



COHOCTAH PLANNING COMMISSION MEETING

September 04, 2025 at 7:00 PM
Township Hall | Fowlerville, Michigan

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 72 hour advance notice by contacting Barb Fear, Township Clerk, by email: bfearclerk@gmail.com, phone: (517) 546-0655, or mail: 10518 N Antcliff Rd Fowlerville MI 48836.

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE – *Moment of Silence*

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) 07/29/2025 PC Special Meeting Minutes
- [2.](#) 08/07/2025 PC Meeting Minutes
- [3.](#) 08/19/2025 PC Special Meeting Minutes

CALL TO THE PUBLIC

MATTERS PERTAINING TO THE GENERAL PUBLIC

UNFINISHED BUSINESS

4. Master Plan Public Hearing Date discussion
5. Ranger Power / Headland Solar LLC Special Land Use Application discussion (cont.)

NEW BUSINESS

6. Renewal of Hardship Temporary Mobile Home Permits

CALL TO THE PUBLIC

ADJOURNMENT



COHOCTAH PLANNING COMMISSION
SPECIAL MEETING
July 29, 2025 at 7:00 PM
Township Hall | Fowlerville, Michigan

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 72 hour advance notice by contacting Barb Fear, Township Clerk, by email: bfearclerk@gmail.com, phone: (517) 546-0655, or mail: 10518 N Antcliff Rd Fowlerville MI 48836.

MINUTES

CALL TO ORDER

Order was called at 7pm

PLEDGE OF ALLEGIANCE

ROLL CALL

K.Engel was absent, all other planning commissioners were present

J.Buttermore

K.Carmack

P.Charette

M.Cican

S.Newton

C.Beach

also in attendance was S.Bronsberg Cohoctah Twp Zoning Administrator and M.Homier, of Foster and Swift, Cohoctah Twp Attorney

APPROVAL OF AGENDA

Motion to approve agenda was made by Cican and 2nd by Newton

Motion passed

MATTERS PERTAINING TO THE GENERAL PUBLIC

Chairperson Buttermore announced that Ranger Power/Headland Solar LLC has agreed to a 3 week extension to the finalization of the Special Use Permit Application. New deadline for final review determination will now be September 18th 2025

Because of the 3 week extension, the dates for the following PC review will be as follows

August 7 - regular pc meeting

August 19 - special pc meeting to review Headland Solar LLC Special Use Permit Application

September 4 - regular PC meeting

September 15 or 16 (TBA) - Special PC meeting for final review and determination before the September 18th deadline

all PC meetings will be held at the Cohoctah Twp Hall @ 7pm

1. Review Headland Solar Application

Representatives from Ranger Power/Headland Solar LLC were invited to answer questions regarding the proposed Special Use Permit application they submitted.

The Planning Commission then began asking questions of the Ranger Power representatives.

Commissioner Beach opened the questioning. Page 4. Section 2. Section 1, Second paragraph, he noted that Ranger puts great importance on community support. In order to be a good neighbor it , quoting from the application, " important for a project to start off on the right foot."

Commissioner Beach stated on page 35, Section 5 and 7, A 4.2 summary of community outreach , Did you do anything in Cohoctah Twp? He further commented that he did not see any outreach in the community. Mr. Vielbig replied by stating, I think our first meeting was in October of 2021. We have been here for nearly four years.

Commissioner Beach talked about Mr. Vielbig's interview of how he got started. Mr. Vielbig said his family was approached in 2017 about a potential solar project in Shiawassee County. (Assembly Solar). That Mr. Vielbig then interned with Ranger Power and moved into a full-time position with Ranger Power. Commissioner Beach asked if Mr. Veilbig's "Family" was the VanGilders Mr. Vielbig responded that we're here to discuss questions related to the application. Commissioner Beach pointed out that this interview was cited in the application, and a transcript was provided.

Commissioner Beach commented that over half of the parcels listed in Conway are owned by the Van Gilder family and his question was: Without the Van Gilders acreage as part of the application would the project still be viable? Mr. Vielbig responded that if the land wasn't included in the project, it would obviously be a different project.

Commissioner Beach asked would they be willing to scale back the project to fit the community wishes, guidelines and Re-Newable Overlay?

Mr. Vielbig commented.

No!

Commissioner Beach asked about hours of operation and that you, (Mr. Vielbig) stated at a Conway Township meeting the hours of construction are from sun up to sundown, but in another project Ranger Power's hours of construction are from 7:00 AM to 5:30 PM. Are there any reasons the hours of operation cannot be the same.? Mr. Vielbig stated that is a basic response we give for hours of operation, longer in the summer, shorter in the winter.

Commissioner Beach stated that the Accelerator Solar application indicates sound will be **inaudible outside the project site**, but Headland Solar has 202 homes with 46 decibels or higher at the outside wall of no-participating residence,

Can you explain why the sound quality cannot be met here as you're meeting in Accelerator Solar project? Mr. Vielbig stated we are following guidelines of Public Ace 233.

Commissioner Beach asked about the narrative, pages 26 to 50. The nearest invertor for non-participating residents is 416 feet, yet parcels 1000 feet and 700 feet are sitting at 55 decibels. Couldn't find the one parcel at 415 feet? in another example House #1 is sitting at 1011 feet from the inverter and is at 53 decibels at the outer wall of the house. House #2 is 992 feet and 53 decibels. House #3 at 758 feet is sitting at 55 decibels. It's a difference of 234 feet at 55 decibels, can you explain why the summary doesn't match the data? Mr.

Vielbig responded that we will follow up on this.

Commissioner Beach then asked about Cultural Significance. Two Cultural Resources of significance is mentioned in the summary, but not mentioned in the body of the application. What is it? Mr. Vielbig responded that we will need to get back on this.

In regard to wildlife, Commissioner Beach asked about bald eagles. The Planning Commission needs to look at direct and indirect impacts. What besides cut and paste best practices do you plan to assure sustainability of the eagle habit in Cohoctah? and #2. Have you done any research of inverters and power stations noise pollution disturbing eagles nesting, breeding, feeding, and habit? Mr. Vielbig responded that we plan to take steps to investigate the impact to eagles. If there are trees or nests, then the trees and nests won't be impacted. This was not contemplated in the application, so we need to follow up.

Commissioner Beach then stated, speaking of deer, I've heard reports of Assembly Solar trying to dispose of electrified deer carcasses at a processing plant and being turned away. What is your plan for removing animals and dead carcasses? Mr. Vielbig responded that he was not aware of this. The project is monitored by staff and if there was a dead carcass, it would be removed. Commissioner Beach then asked if Ranger Power has any plans to work with nonparticipating farmers on the loss to their crops due to the increased deer on their land? Mr. Vielbig responded that the concern of loss of crops is not one that we have seen.

Commissioner Beach then asked about decommissioning. Exhibit A-13.1, paragraph 5 provides that all above and below components will be removed, including buried cables, conduits, and foundations, it's also stated in your summary. Yet, testimony you gave in Conway Townships when asked a similar question, you stated that cables will only be removed at a depth of three feet, and anything below that would be left in the ground. Mr. Vielbig responded that the plan requires full removal. If we're granted leniency, it would come down to discussion with the land owners of whether they want it to remain or be removed.

Commissioner Beach asked about brownfields given the MPSC requirement for developers to first consider brownfields. Has any Ranger Power development ever been built on a brownfields or built on a percentage of brownfields? Mr. Vielbig responded that no Ranger Power development has been built on a brownfield.

Commissioner Beach asked about the pollinator score in the plan being a score of 76. The MSU Pollinator Chart would say a score of 75 doesn't meet the minimum requirements, a score of 90 or higher would be considered good. Do you plan to only do the bare minimum for this project? Mr. Vielbig responded that this is a requirement of M Dart.

Commissioner Beach asked Mr. Veilbig, having worked on the Ranger Assembly Solar Complex in Shiawassee County, if he knew what Pollinator Score was reached at the Assembly Solar Complex in Shiawassee County, and was it still maintained, what was the current Pollinator Score? Mr. Veilbig responded that he did not know what score was reached nor what the current score was.

Commissioner Beach asked if Ranger Power, considering that the Monarch Butterfly is being added higher on the Critical endangered species list, could Ranger Power add more pollinators to the project, and therefore increase the Pollinator Score of the project? Mr. Veilbig responded that they would not likely as it met the minimum standards of PA 233

Commissioner Beach asked if you were aware that Frito Lay and McDonald's will not buy potatoes that had ever had solar panels on the land? Have you considered how this might affect the viable use of land after decommissioning? Mr. Vielbig responded that we're obligated to fully decommission to make it for future agriculture.

Commissioner Beach asked how closely will Headland Solar look like to Assembly Solar project in Shiawassee County? Mr. Vielbig responded that the configuration is very similar. Commissioner Beach then commented that at the open house in February, many associates indicated that there were many mistakes at Assembler Solar. What are you changing for Headland Solar. Mr. Vielbig responded that one of the things was based on feedback we received was in regard to sound. We will incorporate setbacks so that sound is not impacted.

Commissioner Beach stated that I see that you've removed battery storage from the application. Is there a plan to add it back in? Mr. Vielbig responded we are not planning to add it back in at this time.

Commissioner Beach asked about drains, and what is the plan to mitigate drainage issues that won't show up until the spring? Mr. Vielbig responded that we've met with the Livingston County Drain Commission to coordinate with their office. And that we have met several times with the Drain Commission and preferred to coordinate with their office. The storm water management plan is not finalized at this time. With private drains, a lot will depend on the individual property owners within the project. Our coordination is with the private drain owners, not others.

Commissioner Carmack asked about the pitch of the land. Mr. Vielbig stated that the ground cover on the project is actually an improvement to the land. Commissioner Carmack stated you have compacted roads, 20 feet wide, 57,123 meters of compacted 21AA stone, it will not absorb water. Mr. Vielbig stated I'm not saying roads are change in runoff. It will be a component of our storm water management plan. Plans will not ultimately be submitted until later in the project.

Commissioner Cican stated there will be an arc from the panels and water runs off. Are you figuring a rain of two hours, do you know how it will runoff? Are you going to submit this. Mr. Vielbig replied "yes." Commissioner Cican said that needs to be in the plan. Mr. Vielbig added that the review of drains are not done yet and will come at a later date. This is the first permit required. All the others will come after this.

Commissioner Cican stated that there are a lot of people out there who are worried about the drainage if this goes in. If someone's house is flooded are you going to take care of it.

Mr. Vielbig responded, of course. Commissioner Cican stated, will you are put that in writing.

Commissioner Beach asked how long will you own the project, once you start construction? Mr. Vielbig responded that Rangers involvement stops short of construction. Commissioner Beach. So if you don't own it, are any answers that you give now are voided and it depends on the next owner. Mr. Vielbig responded Ranger Power has financial partner with DESRI on this project who becomes the long-term owner and operator on this project. They are out of New York. Commissioner Carmack provided that DESRI is an international company out of New York. DESRI overseas the construction and it would be responsible for the project and its problems. Commissioner Cican asked how many does DESRI own? Mr. Vielbig stated a lot. Mr. Vielbig also added we could sell to a utility company, but have not sold to a utility company yet.

Commissioner Beach asked about the power connection which shows on one print ,off of Fleming and Hayner while in the summary shows one close to Owosso and Gannon. Do you know which one it will

be ? And why there is a discrepancy between your summary and prints? Mr. Vielbig stated we talk about this in the change section of the application.

Commissioner Beach asked if DTE holds up filing an application will this affect the project? Mr. Vielbig responded it's too early to know. Couldn't give a timeline now.

Commissioner Beach asked a question concerning ITC proposing a substation on Gannon Rd. between Fleming Rd. and Antcliff Rd. What would this do to your project? Mr. Vielbig responded we're not proposing to connect to it.

Commissioner Carmack asked are you in the MISO queue for approval? Queue has no names for the project. Commissioner Beach asked for a number for the queue. Chair Buttermore also asked for the numbers. Mr. Vielbig stated he would follow up with the queue number.

Trustee Charette stated that there are 269 homes that are non-participating that will be within the sound of an inverter. A 105-decibels is a chainsaw. Some States require lower decibel levels like in California. Chair Buttermore summarized the discussion regarding sound in the application project and asking if setbacks and barriers can be added to mitigate sound? Mr. Vielbig cited PA 233 and 6 db less, so actually only 49 decibels. According to another representative from Ranger Power that at Assembly Solar they are doing sound mitigation by building walls around inverters. He added that Ranger Power, in Calhoun County, they are using a different inverter that is much quieter. Ranger Power has not decided which inverter they will use for the Headland Solar project, whether it will be the Assembly Solar type or the Calhoun County type. Trustee Charette stated that California has 45 decibels and that's a big difference.

There was discussion about the ad valorem taxes. Tom from Ranger Power stated that there is a law that allows for \$7,000 per megawatt that would be broken down by the various tax entities that receive the funds. This would be a negotiated agreement. Discussion on homes not being sold based on the overlay district. Three homes along Owosso Road have gone up for sale. Commissioner Cican asked are you willing to buy these houses? Mr. Vielbig stated that we're not in the business of buying homes.

Chairperson Buttermore asked about the sound modeling and if you use a generic inverter, how can you do accurate modeling if you don't know what inverter you're going to use?

Chairperson Buttermore asked for the glare study and the two Atwell papers mentioned in the application. Mr. Vielbig stated he would provide that. Chairperson Buttermore said they would need flash drives, and one paper copy of these documents for the clerk. Mr. Vielbig stated they would provide this and a link to the glare study.

Commissioner Beach stated that your application shows disrespect to the township. Nothing in the application is respectful of our township, was in many instances incorrect and incomplete. It wasn't even addressed to the Township, with it even stated in the application this was prepared for the MPSC Board at state.

Chairperson Buttermore asked why is the overlay not good enough? Why won't you put it in our overlay? Mr. Vielbig responded that the project was developed based on capacity and doing outreach to landowners. Site is contiguous with both townships. Toby with Ranger Power stated that small projects are not viable.

Commissioner Cican asked about soil testing being done on the site. Mr. Vielbig stated its not typical to do on these projects. They do a baseline analysis pulling up data on the record. Commissioner Cican asked about water testing and well water testing. Commissioner Cican asked how do you return the land to its original condition if you don't do a soil analysis? Commissioner Cican asked about the decommissioning form in the application not being filled out. Mr. Vielbig stated its a form we negotiate with the township. Tom, Ranger Power representative stated is normally completed just before construction starts. Call to the public: comments were received. Supervisor Fosdick commented that the planning commission should invite DESRI to come a meeting and answer these questions since they will be the actual developer.

The PC commissioners will have further discussions and questions at subsequent pc meetings to follow.

Ranger Power stated they would not be present at the next few meetings but would take written questions.

CALL TO THE PUBLIC

J.Haas made a public comment regarding how Ranger Power/Headland Solar has been unwilling to work with the township, unwilling to make the project smaller, unwilling to mitigate the noise pollution and sound from the invertors, and have not been "good neighbors" as they have been claiming

M.Fosdick, Cohoctah Twp Supervisor, made a public comment stating representatives from DESRI, who will take ownership of the Ranger Power/Headland Solar LLC project once construction starts, will be invited to speak and answer questions from the Planning Commision members.

F.DiSanti made a public comment regarding the article about DTE suing St Clair County over the imposed 45db max ruling from the county health dept.

S.Porter made a public comment asking Why Ranger Power/Headland Solar LLC project has yet to have a "buyer" for the energy proposed from the project?

Ranger Power/Headland Solar LLC answered Porters query.....Correct, they have no "buyer" at this time.

M.Brown made a public comment regarding Soil Sampling within the Ranger Power/Headland Solar LLC project to determine the pre-decommissioning state of the soil

T.Parker made a public comment regarding the proposed galvanised post vs steel posts for the Ranger Power/Headland Solar LLC project

Ranger Power/Headland Solar LLC replied there is a potential for their to be different set of standards for each township within the footprint of the project depending on the requirements.

ADJOURNMENT

Motion to adjourn was made by Newton, 2nd by Beach
meeting was adjourned at 8:42pm



**COHOCTAH PLANNING COMMISSION
MEETING
August 07, 2025 at 7:00 PM
Township Hall | Fowlerville, Michigan**

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 72 hour advance notice by contacting Barb Fear, Township Clerk, by email: bfearclerk@gmail.com, phone: (517) 546-0655, or mail: 10518 N Antcliff Rd Fowlerville MI 48836.

MINUTES

CALL TO ORDER

Order was called at 7pm

PLEDGE OF ALLEGIANCE – *Moment of Silence*

ROLL CALL

All planning committee members were in attendance.

Present: Mark Cican, Ken Carmack, Phil Charette, Jessica Buttermore, Clint Beach, Sarah Newton, and Kyle Engel.

Township zoning administrator was also present Steve Bronsberg

Absent: None

a full quorum was met.

APPROVAL OF AGENDA

Motion to approve agenda as presented made by Charette, supported by Cican. Motion carried.

APPROVAL OF MINUTES

Motion to approve 07/16/2025 Public Hearing minutes as presented was made by Beach and supported by Engel. Motion carried.

1. 07/16/2025 Public Hearing Minutes Headland Solar LLC Special Use Permit

CALL TO THE PUBLIC

Public comments were heard.

Joann, stated there was a recent article regarding an Indiana County regarding house value declines around Wind and Solar complexes. The county would insure that the loss would be covered by the Wind/Solar facility

Another resident mentioned the dire conditions of the roadways in the township and the lack of the county repairs to the roadways. She was suggested to take up the matter with the Board of Trustees.

MATTERS PERTAINING TO THE GENERAL PUBLIC

Beach reminded everyone that there is still an ongoing Name Cohoctah's Eagles contest. Open to everyone. There are 3 eagles that presently reside in Cohoctah Twp. The planning committee will therefore be picking out 3 names for the Eagles. There will be another reminder in the Fowlerville News and Views. Any names can be sent to the Cohoctah Twp hall. The planning committee will most likely discuss the names at the September meeting.

UNFINISHED BUSINESS

Corrections for Cohoctah Twp's Master Plan were sent to the planner and should be returned by the September meeting.

NEW BUSINESS

Essential Services Ordinance was looked at and discussed.

There were a few notes regarding some changes and will be sent back for a rewrite and finetuning.

Future PC meetings were also discussed.

August 19th - Special Meeting - to discuss Ranger Power Headland Solar Land Use Application - Ranger power said there was a conflict and would not be in attendance. They would prefer written questions and a written response.

September 4th - Regular PC meeting

September 15th - Special Meeting to discuss Ranger Power Headland Solar Land Use Application

2. Essential Services Ordinance

CALL TO THE PUBLIC

There were no public comments

ADJOURNMENT

Motion to adjourn the meeting was made by Engel, and 2nd by Newton. Motion carried.

The meeting was adjourned at 7:53pm



COHOCTAH PLANNING COMMISSION
SPECIAL MEETING 08-19-2025
August 19, 2025 at 7:00 PM
Township Hall | Fowlerville, Michigan

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 72 hour advance notice by contacting Barb Fear, Township Clerk, by email: bfearclerk@gmail.com, phone: (517) 546-0655, or mail: 10518 N Antcliff Rd Fowlerville MI 48836.

MINUTES

CALL TO ORDER

Order was called at 7pm

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners present were

P.Charrette

K.Carmack

M.Ciccan

K. Engel

C.Beach

S.Newton was absent

Also in attendance was M. Homier Cohoctah Twp's Lawyer

Quorum was met

APPROVAL OF AGENDA

Motion was made to approve Agenda as presented by Cican and was supported by Carmack

Motion carried

APPROVAL OF MINUTES

CALL TO THE PUBLIC

There were no public comments

MATTERS PERTAINING TO THE GENERAL PUBLIC

Chairperson Buttermore stated that the next Planning commission meeting would be held at its regular time and date on September 4th at 7pm

The following Planning commission special meeting would be held on September 15th at 5:30pm

UNFINISHED BUSINESS

1. Ranger Power Headland Solar Land Use Application Discussion

Representatives from Ranger Power /Headland Solar LLC were not in attendance to answer any questions regarding their Special Land Use application but had agreed to answer any questions the commissioners had in writing.

The Planning commissioners discussed many concerns regarding the application and came up with several questions that will be sent to Ranger Power/Headland Solar LLC to be answered.

A copy of the letter to be sent appears below.

"Ranger Power, since you were not able to attend the Cohoctah Township Planning Commission meeting of August 7, 2025, where your application was to be reviewed and discussed, and because you have not followed up on numerous items you promised to provide on July 29, 2025, (for example the 1,000 page glare study), the Planning Commission has put in writing questions they had for answer at our September 4, 2025 planning commission meeting, where your application will again be reviewed.

Question 1

Atwell Memo: Solar Array Runoff – Effects from Change in Land Use / Ground Cover

1. Can you provide a document from the LCDC that shows their concerns for the project area?
2. Does the LCDC agree with your proposed stormwater management approach?

Questions 2

Atwell Memo: Solar Array Runoff - Water Quality Compliance via Impervious Disconnection

1. "A preliminary plan would summarize the specific criteria to be included in the final design to meet WQ compliance, based on guidelines set forth by one of the referenced state agencies. The preliminary plan will include a project map identifying areas of specific concern to the Drain Office (nearby residences or drains with substandard capacity), and areas where runoff should be analyzed during final design to mitigate potential increases (proposed parking, buildings, substation equipment areas, etc.). "

Do we have this preliminary plan?

2. Am I to understand this memo is stating if we simply "disconnect" long rows of panels the land will not experience a problem with run-off?

Question 3

Glare Study

We are not able to open the link. We still are waiting for 15 flash drives and one paper copy of the glare study for our clerk.

Question 4

Data Collection. A lot of data points in the application do not correspond. Can you provide accurate submittal information?

Question 5

Emergency Response Plan. Amend plan to include new equipment and detailed response from EMS.

Question 6

Fire Response

Is there an evacuation plan? If so, what is the radius?

How long does it take to shut off the power if there is a fire? Can we get a detailed timeline?

What kind of chemicals will be used? Will they be what the fire department needs to combat the fire?

Question 7

Stray Voltage Assessment: Is there one?

Question 8

Noise. Sound mitigation. 271 homes within ½ mile of the project with only 2 participating parcels. 20 of the 271 houses are within the 52 to 55db. Meaning, 269 non-participating parcels are affected. Will you do anything to be a better neighbor?

Question 9

Cultural Significance

Regarding the memorandum to Ms. Martha Macfarlane-Faes, Deputy State Historic Preservation Officer. It states that two cultural resources within or near the project's footprint were identified. Please identify the cultural resources, and locate on prints in regards to distance and proximity to the project proposed footprint or where this is located in your application.

Was there a response from the DSHP Office? Or was there any follow up attempted that's not listed within this application?

Question 10

In section 2: Solar Energy Facility Siting Certification Application, page 21 (of 50), subsection 6, Submit a Pre-construction Sound Monitoring Protocol in accordance with the guidance, it is stated in the summary that: "The nearest inverter to a non-participating residence is approximately 415 feet." Can you please:

1. Identify the property of the non-participating residence at 415 feet from an inverter?
2. Identify said property on the prints included in Exhibit A-1.1 06 through 23
3. Identify said property in Exhibit A-1.7: Sound Report and Modeling Protocol
 - a. Locate property and correlating Receptor Number
 - b. Locate property by receptor number in Appendix B: Predicted Noise Levels in Graphs B-1 through B-8
4. Identify said property by Receptor number in Appendix C: Predicted Noise Levels Contour
 - a. Including corresponding Print number regarding prints C-1 through C-6

Looking at Exhibit A-1.7: Sound Report and Modeling Protocol, while cross referencing the receptor locations, the predicted Noise Levels of Appendix B and the inverter distancing in Exhibit A-1.1 prints 06 through 23, I am confused at the following:

1. Receptor # 459 is
 - a. 1011 feet from an inverter according to Exhibit 1-1.1 print #07
 - b. 53 dB according to Exhibit A-1.7 Appendix B graph B-6
2. Receptor #260 is
 - a. 992' from an inverter according to Exhibit 1-1.1 print # 09
 - b. 55 dB according to Exhibit A-1.7 Appendix B graph B-5

3. Receptor # 77 is

- a. 758 feet from an inverter according to Exhibit 1-1.1 print # 08
- b. 55 dB according to Exhibit A 1.7 Appendix B graph B-2

In summary, the distance between receptors # 459 and #260 from an inverter is a difference of 19 feet resulting in a 3 dB difference between receptors # 459 and # 260. The distance between receptor #260 and # 77 from an inverter is a difference of 234 feet resulting in 0 difference of dB, between receptors # 260 and #77, both sitting exactly at 55db, which is the highest allowable dB at an outside wall of any non- participating residence required by Public Act 233.

My questions are:

- 1. Can you explain the discrepancy between the distancing of receptors from inverters and resulting dB inconsistencies.
- 2. How can you do a sound analysis without identifying the inverter brand?
- 3. Will Ranger Power commit to using inverters, similar to what you are doing in your Calhoun project as described by Toby?

Question 11

Removal of all buried cables, conduits, and foundations is required according to your application to restore the land during decommissioning. At Conway Township's meeting you indicated a property owner could agree to leave the cables, conduits, and foundations in the ground below three feet. You indicated to the Cohoctah Planning Commission, this would only occur if we're given leniency. Will you actually remove all cables, conduit, and foundations as stated in your application?

Question 12

Why has Ranger Power not looked at building a solar facility on Brownfields first?

Question 13

You stated at the July 29 special meeting that if this project causes flooding on nonparticipating property, you would take care of it. Where will this be stated in your application?

Question 14

At the July 29 Planning Commission Special Meeting you stated that Ranger Power is not in the business of buying property, to a question whether Ranger Power would buy a property at fair market value if it could not be sold. Does Ranger Power, Headland Solar, or any other entity it owns or has a controlling interest in, own any property in the Headland Solar development area or within one-half mile of the development?

Question 15

How can you return the land to its original condition during decommissioning if you have not done a soil analysis before construction? A soil analysis is required.

Question 16

I have a concern regarding the insufficient detail provided in the Headland Solar permit application related to drainage and runoff management within the proposed industrial solar facility.

Reference: Section 30, Exhibit A-6.4, Stormwater Mitigation Plan

Reference: Drawing sheet 1 of 11, storm water run-off areas

Reference: Drawing Sheet 29, Crossings and Access Road Details

Reference: email from Headland Solar dated 08/08/25

Atwell memos

- o Solar Array Runoff - Effects from Change in Use/Ground Cover
- o Water Quality Compliance via Impervious Disconnection.

From the additional information provided by Atwell/Ranger Power, I understand that a correction factor is being applied based on soil composition and the planned pollinator plantings within the facility. However, key details remain unclear and prevent a full assessment of the site's impact on water flow and surrounding land.

To better assess the potential impact, I request clarification on the following:

Solar Panel Coverage

Could you please provide the approximate number of panels planned for the entire facility, and more specifically for the Cohoctah portion of the project?

- Each panel measures 2.55 m² (27.5 sq ft)
- I used a baseline of 1,500 panels per acre in preliminary calculations
- The Cohoctah section is referenced as having a capacity of 107 MW

Using those assumptions, I performed a basic calculation of the surface area covered by the proposed solar panel arrays. Based on recent data from WeatherUnderground.com, several one-inch+ rainfall events occurred in 2024:

- June 5 – 1.04"
- June 19 – 1.26"
- June 21 – 1.56"

A 1" rainfall event could potentially channel 4 million gallons or more from the solar panel surfaces alone in Cohoctah Township. Regardless of tilt direction, the panels will shed water similarly to gutters, leading to channelized flow throughout the facility.

In addition, a comparable volume of runoff is expected from the Conway Township portion of the industrial solar facility. This water will enter the shared drainage system and ultimately contribute to the total stormwater runoff affecting Cohoctah, compounding the overall impact.

Access Roads

Using the provided specs:

- 27,123 linear feet x 20 feet wide x 8" depth of compacted 21-AA gravel
- Total surface area: approx. 542,460 sq ft

Even with partial absorption accounted for, my conservative calculations suggest that a 1" rainfall event could add another 300,000 gallons of runoff from these roads alone—due to their impervious nature compared to farmland or planted vegetation.

Formal Request for Documentation

Given these calculations, I find the drainage and water management sections of the current application to be incomplete. I am formally requesting that Ranger Power provide the following:

1. A detailed runoff calculation assessing water volume from 1", 1.5", and 2" rainfall events, must include the total water volume estimates for both townships.

2. A site plan or engineering drawing clearly showing the locations and capacities in gallons of retention ponds, drainage infrastructure, or other measures intended to manage stormwater runoff from solar panel arrays and access roads.

Thank you for your attention to these critical issues. I look forward to a prompt and thorough response, including documentation that fully addresses these concerns and clarifies how stormwater will be effectively managed across the project site.

Question 17

I am writing to express concern regarding the incomplete information provided about the potential presence of Blanding's Turtle habitat within the proposed solar array area in Cohoctah Township.

Reference Section 28, Exhibit A-6.2: Environmental Compliance Report

Blanding's Turtles are listed as a Species of Special Concern by the Michigan Department of Natural Resources (MDNR). Although not currently listed as endangered, they are under increasing threat, and their populations continue to decline. In fact, the U.S. Fish and Wildlife Service is expected to make a determination in 2025 on whether to add the Blanding's Turtle to the federal endangered species list.

Livingston County is a significant location for this species, with 27 documented occurrences as of 2024, making it the third highest county in the entire state of Michigan. Notably, the oldest known Blanding's Turtle in Michigan—recorded at 90 years old (3R11L)—was found in Livingston County, Pinckney Area.

Given these facts, I find the information in the Headland Solar permit application to be insufficient in addressing whether the proposed development area includes suitable habitat for the Blanding's Turtle. Furthermore, if such habitat is present—which I believe to be the case—there appears to be no risk mitigation plan included in the application.

I am formally requesting that Ranger Power provide the following:

1. A comprehensive assessment—conducted by a qualified biologist or ecologist—confirming whether or not Blanding's Turtle habitat exists within the proposed project area.
2. If such habitat is confirmed, a clear and detailed risk mitigation plan outlining how potential impacts to the species and its habitat will be avoided or minimized during and after construction.

Thank you for your attention to this matter. I look forward to a response and updated documentation from Ranger Power addressing these concerns. <https://mnfi.anr.msu.edu/species/description/11490>
<https://mnfi.anr.msu.edu/species/description/11490/Emydoidea-blandingii>
<https://www.whmi.com/news/article/blandings-turtle-u-of-m-edwin-george-reserve-pinckney>

Question 18

Groundwater analysis. Application does not appear to contain groundwater analysis.

Headland Response: The Project will not complete a groundwater analysis as this requirement exceeds the requirements as defined by PA 233.

Question: How does this requirement exceed PA 233, in light of Section 223(3)(a), which states in part that “[a]n affected local unit may require other information necessary to determine compliance with the compatible renewable energy ordinance”?

Question 19

Security plan. Application does not appear to include a formal security plan.

Headland Response: The Project will not complete a security plan as this requirement exceeds the requirements as defined by PA 233.

Question: How does this requirement exceed PA 233 “[a]n affected local unit may require other information necessary to determine compliance with the compatible renewable energy ordinance”??

Question 20

Statistical Data. Site plan does not appear to include the following required information: total number of structures, total number of units, total square feet, total gross and usable floor area, total carports or garages, employees by shift, the percent of area being developed, the percent of area used for structures, the percent of area left undeveloped. Site Plan does not appear to include the name of the public school district serving the site. Headland Response: The Site Plan submitted to the Township includes all required information and requirements as defined by PA 233.

Question: This information is still required. “An affected local unit may require other information necessary to determine compliance with the compatible renewable energy ordinance.” Section 223(3)(a).

Question 21

Contour Intervals. Site plan does not reflect two-foot intervals, referenced to USGS datum. Headland Response A site plan was prepared for the Project using the latest edition of USGS maps, GIS mapping, and preliminary ALTA surveys and includes all required information and requirements as defined by PA 233.

Question: This information is still required. “An affected local unit may require other information necessary to determine compliance with the compatible renewable energy ordinance.” Section 223(3)(a).

Question 23

Registered Designs Application does not appear to contain signatures and/or seals for drawings, engineering estimates and special cost estimates. Headland Response The Site Plan submitted to the Township is preliminary, and therefore, not certified. Details on engineering estimates and special cost estimates are outside of the Project’s application requirements as defined by PA 233.

Question: This information is still required. “An affected local unit may require other information necessary to determine compliance with the compatible renewable energy ordinance.” Section 223(3)(a).

Question 24

Decommissioning and land reclamation. The decommissioning plan and proposed decommissioning agreement do not appear to provide evidence of proposed commitments with property owners. Headland Response Details regarding proposed commitments with property owners are confidential. The Project’s proposed Decommission Plan is provided in Exhibit A-13.1 of the application and sufficiently addressed the decommissioning requirements as defined by PA 233.

Question: This information is still required. “An affected local unit may require other information necessary to determine compliance with the compatible renewable energy ordinance.” Section 223(3)(a).

Question 25

Indemnification. Application does not appear to include required attestations of indemnification. Headland Response This exceeds the requirements as defined by PA 233 and will not be provided.

Question: How does this exceed PA 233. This information is still required. “An affected local unit may require other information necessary to determine compliance with the compatible renewable energy ordinance.” Section 223(3)(a).

Question 26

Manufacturers directions or instructional manual. Application does

not appear to include these materials. Headland Response This exceeds the requirements as defined by PA 233 and will not be provided.

Question: How does this requirement exceed PA 233. This information is still required. "An affected local unit may require other information necessary to determine compliance with the compatible renewable energy ordinance." Section 223(3)(a).

Question 27

Construction hours do not comply with Township Solar Ordinance. Provide documentation for compliance.

Question 28

Provide where in the application the wildlife corridors for every fenced area?

Question 29

What discussions have you had with DTE on siting a connection to the grid? What discussions have you had with MISO on siting a connection to the grid. Are you able to share with us your application and all correspondence?

Question 30

ITC is proposing a switching station in our overlay district on Gannon Road, between Fleming and Antcliff. What would this do you your proposed interconnection location?

Question 31

Does Ranger Power have any information, or been in contact with ITC on the route the new power lines will take to connect to the new switching station? What would this do to your proposed project?

Question 32

How will Headland Solar protect the eagles in the project area?

Question 33

Noise pollution is a major concern, especially for those nonparticipating parcels. Your sound analysis shows 202 parcels with decibel levels of 46 to 55 decibels. We hear often that the industry wants to work with communities. Reducing the decibel levels for nonparticipating parcels and improving the visual impact would go a long way in establishing a good neighbor relationship. Is there any way that Headland Solar could achieve sound mitigation by establishing an open-air sound barrier using acoustic absorbing sound panels around the inverters and power generating equipment? The same for better screening options to reduce the visual impact? As I understand from our Supervisor, Headland Solar has stated they are not willing to do any sort of mitigation because PA 233 says you can. I would hope that you could do better to be a good neighbor in our community.

Question 34

Exhibit A-1.6 Changes. Maps do not clearly show precise locations of proposed changes. Please provide location for each change.

Question 35

Several of the proposed changes contain language like "The Application may consider the option of removing the section of panels, as shown below, for construction feasibility." This depends, as is explained in the change, if the project can achieve its target energy capacity. See changes, 2-7. So, do

you know if this change is currently necessary? When would you know? Is this proposed change premature?

Question 36

Change 8 speaks of discussions with various parties, which included representatives from a solar energy project that is proposed in close proximity to Headland Solar. What was the discussion about and with what various parties? We know that DTE is one of these parties. What was the decision made with these discussions? Where will the interconnection point for this application? What project is proposed in close proximity to Headland Solar?

Question 37

Changes 9-12 states that many changes require confirmation of the regulatory status of wetland from EGLE for those wetlands not regulated by EGLE will be minimized to the extent practicable? What exactly are you saying here? Have you taken into account Cohoctah Townships regulations for non-regulated wetlands?

Question 38

Fire Safety: At the Conway Township meeting you indicated that you would be installing at your own cost an 8-inch hydrant along Owosso Rd.

Is this correct?

How close will this be to your proposed building in the development?

Will your proposed project meet or exceed the standards in 855 of the NFPA?

Will the fire safety standards provide 24/7 monitoring of the proposed project either on-site or remote?

Will the project provide access to both Howell and Fowlerville Fire Departments to allow depowering of the facility or specified sections, to allow fire fighters to fight any fires or other emergencies?

Question 39

As you are aware, sound is a big problem for nonparticipating property owners. Although PA 233 sets a standard of 55 dB at the outer wall of a house, DTE in Iosco Township is proposing a standard of 45 dB at the fence line. Would Ranger Power, in the interest of being a good neighbor, be willing to provide a sound level of 45 dB at

the outer wall of a nonparticipating house? What are you willing to do so that the 202 parcels above 45 dBs are not impacted with health issues?

Question 40

Complaint process: Provide procedures for regular reporting of each complaint, and how each complaint was resolved to either the township or the MPSC?

Question 41

Environmental Questions: Based upon the MPSC response of August 1, 2025 to the Acceleration Solar application being incomplete, # 27-35, please update your application to provide this information in writing to the planning commission.

Question 42

No project labor agreements are provided. Please provide.

Question 43

Your application fails to provide soil analysis so that when the land is decommissioned it can be restored. Please provide a current soil analysis.

Question 44

There is no mention on the manner of the financial guarantee for decommissioning. Please provide.

Question 45

Given the lack of information in your application to both townships, see our letters of May 30, 2025 incompleteness of the application, and based on the incompleteness of your Acceleration Solar Application to the MPSC and the missing information in that application, and further, that to submit an application to the MPSC that is different than the application you submitted to us for review, would be patently unfair and unethical, would Ranger Power be willing to withdraw their application and then resubmit when you have the required completed application and information? Are you willing to extend the date for a final decision to December 5, 2025? "

NEW BUSINESS

CALL TO THE PUBLIC

There were no public comments

ADJOURNMENT

Motion to adjourn the meeting was made by Engel and supported by Beach

Motion carried

Meeting was adjourned at 8:31pm