

APRIL 2, 2025
Huron County Planning Commission Minutes

A meeting of the Huron County Planning Commission was held on Wednesday, April 2, 2025, in the Huron County Meeting Room 305, 250 E. Huron Avenue, Bad Axe, MI 48413.

1. Call Meeting to Order

The meeting was called to order by Vice Chairman George Lauinger at 7:01 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, Jeremy Polega, and J. Dean Smith. Absent: Bill Renn and James Leonard. Approximately seven guests were in attendance.

Election of Officers:

Chairman – Member Polega nominated Member Renn as Chairman and was seconded by Member Creguer. There were no other nominations. Member Smith made a motion and was seconded by Member Polega to cast a unanimous ballot. Motion carried.

Vice Chairman – Member Swartzendruber nominated Member Lauinger as Vice Chairman and was seconded by Member Polega. There were no other nominations. Member Smith made a motion and was seconded by Member Polega to cast a unanimous ballot. Motion carried.

Secretary – Member Smith nominated Member Swartzendruber as Secretary and was seconded by Member Creguer. There were no other nominations. Member Smith made a motion and was seconded by Member Polega to cast a unanimous ballot. Motion carried.

Member Smith made a motion and seconded by Member Creguer to approve the agenda as presented. Motion carried.

2. Approval of Minutes

Member Creguer made a motion, seconded by Member Smith, to approve March 5, 2025, regular meeting minutes as presented. Motion carried.

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

4. Public Hearing(s) (Open Meeting Act – 3 minutes per speaker):

- A. **SAP 2025-03**, Brandon Yowler, 4267 S. Elkton Road, Gagetown, MI 48735, requests to mine sand from approximately 4.0 acres within his 40-acre parcel in Section 22 of Grant Township.

Brandon Yowler gave a summary of his request, explaining the existing pond spoils that were not removed two years ago has created root rot to the remaining trees on the property. To make it economical for Buchholz Transport to remove the sand from the property, they will increase the size of the pond to approximately four acres.

Public Comment: Steve Vaughan, Huron County Board of Commissioner, asked if the Planning Commissioners had reviewed Article XV?

APRIL 2, 2025

Brandon Yowler stated that he had worked with zoning administrator Jeff Smith on the application and that the application was revised twice.

Vice Chairman Lauinger read Article XV and Brandon Yowler responded to each applicable section. Mr. Yowler responded yes, he will comply with all requirements, or the requirement did not apply to his situation.

Member Smith asked if dust was going to be an issue.

Brandon Yowler responded that there should not be much dust created. There is an existing pond, and they will be digging in water. Mr. Yowler and his family reside on the property in the middle of the 40-acres surrounded by woods.

PC Members Comment:

Member Creguer made a motion and seconded by Member Smith to approve SAP 2025-03 subject to the approval of Jeff Smith within 30 days, the application is fully approved without further conditions.

Roll Call Vote: SAP 2025-03 SPECIAL APPROVAL USE PERMIT: BRANDON YOWLER

Bernie Creguer	Yea	Bill Renn	Absent
Debb Knarian	Yea	Jeremy Polega	Yea
George Lauinger	Yea	Rich Swartzendruber	Yea
James Leonard	Absent	J Dean Smith	Yea

6-Yea 0-Nay 2-Absent

Roll Call Vote. Motion carried 6 Yea; 0 Nay; 2 Absent. Motion carried.

5. Communications:

- A. Luke Deming provided copy of St. Clair County Health Department Memo dated November 25, 2024, titled "Public Health Risks of Industrial Solar Plants and Data Centers."
- B. Luke Deming provided copy of St. Clair County Health Department Memo dated January 8, 2025, titled "Local Regulations of Eligible Facilities Subject to Public Act 233 of 2023."
- C. Lake Township provided notice that the Michigan Association of Planning will be providing a Site Plan Review workshop on Saturday, April 12, 2025, at Wilcox Community Center, Bad Axe. Price TBD.
- D. Email from Randy Miller, EMS Director, information from the National Weather Service regarding Mobile Home Safety Campaign.
- E. Notice from consultant McKenna that the City of Harbor Beach adopted an updated Master Plan on February 24, 2025.
- F. Luke Deming provided information regarding Colfax Twp. Officials and Colfax Twp. Planning Commission.

6. Reports of Committees: Campground, Mobile Home Park, and RV Park committee.

Member Polega reported the committee had researched the zoning of Bay County and St. Clair County and found there was no language for mobile home and RV park hybrids. Only found that the zoning referenced the Michigan state law defining mobile home parks and RV parks. Member Polega suggested continuing to wait for additional information and clarification from the State of Michigan regarding campground regulations.

7. Unfinished Business: None

APRIL 2, 2025

8. New Business:

A. PA 116 Enrollment Applications:

1. Pawlowski, Brian J., Sec 34 Dwight Twp., 76 acres (74.5 cultivated) 0 bldgs., 43 yrs.
2. Pawlowski, Brian J., Sec 24 Lincoln Twp., 7.41 acres (3.99 cultivated) 6 bldgs., 43 yrs.

Member Smith made a motion and seconded by Member Creguer to recommend approval of the PA 116 enrollment applications. Motion carried.

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

Steve Vaughan stated the Board of Commissioners is still waiting for the text amendment language to the zoning ordinance for Solar and Battery Energy Storage Systems. Once reviewed, there will be a public hearing at the request of Luke Deming.

10. Final Planning Commission Comment:

Member Knarian asked if the Board of Commissioners receive the Memorandums from St. Clair County Health Department that was submitted by Luke Deming.

Member Knarian questioned why legal counsel interviewed all board members of Colfax Township?

Member Swartzendruber stated that it was to make sure there was no conflict of interest. With the Battery Storage project, there was no conflict of interest. With the Solar project, there were two members that had a conflict of interest. They did not participate in discussion or vote on the project.

Members discussed conflict of interest.

Adjournment:

Being there was no further business to come before the Planning Commission, Member Creguer made a motion, seconded by Member Polega, to adjourn the meeting. Motion carried. Adjournment was at 7:39 p.m.

Notice of Upcoming Meetings:

- Next **Regular PC Meeting** scheduled for **Wednesday, May 7, 2025 @ 7:00 p.m., Location: Room 305.**

Bill Renn, Chairman

Richard Swartzendruber, Secretary

Date: _____

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