

May 2, 2018
Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on May 2, 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 Robert McLean at 7:00 p.m. with the Pledge to the United States of America. Recording Secretary Mickayla Bischer, called the roll of members: Roll call - Members present: Bernie Creguer, Carl Duda, Julie Epperson, Terry Heck, George Lauinger, Robert McLean, Bob Tenbusch 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.

Re-Election of Officer:

Chairman McLean reviews Planning Enabling Act, HCPC By-Laws, and BOC legislative committee meeting minutes.

Member Carl Duda made a motion, seconded by Bernie Creguer to nominate Terry Heck as secretary. Heck declines.

Member Carl Duda made a motion to nominate Julie Epperson as secretary. McLean states not at this time.

Member Bob Tenbusch made a motion, seconded by Carl Duda to nominate Ken Walker as secretary. Walker declines.

Member Ken Walker made a motion to nominate Bernie Creguer as secretary. Creguer declines.

Member Ken Walker made a motion, seconded by Terry Heck to suspend section 4A of the HCPC by-laws for this meeting.

Creguer recommends getting Corporation Counsels opinion, Tenbusch comments that is unnecessary, as PC by-laws state they can be suspended for one meeting. Lauinger states it is a necessity due to no secretary. Commissioner Khoury comments all eligible members have been exhausted.

Roll Call Vote: Suspend By-law 4A

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

7-Yea 1-Nay 0-Absent/Abstain

Member Carl Duda made a motion, seconded by Bob Tenbusch to nominate Julie Epperson as secretary. Motion carried.

Roll Call Vote: Epperson as Secretary

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

8-Yea 0-Nay 0-Absent/Abstain

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

2. Approval of Minutes

Chairman McLean notes correction to April 4, 2018 minutes under 1. Call Meeting to Order "...nominate Bernie Creguer as Chairman..."

Member Bernie Creguer made a motion, seconded by Carl Duda to approve the April 4, 2018 regular meeting minutes as amended. Motion carried.

Member Bernie Creguer made a motion, seconded by Bob Tenbusch to approve the April 25, 2018 special meeting minutes as presented. Motion carried.

3. Public Comment (Open Meeting Act.)

Steve Parcels, President of Huron City Co., addresses the board supporting solar energy.

Robert Gaffke, Bloomfield Township, clarifies what was published in the Huron Daily Tribune in an interview with Jeff Smith regarding Gaffke not returning Smith's calls. Gaffke states he did visit B&Z Office regarding video presentation.

Paul Kanaski, Sigel Township, states solar is different than wind, commission should take time to create ordinances without being too restrictive.

4. Public Hearing None.

5. Communications

- A. State of Michigan Attorney General Bill Schuette Opinion No. 7302 regarding Right to Farm Act preemption of local ordinances concerning farming activities.
- B. The Committee for Better Roads letter requesting support of the May 8, 2018 special election ballot to renew the existing 1 mill for 5 years for County Primary Roads.
Member Bernie Creguer made a motion, seconded by Carl Duda to support the May 8, 2018 special election ballot to renew the existing 1 mill. Motion carried.
- C. Sherman Township Planning Commission notice of Intent to Prepare a Master Plan.
- D. U.S. District Court for Eastern District of Michigan, Northern Division, Case No. 17-cv-11025, dated March 13, 2018 Tuscola Wind III, LLC v. Ellington Township.

6. Report of Committees: Wind Committee meeting May 16, 2018 at 6 pm.

7. Unfinished Business

- A. Huron County Master Plan. –Continue w/ Spicer Group.
- 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 2018-03 Ubly BTS Retail LLC/Dollar General Store #19909, 1990 McTaggart Road, Bingham Twp., Ubly, Michigan, requesting site plan review pursuant to Huron County Zoning Ordinance Section 14.28, for new Dollar General Store with associated parking lot. Part of Parcel No. 3201-006-00, owned by Richard Holdship, is zoned Business (BUS) District and consists of approximately 2.26 acres located on the Southwest corner of the intersection of McTaggart Road and Ubly Road (M-19).

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Aaron Brooker, Development Manager, gives an overview of project.

Smith provides summary of ordinance requirements specific to proposed project. Smith states the free standing accessory sign shown on the plan is located in the road right away, and the sign would need to be a minimum of 10 ft. from the road right away. Mr. Brooker states the sign will be in compliance with ordinance requirements.

Member Terry Heck made a motion a motion, seconded by Bob Tenbusch to approve the site plan submitted by Zarembo Group with conditions the sign is to meet proper setbacks per zoning ordinance and also approves 28 parking spots. Motion carried.

Roll Call Vote: SPR 2018-03 Dollar General

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

8-Yea 0-Nay 0-Absent/Abstain

- B. Carl Duda letter dated April 19, 2018, addressed to Huron County Board of Commissioners, requesting appointment to the Huron County Zoning Board of Appeals. [Pursuant MZEA M.C.L. 125.3601(4) and Huron County Zoning Ordinance Section 19.01]

Member Terry Heck made a motion, seconded by George Lauinger to recommend Carl Duda to the Board of Commissioners to serve on the Zoning Board of Appeals. Motion carried.

Roll Call Vote:

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

7-Yea 1-Nay 0-Absent/Abstain

- C. Review Huron County BOC Resolution 17-72 and Zoning Amendment 2017-02 Commercial Solar Energy Moratorium language. Public hearing scheduled for May 16, 2018 to extend moratorium. Discussion followed.

- D. PA 116 Terminations: None.

- E. PA 116 Enrollment Applications:

1. Rice, Timothy & Catherine, Sec 10 Lincoln Twp., 19.04 acres (19.04 cultivated), 0 bldgs., 90 yrs.
2. Woodke, Jeffery & Cynthia, Sec 18 Rubicon Twp., 20 acres (17.72 cultivated), 0 bldgs., 90 yrs.
3. Leavine, Larry & Beverly, Bradley & Kelly, Sec 1 Dwight Twp., 40 acres (38 cultivated), 2 bldgs., 90 yrs.

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

9. Final Public Comment: None.

10. Final Planning Commission Comment:

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Smith addresses the PC and request members encourage Mr. Gaffke to allow Smith to perform additional testing at Gaffke's residence regarding wind turbine noise complaint. Members discuss. McLean questions if Gaffke would allow Smith to test at his location. Gaffke and Smith both agree to continue with additional testing.

11. Adjournment

Being there was no further business to come before the Planning Commission, it was moved on a motion by Member Bob Tenbusch, to adjourn the meeting and seconded by Member, Bernie Creguer. Motion carried. Adjournment was at 9:06 p.m.

The next regular meeting will be scheduled to be held on June 6, 2018 at 7:00 p.m., Room 305.

Robert McLean, Chairman

Julie Epperson, Secretary

Date: _____

P:\bldzone\Documents\PC Minutes May 2, 2018, unapproved

DRAFT