

Huron County Planning Commission Meeting
Wednesday, April 5, 2017 @ 7:00 pm
Huron County Building, Third Floor Room 305
Bad Axe, Michigan 48413

Agenda (Annual Reorganization Meeting)

- 1. Call meeting to order:** Pledge of Allegiance
Roll call of members
- Oath of Office:** Huron County Clerk (Bumhoffer, Walker, McLean, Creguer)
- Election of Officers:** Elect a Chairman; Elect a Vice-Chairman; Elect a Secretary
- Agenda:** Declarations of Amendments to Agenda
Approval of Agenda
- 2. Approval of minutes:** **March 1, 2017** regular meeting; **March 22, 2017** special meeting
- 3. Public Comment** on any item relating to planning/zoning. Public input protocol: 3 minutes per speaker.
- 4. Public hearing(s):** (Open Meetings Act - 3 minutes per speaker): **ZA 2017-01 Tschirhart Re-zoning**
- 5. Communications:**
- A. Sarah Mills, PhD, University of Michigan Gerald R. Ford School of Public Policy, Summary of survey results titled “Views of Wind Development from Michigan’s Windfarm Communities.”
 - B. MTA Introduction to Planning & Zoning Workshop May 22, 2017 in Frankenmuth.
 - C. City of Harbor Beach Recreation Plan 2017-2021. (Complete Copy in B & Z office)
 - D. Dr. Robert Oakes presented Wall Street Journal article dated March 19, 2017 titled “Supreme Court Confusion Could Cost a Family \$410,000.”
 - E. Caseville Township Planning Commission 2016 Annual Report.
 - F. Sally Kain, Meade Township, submitted Principia Scientific International article dated June 8, 2014 titled “Wind Turbines Cause of Sudden 1,600 Farm Deaths?”
 - G. Sally Kain, Meade Township, submitted letter regarding wind and solar power.
 - H. Huron County Road Commission requesting letter of support regarding Local Bridge Program and the replacement of the Caseville Road Bridge over the Pigeon River-McKinley Twp. Sec 26-27.
 - I. Carol Roggenbuck of Rubicon Township, submission of documents pertaining to Cypress Creek Renewables regarding commercial scale solar energy.
 - J. Spicer Group provided a sample of two large-scale commercial, utility-connected ground-mounted Solar Energy ordinances.
- 6. Reports of Committees: PC Bylaws-Discussion.**
- 7. Unfinished business:**
- A. Huron County Master Plan updates...Continue with Spicer Group once updated F.L.U. maps are ready.
 - B. Huron County Hazard Mitigation Plan. Refer to Item A. Master Plan update.
 - C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Construction update and plan of the day.
 - D. Deerfield Wind Energy, LLC c/o Algonquin Power. Construction Complete. Need “As-builts” etc.

- E. Big Turtle Wind Farm LLC Heritage Sustainable/Terrapin Energy-Phase 2. Construction Complete
 - 1. Staff to provide update regarding status of Post Construction Compliance Report.
 - 2. Robert Gaffke, Section 12 of Bloomfield Township, complaint resolution pertaining to noise from Big Turtle Wind Farm Phase II project.
- F. Dale Hass, Section 11 of Dwight Township, complaint resolution pertaining to noise from Deerfield Wind Energy Project Turbine A-2. Review Algonquin Response dated March 28, 2017.

8. New Business:

- A. **SPR 2017-02** Filion Manufacturing & Engineering, proposing a 6,702 Square Feet addition to Valley Enterprises, 2147 Leppek Road, Section 15, Bingham Township, Ubyly, Michigan 48475. Office/Tool Room addition located on South side of existing manufacturing building. Expansion to include additional parking to the south and additional 25ft driveway on east side of property. (see plans)
- B. Randy Elenbaum, agent for Marjorie Elenbaum Trust and Marilyn Elenbaum Trust, complaint resolution pertaining to noise coming from the ITC Stein Substation located at 2255 Brown Road, Section 34 of Winsor Township. Original complaint filed with Pheasant Run Wind on February 14, 2017.
- C. Huron County Board of Commissioners Resolution 17-35, pursuant to MCL 125.3401(3), the County is referring the proposed new amendment, "Amendment to Article XV. Huron County Commercial Solar Energy System Zoning Ordinance [New Section] Section 15.02.9 Moratorium", to the Huron County Planning Commission for consideration and comment on or before May 23, 2017. Set public hearing date?
- D. PA 116 Partial Termination Applications:
 - 1. Dykema Gossett PLLC, agent for International Transmission Company (ITC), requesting partial termination of 14.77 acres of land currently owned by Andrew & Phyllis Woycik, under Farmland Development Rights Agreement No. 32-50427-123135, located in Section 34, T16N R14E, Sigel Township, Part of Parcel No. 3226-034-004-00. The application presented indicates the release is for Public Interest and meets one or more conditions of 36111a.(1)(b) of Part 361 of the Natural Resources and Environmental Protection Act.

E. PA 116 Enrollment Applications: None

9. Final Public Comment: Public input protocol; 3 minutes per speaker.

10. Final Planning Commission Comment

11. Adjournment.

Upcoming Meetings:

- Next regular meeting is scheduled on Wednesday, **May 3, 2017 @ 7:00pm, location TBD.**