

SEPTEMBER 4, 2024
Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on Wednesday, September 4, 2024, 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 7:01 p.m. with the Pledge to the United States of America. Acting Secretary Bernie Creguer called the roll of members: Roll call – Members present: Bernie Creguer, Deborah Knarian, George Lauinger, Jeremy Polega, Bill Renn, and J. Dean Smith. Absent: Richard Swartzendruber, Todd Talaski, and James Leonard. Approximately seven guests were in attendance.

Motion to amend the agenda by moving #8 New Business (A) before #7 Unfinished Business by Member Lauinger and seconded by Member Polega. Motion carried.

2. Approval of Minutes

Member Polega made a motion, seconded by Member Smith, to approve the August 7, 2024, regular meeting minutes. Motion carried.

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

4. Public Hearings (Open Meeting Act – 3 minutes per speaker): None

5. Communications:

- A. Minden Township Planning Commission notice of intention to draft new Master Plan.
- B. Michigan Public Service Commission memorandum and RSG Sound Report Guidelines – Appendix I – Draft dated August 22, 2024, pertaining to renewable energy projects submitted by Chairman Renn.

6. Reports of Committees: Campground, Mobile Home, and RV Park committee – No report.

8. New Business:

- A. **SPR 2024-05** Michael Brake, owner of Northstar Construction & Painting LLC, requesting site plan review to construct a 40 ft. wide x 80ft. long x 16ft. high cold storage accessory building including a 14ft. wide x 24ft. long attic truss storage area, which is proposed to be located west of the existing transient guest lodging facility located at 3221 Port Austin Road, Port Austin, Michigan, 48467, Section 7 of Hume Township. Parcel number 3211-007-240-00 consists of six combined lots consisting of a total of 1.04 acres of General Business District Zoned land.

Zoning Administrator Jeff Smith provided project information and reviewed the application materials.

Mr. Brake stated the use of the building will be personal storage.

Member Lauinger made a motion to approve SPR 2024-05 and was seconded by Member Smith.

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Roll Call Vote: SPR 2024-05 SITE PLAN REVIEW: NORTHSTAR CONSTRUCTION & PAINTING, LLC

Bernie Creguer	Yea	Bill Renn	Yea
Debb Knarian	Yea	Jeremy Polega	Yea
George Lauinger	Yea	Rich Swartzendruber	Absent
James Leonard	Absent	J Dean Smith	Yea
Todd Talaski	Absent	6-Yea 0-Nay 3-Absent	

Roll Call Vote. Motion carried 6 Yea; 0 Nay; 3 Absent. Motion carried.

7. Unfinished Business:

- A. Commercial Solar Energy Facilities Ordinance & Battery Energy System ordinances. Continue review of draft ordinances.

Members discussed completion dates.

Member Smith made a motion and seconded by Member Knarian to add to the Solar & Battery Energy Storage System Ordinances: "The Planning Commission may approve an extension of either term upon a showing of good cause." Motion carried.

Member Lauinger made a motion and seconded by Member Smith to adopt the changes suggested by Corporation Counsel on pages 9 & 16 of the Solar Ordinance. Motion carried.

Members discussed consultants, fee schedule, ownership, acreage maximum, dark sky lighting, and site plans.

Member Smith made a motion and seconded by Member Creguer to conduct the Public Hearing for the Solar Ordinance & Battery Energy Storage System Ordinance to be held at 7pm in the Expo Center on October 2, 2024, with District Courtroom as a contingent if the Expo Center is not available. Motion carried.

8. New Business:

- B. PA 116 Enrollment Applications:

1. Braun, Joseph & Jacilyn, Sec 23 Sand Beach Twp., 80 acres (67 cultivated) 0 bldgs., 30 yrs.
2. Braun, Joseph Jr., Sec 34 Sherman Twp., 80 acres (50 cultivated) 3 bldgs., 30 yrs.
3. Braun, Joseph Jr., Sec 34 Sherman Twp., 60 acres (50 cultivated) 0 bldgs., 30 yrs.

Member Lauinger made a motion and was seconded by Member Polega to approve the PA116 Enrollment Applications. Motion carried.

9. Final Public Comment: Public input protocol (3 minutes per speaker):

Paul Funk, DTE, thanked the planning commission for their thoughtful and careful considerations.

Steve Vaughan, Commissioner, there were good questions, and it is always good to take another look.

10. Final Planning Commission Comment:

Member Polega congratulated Member Lauinger – we made it. It has been almost 3 years since George started working on the ordinances.

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11. Adjournment

Being there was no further business to come before the Planning Commission, Member Lauinger made a motion, seconded by Member Creguer, to adjourn the meeting. Motion carried. Adjournment was at 8:27 p.m.

Notice of Upcoming Meetings:

- Next **Regular PC Meeting** scheduled for **Wednesday, October 2, 2024 @ 7:00 p.m., Location TBD.**

Bill Renn, Chairman

Richard Swartzendruber, Secretary

Date: _____

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