

**November 7, 2018**  
**Huron County Planning Commission Minutes**

A meeting of the Huron County Planning Commission was held on November 7, 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. Secretary Julie Epperson, called the roll of members: Roll call - Members present: Bernie Creguer, Carl Duda, Julie Epperson, Terry Heck, George Lauinger, Robert McLean, Bob Tenbusch. Dan Tighe and Ken Walker. Members absent: None. Others present: There were approximately fifteen (15) people in attendance, including: Jeff Smith, Zoning Administrator and Mickayla Bischer, Recording Secretary.

Member Terry Heck made a motion to amend the agenda, seconded by Carl Duda to move item 8A. New Business: Site Plan Review SPR 2018-06 Cindy Priemer to after item 6. Reports of Committees. Motion carried.

**2. Approval of Minutes**

Members discussed draft minutes and attachment provided by Mr. Tenbusch. Members discussed concerns with both drafts.

Creguer made a motion, seconded by Heck, to attach Tenbusch's document to the draft minutes. Discussion followed.

Lauinger objected to "Smith chastised" language contained in the Tenbusch document. Further discussion.

Creguer made a motion, seconded by Lauinger, to remove sentences regarding Smith chastising from Tenbusch document. Motion carried, 5-4.

Original motion carried unanimously.

Duda made a motion, seconded by Tenbusch, to approve the November 7, 2018 regular meeting minutes with attachment. Motion carried.

**3. Public Comment (Open Meeting Act.)**

Robert Gaffke, Bloomfield Township, provides PC with documents pertaining to solar and wind energy.

**4. Public Hearing None.**

**5. Communications**

A. Sample Solar Energy Ordinance language submitted by member Terry Heck.

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

**8. New Business:**

A. **Site Plan Review SPR 2018-06 Cindy Priemer**, 4522 S. Ruth Rd., Sherman Twp., Ruth, Michigan 48470 requesting site plan review to construct a walk in cooler addition to an existing building known as the Farmers Tavern. Parcel number 3225-030-41-00 consists of approximately 0.88 acres and is zoned as General Business District.

Jeff Smith, Building & Zoning Director, gives an overview of the project. Cindy Priemer was present to answer questions and provide an overview.

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Member Bob Tenbusch made a motion, seconded by Bernie Creguer to approve SPR 2018-06 Cindy Priemer, with the utilization of Section 9.02 Section H of the zoning ordinance, for reduced side yard setback. Motion carried.

**Roll Call Vote: SPR 2018-06 Cindy Priemer Farmers Tavern**

Bernie Creguer	Yea	Carl Duda	Yea
Julie Epperson	Yea	Terry Heck	Yea
George Lauinger	Yea	Robert McLean	Yea
Bob Tenbusch	Yea	Ken Walker	Yea
Dan Tighe	Yea	<b>9-Yea 0-Nay 0-Absent/Abstain</b>	

**7. Unfinished Business**

- A. Huron County Master Plan. Waiting for information from Clark Hill pertaining to renewable energy.  
Tenbusch provides concerns on Master Plan on page 104 Repowering of Wind Energy, to provide said copy to Clark Hill.

Chairman McLean called a five (5) minute recess at 9:00 p.m.

- B. Huron County Hazard Mitigation Plan.  
Randy Miller, 911 Director, provides sample survey questions and asks all questions/concerns be directed towards him.
- C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Waiting for post-construction compliance report prior to November 21, 2018.
- D. Commercial Solar Energy Facilities Ordinance. Member Heck provided draft solar ordinance for members to review. Chairman McLean recommends reviewing at a later date so that members can continue master plan review.

**8. New Business**

- B. PA 116 Enrollment Applications:
  1. Polega, Jeremy, Sec 21 Hume Twp., 40 acres (37.42 cultivated), 0 bldgs., 90 yrs.
  2. Polega, Jeremy, Sec 22 Hume Twp., 80 acres (74.62 cultivated), 0 bldgs., 90 yrs.
  3. Tyche Trust, Sec 33 Lincoln Twp., 34.6 acres (34.60 cultivated) 0 bldgs., 90 yrs.

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

PC continues review on the HC Master Plan.

**9. Final Public Comment:**

Robert Gaffke, Bloomfield Township, addresses the board with concern regarding solar decommissioning and solar panel leaks that may cause contamination.

**10. Final Planning Commission Comment:**

Members discuss dates for a special meeting to finish reviewing the Master Plan. Special Meeting date set for Thursday, December 6, 2018, at 7:00p.m. In the meeting room.

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**11. Adjournment**

Being there was no further business to come before the Planning Commission, it was moved on a motion by Member Julie Epperson, to adjourn the meeting and seconded by Member, Bob Tenbusch. Motion carried. Adjournment was at 9:45 p.m.

The next regular meeting is scheduled to be held on December 5, 2018 at 7:00 p.m., Room 305.

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Robert McLean, Chairman

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Julie Epperson, Secretary

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

P:\bldzone\Documents\PC Minutes November 7, 2018, unapproved

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