

April 3, 2019
Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on April 3, 2019, in the Huron County Meeting Room, Room 305, County Building, Bad Axe, MI 48413.

Jodi Essenmacher, Board of Commissioners Executive Assistant, provided Oath of Office to new members: Jeremy Polega and Bernie Creguer.

1. Call Meeting to Order

The meeting was called to order by Jodi Essenmacher at 7:00 p.m. with the Pledge to the United States of America. Jodi Essenmacher, called the roll of members: Roll call - Members present: Bernie Creguer, Julie Epperson, George Lauinger, Robert McLean, Jeremy Polega, Bob Tenbusch, Dan Tighe and Ken Walker. Members absent: Bill Renn.

Member Bernie Creguer made a motion to nominate George Lauinger as Chairman. Motion failed due to lack of support.

Member George Lauinger made a motion, seconded by Bob Tenbusch to nominate Bob McLean as chairman. Motion carried.

Member Bob Tenbusch made a motion, seconded by Dan Tighe to close nominations. Motion carried.

Member Bob Tenbusch made a motion, seconded by Julie Epperson to nominate Ken Walker as Vice-Chairman. Motion carried.

Member Bob Tenbusch made a motion, seconded by Dan Tighe to close nominations. Motion carried.

Member Ken Walker made a motion, seconded by Bernie Creguer to nominate Julie Epperson as Secretary. Motion carried.

Member Bernie Creguer made a motion, seconded by Bob Tenbusch to close nominations. Motion carried.

Member Bob Tenbusch made a motion, seconded by Bernie Creguer to approve the agenda as presented. Motion carried.

2. Approval of Minutes

Tenbusch made a motion, seconded by Walker to approve the March 6, 2019 minutes with the amendment to strikeout “with legal review” under Khoury’s final PC comment. Motion carried.

Tenbusch made a motion, seconded by Tighe to approve the March 19, 2019 minutes with amendment to include: “solar panels contain no toxic chemicals or elements and can be put in landfill” and “Michigan & Germany have similar solar potential” under Paul Funk’s public comment. Motion carried. Yay: Epperson, Lauinger, McLean, Polega, Tenbusch, Tighe and Walker. Nay: Creguer.

3. Public Comment (Open Meeting Act.)

Commissioner Khoury comments the BOC is expected to receive communication from Clark Hill within a week.

John Orr, Exelon Corporation, comments April 1, 2019, Exelon’s Harvest II wind turbine 17 caught fire in Chandler Township. First responders were notified and site was secured and monitored until the fire went out around 11pm. There were no injuries. The other Harvest II wind turbines were immediately taken out

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of service during the event, and after a safety review, the remaining turbines were restarted on Tuesday at 7:22 p.m. Turbine 17 is isolated from the remaining facility. Exelon Officials have begun an investigation into the cause of the fire and will later determine if Turbine 17 will be repaired, replaced, or demolished. Exelon will keep all local, county, and state officials informed once the investigation is complete.

Robert Gaffke, Bloomfield Township, recommended the PC read the book “Power Hungry.”

Steve Vaughn, Board of Commissioner, recommends keeping small scale solar in mind while doing the ordinance, each project is individual.

Randy Miller, 911 Director, DEQ has been in contact during the turbine fire and things are going well between Exelon and the DEQ.

4. Public Hearing Special Approval Use Permit SAP 2019-01. D & W Salvage owner Bryan Deering requests zoning approval to construct a 50ft. x 61ft. office building and an 11ft. x 80ft. truck scale on 40 acre Agricultural (AGR) Zoned parcel in Section 29 of Lincoln Township, Parcel No. 3214-029-017-00.

Bryan Deering and Angie provide an overview of proposed project.

Member Tenbusch made a motion, seconded by Creguer to accept D & W Salvage finding that the proposal complies with Huron County Ordinances and all criteria and applicable zoning regulations. Motion carried.

Roll Call Vote:

Bernie Creguer	Yea	Bill Renn	Absent
Julie Epperson	Yea	Jeremy Polega	Yea
George Lauinger	Yea	Robert McLean	Yea
Bob Tenbusch	Yea	Ken Walker	Yea
Dan Tighe	Yea	8-Yea 0-Nay 1-Absent/Abstain	

5. Communications

- A. Zoning approval letter from Huron County Building & Zoning addressed to Todd Hamula from Zarembo Group, LLC dated March 12, 2019, pertaining to the upcoming Dollar General Store #19909 in Ubly.
- B. MTA Introduction to Planning & Zoning workshop event details/registration form.
- C. www.solar-facts-and-advice.com article titled “Cadmium Telluride-The Good and the Bad” submitted by member Lauinger.
- D. www.energysage.com article dated February 28, 2019 titled “Amorphous Solar Panels vs Cadmium Telluride vs CIGS” submitted by member Lauinger.
- E. www.nrel.gov article titled “Cadmium Telluride Solar Cells” submitted by member Lauinger.
- F. www.greentechmedia.com article dated March 19, 2012 titled “The Lowdown on the Safety of First Solar’s CdTe Thin Film” submitted by member Lauinger.
- G. www.forbes.com article dated May 23, 2018 titled “If Solar Panels Are So Clean, Why Do They Produce So Much Toxic Waste?” submitted by member Tenbusch.
- H. Village of Port Austin email notice that provides latest copy of Port Austin’s Rec Plan for 2019-2023.

6. Report of Committees: Members attended ZBA/Planning Commission Training, members look at reviewing By-laws and the Election of Officer process.

7. Unfinished Business

- A. Huron County Master Plan. Still waiting for information from Clark Hill pertaining to renewable energy.
- B. Huron County Hazard Mitigation Plan.
Randy Miller, 911 Director, Alan Bean from Spicer Group Inc. will be attending May meeting.
- C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Apple Blossom Wind LLC to provide additional compliance report information Spring 2019. See letter from Apple Blossom Wind, LLC date March 26, 2019 pertaining to Huron County Planning Commission’s request for additional information pertaining to compliance report submitted on December 19, 2018. Discuss upcoming sale to AEP and decommissioning financial assurance previously provided to Huron County by Apple Blossom Wind/Sempra Renewables will need to be replaced with equivalent financial assurances from AEP.
Andrew Johnson, Apple Blossom Wind LLC, gives an overview.

Members ask for cooperation from Apple Blossom Wind LLC/Sempra Renewables.

- D. Commercial Solar Energy Facilities Ordinance. Continue...review information from 2015 MI Building Code.

8. New Business

- A. **Site Plan Review SPR 2019-02 Farm Crest Foods (Division of Active Feed Co.)** requesting approval to construct a new 62ft. x 471ft. Cage-Free Poultry Layer House at 6761 Haist Road, Winsor Township, Pigeon, Michigan, 48755, on an Agricultural (AGR) zoned parcel consisting of 195.44 acres.

Member Tenbusch made a motion, seconded by Creguer to approve Farm Crest Foods, finding that the proposal meets Huron County Ordinances and all criteria and applicable zoning regulations.

Roll Call Vote:

Bernie Creguer	Yea	Bill Renn	Absent
Julie Epperson	Yea	Jeremy Polega	Yea
George Lauinger	Yea	Robert McLean	Yea
Bob Tenbusch	Yea	Ken Walker	Yea
Dan Tighe	Yea	8-Yea 0-Nay 1-Absent/Abstain	

- B. PA 116 Enrollment Applications: None.

9:00p.m.

Recess

9:05p.m. Meeting reconvened.

9. Final Public Comment:

Robert Gaffke, Bloomfield Township, comments on the Military fly over.

Steve Vaughn, Board of Commissioner, comments on the chemicals in solar panels.

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10. Final Planning Commission Comment:

Members set a Special Meeting date of April 17, 2019 at 7pm to review the draft 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, Julie Epperson. Motion carried. Adjournment was at 9:27 p.m.

The next regular meeting is scheduled to be held on May 1, 2019 at 7:00 p.m., Room 305.

Robert McLean, Chairman

Julie Epperson, Secretary

Date: _____

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