

NOTICE OF PUBLIC HEARING
HURON TOWNSHIP PLANNING COMMISSION
Tuesday, August 12, 2025 at 7:30 p.m.
HURON TOWNSHIP HALL
7951 Pioneer Drive, Port Hope, MI 48468

TWO DEFINITIONS

Notice is given that the Huron Township Planning Commission is meeting at 7951 Pioneer Dr., Port Hope, MI on August 12, 2025 to hear comments on definitions of Small Business and Economy Units that may be added to the ordinance.

The definitions can be seen at the Township Hall by calling Joanne Schulte at 989-551-7787. Persons wishing to comment on these definitions may attend the meeting, have written comments sent to the Township Hall, or view them on the website: www.hurontownship-thumbofmi.com

This notice is disseminated according to PA110 of 2006 being the Michigan Enabling Act as amended.

Secretary,
Jeff Phillips

HOME SMALL BUSINESS: A use which includes any activity carried out for gain by a resident on the property on which the resident lives including manufacturing, services, sales of goods, and services made or provided on the premises. The use is intended to allow residents to conduct economic activities on their property at a scale greater than a Home Occupation (per Definition 68b) but less than a full-scale commercial enterprise with the following conditions:

1. Are operated entirely within the same property as the operator's dwelling.
2. The manufacturing or assembly activity shall be accessory to the resident's property.
3. The activities and caring of the enterprise shall be operated in such a manner that, under normal circumstances, will not create a nuisance.
4. Accessory buildings erected for the business shall be designed to be in keeping with the rural or residential character of the surrounding areas and shall comply with applicable construction codes.
5. One sign of 32 square feet or less in size shall be allowed and may be self-illuminating.
6. The small business shall not involve the generation of any hazardous waste except this provision shall not apply to material purchased retail such as: household cleaning, lawn care, operation of photo copy machine, paint, printing, art, and craft supplies or heating fuel.
7. Volume of traffic shall not be more than (3) automobiles parked in the vicinity at a time for visitors.
8. The business shall not employ more than (4) employees in addition to those who live in the residence.
9. Equipment, materials, and waste stored outside shall be screened from view with vegetation, berm or fence, so it cannot be seen from adjacent property or public right-of-ways.
10. A small business that does not meet these provisions may be permitted by a special use permit, found in section 15.01 of the zoning ordinance.
11. The zoning board shall have authority to determine whether or not a proposed use complies with the zoning ordinance, and is within the spirit of the same, to ensure the compatibility of any use with the character of the zoning classification on which the same is located and that the health, safety, and general welfare of the neighborhood will not thereby be impaired.

ECONOMY UNITS: An economy unit is a unit that is at least 240 sq. feet and less than 720 sq. feet with a minimum side elevation of 12 feet and a max of 20 feet, minimum length 20 feet maximum 30 feet. It must be placed on a permanent approved foundation and must comply with the same building and sanitary codes as a single family unit. It requires a site permit and is legal in R1, R2, and Ag.

The unit must have an Occupancy and an Authority Having Jurisdiction Permit.

The unit must follow all property line and set backs from buildings and must be located on its own 1.1 acres.

A maximum of 6 units per 40 acres.