

**March 7, 2018**

**Huron County Planning Commission Minutes**

A meeting of the Huron County Planning Commission was held on March 7, 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 Cregeur 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, Bernie Creguer, Carl Duda, Terry Heck, Jeffery Krohn, Robert McLean, and Dr. Robert Oakes. Members absent/excused: Ken Walker. Others present: There were approximately twenty (20) people in attendance, including: Jeff Smith, Planning/Building & Zoning Office Director and Mickayla Bischer, Recording Secretary.

Member Robert McLean made a motion, seconded by Dr. Robert Oakes to approve the agenda as presented. Motion carried.

**2. Approval of Minutes**

Member Carl Duda made a motion, seconded by Robert McLean to approve the March 7, 2018 regular meeting minutes as presented. Motion carried.

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

Robert Gaffke, Bloomfield Township, read an article from the Lapeer Paper.

Rick Stein, Sherman Township, comments new members may be a good fit for the committee to review the Zoning Ordinance.

**4. Public Hearing None.**

**5. Communications**

- A. A letter from the United States Department of Defense National Guard Bureau preparing an Environmental Impact Statement for the beddown of F-35A aircraft at two of five potential locations.
- B. Correspondence received February 7, 2018 from Robert Gaffke pertaining to wind turbine noise.
- C. Planning & Zoning News Vol. 36 No. 4, February 2018 article titled "Solar Energy Is Competitive With Other Energy Sources-Is Your Community Ready?"

**6. Report of Committees: Bylaws.**

McLean comments on reconsideration at the next meeting, members running for office, written motions, and per diem expense vouchers.

Heck comments on submission deadline and mailing date.

Discussion continues.

Member Dr. Robert Oakes makes a motion, seconded by Jeffery Krohn to approve the 2018 By-Laws with two amendments; Pg. 7 E. Motions 1. "Motions, other than meeting procedures, shall be written..." and pg. 8 J. Delivery of Agenda "...mailed first class mail on the Monday of the week..." K. Placement of Items 3. "...Building & Zoning Department fourteen (14) days prior..." Motion carried.

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**Roll Call Vote: 2018 By-Laws**

Mary Babcock	Yea	Bernie Creguer	Yea
Carl Duda	Nay	Terry Heck	Yea
Jeffery Krohn	Yea	Robert McLean	Yea
Robert Oakes	Yea	Ken Walker	Absent

**6-Yea 1-Nay 1-Absent/Abstain**

**7. Unfinished Business**

- A. Huron County Master Plan. –Continue w/ Spicer Group. Special Meeting date set for March 14, 2018.
- B. Huron County Hazard Mitigation Plan. –Continue with Master Plan.
- C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Waiting for post-construction compliance report prior to November 21, 2018.

**8. New Business**

- A. SPR 2018-01 Cooperative Elevator Co., Ruth Division, requesting site plan review pursuant to Huron County Zoning Ordinance Section 14.28, for the addition of an 80ft. Diameter x 40ft. Tall Liquid Fertilizer Steel Storage Tank and a 50ft. x 90ft. Fertilizer Loadout Building, to be constructed on Industrial (IND) Zoned property located at 4600 Ruth Road, Sherman Township, Michigan. Parcel No. 3225-030-038-00.  
Smith gives an overview of application and requested site plan. Tom Bloom from the Co-op is available at the meeting for questions.

Member Dr. Robert Oakes made a motion, seconded by Terry Heck to approve SPR 2018-01 site plan review as presented. Motion carried.

**Roll Call Vote: SPR 2018-01**

Mary Babcock	Yea	Bernie Creguer	Yea
Carl Duda	Yea	Terry Heck	Yea
Jeffery Krohn	Yea	Robert McLean	Yea
Robert Oakes	Yea	Ken Walker	Absent

**7-Yea 0-Nay 1-Absent/Abstain**

- B. Planning Commission member to serve on Zoning Board of Appeals. Members of the Board of Appeals shall be chosen from electors residing in the unincorporated area of the County and shall be residents of those townships which are subject to the provisions of the Huron County Zoning Ordinance pursuant Section 19.01. Legislative body to appoint 1 member of the planning commission to the zoning board of appeals pursuant Michigan Zoning Enabling Act, Act 110 of 2006, M.C.L. 125.3601(4).

Member Robert McLean made a motion, seconded by Terry Heck to choose Planning Commission member to serve on the Zoning Board of appeals next month. Motion carried.

- C. Planning Commission Chairman to appoint members to committee for the purpose of reviewing current Huron County Zoning Ordinance, Article X Wind Energy Conversion Facility Overlay Zoning Ordinance provisions dated November 27, 2015.

Chairman Creguer appoints Member McLean, Walker, Oakes, and Creguer.

- D. PA 116 Terminations: None.

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E. PA 116 Enrollment Applications:

1. Fiebig, Donald & Kathy, Sec 27 Sebewaing Twp., 40 acres (37.65 cultivated), 3 bldgs., 90 yrs.
2. Dekker, Rene & Judith, Sec 36 Colfax Twp., 40 acres (40 cultivated) 0 bldgs., 90 yrs.

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

**9. Final Public Comment:**

Robert Gaffke, Bloomfield Township, recommends revisiting the complaint resolution process and getting a second legal opinion.

Shelly McCarty, Bridgehampton Township Sanilac County, reviews a document regarding medical testimonies from infrasound.

**10. Final Planning Commission Comment:**

Oakes suggests putting a statement in the Master Plan about having enough turbines within the county.

**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 8:37 p.m.

The next regular meeting will be scheduled to be held on April 4, 2018 at 7:00 p.m., Room 305.

\_\_\_\_\_  
, Chairman

\_\_\_\_\_  
, Secretary

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

P:\bldzone\Documents\PC Minutes March 7, 2018, unapproved