

September 6, 2017

Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on September 6, 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. Acting Secretary Charlie Bumhoffer, called the roll of members: Roll call - Members present: Mary Babcock, Charles Bumhoffer, Bernie Cregeur, Carl Duda, Terry Heck, Robert McLean, Dr. Robert Oakes, and Ken Walker. Members absent/excused: Jeffery Krohn. Others present: There were approximately fifteen (15) 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 August 2, 2017, regular meeting minutes was waived. Member Robert McLean made a motion, seconded by Dr. Robert Oakes to approve the August 2, 2017 regular meeting minutes as presented.

The reading of the August 30, 2017, special meeting minutes was waived. Member Carl Duda made a motion, seconded by Dr. Robert Oakes to approve the August 30, 2017 special meeting minutes as presented. Motion carried.

Member Robert McLean made a motion to reflect Mickayla Bischer as secretary, and Member Charles Bumhoffer was Acting Secretary. Motion was seconded by Member, Terry Heck. Motion carried.

3. Public Comment (Open Meeting Act.)

Robert Gaffke, Bloomfield Township, addresses concerns with Building & Zoning and Corporation Counsel pertaining to wind energy.

Sally Kain, Meade Township, questions if Vestas has recommended setbacks.

Steve Vaughan, Board of Commissioner, disappointed in the draft master plan policy statement chosen by the Planning Commission pertaining to commercial solar energy.

4. Public Hearing None.

5. Communications

- A. The Huron Daily Tribune article dated August 22, 2017 titled "Sempra Energy bids \$9.45B for Oncor, topping Buffett offer" submitted by Member Bumhoffer. McLean questions why government subsidies are still needed.
- B. The Huron Daily Tribune article dated August 24, 2017 titled "Generator tie line being constructed in Huron County" submitted by member Bumhoffer.
- C. Michigan State University Extension Land Use Series "Sample Zoning for Wind Energy Systems" dated August 24, 2017. Member Carl Duda made a motion, seconded by Robert McLean, to review MSU Sample Zoning at the regular October meeting. Motion carried.

6. Report of Committees: Bylaws. A special committee meeting date was set for October 25, 2017 at 5:30pm to continue review of the by-laws.

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7. Unfinished Business

- A. Huron County Master Plan. –Continue w/ Spicer Group. A special meeting date was set October 25, 2017 at 7pm to continue review with Spicer Group.

Heck questions why DTE’s presentation is on the projector screen. He believes it implies DTE is running the planning commission.

- 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 review status of letter dated August 9, 2017 regarding disclosure of supplier safety program manual. Christian Anquis, Apple Blossom Wind Project Manager, construction status/update, and stated the request from the commission was turned over to legal team and a response will be provided in the month of September.

Bumhoffer questions the setbacks of turbine T4, Mr. Anquis confirms it does meet ordinance.

- D. Deerfield Wind Energy Project/Algonquin Power. Waiting for post-construction compliance report.

Smith states that the transition for the DACA agreement is dormant and the required monthly deposits since February has not commenced and he will contact Algonquin and Chemical Bank.

McLean would like to ensure DACA agreement states U.S. Funds.

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

Jeff Smith states data is being compiled and report is being prepared, tentatively scheduled to be presented at an upcoming PC meeting.

8. New Business

- A. DTE Energy, Dr. Dennis Buda provides root cause analysis pertaining to GE wind turbine blade bearing replacements and gearbox replacements (Thumb Wind Parks).

Dr. Dennis Buda presents root cause analysis along with DTE team members Austin Osentoski and Ed Henderson.

Member Bumhoffer questions number of turbines receiving maintenance, life expectancy, and if this is “normal repair.” Mr. Buda states DTE has taken a proactive approach regarding the repairs and maintenance of their entire fleet in Huron County.

Member Heck questions if Chinese turbines are still being purchased.

Member McLean questions issues with turbine blades. Mr. Buda states he will come back to talk about wind turbine blades as a separate issue.

- B. PA 116 Terminations:

1. Diane Warack, requesting partial termination of 2.02 acres of land currently enrolled in Farmland Development Rights Agreement No. 32-25347-123121, located in Section 17, T15N R10E, Brookfield Township, Part of Parcel No. 3203-017-007-20. The application presented indicated the release is for a parcel up to two acres with at least one structure that was present prior to the start date of the agreement.

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Bumhoffer questions the .02 acres. Smith states the 2.02 acres is compliant with termination provisions and zoning ordinance.

Member Dr. Robert Oakes made a motion, seconded by Member Mary Babcock, to recommend approval of the 2.02 acre partial termination from existing Farmland Development Rights Agreement 32-25347-123121.

C. PA 116 Enrollment Applications: None.

9. Final Public Comment:

Rich Swartzendruber, Colfax Township, comments on the public input on the master plan survey. Mr. Swartzendruber agrees with preserving prime farm land but the option of allowing commercial scale solar on marginal farmland should be reconsidered.

Robert Gaffke, Bloomfield Township, addresses concerns with DTE's presentation.

Sally Kain, Meade Township, questions when the safety manual for Vestas turbines will be released. Mr. Anquis, Apple Blossom project manager, states appropriate staff from Sempra and Vestas are reviewing Huron County's request for public disclosure, and a response letter will be provided in the month of September.

10. Final Planning Commission Comment:

Dr. Oakes addresses thoughts on the master plans vision statement relating to schooling, medical, and government.

Smith received an email from Casey May, Director of Market Development at Cypress Creek Renewables, offering to attend an upcoming planning commission meeting to answer any questions pertaining to solar development. Members agree to wait.

Bumhoffer requests that NextEra Energy provide the planning commission with information regarding what steps they are taking for repairs of the 44 GE turbines in the Pheasant Run Wind project.

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 8:43 p.m.

The next regular meeting will be scheduled to be held on October 4, 2017 at 7:00 p.m., Room 305.

Bernie Creguer, Chairman

Jeffery Krohn, Secretary

Date: _____

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