

OCTOBER 2, 2024
Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on Wednesday, October 2, 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 7:02 p.m. with the Pledge to the United States of America. Secretary Richard Swartzendruber called the roll of members: Roll call – Members present: Bernie Creguer, Deborah Knarian, George Lauinger, Richard Swartzendruber, Bill Renn, J. Dean Smith, and James Leonard. Absent: Jeremy Polega and Todd Talaski. Approximately eight guests were in attendance.

Motion to amend the agenda by adding:

#7. Volmering, Steve & Volmering, Matthew, Sec 14 Sherman Twp, 30 acres (28 cultivated), 0 Bldgs., 10 years and #8. ABL Land Company LLC, Sec 34 Lake Twp, 80 acres (80 cultivated). 0 Bldgs., 10 years to [Section 8. New Business Section B. PA 116 Enrollment Applications] by Member Lauinger. Member Smith made a motion to approve the agenda as amended and was seconded by Member Creguer. Motion carried.

2. Approval of Minutes

Member Smith made a motion, seconded by Member Creguer, to approve the September 4, 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: None

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

7. Unfinished Business:

- A. Commercial Utility-Scale Solar Energy Facilities & Battery Energy Storage System ordinances. Scheduling conflicts delayed the public hearing originally planned for the October meeting. PC to discuss and revise public hearing date to be held November 6, 2024, at the Huron County Expo Center.

Members discussed flood plains for BESS.

Member Leonard made a motion to conduct a public hearing for the BESS ordinance and the Solar ordinance at 7pm on Wednesday, November 6, 2024, at the Huron County Expo Center and was seconded by Member Smith. Motion carried.

Members discussed Solar vs. BESS Phase 1 Environmental Site Assessment.

8. New Business:

- A. **SPR 2024-06** David Gohn, agent for Ace-Saginaw Paving Co., requesting site plan review to construct a 32ft. wide x 58ft. long two-story office building and a 12ft. wide x 24ft. long MCC Electrical Control Building, which is proposed to be erected at their existing asphalt plant operation located at 2747 Priemer Road, Ubly, Michigan, 48475, Section 11 of Bingham Township. Parcel number 3201-011-006-00 consists of 80 acres of land in the Agricultural (AGR) Zoning District.

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Zoning Administrator Jeff Smith provided project information and reviewed the application materials presented to the Building & Zoning Office.

David Gohn, Director of Plant Operations, explained the layout of the new building.

Member Leonard made a motion to approve SPR 2024-06 and was seconded by Member Creguer.

Roll Call Vote: SPR 2024-06 SITE PLAN REVIEW: ACE-SAGINAW PAVING CO.

Bernie Creguer	Yea	Bill Renn	Yea
Debb Knarian	Yea	Jeremy Polega	Absent
George Lauinger	Yea	Rich Swartzendruber	Yea
James Leonard	Yea	J Dean Smith	Yea
Todd Talaski	Absent	7-Yea 0-Nay 2-Absent	

Roll Call Vote. Motion carried 7 Yea; 0 Nay; 2 Absent. Motion carried.

B. PA 116 Enrollment Applications:

1. Poelma Land Company LLC, Sec 25 Fairhaven Twp., 120 acres (114 cultivated) 0 bldgs., 90 yrs.
2. Elenbaum Trust, Randall, Sec 15 McKinley Twp., 78.23 acres (78.23 cultivated) 0 bldgs., 90 yrs.
3. Guza, Christopher & Angie, Sec 16 Paris Twp., 79.50 acres (74 cultivated) 4 bldgs., 10 yrs.
4. Guza, Christopher & Angie, Sec 16 Paris Twp., 40 acres (40 cultivated) 0 bldgs., 10 yrs.
5. Guza, Christopher & Angie, Sec 22 Paris Twp., 48 acres (47 cultivated) 0 bldgs., 10 yrs.
6. E & R Land Co. LLC, Sec 6 Verona Twp., 74.74 acres (74.74 cultivated) 0 bldgs., 90 yrs.
7. Volmering, Steve & Volmering, Matthew, Sec 14 Sherman Twp, 30 acres (28 cultivated), 0 bldgs., 10 years
8. ABL Land Company LLC, Sec 34 Lake Twp, 80 acres (80 cultivated). 0 bldgs., 10 years

Member Smith made a motion and was seconded by Member Leonard to approve the PA116 Enrollment Applications.

Member Knarian mentioned that Chris Guza is her cousin. There were no concerns with her voting on the applications.

Motion carried.

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

Steve Vaughan, Commissioner, stated the Phase 1 Environmental Site Assessment sets them up for further investigation should they find something. If they do not find anything, they stop at Phase 1. If they do find something questionable, they would continue into Phase 2.

10. Final Planning Commission Comment: None

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11. Adjournment

Being there was no further business to come before the Planning Commission, Member Smith made a motion, seconded by Member Lauinger, to adjourn the meeting. Motion carried. Adjournment was at 7:55 p.m.

Notice of Upcoming Meetings:

- Next **Regular PC Meeting** scheduled for **Wednesday, November 6, 2024 @ 7:00 p.m.,**
Location: Huron County Expo Center.

Bill Renn, Chairman

Richard Swartzendruber, Secretary

Date: _____
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