

August 1, 2018
Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on August 1, 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. Secretary Julie Epperson, called the roll of members: Roll call - Members present: Bernie Creguer, Carl Duda, Julie Epperson, George Lauinger, Robert McLean, Bob Tenbusch and Ken Walker. Members excused: Terry Heck and Dan Tighe. Others present: There were approximately ten (10) people in attendance, including: Jeff Smith, Planning/Building & Zoning Office Director and Mickayla Bischer, Recording Secretary.

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

2. Approval of Minutes

Duda made a motion, seconded by Bob Tenbusch, to approve the July 11, 2018 regular meeting minutes as presented. Motion carried.

Creguer states he protests not to have a subcommittee to create a solar ordinance and would like that noted in the minutes because it was the advice of the board of commissioners.

Discussion followed.

3. Public Comment (Open Meeting Act.) None.

4. Public Hearing None.

5. Communications

- A. Lansink Appraisals and Consulting Case Study dated October 2012.
- B. 6th International Meeting on Wind Turbine Noise Glasgow 20-23 April 2015.
- C. Audiology Today article dated JulAug2010 titled "Wind-Turbine Noise: What Audiologists Should Know."
- D. WindAction Group article dated June 8, 2010 titled "Testimony of Michael McCann on property value impacts in Adams County IL."
- E. New York State Department of Health Staff Comments on Preliminary Scoping Statement for the Eight Point Wind Energy Center dated October 31, 2016.
- F. http://www.ppdlw.org/bwrs_propval.htm webpage Partnership for the Preservation of the Downeast Lakes Watershed pertaining to property values.
- G. Nevada Journal article dated April 2, 2013 titled "Searchlight wind farm could reduce property values by 25-60 percent, suggest studies."
- H. Canadian Real Estate Magazine article dated December 18, 2014 titled "Industry criticizes wind turbine report."
- I. Washington University in St. Louis article titled "Wind Turbines can be Hazardous to Human Health."
- J. Huron County Corporation Counsel documents pertaining to PA 116 and MZEA.
McLean agrees the terminations do not need to be reviewed by PC. Tenbusch addresses concerns with the Jurgess termination.

6. Report of Committees: None.

August 1, 2018

7. Unfinished Business

- A. Huron County Master Plan. –Continue w/ Spicer Group August 22, 2018 at 7pm.
- 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.
- D. PC to continue development of draft Commercial Solar Energy Facilities Ordinance. Tenbusch provides spreadsheet to PC members comparing multiple solar ordinances from other jurisdictions in Michigan.

Randy Miller, 911 Director, states some survey questions regarding solar may be added to the Hazard Mitigation Plan survey.

Discussion followed. Members continue to review sample ordinances for discussion at September's regular meeting.

8. New Business

- A. PA 116 Enrollment Applications: None

9. Final Public Comment: None.

10. Final Planning Commission Comment: None.

11. Adjournment

Being there was no further business to come before the Planning Commission, it was moved on a motion by Member Ken Walker, to adjourn the meeting and seconded by Member, Bernie Creguer. Motion carried. Adjournment was at 8:03 p.m.

The next regular meeting is scheduled to be held on September 5, 2018 at 7:00 p.m., Room 305.

Robert McLean, Chairman

Julie Epperson, Secretary

Date: _____

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