

**Huron County Planning Commission Meeting**  
**Wednesday, May 3, 2017 @ 7:00 pm**  
**Huron County Building, Third Floor Room 305**  
Bad Axe, Michigan 48413

**Agenda**

**1. Call meeting to order:** Pledge of Allegiance  
Roll call of members

**Agenda:** Declarations of Amendments to Agenda  
Approval of Agenda

**2. Approval of minutes:** **April 5, 2017** regular meeting minutes.

**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): none

**5. Communications:**

- A. American Wind Energy Association AWEA article dated April 24, 2017 titled “Planner’s flyer gets misinterpreted as a university recommendation; would thwart new wind farms.”
- B. Matt Wagner, DTE Energy, provided information from Ken Kaliski, P.E., INCE Board Certified, Senior Director of RSG, a memo dated April 25, 2017 containing comments on MSU Extension Service “Sample Zoning for Wind Energy Systems.”
- C. MSHDA- Michigan State Housing Development Authority Blight Elimination Program – Notice of Funding Availability dated April 27, 2017.
- D. 2017 Huron County Plat Book distribute to PC members.

**6. Reports of Committees: PC Bylaws. Set next meeting date.**

**7. Unfinished business:**

- A. Huron County Master Plan updates...Spicer Group. Set next meeting date?
- 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. April 2017 Construction updates and plan of the day.
- D. Deerfield Wind Energy, LLC c/o Algonquin Power. Algonquin to provide sound testing protocol for approval at June 7, 2017 meeting.
- E. Big Turtle Wind Farm LLC Heritage Sustainable/Terrapin Energy-Phase 2. Waiting for post construction compliance report.
- F. Robert Gaffke, Section 12 of Bloomfield Township, complaint resolution pertaining to noise from Big Turtle Wind Farm Phase II project.
- G. Dale Hass, Section 11 of Dwight Township, complaint resolution pertaining to noise from Deerfield Wind Energy Project Turbine A-2.
- H. 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. Review email sent to Neal Bishop, ITC Area Manager of Local Government and Community Affairs, on April 11, 2017.

## 8. New Business:

- A. Appointment of Huron County Planning Commission member to serve on the Huron County Zoning Board of Appeals pursuant to M.C.L 125.3601(4). Position previously held by Joel Weber.
- B. Michigan State University Extension Land Use Series flyer dated March 6, 2017 titled “Sample zoning for Wind Energy Systems.” PC members to review flyer.
- C. Review State of Michigan-Farmland Development Rights Agreement regulations.
- D. PA 116 Partial Termination Applications:
  - 1. Karen R. Volz, Trustee, POA, and Daughter of Arthur G. Nitz, requesting partial termination of 1.87 acres of land currently contained in and enrolled under two Farmland Development Rights Agreements, Agreement No. 32-2911-123123 and Agreement No. 32-2911A-123123, both located in Section 36, T15N R9E, Sebewaing Township, Part of Parcel No. 3223-036-001-00 and Parcel No. 3223-036-001-50. The application presented indicates the release is for a parcel up to two acres with at least one structure that was present prior to the start date of the agreements. Existing outbuildings encroach upon existing property lines.
- 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:

- Solar Energy Moratorium public hearing is scheduled on **Wednesday, May 10, 2017 @ 7:00 p.m.**, Huron County District Courtroom, Room 105, County Building, Bad Axe, Michigan, 48413.
- Next regular meeting is scheduled on Wednesday, **June 7, 2017 @ 7:00pm**, location TBD.