

**February 6, 2019**  
**Huron County Planning Commission Minutes**

A meeting of the Huron County Planning Commission was held on February 6, 2019, 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 Robert McLean at 7:00 p.m. with the Pledge to the United States of America. Secretary Julie Epperson, called the roll of members: Roll call - Members present: Bernie Creguer, Carl Duda, Julie Epperson, George Lauinger, Robert McLean, Bob Tenbusch, Dan Tighe and Ken Walker. Members absent: Terry Heck. Others present: There were approximately twenty (20) people in attendance, including: Jeff Smith, Zoning Administrator and Mickayla Bischer, Recording Secretary.

Member Bernie Creguer made a motion to approve the agenda as amended by moving 8. New Business items to before 7. Unfinished Business items, seconded by Bob Tenbusch. Motion carried.

**2. Approval of Minutes**

Tenbusch made a motion, seconded by Duda, to approve the January 2, 2019 regular meeting minutes as presented. Motion carried.

**3. Public Comment (Open Meeting Act.)**

Robert Gaffke, Bloomfield Township, addresses commission regarding deficiencies in the wind ordinance.

Rita Parsch, Meade Township, addresses the commission regarding the wind ordinance and infra sound.

**4. Public Hearing ZA 2019-01 Wind Moratorium Extension**

A. Overview

B. Public Comment:

Robert Gaffke, Bloomfield Township, addresses the board regarding turbine setbacks and supports extending the moratorium.

Sally Kain, Meade Township, speaks in support of the moratorium extension.

Dan Volmering, Sherman Township, speaks in support of the moratorium extension.

Richard Stein, Sherman Township, speaks in support of the moratorium extension.

Rita Parsch, Meade Township, addresses the board with concerns regarding bats and wind energy zoning ordinance. In support of the moratorium extension.

Dennis Lasceski, Lincoln Township, recommends a five or ten year moratorium extension.

One written correspondence was received from Carolyn and Duane Guza, Sigel Township, in support of the moratorium extension.

Member Robert Tenbusch made a motion, seconded by Carl Duda, to recommend the Wind Moratorium Extension to the Board of Commissioners. Motion carried.

**Roll Call Vote: ZA 2019-01 Wind Moratorium Extension**

Bernie Creguer	Nay	Carl Duda	Yea
Julie Epperson	Yea	Terry Heck	Absent
George Lauinger	Yea	Robert McLean	Yea
Bob Tenbusch	Yea	Ken Walker	Yea
Dan Tighe	Yea	<b>7-Yea 1-Nay 1-Absent/Abstain</b>	

**5. Communications**

- A. Village of Sebewaing 2019-2023 Parks and Recreation Master Plan.
- B. Huron County Hazard Mitigation Plan press release offering online survey.
- C. Colfax Township Planning Commission adopted updated Master Plan on October 1, 2018.

**6. Report of Committees:** None.

**8. New Business**

- A. SPR 2019-01 Ubyl BTS Retail LLC/Dollar General Store #19909, 1990 McTaggart Road, Bingham Twp., Ubyl, Michigan, requesting site plan review for an amendment to the proposed Dollar General Store and associated parking lot previously approved under Site Plan Review SPR 2018-03 on May 2, 2018.

Tenbusch questions parking, it will remain the same.

McLean questions the signage, it will stay the same distance from M-19.

Members discuss SE Corner of building shall be minimum of 30 ft. measured from the M-19 r.o.w. to meet minimum front yard setback.

Member Duda made a motion, seconded by Creguer to approve SPR 2019-01. Motion carried.

**Roll Call Vote: SPR 2019-01 Ubyl BTS Retail Dollar General Store**

Bernie Creguer	Yea	Carl Duda	Yea
Julie Epperson	Yea	Terry Heck	Absent
George Lauinger	Yea	Robert McLean	Yea
Bob Tenbusch	Yea	Ken Walker	Yea
Dan Tighe	Yea	<b>8-Yea 0-Nay 1-Absent/Abstain</b>	

**B. PA 116 Enrollment Applications:**

- 1. Wayne F. Lubeski Land LLC, Sec 26 Lincoln Twp., 9.49 acres (9.49cultivated), 0 bldgs., 49 yrs.

Creguer made a motion, seconded by Duda to approve the PA 116 Enrollment Applications. Motion carried.

**7. Unfinished Business**

- A. Huron County Master Plan. Waiting for information from Clark Hill pertaining to renewable energy.  
Members finish reviewing text in Aug 22, 2018 draft Master Plan, it will be forwarded to Spicer Group for revisions.

February 6, 2019

- B. Huron County Hazard Mitigation Plan.  
Randy Miller, 911 Director, gives an overview.
- C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Apple Blossom Wind LLC to provide additional compliance report information Spring 2019.  
Andrew Johnson, Sempra U.S. Gas & Power, states additional noise testing is tentatively scheduled for the first two weeks in May 2019. Johnson is waiting for a formal request from the Planning Commission stating what additional information is needed in compliance report.
- D. Commercial Solar Energy Facilities Ordinance. Continue...  
Members begin the review of definitions that will be part of the Solar Ordinance.

8:59 p.m.

Recess.

9:05 p.m. Meeting reconvened.

Lauinger calls a point of order. Members discuss finishing agenda items and finish reviewing the solar definitions at the next regular meeting.

Lauinger made a motion, seconded by Creguer, to finish agenda items. Motion carried.

**9. Final Public Comment:**

Bill Andrich, Lincoln Township, addresses the board with concerns regarding the PC not spending time to review the solar ordinance.

Robert Gaffke, Bloomfield Township, provides the PC with documents to be presented at the next meeting.

Bill McPhee, Hume Township, has concerns not being able to hear. Recommends getting some sort of sound system for the meeting room.

**10. Final Planning Commission Comment:**

Walker asks the PC to review the additional information he provided for inclusion into the solar ordinance.

**11. Adjournment**

Being there was no further business to come before the Planning Commission, it was moved on a motion by Member Robert Tenbusch, to adjourn the meeting and seconded by Member, Bernie Creguer. Motion carried. Adjournment was at 9:24 p.m.

The next regular meeting is scheduled to be held on March 6, 2019 at 7:00 p.m., Room 305.

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Robert McLean, Chairman

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Julie Epperson, Secretary

Date: \_\_\_\_\_

P:\bldzone\Documents\PC Minutes February 6, 2019, unapproved