

August 3, 2022
Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on Wednesday, August 3, 2022, 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 7:03 p.m. with the Pledge to the United States of America. Bernie Creguer, acting secretary, called the roll of members: Roll call - Members present: Bernie Creguer, George Lauinger, Richard Swartzendruber, J. Dean Smith, Jeremy Polega, Kim Rosenthal, and Bill Renn. Members absent: Todd Talaski and Julie Epperson. Approximately 5 guests were in attendance.

New Member Kim Rosenthal was introduced by Chairman Bill Renn. Member Rosenthal's Official Oath of Office was provided earlier in the day by Jodi Essenmacher, Board of Commissioners Executive Assistant. Member Rosenthal replaced member Caitlin Stone-Webber with term ending 3/31/23.

Member Lauinger made a motion to amend the agenda, moving Section 8 New Business prior to Section 7 Unfinished Business, seconded by member Swartzendruber. Motion carried.

Member Swartzendruber made a motion, seconded by member Polega, to approve the agenda as amended. Motion carried.

2. Approval of Minutes

Member Smith made a motion, seconded by Member Polega to approve the July 6, 2022 regular meeting minutes as presented. Motion carried.

3. Public Comment (Open Meeting Act.): None.

4. Public Hearing: None.

5. Communications:

- A. Michigan Township Association notice regarding an upcoming evening workshop specific to "Hot Topics in Planning & Zoning" offered August 16 in Mt. Pleasant, August 24 in Gaylord, August 31 in Lawrence or Online. There will be a recorded version online available September – December 1. If anyone is interested in attending one of these sessions, please contact Jeff Smith.

6. Report of Committees: None.

8. New Business:

- A. **SPR 2022-07 Consumers Energy** requesting Site Plan Review to install a natural gas regulator station including a gravel drive, above-ground gas piping, valves, an electrical service, all of which to be located on a leased 0.116 acre parcel at 9645 Port Austin Road, Section 36, Fairhaven Township, part of Parcel ID: 3208-136-202-00.

Member Lauinger made a motion, seconded by Member Smith, to approve SPR 2022-07 as presented. Motion carried.

B. PA 116 Enrollment Applications:

- 1. Polega, Gregory and Deborah, Sec 20 Sigel Township, 5 acres (2.8 cultivated) 4 buildings, 90 years.

August 3, 2022

Member Swartzendruber made a motion, seconded by Member Polega, to approve the PA116 enrollment applications as presented. Motion carried.

7. Unfinished Business:

- A. Commercial Solar Energy Facilities Ordinance was discussed. Members review Section R and S page 13. Page 14 – Roads. Members discuss Improvement Projects and agree to remove “Public road and proof of such approval must be provided as part of the Special Use Permit application process”. Members review Section U – Conditions. Page 15 – Completion of Construction Members discuss and agree to remove “not to exceed one hundred eighty (180) days” and change “shall” to “may”. Members review Section W – Complaint Resolution Process. Members review Section X – Transfer of Ownership/Operation. Members agree to remove “and shall include a copy of the instrument or agreement effecting that transfer”. Members discussed and agreed to remove Page 16 Sections Y – Litigation, Z – Severability, AA – Effective Date, and BB – Repeal.

Member Lauinger to work on providing an updated clean copy at September meeting.

9. Final Public Comment:

Paul Funk, DTE Energy, appreciated the planning commission’s willingness to accept input from DTE.

10. Final Planning Commission Comment:

Paul Funk announced that there will be tours of the DTE Demille Solar Farm in Lapeer, 10 a.m. to 4 p.m. on Saturday, August 6, 2022.

Zoning Administrator Jeff Smith informed the commission there will be Special Approval Use Permit Request at next month’s meeting. The public hearing notice will be published in the Huron Daily Tribune and sent to the members at least 15 days prior to the next meeting.

11. Adjournment

Being there was no further business to come before the Planning Commission, it was moved on a motion by Member Smith, to adjourn the meeting and seconded by Member Polega. Motion carried. Adjournment was at 9:03 p.m.

The next regular meeting is scheduled to be held on Wednesday, September 7, 2022 at 7:00 p.m., in Room 305.

Bill Renn, Chairman

Julie Epperson, Secretary

Date: _____

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