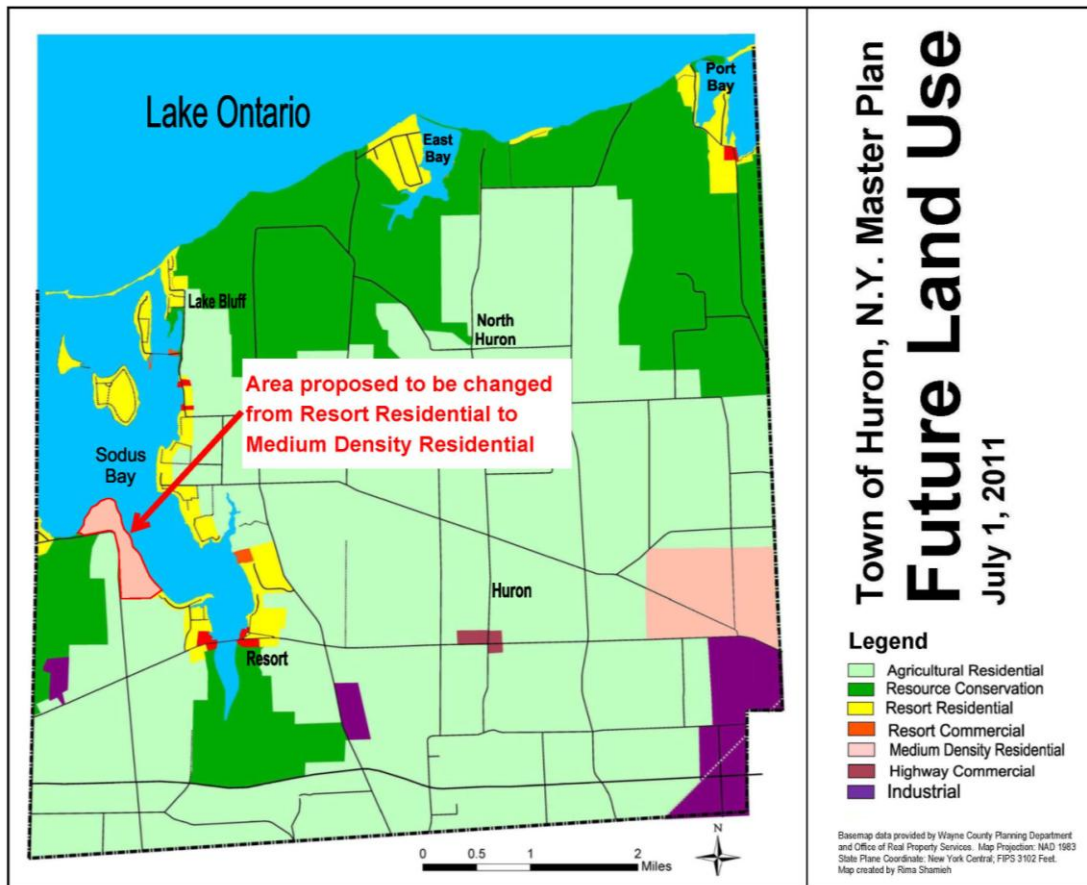


Town of Huron Master Plan
Proposed Responses to Comments of Wayne County Planning Board &
Members of the Public
Updated January 31, 2012

The recommendations for revisions to the draft Master Plan are based on the comments received from the public and also the Wayne County Planning Board. They are relatively minor in their scope and do not appear to alter the direction or intent of the plan.

1. The proposal to apply the Resort Residential classification to the Shaker Heights area has been questioned. Upon investigation I found that there is an inconsistency between Table 6 (p.49) and Map 7 (p.50). In Table 6 the recommendation for Medium Density Residential stated that the R15000 zoning remain in effect for the Shaker Heights area, but on Map 7 the area is shown as Resort Residential. Given the nature of the development in the Shaker Heights neighborhood I recommend that the Town Board revise Map 7 to remove the Resort Residential designation and instead reflect the recommendation in Table 6.



2. In response to the comments of the Wayne County Planning Board regarding wind energy systems, I recommend that the Town Board amend the draft plan by adding two new recommended action items under Community Character, Goal A, Objective 1 (p. 40). Suggested language is:
 - a. 1f. Permit small-scale (20 kilowatt hours or smaller) for residential, business and farm use, coupled with specific setback, lighting and height standards.

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Additional Recommended Revisions from January 17, 2012
Town Board public hearing & discussions

1. Add a new Objective statement and recommendations to address Great lakes International Joint Commission proposal to adjust Lake Ontario levels:

Objective 3: To the extent possible protect the Lake Ontario shore areas and embayments from excessive erosion through control of lake levels and by discouraging inappropriate development.

Recommendation 3a: Continue implementation of the Town of Huron Coastal Erosion Hazard Area Law, and update as circumstances warrant.

Recommendation 3b: Monitor the Great Lakes International Joint Commission water level and flow management planning and policies, and collaborate with other lakeshore municipalities to educate state and national policy makers regarding the potential impacts lake level changes could have on Huron property owners, property and home values.

Recommendation 3c: Collaborate with other lakeshore municipalities to secure state and federal funds to mitigate property damage that could result from lake level changes instituted by the International Joint Commission and to establish local programs to ameliorate the potential impacts of greater fluctuations in Lake Ontario water levels.

2. Revise Open Space and Environmental Resources Action Item #3 (p.62) to add the following language after the first paragraph to clarify how the location of the proposed footpath path between Sodus Bay and Port Bay should be developed. Concern has been raised by both homeowners and farmers along the proposed footpath route.

"The actual alignment of the proposed footpath can vary substantially from the alignment shown on Map 9. Where it would run across private lands, the alignment would be determined through collaboration between the Town and the individual landowners. The proposed footpath would be located within easements that would be voluntarily granted to the Town of Huron by the landowners.

Maintenance of the proposed the footpath in a safe condition for public use would be the responsibility of the Town of Huron, and any easement should also indemnify the landowner against loss or injury to trail users due to any failure by the Town to maintain a safe facility. The Town would also be responsible for building and maintaining fences and other trail appurtenances, including structure built to protect orchards and other farmlands from trespassers."