

December 6, 2017

Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on December 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 Mickayla Bischer, called the roll of members: Roll call - Members present: Mary Babcock, Charles Bumhoffer, Bernie Creguer, Carl Duda, Terry Heck, Robert McLean, Dr. Robert Oakes, and Ken Walker. Members absent/excused: Jeffery Krohn. Others present: There were approximately twenty (20) people in attendance, including: Jeff Smith, Planning/Building & Zoning Office Director and Mickayla Bischer, Recording Secretary.

Member McLean comments Commission should have time to discuss communications. Steve Allen, Corporation Counsel, states communications do not have to be discussed, the commission is taking time to discuss items that they have no jurisdiction over.

Member 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 November 1, 2017, regular meeting minutes was waived. Member Mary Babcock made a motion, seconded by Member Carl Duda, to approve the November 1, 2017 regular meeting minutes as presented. Motion carried.

3. Public Comment (Open Meeting Act.)

Robert Gaffke, Bloomfield Township, comments on emails from Jeff Smith and blade noises. Mr. Gaffke would like to be on the BOC or PC agenda to come to a conclusion regarding sound testing.

Steve Allen, Corporation Counsel, states communication submitted to the commission at the meeting should go on next month's agenda. Communications must be submitted to Building & Zoning eight days prior to the meeting pursuant to the by-laws.

Jerome Hessling, Sherman Township, states Sherman Township is moving forward with creating a Planning Commission and a member will be present at each meeting. Also, Mr. Hessling questions if the county can check into getting an audio system in the meeting room.

4. Public Hearing None.

5. Communications

- A. Big Turtle Phase II Compliance report (distributed to PC member 11-1-2017 meeting).
- B. Robert Gaffke letter dated November 6, 2017 pertaining to noise complaint filed October 24, 2016.
- C. Huron County Board of Commissioners Resolution 10-117C Guidelines for Complaint Resolution.
- D. Pheasant Run Wind LLC complaint resolved pertaining to Randy Elenbaum complaint filed February 16, 2017 regarding electrical substation noise.
- E. North American Wind Power article dated November 10, 2017 titled "Montana Drafts New Bonding Rules For Wind Facilities."
- F. Huron Daily Tribune article dated November 28, 2017 titled "Our hat's off to..."
- G. Bulletin of Science, Technology & Society article titled "wind Turbine Noise" submitted by

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Robert McLean.

- H. Bulletin of Science, Technology & Society article titled “The Problems With “Noise Numbers” for Wind Farm Noise Assessment” submitted by Robert McLean.
- I. Tuscola Wind III, LLC vs. Almer Charter Township Case No. 17-cv-10497 submitted by Robert McLean.
- J. Caseville Township letter dated November 14, 2017 notifying Huron County that the township is updating the Caseville Township Master Plan.
- K. Huron County Planning Commission 2018 Regular Meeting Schedule.

6. Report of Committees: Bylaws – ready to review at the next regular meeting. Mr. Allen states by-laws will be submitted to the commission for discussion and review.

7. Unfinished Business

- A. Huron County Master Plan. –Spicer group in attendance will discuss after new business.
- B. Huron County Hazard Mitigation Plan. –Continue with Master Plan. Randy Miller, 911 Director, states waiting for grant approval.
- C. Apple Blossom Wind LLC c/o Sempra U.S. Gas & Power. Letter dated November 29, 2017 states construction of turbines complete. Official Commercial Operation Date (COD) is November 21, 2017.
- D. Deerfield Wind Energy Project/Algonquin Power. Updated complaint resolution form/contact information. Post-construction compliance report to be presented at the January 3, 2018 meeting.

8. New Business

- A. PA 116 Terminations: None.
- B. PA 116 Enrollment Applications:
 - 1. Fiebig, Donald & Kathy, Sec 27 Brookfield Twp., 96.81 acres (85.47 cultivated) 0 bldgs., 90 yrs.
 - 2. Daryl & Maria Essenmacher, Sec 11 Sand Beach Twp., 29.5 acres (27.5 cultivated) 0 bldgs., 90 yrs.

Member Carl Duda made a motion, seconded by Dr. Robert Oakes to approve the PA 116 Enrollment Applications. Motion carried.

Mr. Alan Bean, Spicer Group, provides revised solar feasibility maps for the 16 townships currently under county zoning.

Members discuss each map, and Mr. Bean will provide maps with marginal land that may be suitable for solar energy. Also, members would like to see a 3 mile set back from the shoreline.

Member Oakes provided documents regarding culture and vision. Member Oakes made a motion to include a statement about our culture in the master plan vision statement, seconded by Member Mary Babcock. Motion carried.

McLean states he would not be against this, but would like more time for review.

Mr. Allen cautions against voting since the commission has not had time to review Dr. Oakes documents.

Dr. Robert Oakes rescinds his motion, discussion to be continued next month.

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9. Final Public Comment:

Sally Kain, Meade Township, addresses the board with keeping solar within commercial and industrial zoning districts.

Robert Gaffke, Bloomfield Township, addresses concerns with solar and recommends moving slow.

10. Final Planning Commission Comment:

Member Heck questions if Mr. Allen reviewed questions he submitted regarding Vestas turbines. Mr. Allen states asking Vestas to answer questions not referenced in the ordinance is not an official action of the planning commission and the commission has no authority to ask for such information.

Member McLean recommends commission reading Almer Township case, including corporation counsel. Mr. Allen states Mr. McLean's interpretation of the outcome of the case is misstated. Allen further reviews case with planning commission members.

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 9:02 p.m.

The next regular meeting will be scheduled to be held on January 3, 2018 at 7:00 p.m., Room 305.

Bernie Creguer, Chairman

Jeffery Krohn, Secretary

Date: _____

P:\bldzone\Documents\PC Minutes December 6, 2017, unapproved