

October 3, 2018
Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on October 3, 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. Acting Secretary Bob Tenbusch, called the roll of members: Roll call - Members present: Bernie Creguer, Carl Duda, Terry Heck, George Lauinger, Robert McLean, Bob Tenbusch. Dan Tighe and Ken Walker. Members absent: Julie Epperson. Others present: There were approximately fifteen (15) people in attendance, including: Jeff Smith, Zoning Administrator and Mickayla Bischer, Recording Secretary.

Member Carl Duda made a motion, seconded by Bernie Creguer to appoint Bob Tenbusch as the Acting Secretary for the October 3, 2018 meeting. Motion carried.

Member Terry Heck made a motion to amend the agenda, seconded by Carl Duda to move SPR 2018-05 Jahn Investments LLC from 8A. New Business to after 6. Reports of Committees. Motion carried.

Member Carl Duda made a motion, seconded by Terry Heck to approve the amended agenda. Motion carried.

2. Approval of Minutes

Heck made a motion, seconded by Ken Walker, to approve the September 5, 2018 regular meeting minutes as presented. Motion carried.

3. Public Comment (Open Meeting Act.)

Steve Allen, Corporation Counsel, provided an overview on request for legal opinion/review of renewable energy, more specifically Wind Energy Facilities, Repowering, and findings and recommendations contained in draft of 2018 master plan. Also, Mr. Allen states his daughter is not employed by Clark Hill.

Robert Gaffke, Bloomfield Township, addresses the board with concerns regarding concerns with wind ordinance.

Dennis Lasecki, Lincoln Township, recommends getting an opinion from a company with experience with wind ordinances, like Foster Swift.

Denice Rice, Lincoln Township, comments on the vote in May of 2017 and should be in the Master Plan.

4. Public Hearing None.

5. Communications

A. Letter from Rachel Donahue, Heelstone Energy, regarding draft Master Plan and Solar Energy.

6. Report of Committees: None.

8. New Business:

A. **Site Plan Review SPR 2018-05 Jahn Investments LLC**, 2044 N. Lakeshore Rd., Rubicon Twp., Harbor Beach, Michigan, 48441 requesting site plan review to construct (2) two additions to an existing motel known as the Train Station Motel. The property currently consists of (2) two parcels, parcel no. 3221-026-014-00 and 3221-026-015-00 which are both zoned General

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Business District.

Mr. Jahn gives an overview of project and states the blight at the location was cleaned up.

Smith provides a zoning review of the proposed project.

Tenbusch questions the sewer and #3 remodel. Mr. Jahn states the number of bathrooms will remain the same and the #3 remodel will be enclosed.

Member Ken Walker made a motion, seconded by Tenbusch to approve SPR 2018-05 Jahn Investments LLC, as presented. Motion carried.

Roll Call Vote: SPR 2018-05

Bernie Creguer	Yea	Carl Duda	Yea
Julie Epperson	Absent	Terry Heck	Yea
George Lauinger	Yea	Robert McLean	Yea
Bob Tenbusch	Yea	Ken Walker	Yea
Dan Tighe	Yea	8-Yea 0-Nay 1-Absent/Abstain	

7. Unfinished Business

A. Huron County Master Plan.

BOC approved a motion on September 25, 2018, requesting legal opinion/review of renewable energy, more specifically Wind Energy Facilities, Repowering, and finding and recommendations contained in draft of 2018 master plan.

Alan Bean, Spicer Group, requests getting requested changes to Spicer so they can determine how to implement the changes requested.

Members discuss grammatical errors and also discuss the differences between the zoning ordinance and the master plan.

B. Huron County Hazard Mitigation Plan.

Alan Bean, Spicer Group, and Randy Miller, 911 Director, give an overview and update on the Hazard Mitigation Plan.

Mr. Miller addresses the PC regarding questions on the future survey and states the questions should not be directly related to wind/solar, but rather focus on disasters.

C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Waiting for post-construction compliance report prior to November 21, 2018.

Smith questions when the compliance report should be reviewed. Members agree the report should be distributed prior to December's regular meeting for review process to begin, also to have in the report the time period Apple Blossom was not in operation due to substation issues.

D. Commercial Solar Energy Facilities Ordinance.

Member Bob Tenbusch provided the PC updated solar charts. Members also thank Mr. Tenbusch for the efforts put into the documents he created.

Chairman McLean called a five (5) minute recess at 9:05 p.m.

8. New Business

B. PA 116 Enrollment Applications:

1. Lutz, Robert & Cheryl, Sec 20 Sebewaing Twp., 21 acres (21 cultivated) 0 bldgs., 10 yrs.

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Bob Tenbusch made a motion, seconded by Bernie Creguer to approve the PA 116 Enrollment Applications. Motion carried.

9. Final Public Comment:

Rick Stein, Sherman Township, addresses concerns with repowering turbines. Also, Mr. Stein compliments Mr. Tighe for bringing up tax values.

Robert Gaffke, Bloomfield Township, addresses the board with concern regarding solar setbacks and the repowering of turbines.

10. Final Planning Commission Comment:

Member Duda compliments the commission.

Mr. Smith states the BOC had requested he get signed permission slips pertaining to the three active wind turbine noise complaints, which would grant ABD Design and Engineering permission to enter their property to perform sound testing. Smith is requesting cooperation from the landowners who have filed complaints. McLean asked if Smith was requesting help from the commission. Smith states the PC by-laws allow any one member of the commission to accompany the zoning administrator on a site inspection.

Member Heck questions why three bids were not submitted for the sound testing.

11. Adjournment

Being there was no further business to come before the Planning Commission, it was moved on a motion by Member Terry Heck, to adjourn the meeting and seconded by Member, Carl Duda. Motion carried. Adjournment was at 9:46 p.m.

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

Robert McLean, Chairman

Julie Epperson, Secretary

Date: _____
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