

**Huron County Planning Commission Meeting  
Wednesday, May 3, 2023 @ 7:00 p.m.  
Huron County Meeting Room 305  
250 E. Huron Avenue  
Bad Axe, Michigan 48413  
989-269-9269**

**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, 2023** regular meeting

**3. Public Comment.** Public input protocol: 3 minutes per speaker.

**4. Public hearing(s):** (Open Meetings Act - 3 minutes per speaker): none

**5. Communications:**

A. <https://www.thedailynews.cc/articles/howell-based-group-working-to-ban-utility-scale-solar-on-ag-land/> article dated April 17, 2023.

**6. Reports of Committees:** Campground, Mobile Home, and RV Park committee report.

**7. Unfinished business:**

A. **SAP 2023-01**, AGM Enterprises LLC is proposing a sand mining operation on a single parcel of land in Section 5 of Grant Township. Continue review and consideration of special approval permit.

B. Commercial Solar Energy Facilities Ordinance. Updated draft copy dated 04-08-23. Battery Energy Storage System regulations to be determined under separate ordinance.

**8. New Business:**

A. **SPR 2023-02 DTE Energy** requesting site plan review to construct a new 41.6-13.2kv Substation north and adjacent to the existing Port Hope Substation located at 6995 Kinde Road, Port Hope, MI 48468. Parcel number 3209-031-014-10 is in Section 31 of Gore Township and contains approximately 1.22 acres of Agricultural (AGR) Zoned land. Existing overhead electrical circuits and DTE customers currently supplied by the existing substation will be upgraded and sourced from the new substation. The existing substation built in June 1948 will be decommissioned and removed once the new substation is complete.

B. **SPR 2023-03 Circle C Properties LLC** requesting site plan review to construct an 88ft. x 140ft. x 17.5ft high addition onto the west side of the existing Countryside Transportation facility located at 3812 Bay Port Road, Sebawaing, MI 48759. Parcel number 3223-013-009-50 is in Section 13 of Sebawaing Township and contains approximately 9.33 acres of Business (BUS) Zoned land. The proposed addition is to be used for trailer preparation for new MAC Trailers and repair of existing trailers utilized by Countryside Transportation. The addition is limited to trailer repair/prep/storage only. Commercial motor vehicle repair (Truck Repair) not permitted in the addition and the addition will be separated from the existing truck repair facility with a fire separation wall per the 2015 Michigan Building Code requirements.

C. PA 116 Enrollment Applications: None

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

**10. Final Planning Commission Comment**

**11. Adjournment**

**Notice of Upcoming Meetings:**

- Next **Regular PC Meeting** scheduled on **Wednesday, June 7, 2023 @ 7:00 p.m., Room 305.**