

June 6, 2018
Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on June 6, 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 7:03 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, Dan Tighe, 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.

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

2. Approval of Minutes

Tenbusch made a motion, seconded by Terry Heck, to approve the May 2, 2018 regular meeting minutes with an amendment to add “Tenbusch questions why corporate counsel and parliamentarian was present at the last meeting, why wasn’t that action stopped and proper procedure followed. Instead we wasted time and ended at the same result” during final planning commission comment. Motion carried.

Member Carl Duda made a motion, seconded by Bob Tenbusch to approve the May 16, 2018 special meeting minutes with amendment to remove Dr. Robert Oakes in the roll call. Motion carried.

3. Public Comment (Open Meeting Act.)

Sami Khoury, Chairman of the Board of Commissioners, invites the officers to the Committee of the Whole Meeting on June 19, 2018 at 9am. Also, addresses that Mr. Allen thought about the election of officers after the fact and wants to be sure we do our due diligence to follow proper procedures.

4. Public Hearing None.

5. Communications

- A. MSU Extension “Planning & Zoning for Solar in Michigan” supplemental solar energy flowchart.
- B. Gratiot County draft Solar Energy Systems Zoning Ordinance.
- C. Clinton County Solar Farm Ordinance OR-126-17.
- D. Manchester Township Ordinance No. 90 Solar Energy Systems.
- E. Kochville Township Ordinance No. 17-07 Solar Energy Facilities.
- F. Millington Township Ordinance No. 17-02 Solar Energy Systems.
- G. Oneida Charter Township Solar Ordinance.
- H. Whiteford Township Ordinance No. 72 Utility Scale Solar Energy Facilities.

6. Report of Committees: Wind Committee meeting June 27, 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. Randy Miller, 911 Director, gives an overview for new members.
- C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Waiting for post-construction compliance report prior to November 21, 2018.

June 6, 2018

8. New Business

A. PA 116 Partial Termination Applications: Stock; Jurgess; and Weitzel/Bedford

1. Troy Stock, Trustee for Harold & Evelyn Stock Living Trust, requesting partial termination of 1.35 acres of land currently enrolled in Farmland Development Rights Agreement No. 32-4109-123166, located in Section 32, T15N R9E, Sebawaing Township, Part of Parcel No. 3223-032-014-00. The application presented indicates the release is for a parcel up to (2) two acres with at least one structure that was present prior to the start date of the agreement.

Member Bob Tenbusch made a motion, seconded by Bernie Creguer to approve the termination of 1.35 acres of land. Motion carried.

2. Terry Jurgess and Jeffrey Jurgess, requesting partial termination of 4.5 acres of land currently enrolled in Farmland Development Rights Agreement No. 32-23788-123127, located in Section 19, T16N R14E, Sigel Township, Part of Parcel No. 3226-019-013-00. The application presented indicates the release is for a parcel up to (5) five acres with at least one structure that was present prior to the start date of agreement.

Members discuss the termination exceeding two acres but less than five, seeking Corporation Counsel Opinion due to the termination exceeding the two acres but less than five acres.

Member Terry Heck made a motion, seconded by Bob Tenbusch, to table the Jurgess request to remove 4.5 acres of land from PA 116 pending Corporation Counsels opinion. Motion carried.

3. Bill Weitzel, current owner of property enrolled under Howard Bedford, requesting partial termination of 0.95 acres of land currently enrolled in Farmland Development Rights Agreement No. 32-39182-123172, located in Section 12, T16N R10E, Winsor Township, Part of Parcel No. 3228-012-004-20. The application presented indicates the release is for a parcel up to (2) two acres with at least one structure that was present prior to the start date of the agreement.

Member Bob Tenbusch made a motion, seconded by Bernie Creguer to approve the termination of 0.95 acres of land. Motion carried.

B. PA 116 Enrollment Applications:

1. Volmering, Doug and Sarah, Sec 1 Harbor Beach, 35 acres (35 cultivated), 0 bldgs., 10 yrs.
2. Verhaar, Martinus, Sec 20 Sheridan Twp., 94 acres (91.4 cultivated), 0 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:

Members discuss MTA Meeting, confirm with Jeff by Friday, June 7, 2018.

Tenbusch recommends to the board to begin solar research.

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 8:11p.m.

June 6, 2018

The next regular meeting will be scheduled to be held on July 11, 2018 at 7:00 p.m., Room 305.

Robert McLean, Chairman

Julie Epperson, Secretary

Date: _____

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