

August 2, 2017

Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on August 2, 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 Cregeur 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: Charles Bumhoffer, Bernie Creguer, Carl Duda, Jeffery Krohn, Robert McLean (late), Dr. Robert Oakes, and Ken Walker. Members absent/excused: Mary Babcock and Terry Heck. Others present: There were approximately twenty-five (25) people in attendance, including: Jeff Smith, Planning/Building & Zoning Office Director and Mickayla Bischer, Recording Secretary.

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

2. Approval of Minutes

The reading of the July 12, 2017, regular meeting minutes was waived. Member Dr. Robert Oakes made a motion to amend minutes to reflect Mickayla Bischer was secretary. Motion was seconded by Member, Carl Duda. Motion carried.

The reading of the July 26, 2017, special meeting minutes was waived. Member Dr. Robert Oakes made a motion, seconded by Carl Duda to approve the July 26, 2017 special meeting minutes as presented. Motion carried.

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

4. Public Hearing None.

5. Communications

- A. Member Dr. Robert Oakes submission of documents related to problem solving processes.
- B. The Wall Street Journal article dated June 16, 2017 titled "The Charade of the Paris Treaty" submitted by member Oakes.
Member Oakes requests members to review and bring to the next meeting.
- C. Member Dr. Robert Oakes review of facts document pertaining to Item B above.
- D. The Wall Street Journal article dated June 23, 2017 titled "A Taking by Any Other Name" submitted by member Oakes.

6. Report of Committees: Bylaws. A special committee meeting date was set for August 30, 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 August 30, 2017 at 7pm to continue review with Spicer Group.
- B. Huron County Hazard Mitigation Plan. –Continue with Master Plan. Randy Miller, 911 Director, explains the potential to receive grant funding for the Hazard Mitigation Plan update.
- C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Construction update and plan of the day.

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Christian Anquis, Apple Blossom Wind Project Manager, construction status/update, commercial operation is expected in October 2017.

- D. Deerfield Wind Energy Project/Algonquin Power. Post-construction sound level monitoring general protocol, sound testing to start August 2017.

Adam Green, states Algonquin will utilize Type 1 sound meters, noise testing from 10pm to 7am, and Black & Vetch will be on sight. Also, Algonquin staff members are scheduled to meet with Mr. Hass on August 3, 2017.

- E. Big Turtle Wind Farm LLC Heritage Sustainable/Terrapin Energy-Phase 2. Waiting for post construction compliance report.

Jeff Smith states Xio Cordoba made contact with Building & Zoning, testing is complete and zoning compliance report is being finalized. Big Turtle plans to attend upcoming meeting to present compliance report.

8. New Business

- A. PA 116 Terminations:

1. Donald Hofmeister, requesting partial termination of 0.58 acres of land currently enrolled in Farmland Development Rights Agreement No. 32-7837-123167, located in Section 33, T15N R9E, Sebawaing Township, Part of Parcel No. 3223-033-013-00. The application presented indicated the release is for a parcel up to two acres with at least one structure (barn) that was present prior to the start of the agreement.

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

- B. PA 116 Enrollment Applications:

1. Douglas & Sarah Volmering, Sec 11 Sherman Twp., 115.24 acres (115-.24 cultivated) 0 bldgs., 90 yrs.

Member Robert McLean made a motion, seconded by Member Carl Duda, to approve the PA 116 Enrollment Application. Motion carried.

9. Final Public Comment: None.

10. Final Planning Commission Comment:

Charles Bumhoffer questioned who was attending the MTA Meeting in Frankenmuth.

Robert McLean suggests commission using the projection screen in the Meeting Room.

Sami Khoury questions solar ordinance. Member discuss MTA Meeting will address solar.

Smith received an e-mail from Richard Krohn and Sally Kain regarding letter sent to Vestas. Smith states the letter will be sent requesting full disclosure of the safety manual.

Robert McLean suggests putting a minimum safety distance in case of a fire in the wind ordinance.

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, Robert McLean. Motion carried. Adjournment was at 8:11 p.m.

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The next regular meeting will be scheduled to be held on September 6, 2017 at 7:00 p.m., location TBD.

Bernie Creguer, Chairman

Jeffery Krohn, Secretary

Date: _____

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DRAFT