

**September 1, 2021**  
**Huron County Planning Commission Minutes**

A meeting of the Huron County Planning Commission was held on September 1, 2021, in the Huron County Building, 250 E Huron Ave, Rm 305, Bad Axe, MI 48413.

**1. Call Meeting to Order**

The meeting was called to order by Chairman Bill Renn at 7:00 p.m. with the Pledge to the United States of America. Julie Epperson, secretary, called the roll of members: Roll call - Members present: Bernie Creguer, George Lauinger, Bill Renn, Jeremy Polega, J. Dean Smith, Caitlin Stone-Webber, Julie Epperson, and Rich Swartzendruber. Members absent: Todd Talaski. Approximately 6 guests were in attendance.

Member Swartzendruber made a motion, seconded by member Stone-Webber to approve the agenda as presented. Motion carried.

**2. Approval of Minutes**

Member Polega made a motion, seconded by member Smith to approve the August 4, 2021 regular meeting minutes as presented. Motion carried.

**3. Public Comment** (Open Meeting Act.): Dennis O’Neil made comment regarding signs.

**4. Public Hearing**

Special Approval Use Permit **SAP2021-03 Morell Equipment** Sections 26 & 27 Sheridan Township.

Jeff Smith, Zoning Administrator, provides overview of application materials, notification to all property owners within 300ft., publication requirements, and ordinance provisions.

Kevin Morell stated his businesses are expanding and he needed a new sales office on the East side of Thomas Road.

Members discussed how the property is well maintained.

**Public Comment:** None.

Member Smith made a motion, seconded by member Lauinger to approve the Special Use Permit 2021-03 for Morell Equipment located in Sections 26 & 27 of Sheridan Township.

**Roll Call Vote: SAP2021-03 Morell Equipment**

Bernie Creguer	Yea	Bill Renn	Yea
Julie Epperson	Yea	Jeremy Polega	Yea
George Lauinger	Yea	Rich Swartzendruber	Yea
Caitlin Stone-Webber	Yea	J Dean Smith	Yea
Todd Talaski	Absent	<b>8-Yea 0-Nay 1-Absent</b>	

**5. Communications:**

Dennis O’Neil provided pictures of two signs installed on property at 7206 Kinde Road in Section 5 of Rubicon Township.

**6. Report of Committees:** None.

**7. Unfinished Business**

- A. Huron County Hazard Mitigation Plan. Randy Miller, Emergency Services Director, stated Huron County is waiting for Spicer Group to provide updated draft copy of the mitigation plan.
- B. Commercial Solar Energy Facilities Ordinance. Members review redline draft received from corporation counsel dated 8-23-2021.

Page 11, section 5, under decommissioning- strike the words' "for every 2.5 acres...."

In the July 6<sup>th</sup> email to Director Smith, define the word "property" and define the word "owner".

On the top of page 12 under decommissioning, enter the words, "return to original conditions as near as practical."

Director Smith suggested a farmer should have input on how the property should be returned for instance, whether or not to leave an existing driveway/access road etc.

Page 6, # 5, abandon park includes the plan/final restoration.

Members discuss and agree the in the decommissioning we must plan to protect the property owners. They should not have to use their own funds to fight the corporation. The performance bond company should have wording to protect the land owners. Director Smith stated he would review more with corporation counsel and BOC members.

Page 15, sale of property, there are concerns regarding the words transfer of property. That statement could be interpreted differently. This section should include words from the glossary. Strike the word, "underlying".

On the top of page 9, strike the word, "trees".

Page 14, under conditions, the board feels the Planning Commissions should have the authority to make these decisions. Add the MCL reference # in the section.

**8. New Business:**

- A. PA 116 Enrollment Applications:
  - 1. Guza, Terry & Jean, Sec 11 Paris Twp., 38 acres (27 cultivated) 0 bldgs., 20 yrs.

Member Creguer made a motion, seconded by Lauinger to recommend approval of the PA 116 Enrollment application as presented. Motion carried.

**9. Final Public Comment:**

Dennis O'Neil made a comment about inappropriate signs.

**10. Final Planning Commission Comment:**

Epperson questions what can be done about inappropriate language on signs in Huron County. Director Smith reviews the zoning ordinance sections specific to sign regulations.

September 1, 2021

**11. Adjournment**

Being there was no further business to come before the Planning Commission, it was moved on a motion by Member Epperson, to adjourn the meeting and seconded by Member Creguer. Motion carried. Adjournment was at 8:37 p.m.

The next regular meeting is scheduled to be held on October 6, 2021 at 7:00 p.m., in Room 305.

\_\_\_\_\_  
William Renn, Chairman

\_\_\_\_\_  
Julie Epperson, Secretary

Date: \_\_\_\_\_

L:\FLOOR1\BLDZONE\DOCUMENTS\2021\PC Minutes September 1, 2021, unapproved

DRAFT