

MARCH 5, 2025
Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on Wednesday, March 5, 2025, in the Huron County Meeting Room 305, 250 E. Huron Avenue, Bad Axe, MI 48413.

1. Call Meeting to Order

The meeting was called to order by Chairman Bill Renn at 7:00 p.m. with the Pledge to the United States of America. Secretary Richard Swartzendruber called the roll of members: Roll call – Members present: Bernie Creguer, Deborah Knarian (arrived at 7:03 p.m.), George Lauinger, Richard Swartzendruber, Jeremy Polega, Bill Renn, J. Dean Smith, and James Leonard. Absent: Todd Talaski. Approximately fifteen guests were in attendance.

Member Smith made a motion and seconded by Member Polega to approve the agenda as presented. Motion carried.

2. Approval of Minutes

Member Smith made a motion, seconded by Member Polega, to approve February 5, 2025, regular meeting minutes as presented. Motion carried.

3. Public Comment (Open Meeting Act.):

Randy Miller, Emergency Services Director, stated he received a call from the EPA, and they discussed the wildfires in California and battery energy storage systems. He will coordinate with Jeff to have a representative from the EPA present their findings on fires and BESS to the Planning Commission.

4. Public Hearing(s) (Open Meeting Act – 3 minutes per speaker):

A. Special Approval Use Permit SAP 2025-01, Buchholz Transport, agent for property owner Raymond Mullet, to mine sand in Section 24 of Grant Township, Parcel no. 3210-024-008-20.

Zoning Administrator Jeff Smith provided project information and reviewed the application materials presented to the Building & Zoning Office.

Blaine Buchholz stated the mining and site restoration will be completed by deer hunting season 2025.

Public Comment: None

PC Members Comment: None

Member Leonard made a motion and seconded by Member Creguer to approve SAP 2025-01.

Roll Call Vote: SAP 2025-01 SPECIAL APPROVAL USE PERMIT: BUCHHOLZ TRANSPORT

Bernie Creguer	Yea	Bill Renn	Yea
Debb Knarian	Yea	Jeremy Polega	Yea
George Lauinger	Yea	Rich Swartzendruber	Yea
James Leonard	Yea	J Dean Smith	Yea
Todd Talaski	Absent	8-Yea 0-Nay 1-Absent	

Roll Call Vote. Motion carried 8 Yea; 0 Nay; 1 Absent. Motion carried.

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B. Special Approval Use Permit SAP 2025-02, AGM Enterprises LLC requesting to mine sand and gravel in Section 31 of Sheridan Township, Parcel no. 3224-031-008-50.

Zoning Administrator Jeff Smith provided project information and reviewed the application materials presented to the Building & Zoning Office.

Martin Gentner stated they will be moving east from their existing mining operation on adjacent landowner John Miller's parcel. AGM plans to keep the stockpile on Mr. Miller's property and has an agreement to use the existing gravel driveway through Mr. Miller's property for ingress and egress. Much of the mining on Mr. Miller's property approved in 2016 is complete and those areas are reclaimed and continue to be farmed.

Public Comment:

Brian Hacker, his mother who lives across from the mining location, is not opposed to the project. She hopes that they can take measures to keep the noise down, if possible.

Martin Gentner stated the crusher will continue to be operated in the same location (on Mr. Miller's property) and the existing trees will help provide additional buffer.

Planning Commission Comment:

Member Smith stated it looks like there is plenty of room on the property.

Member Swartzendruber asked if there is a pond on the property now?

Martin Gentner responded there is a small pond up towards Huron Line Road.

Member Swartzendruber asked if the 4.9-acre pond is the only one proposed?

Martin Gentner responded that the plan is to have two ponds, each pond to be less than 5 acres.

Member Leonard made a motion and seconded by Member Smith to approve SAP 2025-02.

Roll Call Vote: SAP 2025-02 SPECIAL APPROVAL USE PERMIT: AGM ENTERPRISES, LLC

Bernie Creguer	Yea	Bill Renn	Yea
Debb Knarian	Yea	Jeremy Polega	Yea
George Lauinger	Yea	Rich Swartzendruber	Yea
James Leonard	Yea	J Dean Smith	Yea
Todd Talaski	Absent	8-Yea 0-Nay 1-Absent	

Roll Call Vote. Motion carried 8 Yea; 0 Nay; 1 Absent. Motion carried.

5. Communications:

- A. Associated Press article dated January 17, 2025, titled "Smoke from fire at California lithium battery plant raises concerns about air quality" submitted by Randy Miller, EMS Director.
- B. Washington Post article dated January 19, 2025, titled "EV batteries can be risky in wildfires. Here's what to know" submitted by Randy Miller, EMS Director.

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- C. Baker Engineering and Risk Consultants, Inc. article dated September 11, 2023, titled "BESS Incidents – Recent failures and risk management considerations" submitted by Luke Deming, Sheridan Twp.
- D. Mackinac Center for Public Policy article dated June 2, 2022, titled "Bright Panels, Dark Secrets: The Problem of Solar Waste" submitted by Luke Deming, Sheridan Twp.
- E. Email indicating the Minden Township Planning Commission is updating its Master Plan.
- F. Email from Daniel Post, Colfax Twp. resident, concerned with Silvercreek Solar Park proposed to be constructed by DTE Energy in Colfax Township.

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

Request by Brandon Moore, owner of Lakeshore Pines Mobile Home Park, requesting Huron County consider adopting zoning regulations to allow RV Campgrounds as permitted use in the General Business District.

Members discussed the new request by Brandon Moore. Member Polega & Member Smith to review other ordinances to discuss at the April meeting.

7. Unfinished Business: None

8. New Business:

A. PA 116 Enrollment Applications:

- 1. Weiss, Steven & Kristen, Sec 29 Huron Twp., 40 acres (40 cultivated) 0 bldgs., 90 yrs.
- 2. Weiss, Steven & Kristen, Sec 29 Huron Twp., 48.19 acres (48.19 cultivated) 0 bldgs., 90 yrs.
- 3. Weiss, Leslie & Linda, Sec 30 Huron Twp., 56.975 acres (39.660 cultivated) 0 bldgs., 90 yrs.

Member Creguer made a motion and seconded by Member Polega to recommend approval of the PA 116 enrollment applications. Motion carried.

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

Luke Deming, Sheridan Township, expressed pleasure to see movement on the RV park to encourage more visitors to Huron County.

10. Final Planning Commission Comment:

Member Renn welcomed the new Board of Commissioners in attendance.

Member Knarian asked if we had received any answers to the questions we had for EGLE?

Jeff Smith stated he had emailed EGLE and did not receive a response.

- Next month, there will be another public hearing for sand mining.
- The Solar & BESS ordinance text amendment will be prepared and sent to the Board of Commissioners.
- Member Talaski resigned from the Planning Commission.

11. Adjournment:

Being there was no further business to come before the Planning Commission, Member Leonard made a motion, seconded by Member Creguer, to adjourn the meeting. Motion carried. Adjournment was at 8:03 p.m.

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Notice of Upcoming Meetings:

- Next **Regular PC Meeting** scheduled for **Wednesday, April 2, 2025 @ 7:00 p.m., Location: Room 305.**

George Lauinger, Vice-Chairman

Richard Swartzendruber, Secretary

Date: _____

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