

**TUSCOLA COUNTY PLANNING COMMISSION
125 W. Lincoln Street, Caro, Michigan 48723**

Minutes

Wednesday, March 5, 2014 @ 5:00 P.M. – Commissioners' Conference Room

- I. CALL TO ORDER – PLEDGE TO THE FLAG**
- II. ROLL CALL – Present: Raymundo Cortez, Zygmunt Dworzecki, Aaron Gyurko, Cynthia Kapa, Lonnie Kester, Louis Smallwood, Ione Vyse, Board Representative: Christine Trisch
Absent Excused: All present
Guests: See attached sheet**
- III. APPROVAL OF MINUTES:
A motion was made by Zygy and seconded by Lou to approve the minutes from last month's meeting. Motion Carried.**
- IV. APPROVAL OF AGENDA:
A motion was made by Zygy and seconded by Lonnie to approve the agenda as amended. Motion Carried.**
- V. PUBLIC COMMENT:
12 visitors from Denmark Township, including 2 of Denmark Township's representatives attended the meeting. Because of the volume of guests the meeting was moved to the Commissioner's Board Room and item New Business: B. was addressed first before Old Business.**
- VI. COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA:
Kingston called Ione with questions regarding wind energy ordinances and she addressed them.
Items added to the agenda: New Business: E., F., G. and H.; Other On-Going Business: C.**
- VII. OLD BUSINESS:**
 - A. Citizen Planner:
Lou has started the citizen planner after figuring out the problems he was having with signing in. Cindy has not started the citizen planner. And Ray and Aaron have not signed up yet for the citizen planner.**
 - B. Historical Resources Project:
Page mock-ups for the website were passed around and reviewed for mistakes. The project is moving along nicely.**
 - C. Local Visitations Communications:
Indianfields Township was visited by Ray and they were very friendly and inviting. He explained the G.I.S. project to them and they were interested in hearing about it. Wells Township will be visited by Ray on March 13.**
 - D. G.I.S. Report:
Ray spoke to Mike Hoagland and is working on getting the Equalization Department up-to-speed with the G.I.S. program, Eseri. Ray has offered to train the employees after hours and it was mentioned that SVSU will work for free on projects like this because it gives students studying G.I.S. good experience.**

VIII. NEW BUSINESS:

A. PA 116: Dayton Township, Seidler, Section 25, 48.37 acres

A motion to recommend approval of PA 116 for Dayton Township was made by Cindy and seconded by Aaron. Motion Carried.

B. Zoning Ordinance Amendment: Denmark Township – wind energy harvest sites

The 12 visitors from Denmark Township were interested in expressing their concerns about the wind energy harvest sites. These concerns focused on the proximity of wind turbine towers to farms and homes and the adverse effects of emitted low frequency from the towers. The effect to property value was also mentioned. Lone reminded them that this commission has no power concerning what townships decide to do or not to do in their communities, that is the authority and responsibility of their local elected officials, and that the recommendations returned to Denmark Township regarding the amount of space around the towers (6 times the height of the tower for non-participating property and 3 times for participating property) was highly unusual (standard usually being 1.5 times) and would leave the township vulnerable to lawsuit in the future. The explanation a member of the Denmark Township Planning Commission gave was that towers are predicted to be built shorter in the future and since the area around the tower is based on its height of the tower the large multiples concerning the tower was to leave enough room around it. After having discussion on the topic, hearing questions and concerns and lone responding with recommendations that can be taken into account for changes on future zoning ordinances amendments, and given the current zoning ordinance amendment met all criteria for submission to the County a motion was made by Lou to recommend approval and was seconded by Aaron. Motion Carried. Zygyggy opposed the motion.

C. Zoning Ordinance Amendment: Dayton Township – misc.

The zoning ordinance amendments included 25-30 changes, including changing the zoning board to a planning commission by an amendment to the zoning ordinance. Lou made a motion to recommend approval for the zoning ordinance amendments and was seconded by Aaron. Motion Carried.

D. Zoning Ordinance Amendment: Village of Mayville - environment

Lou made a motion to recommend approval with a suggestion to the village to have their amendments reviewed by an attorney to make sure the regulations on unlicensed and uninsured cars on local roads should be in the environment section of their zoning ordinance. It was seconded by Ray. Motion Carried.

E. Zoning Ordinance Amendment: Vasser Township – farmland changed to commercial

A motion to recommend approval was made by Lou and seconded by Zygyggy. Motion Carried.

F. Thank You Letter:

A thank you letter was received from the Trisch family in response to the card that was sent from the Planning Commission to Christine's mother's funeral.

G. PA 116: Arbela Township, Section 9, 78 acres

A motion to recommend approval after corrections of question 16f was made by Lou and seconded by Zygyggy. Motion Carried.

H. PA 116: Fairgrove Township, Section 17, 19 acres

A motion to recommend approval was made by Cindy and seconded by Zygyggy. Motion Carried.

IX. OTHER ON-GOING BUSINESS:

A. Parks and Recreations Report: by Cindy

Parks and Rec.s recommended approval of the new horse park that they have been planning. They want to make Tuscola County a destination for activities that draws people here from all around the area. The next step is to get their master plan up-to-date, in order to apply for grants for the new horse park.

B. Local Government Report: None

C. Law Review:


Zyggy reported on PA 174 of 2013, the Miss Dig Underground Facility Damage Prevention Act, concerning the 811 Miss Dig Number. Fines and/or repair costs are ensued by those who dig and hit lines, and who did not call the 811 number (having the property surveyed for underground infrastructure) before digging began.

X. FOR THE GOOD OF THE ORDER:

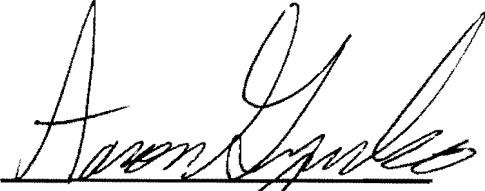
Zyggy suggested that Aaron send out the agenda earlier, which is contingent on the other members getting agenda items to him as early as possible. Cindy printed out two mileage pay sheets, so one sheet per member was changed to per diem, signed and submitted. Zyggy was asked to think of topics for the June newsletter (one possible topic could be zoning ordinance amendments) and everyone is to think about topics for future newsletters.

XI. ADJOURNMENT:

lone adjourned the meeting at 6:30 P.M.



lone K. Vyse, Chairperson



Aaron Gyrko, Secretary

TUSCOLA COUNTY PLANNING COMMISSION
 125 W. Lincoln Street, Purdy Building
 Telephone 989-672-3700
 Caro MI 48723

Date: *March 5, 2014*

PUBLIC ATTENDANCE REGISTRATION SHEET

NAME	ADDRESS	PHONE	E-MAIL	REPRESENTING
Charles J. Heinlein	3680 Elmwood Ct.			Denmark Twp.
Gary Johnson	1890 S. Quanicassac Rd			" "
Scott Asperger	1316 S. Quanicassac Rd			" "
Beth Ann Asperger	1316 S. Quanicassac			Denmark Twp
Nicholas Asperger	1316 S. Quanicassac			Denmark Twp
Victoria Asperger	1316 S. Quanicassac			Denmark Twp
Wayne V. Bierlein	2705 S. Bradford			Denmark Twp
Mark Burkitt	8017 W. Caro Rd.			Denmark Twp
Ella Rupprecht	8655 W. Sanilac			denmark twp
Tim Rupprecht	8655 W. Sanilac			denmark twp.
Arnold Krummauer	2350 S. Vassar			Denmark Twp
FRED A. WIRTH	1670 S. VASSAR			DENMARK TWP