

April 4, 2018

Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on April 4, 2018, 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: Julie Epperson, George Lauinger, and Dr. Robert Oakes.

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, Carl Duda, Julie Epperson, Terry Heck, George Lauinger, 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 Ken Walker made a motion that the portion of the PC By-Laws stating "Any PC Member shall be eligible to run for office so long as they have served on the planning commission for at least one year immediately preceding the election," be suspended for this meeting. Motion was seconded by Member Carl Duda. Motion carried.

Member McLean is in support of Walkers motion. Member Oakes recommends limiting it to secretary.

Roll Call Vote:

Bernie Creguer	Yea	Carl Duda	Yea
Julie Epperson	Yea	Terry Heck	Yea
George Lauinger	Yea	Robert McLean	Yea
Robert Oakes	Nay	Ken Walker	Yea
7-Yea 1-Nay 0-Absent/Abstain			

Member Dr. Robert Oakes made a motion to nominate Bernie Creguer as Chairman and Robert McLean as Vice-Chairman. Motion failed due to lack of support.

Member Carl Duda made a motion, seconded by Member Terry Heck to nominate Robert McLean as Chairman. Motion carried.

Roll Call Vote:

Bernie Creguer	Abstain	Carl Duda	Yea
Julie Epperson	Yea	Terry Heck	Yea
George Lauinger	Yea	Robert McLean	Yea
Robert Oakes	Nay	Ken Walker	Yea
6-Yea 1-Nay 1-Absent/Abstain			

Member Dr. Robert Oakes made a motion to nominate Bernie Creguer as Vice-Chairman. Motion failed due to lack of support.

Dr. Robert Oakes submits a letter of resignation from the Planning Commission.

Member Ken Walker made a motion, seconded by Terry Heck to nominate Carl Duda as Vice-Chairman. Motion carried.

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

Member Epperson shows concern with being Secretary.

Member Walker made an amendment to the agenda to add item 8. New Business D. New member to serve on the wind committee.

Chairman McLean made an amendment to the agenda to add item 8. New Business E. Solar Moratorium.

Member Carl Duda made a motion, seconded by Ken Walker to approve the agenda as amended. Motion carried.

2. Approval of Minutes

Member Duda states under 2. Approval of Minutes it should state February 7, 2018.

Member Bernie Creguer made a motion, seconded by Carl Duda to approve the March 7, 2018 regular meeting minutes as amended. Motion carried.

Member Carl Duda made a motion, seconded by Bernie Creguer to approve the March 14, 2018 special meeting minutes as presented. Motion carried.

3. Public Comment (Open Meeting Act.)

Robert Gaffke, Bloomfield Township, addresses concerns with Dr. Robert Oakes continuing to serve on the wind sub-committee.

Jim Quinn, Lake Township, states Dr. Oakes is a man of his word. Commends board for time and effort.

Norm Stephens, Tuscola County, comments on new leadership.

4. Public Hearing None.

5. Communications

- A. The County Press article dated February 28, 2018 titled "Burnside Township officials clamp down on wind turbines."
- B. City of Harbor Beach amendments to 2017 City of Harbor Beach Five Year Recreation Plan.
- C. The Wall Street Journal article dated March 18, 2018 titled "natural Gas Under Assault in Some States After Brief Reign at the Top."
- D. Huron County Road Commission requesting letter of support for Local Bridge Program.
Member Terry Heck made a motion, seconded by Member Creguer to send a letter of support to the Huron County Road Commission. Motion carried.

6. Report of Committees: Wind Committee meeting April 25, 2018 at 6 pm.

7. Unfinished Business

- A. Huron County Master Plan. –Continue w/ Spicer Group.
Member Carl Duda made a motion, seconded by Member Bernie Creguer for a special meeting with Spicer Group April 25, 2018 at 7 pm.
- B. Huron County Hazard Mitigation Plan. –Continue with Master Plan.
Randy Miller states grant is tentatively approved. The Board of Commissioners may see it first because only the Board can accept the grant funding.

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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 2018-02 Blue Diamond Steel Casting LLC, 125 Sturm Road, Winsor Twp., Pigeon, requesting site plan review pursuant to Huron County Zoning Ordinance Section 14.28, for the addition of a 100ft. x 400ft. x 50ft. tall building expansion onto existing structure. Parcel No. 3228-012-005-55 is Industrial (IND) zoned and consists of approximately 45.37 acres.

Mike Peterson, Blue Diamond Steel Casting LLC, gives an overview of application.

Mr. Smith states Building & Zoning received one phone call from Dale Schulz regarding general setback questions.

Member Terry Heck made a motion, seconded by Bernie Creguer to approve SPR 2018-02 conditionally as submitted pending the approval from the Zoning Board of Appeals. Motion carried.

Roll Call Vote:

Bernie Creguer	Yea	Carl Duda	Yea
Julie Epperson	Yea	Terry Heck	Yea
George Lauinger	Yea	Robert McLean	Yea
Ken Walker	Yea		

7-Yea 0-Nay 0-Absent/Abstain

B. PA 116 Terminations: None.

C. PA 116 Enrollment Applications:

1. Volmering, Leslie Trust, Sec 1 Sherman Twp., 45.43 acres (45.43 cultivated), 0 bldgs., 90 yrs.
2. Pleiness, Dennis, Sec 35 Bloomfield Twp., 40 acres (40 cultivated), 0 bldgs., 90 yrs.
3. Draschil, Thomas, Sec 16 Brookfield Twp., 40 acres (40 cultivated), 0 bldgs., 90 yrs.
4. Oberski, Scott, Sec 19 Paris Twp., 72.75 acres (7275 cultivated) 0 bldgs., 50 yrs.

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

D. Members discuss wind committee. Heck and Duda both show interest in being appointed to the committee. Members discuss Dr. Oakes remaining on the committee.

Chairman McLean appointed Member Heck and Dr. Oakes will remain on the committee as a public member.

E. Members discuss Solar Moratorium. McLean shows concern with expiration, Smith comments with the zoning amendment language; it should not expire, but will look further into it.

9. Final Public Comment:

Norm Stephens, Tuscola County, comments on one year Solar Moratorium.

Robert Gaffke, Bloomfield Township, addresses the board with concerns regarding commercial solar.

Andrew Johnson, Apple Blossom, gives an update. Working on post-construction report.

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Dan Volmering, Sherman Township, thanks Bernie Creguer and states no matter who is on the wind committee, the outcome should be the same.

Randy Miller, 911 Director, publicly thanks Dr. Oakes for his years of service.

10. Final Planning Commission Comment:

McLean welcomes the new members.

11. Adjournment

Being there was no further business to come before the Planning Commission, it was moved on a motion by Member Terry Heck, to adjourn the meeting and seconded by Member, Carl Duda. Motion carried. Adjournment was at 8:14 p.m.

The next regular meeting will be scheduled to be held on May 2, 2018 at 7:00 p.m., Room 305.

Robert McLean, Chairman

, Secretary

Date: _____

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