

January 3, 2018

Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on January 3, 2018, in the Huron County Meeting Room, Room 305, County Building, Bad Axe, MI 48413.

1. Call Meeting to Order

The meeting was called to order by Chairman Bernie Creguer at 7:00 p.m. with the Pledge to the United States of America. Secretary Jeffery Krohn, called the roll of members: Roll call - Members present: Mary Babcock, Charles Bumhoffer, Bernie Creguer, Carl Duda, Terry Heck, Jeffery Krohn, Robert McLean, Dr. Robert Oakes, and Ken Walker. Members absent/excused: None. Others present: There were approximately twenty (20) people in attendance, including: Jeff Smith, Planning/Building & Zoning Office Director and Mickayla Bischer, Recording Secretary.

Member Mary Babcock made a motion, seconded by Charlie Bumhoffer to approve the agenda as presented. Motion carried.

2. Approval of Minutes

Member Carl Duda stated on Page 2- "motion to include a statement about our culture in the master plan vision statement" did not carry.

The reading of the December 6, 2017, regular meeting minutes was waived. Member Dr. Robert Oakes made a motion, seconded by Member Mary Babcock to approve the December 6, 2017, regular meeting minutes as amended. Motion carried.

3. Public Comment (Open Meeting Act.)

Robert Gaffke, Bloomfield Township, discusses documents submitted May 8, 2017 regarding sound protocol.

Jerome Hessling, Sherman Township, recommended renewing the wind moratorium.

4. Public Hearing None.

5. Communications

- A. Robert Gaffke, Bloomfield Township, correspondence regarding Big Turtle Wind Phase II measurement protocol performed by Epsilon.
- B. Dr. Robert Oakes submitted correspondence pertaining to master plan and vision statement.
- C. Michigan House Bill No. 4968 introduced by Rep. Glenn and referred to the Committee on Energy Policy.
- D. Pheasant Run Wind annual zoning compliance report dated December 8, 2017.
- E. DTE Energy Thumb Wind Parks 2017 year-end report dated December 22, 2017.

Member Charles Bumhoffer made a motion, seconded by Ken Walker, to send a letter to DTE Energy to stop using the term Thumb Wind Parks and use the correct terminology of Wind Energy Conversion Facility as is stated in our Wind Energy Ordinance. Motion carried.

6. Report of Committees: Bylaws.

Member Krohn comments he sees no issues.

Member Bumhoffer questions if he can act as secretary because he has not served three years. Walker questions how three years would benefit the Commission. Creguer states experience. McLean believes three years is exclusionary and discriminatory.

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Member Terry Heck made a motion, seconded by Robert McLean to delay the vote on the proposed By-Law changes until at least March 2018. Motion carried.

Corporation Counsel Steve Allen recommends that PC members gather rough notes to provide feedback at the February Meeting.

7. Unfinished Business

- A. Huron County Master Plan. –Continue w/ Spicer Group.
- B. Huron County Hazard Mitigation Plan. –Continue with Master Plan. Randy Miller, 911 Director, states the Hazard Mitigation Plan is expected to be done in 30 days.
- C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Post construction compliance report required to be submitted to Huron County prior to November 21, 2018.
- D. Deerfield Wind Energy Project/Algonquin Power.

Adam Green and Leslie Greener provided overview of post-construction compliance report.

Member Bumhoffer stated concerns with blades on page 161, and “Wind Park” on page 176.

Algonquin officials provided Smith with CD-ROM containing data from 2017 noise survey compiled by Black and Veatch.

Bumhoffer questions decommissioning, page 247, the turbine blade disposal.

- E. Big Turtle Wind Farm LLC Heritage Sustainable/Terrapin Energy-Phase 2. Rich Lampeter, acoustician from Epsilon Associates will attend February 7, 2018 meeting.

Smith recommends PC members submit questions to Building & Zoning prior to the February meeting.

- F. Huron County Article X Wind Energy Moratorium set to expire January 18, 2018. Review current ordinance findings and moratorium language/term, etc. Propose amendments, set upcoming public hearing date.

Corporation Counsel provides input regarding draft recommendations and findings.

Member Dr. Robert Oakes made a motion seconded by Robert McLean, to extend moratorium for one year or when master plan is updated to address wind development, whichever comes first. Motion carried.

Member Ken Walker made a motion seconded by Terry Heck, to amend the previous motion to include until any potential revisions to the ordinance are completed. Motion carried.

Roll Call Vote: Walker motion to amend Oakes motion

| | | | |
|----------------|-----|-------------------------------------|-----|
| Mary Babcock | Yea | Charles Bumhoffer | Yea |
| Bernie Creguer | Yea | Carl Duda | Yea |
| Terry Heck | Yea | Jeffery Krohn | Nay |
| Robert McLean | Yea | Robert Oakes | Yea |
| Ken Walker | Yea | 8-Yea 1-Nay 0-Absent/Abstain | |

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Roll Call Vote: Oakes motion to extend moratorium

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|----------------|-----|-------------------|-----|
| Mary Babcock | Yea | Charles Bumhoffer | Yea |
| Bernie Creguer | Nay | Carl Duda | Yea |
| Terry Heck | Yea | Jeffery Krohn | Nay |
| Robert McLean | Yea | Robert Oakes | Yea |
| Ken Walker | Yea | | |

7-Yea 2-Nay 0-Absent/Abstain

8. New Business

A. PA 116 Terminations: None.

B. PA 116 Enrollment Applications:

1. Bischer-Geiger Properties, LLC, Sec 35 Dwight Twp., 65acres (65 cultivated) 0 bldgs., 90yrs.

Member Dr. Robert Oakes made a motion, seconded by Mary Babcock to approve the PA 116 Enrollment Applications. Motion carried.

9. Final Public Comment:

Ladonna Volmering, Sherman Township, comments a referendum is not an easy process.

Robert Gaffke, Bloomfield Township, questions if he can bring an acoustician to debate with Lampeter.

Rodney McLean, Rubicon Township, feels testing at his location was not adequate.

Steve Vaughan, Meade Township, discusses disposal of turbine blades.

10. Final Planning Commission Comment:

Member Heck states Gaffke should be allowed time on the agenda with his acoustician, McLean agrees.

Creguer explains meetings are not for debate, and anyone can speak during public comment.

Bumhoffer questions complaint resolution.

11. Adjournment

Being there was no further business to come before the Planning Commission, it was moved on a motion by Member Dr. Robert Oakes, to adjourn the meeting and seconded by Member, Robert McLean. Motion carried. Adjournment was at 9:23 p.m.

The next regular meeting will be scheduled to be held on February 7, 2018 at 7:00 p.m., Room 305.

Bernie Creguer, Chairman

Jeffery Krohn, Secretary

Date: _____

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