

July 12, 2017

Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on July 12, 2017, 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 Creguer 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, Charles Bumhoffer, Bernie Creguer, Carl Duda, Terry Heck, Robert McLean, Dr. Robert Oakes, and Ken Walker. Members absent/excused: Jeffery Krohn. Others present: There were approximately thirty (30) people in attendance, including: Jeff Smith, Planning/Building & Zoning Office Director and Mickayla Bischer, Recording Secretary.

Member Carl Duda made a motion for Charles Bumhoffer to serve as Secretary for this meeting. Motion was seconded by Member Dr. Robert Oakes. Motion carried.

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

2. Approval of Minutes

The reading of the June 7, 2017, regular meeting minutes was waived. Member Robert McLean made a motion to amend Unfinished Business C. to state "McLean has requested it to be put in the official minutes that he is very concerned a copy of the safety manual will not be provided, the density of 7 turbines in one section, and the distance of turbine 29 to the Schuerer Hospital heliport pad." Also, he believes he made a motion during New Business E. questioning if a motion was made. Audio recording and draft minutes will be further reviewed and approved at July 26, 2017 special meeting. Motion was seconded by Member, Carl Duda. Motion carried.

3. Public Comment (Open Meeting Act.)

Robert Gaffke, Bloomfield Township, requests Communications B and C be read aloud.

Dr. Dennis Buda, DTE Operations Manager, explains repairs (bearings, gearboxes, blades) have been made on turbines and states root cause analysis will be provided to the Commission in September 2017.

Richard Krohn, Oliver Township, addresses concerns with the safety distance between the Vestas 3.45MW Apple Blossom Wind turbine and occupied homes.

Sally Kain, Meade Township, concerned with a noisy turbine between Berne and Richardson roads on Krohn Road. Mr. Buda states they are unaware of the any issues, and also agreed to have his team inspect turbines in that area to confirm all are operating normal.

4. Public Hearing None.

5. Communications

- A. MTA Hot Topics in Planning and Zoning on August 9, 2017 at Bavarian Inn Lodge, Frankenmuth. Members planning to attend: Robert McLean, Charles Bumhoffer, Carl Duda, Robert Oakes, and Bernie Creguer.
- B. Alan Bean of Spicer Group provided E-mail from Rich Harlow dated June 14, 2017 regarding implications of land enrolled in PA 116, special use permit designations for commercial solar facilities not consistent with the intent of the Farmland and Open Space Preservation Program.
- C. Larry Merrill, Executive Director of Michigan Townships Association, E-mail dated June 19, 2017 regarding potential conflicts of interest with local elected officials.

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6. **Report of Committees:** Bylaws. A special committee meeting date was set for July 26, 2017 at 5:30pm to continue review of the by-laws.

7. **Unfinished Business**

A. Huron County Master Plan. –Continue w/ Spicer Group. A special meeting date was set for July 26, 2017 at 7pm to continue review with Spicer Group.

B. Huron County Hazard Mitigation Plan. –Continue with Master Plan.

C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Construction update and plan of the day.

Christian Anguis, Apple Blossom Wind Project Manager, construction status/update, and gives an explanation of the blade gripper. Also, Mr. Anguis states the ordinances are being followed and it is Vestas recommendation to follow the ordinances for safe setback distances.

Heck questions if the formal request was sent to Vestas to release the safety manual to the public. Smith states he has been working with Corporation Counsel.

D. Deerfield Wind Energy Project/Algonquin Power construction update. Algonquin staff along with Black and Veatch, acoustical consultant, to present Deerfield Wind Park Post-construction Noise Monitoring protocol for PC approval.

Leslie Greener from Algonquin and Sam Williams from Black and Veatch were in attendance.

Mr. McLean requests the raw data from the sound testing. Greener states raw data will be provided to Huron County.

Member McLean made a motion to be put in writing before approval raw data must be submitted, follow ANSI S12.9 Part 3-Short-term sound measurements with an observer present, to utilize Type 1 sound meters, and hours of noise testing be from 10pm to 7 am. Motion was seconded by Terry Heck. Motion failed after roll call vote.

Members discuss motion being out of order; Deerfield Wind is subject to the 2010 ordinance.

Roll Call Vote: McLean motion

Mary Babcock	Nay	Charles Bumhoffer	Nay
Bernie Creguer	Nay	Carl Duda	Nay
Terry Heck	Yea	Jeffery Krohn	Absent
Robert McLean	Yea	Robert Oakes	Nay
Ken Walker	Nay	2-Yea 6-Nay 1-Absent/Abstain	

E. Big Turtle Wind Farm LLC Heritage Sustainable/Terrapin Energy-Phase 2. Construction Complete-waiting for post-construction data to be compiled.

8. **New Business**

A. PA 116 Terminations:

1. Wayne F. Lubeski Land LLC, requesting partial termination of 0.65 acres of land currently enrolled in Farmland Development Rights Agreement No. 32-8170-123168, located in Section 36, T17N R13E, Lincoln Township, Part of Parcel No. 3211-036-008-00. The application presented indicates the release for a parcel up two acres with at least one structure that was present prior to the start date of the agreement.

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Member Mary Babcock made a motion, seconded by Member Dr. Robert Oakes, to approve the partial termination. Motion carried.

B. PA 116 Enrollment Applications:

1. Tyrell, James & Julie, Sec 36 Sheridan Twp., 11 acres (139.9 cultivated) 6 bldgs., 90 yrs. Member Mary Babcock made a motion, seconded by Member Robert McLean, to approve the PA 116 Enrollment Application. Motion carried.

2. Leavine, David & Danielle, Sec 31 Port Austin Twp., 20.62 acres (18.62 cultivated) 0 bldgs. 90 yrs. Member Robert McLean made a motion, seconded by Member Dr. Robert Oakes, to approve the PA 116 Enrollment Application. Motion carried.

9. Final Public Comment:

Robert Gaffke, Bloomfield Township, states he thinks it would be a good idea if the whole commission had a copy of the master plan.

10. Final Planning Commission Comment:

Mary Babcock states she was in attendance at Dale Hass' mother's 90th birthday party.

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, Mary Babcock. Motion carried. Adjournment was at 8:22 p.m.

The next regular meeting will be scheduled to be held on August 2, 2017 at 7:00 p.m., location TBD.

Bernie Creguer, Chairman

Jeffery Krohn, Secretary

Date: _____

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