ Yes

☐ No

If yes, indicate how long: _____

Site Plan of Proposed Use or New Construction: Please attach a site plan of the proposed development, drawn to scale by an engineer or architect, which includes dimensions and the location of all property lines, streets, and parking areas. (Depending on the zone, a more detailed site plan and site plan approval may be required later).

Describe the proposed use of the property:

please see attached addendum

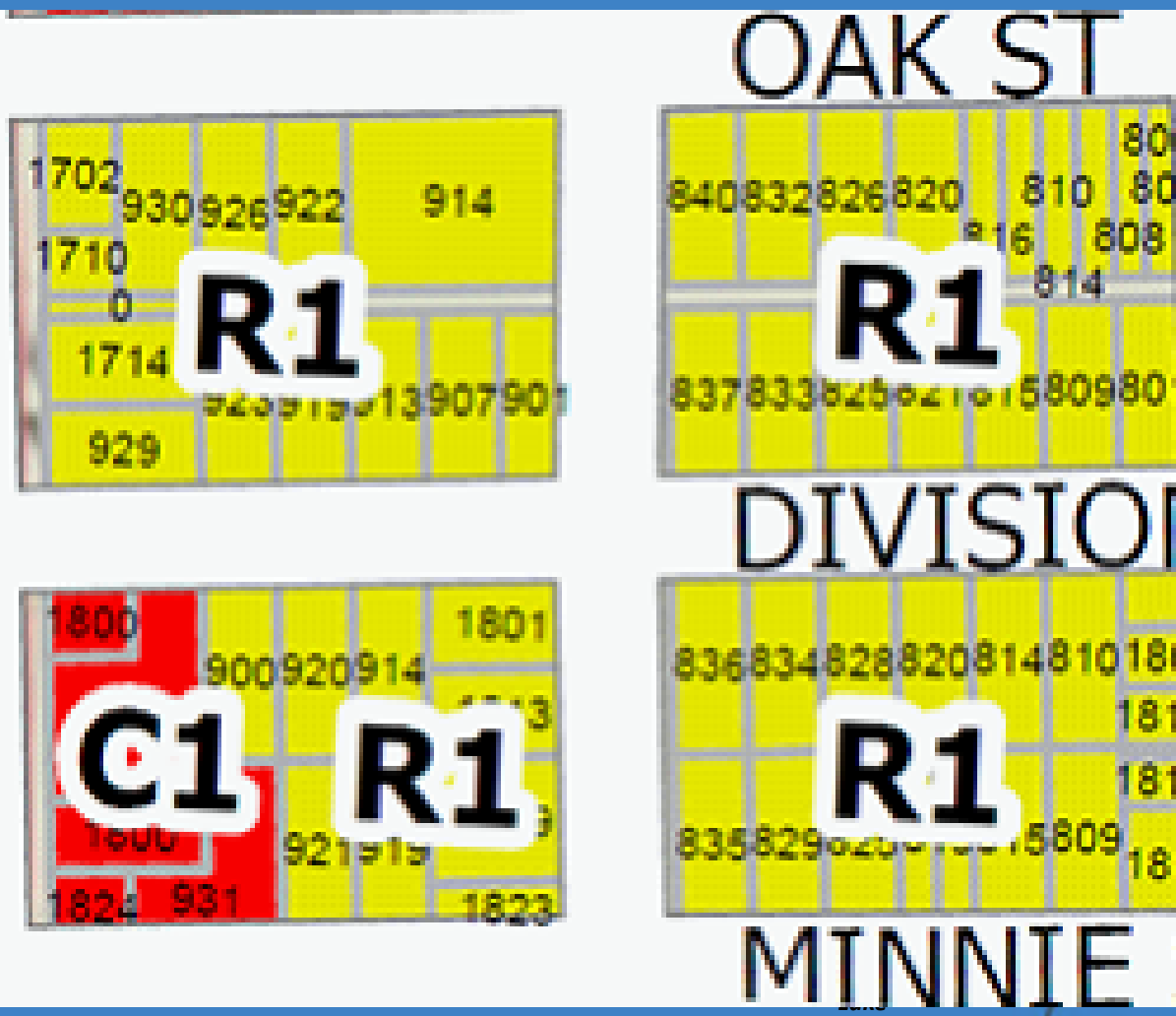
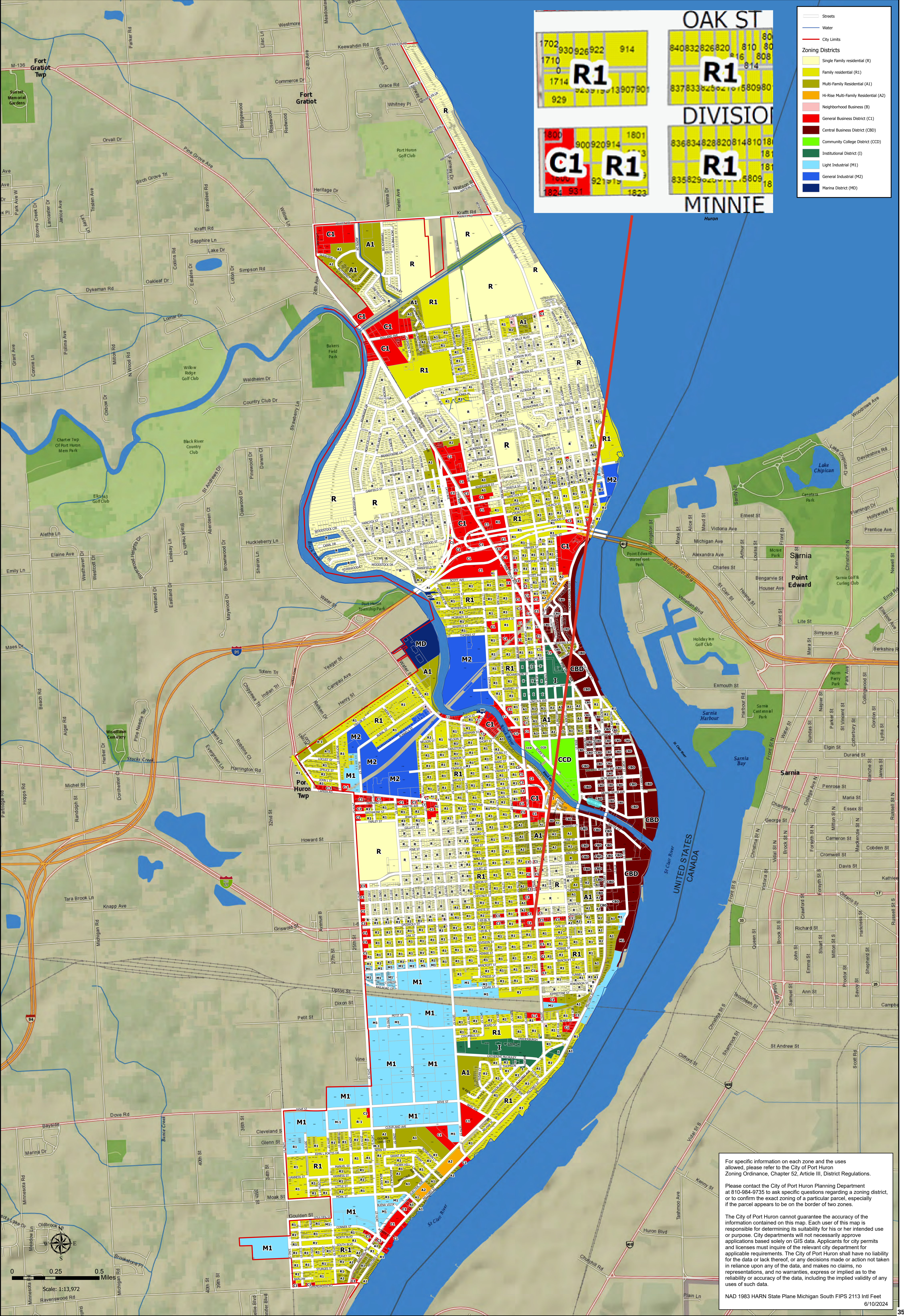
Briefly describe any buildings to be constructed:

N/A no changes to any structure or lot only cosmetic changes.

(Please see attached)

NOTE: All drawings and surveys are to be submitted on either an 8-1/2" x 11" or an 11" x 17" sheet of paper. Drawings must be legible. A north arrow and scale must be indicated on all drawings. An AutoCAD .dwg file is acceptable in lieu of a paper drawing.

PORT HURON ZONING DISTRICTS WITH ADDRESSES



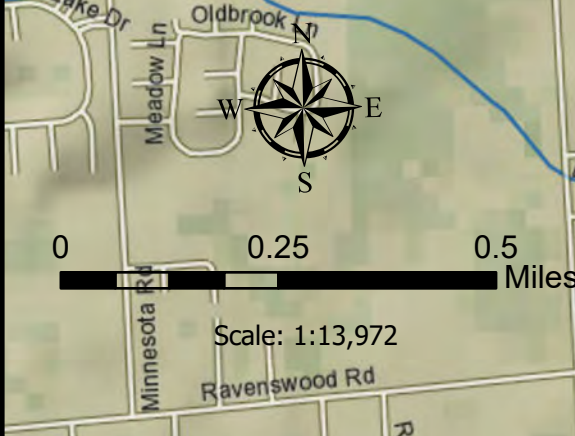
- Streets
- Water
- City Limits
- Zoning Districts
 - Single Family residential (R1)
 - Family Residential (R2)
 - Multi-Family Residential (A1)
 - Hi-Rise Multi-Family Residential (A2)
 - Neighborhood Business (B)
 - General Business District (C1)
 - Central Business District (CBD)
 - Community College District (CCD)
 - Institutional District (I)
 - Light Industrial (M1)
 - General Industrial (M2)
 - Marina District (MD)

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.

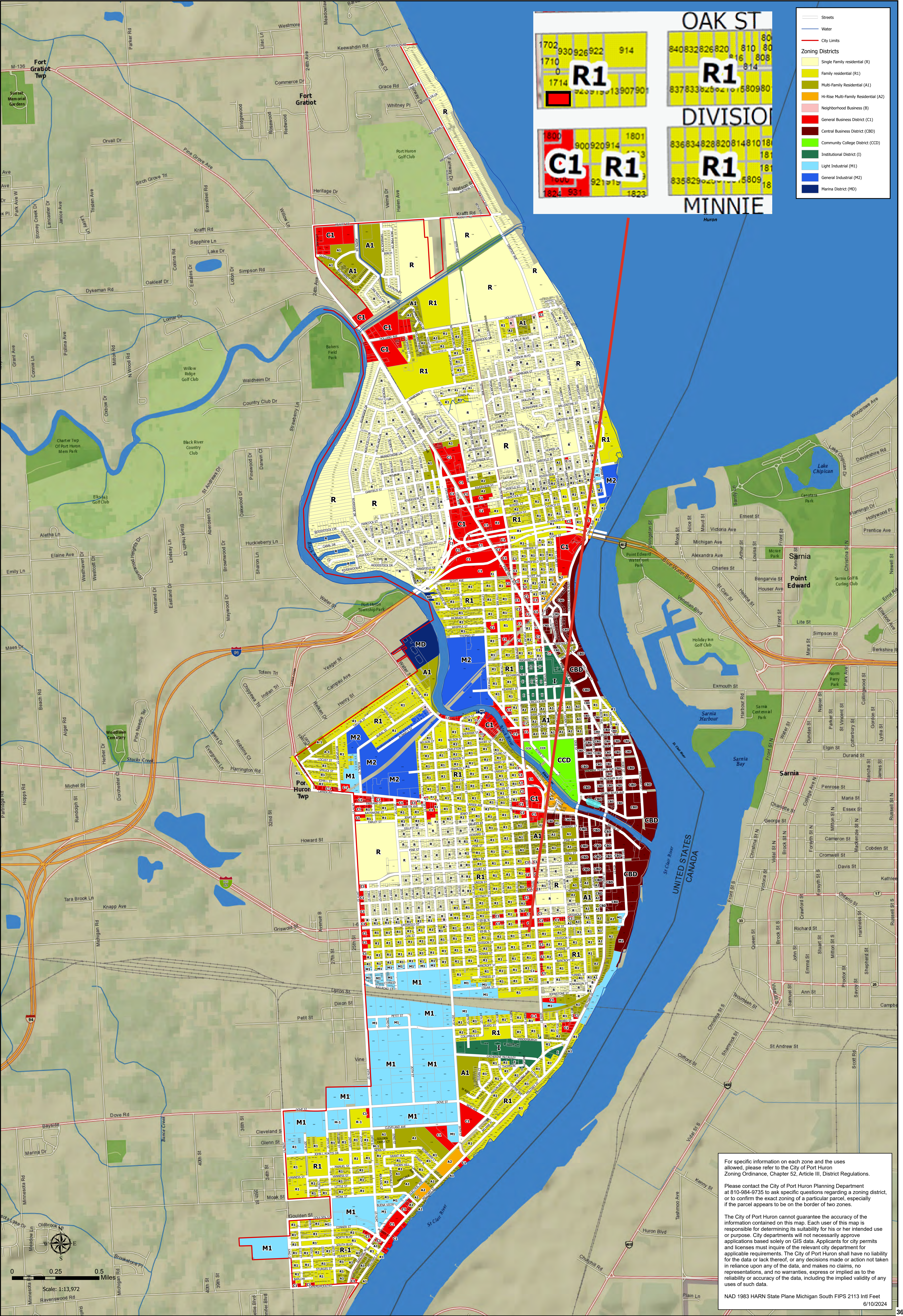
Please contact the City of Port Huron Planning Department at 810-984-9735 to ask specific questions regarding a zoning district, or to confirm the exact zoning of a particular parcel, especially if the parcel appears to be on the border of two zones.

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



PORT HURON ZONING DISTRICTS WITH ADDRESSES





06-743-0117-000

12/06/2024

PARCEL LAYER

