



**COHOCTAH PLANNING COMMISSION  
MEETING  
July 06, 2023 at 7:00 PM  
Township Hall | Fowlerville, Michigan**

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*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](mailto:bfearclerk@gmail.com), phone: (517) 546-0655, or mail: 10518 N Antcliff Rd Fowlerville MI 48836.*

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**AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE** – *Moment of Silence*

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

- [1.](#) Minutes 06-01-2023

**CALL TO THE PUBLIC**

**MATTERS PERTAINING TO THE GENERAL PUBLIC**

**UNFINISHED BUSINESS**

- [2.](#) Solar Ordinance Review

**NEW BUSINESS**

- [3.](#) Survey Results

**CALL TO THE PUBLIC**

**ADJOURNMENT**

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**Letter of Support/Solar Ordinance (Please forward to all Staff)**

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**Kelly Ralko** <kelralko@gmail.com>

Tue, May 30 at 12:02 PM

To: Barb Fear &lt;bfearclerk@gmail.com&gt;

Dear Cohoctah Township Planning Commissioners and Board Members,

I want to state my support for the new drafted solar ordinance for utility scale solar and commend you on hearing the concerns of the public in which you have been serving. I know this has been a challenging time for those serving in their respective positions, but you all have shown such professionalism, grace, dignity and compassion for your community members who brought concerns before you many months ago. You were open to listening & learning from members of the public, you have been proactive in taking steps to protect the health, safety and welfare of those who call Cohoctah home. You have been a great example to others who are dealing with the same issues in our county, our state and in other states where this is an issue now many local municipalities are facing.

The overlay district is being utilized by several other Townships as well within Livingston County, such as Marion, Howell, Conway Township, as well as others who are observing. The overlay district idea was first presented by a document placed on the county planning website by the former County Director of Planning, it follows the guidance of the MSU Extension guidelines on page 16 for communities like your own in our state that have much agricultural land. County Planning Commissioners have stated their support of overlay for this type of land use to lessen the impact on the rest of the community.

As you probably also know, Handy Twp. also chose a specific area within their Township where they felt this land use would be most appropriate. Regulating this land use, creating proper siting, defining the appropriate area within your Township and defining more substantial guidelines for solar development was the right thing to do for the people who call Cohoctah home. It will protect home values, surrounding property owners and continue to preserve rural character Cohoctah is so well known for. It also sets the expectations for developers to know what Cohoctah wants renewable energy to look like in your community. The area chosen seems to be one of the most appropriately chosen in our entire county.

Thank you again for taking the time to hire an experienced Attorney in renewable energy projects and for setting an example on how to work with concerned members of the public to address their concerns. You are exemplary individuals and I just want to say thank you.

Most kindly,

**Kelly Ralko**

Jessamine Hays

First, I would like to thank Mr. Homier not only for the work he has done in Cohoctah Township but for all the townships he has helped. I know you can't tell the townships what to do but can only make suggestions and some townships have been more of a fight to get them to get their acts together. I am sure it has been a struggle. But the residents of all these townships are very thankful for your help. So, thank you. To the Cohoctah Planning Commission and our board thank you for all the work you have put into this. I know at the start we had some problems but thank you for doing what you were appointed to do. To preserve our traditional rural character and to conserve our natural features and protect residents and properties from natural or man-made hazards. As we know there is no demonstrated need for solar in our Township. We all already have electricity. But as a Township we have decided to provide a place for it in our overlay. So, we have done our fair share in providing for this so called "Green Energy". And at the same time protecting our farmland. So, thank you for picking an overlay that does both. We do have a couple of concerns in our ordinance. Page 14 5C the 250-foot setback. This setback sets a bad precedent for not only our Township but for all the others. If we set the setbacks at 1000 feet from any residence with a minimum of 250 feet from the property line the overlay should still have enough property to fulfill our intentions. The houses on the north and east side of the overlay have acres of trees between their residences and the property line. So, changing the setback to 1000 feet from the residences with the 250 feet from the property line on that side of the overlay should not change the amount of acreage in our overlay. The West side of the overlay will be 1000 feet from the house on Fleming and Gannon Rd. Across the road with woods in front of it and 250 feet set back off Hoisington's woods whichever is a farther. So that should supply more land for the overlay because right now we are set at 1000 feet from Hoisington's woods. We then can give more protection to the Victorian house with a 1000-foot setback from her residence. And if the residence is already 1000 feet from the property line you then give her 250 feet from the property line. Page 14 5 D states that the solar setback must be at least 200 feet from non-participating property. That's a contradiction to 5C. Page 14-5 E the 16-foot panel height for grazing. I don't believe this is necessary. And we know the solar companies are going to put pressure to make it 16 feet everywhere because we opened the door for them. That needs to be removed from the ordinance. Page 15 6 B if you allow the 16-foot panels you must redo section 6A to make the tree screening to 16 feet to

block the view of the panels from non-participating residents. We must specify that the screening and fencing go on the setback line. Let's not leave this to interpretation. The screening language the Township "may consider an alternative". Opens another door that we don't want to open. You know the solar companies are going to push for something cheaper. Do you guys want to deal with that later? Or set our screening in stone. I believe these setbacks set a good precedent for our Township. And still fulfills what we intended to do. Thank you again for all the work you have done. Let's finish this and protect our farmland, our residents and have something that future generations can enjoy. I want my legacy to go down as someone who stood up and fought for this beautiful land and this country. I hope you feel the same.

Joann Haas

# DALTON + TOMICH

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May 30, 2023

Cohoctah Township Planning Commission  
c/o Township Clerk Barb Fear  
10518 Antcliff Rd.  
Fowlerville, MI 48836

Re: Proposed Solar Ordinance

Dear Planning Commissioners:

My office represents Hopkins Hectares, LLC and Mr. Robert Hopkins, a landowner in Cohoctah Township. Please enter this correspondence into the official record for this proposed ordinance. Thank you for serving on the Township Planning Commission and considering our comments on this vital issue.

The proposed solar ordinance currently before the Planning Commission should not be approved. The proposed ordinance is not in the best interest of the Township and is unlikely to withstand judicial scrutiny.

## Public Policy

While the proposed ordinance gives the appearance of permitting solar developments in the Township, it contains two (2) "poison pills" which make it virtually impossible for a utility-scale solar development to be located in the Township if the proposed ordinance is adopted.

First, the proposed ordinance prevents land enrolled in the Farmland and Open Space Preservation Act ("PA 116") from being used for a utility-scale solar development. This is directly opposed to State of Michigan policy regarding solar power developments and PA 116 land.

From an economic perspective, banning solar energy developments on farmland preservation program land in the Township would have severe ramifications. The adoption of solar energy represents a significant opportunity for local economic growth. It attracts investments, creates jobs, and stimulates the development of a green economy. Restricting these developments would curtail potential sources of revenue for the Township and the State, hindering economic progress and limiting job creation in the renewable energy sector.

Solar energy projects have the potential to generate substantial tax revenue, contributing to the funding of public services and infrastructure improvements. By banning such developments, the Township would forgo these additional resources, potentially burdening taxpayers and impeding local economic development.

Preserving farmland is undoubtedly crucial for sustainable agriculture and food security. However, combining farmland preservation with the integration of renewable energy sources, such as solar power, can lead to more sustainable land use practices. By allowing solar energy developments on protected farmland, the Township can achieve a dual-purpose objective: conservation and renewable energy generation.

Solar energy is a clean and abundant source of power, contributing to the reduction of greenhouse gas emissions and mitigating the effects of climate change. By prohibiting solar energy developments on protected farmland, the Township may inadvertently discourage the transition to renewable energy sources, impeding progress towards environmental sustainability goals. It is imperative to strike a balance between land preservation and meeting energy needs through sustainable means.

A ban on solar energy developments on farmland preservation program land in the Township may have significant social consequences. Access to clean energy is an essential component of a sustainable future. By limiting the availability of solar energy, the Township would impede progress towards reducing reliance on fossil fuels, which are associated with negative health effects and environmental degradation. It also impedes the State's clear stated goals of increasing renewable energy sources.

Furthermore, embracing solar energy developments can have positive community impacts. Solar farms can serve as educational tools, raising awareness about renewable

energy and fostering community engagement. They can also provide opportunities for partnerships with educational institutions, creating research and learning opportunities for those interested in sustainable energy technologies.

In sum, it is directly against public policy for a Michigan Township to pass an ordinance banning solar energy developments on land enrolled in PA 116. The economic, environmental, and social consequences of such a ban are substantial. By impeding economic growth, hindering environmental sustainability efforts, and limiting access to clean energy, the Township would be neglecting its responsibility to promote public welfare. Striking a balance between farmland preservation and renewable energy integration is crucial to ensure sustainable development, foster economic growth, and meet the energy demands of the future.

### Exclusionary Zoning

Second, the proposed ordinance establishes an "overlay district" of only 134 acres. Combined with the ban on PA 116 land, this makes the proposed ordinance an example of illegal exclusionary zoning. Initially by judicial declaration, *Kropf v Sterling Heights*, 391 Mich 139, 155–156, 215 NW2d 179 (1974), and shortly after by statute (now codified as MCL 125.3207), Michigan prohibits what has become nationally known as exclusionary zoning. The ZEA provision reads, in its entirety, as follows:

A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.

The Michigan Court of Appeals has stated "we know from our precedents that a community cannot effectively zone out legal businesses." *Truckor v Erie Twp*, 283 Mich App 154, 164, 771 NW2d 1 (2009).

Here, the proposed ordinance would "effectively zone out" utility-scale solar developments. Consequently, the proposed ordinance would not survive judicial

Cohoctah Township Planning Commission  
c/o Township Clerk Barb Fear  
May 30, 2023  
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scrutiny since there is a demonstrated need for alternative energy sources, including solar, in the State of Michigan.<sup>1</sup>

### Conclusion

In sum, the proposed ordinance is a clear attempt to zone utility-scale solar developments out of the Township. This action is not in the best interests of the residents of Cohoctah Township. Excluding solar energy deprives the Township and its residents of the many benefits of solar developments. Further, the proposed ordinance is unlikely to withstand judicial scrutiny and opens the Township to the many negative effects that flow from that result.

My clients urge the Planning Commission to recommend denial of the proposed ordinance and instead adopt a solar ordinance which strikes a reasonable balance between permitting solar development and preserving the character of the Township.

Please do not hesitate to contact me with questions or concerns. Thank you.

Very truly yours,

**DALTON & TOMICH, PLC**

/s/ Lawrence Opalewski

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<sup>1</sup> Specifically, the State of Michigan has a [stated goal](#) of generating 60% of electricity from renewable sources, such as solar, by 2030.



## **Public comment 06-01-2023**

Clint Beach- Would like to see setbacks changed to 1000 ft. from a dwelling or 500 ft. from a property line to protect the wells for non-participating homes.

Joann Haas- See attached written comment.

Mary Ratelle- Thank you. May want to consider another species of tree in addition to Norway spruce in case of disease.

Larry Opalewski- See attached written comment.

Brian Lieberman- Solar panels should be installed at the point of use. Parking lots or building rooftops can be used.

MaryAnn Barger- High water table in the area. Will have well water tested. Who can she sue if there is a problem? Where can a sample be put on file?

Kelly Ralko- See attached written comment.



**COHOCTAH PLANNING COMMISSION  
MEETING  
June 01, 2023 at 7:00 PM  
Water's Edge Camp & Conference Center**

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**MINUTES**

**CALL TO ORDER**

The meeting was called to order at 7:01PM.

**PLEDGE OF ALLEGIANCE** – *Moment of Silence*

**ROLL CALL**

PRESENT: Tony Tyler, Chrissy DeFrancisco, Phil Charette, Jessica Buttermore, Kyle Engel, Sarah Newton, Zoning Administrator Fred Buckner and Attorney Michael Homier. ABSENT: Mark Cican.

**APPROVAL OF AGENDA**

Motion made by DeFrancisco, Seconded by Engel to approve the agenda as presented. Voting Yea: Tyler, DeFrancisco, Charette, Buttermore, Engel, Newton, motion carried.

**APPROVAL OF MINUTES**

1. Minutes 05-04-2023

Motion made by Charette, Seconded by Engel to approve the minutes of the 05-04-2023 meeting as presented. Voting Yea: Tyler, DeFrancisco, Charette, Buttermore, Engel, Newton, motion carried.

**CALL TO THE PUBLIC- 3 Minute Maximum**

None.

**MATTERS PERTAINING TO THE GENERAL PUBLIC**

2. Public Hearing- Ordinance To Amend The Zoning Ordinance To Regulate Solar Energy Systems

Motion made by Charette, Seconded by DeFrancisco to open the Public Hearing at 7:02PM. Voting Yea: Tyler, DeFrancisco, Charette, Buttermore, Engel, Newton, motion carried.

See Public Comment and written submitted comments attached.

Motion made by DeFrancisco, Seconded by Newton to close the Public Hearing at 7:19PM. Voting Yea: Tyler, DeFrancisco, Charette, Buttermore, Engel, Newton, motion carried.

## **UNFINISHED BUSINESS**

## **NEW BUSINESS**

3. Appoint Secretary to fill vacant position

Motion made by Charette, Seconded by DeFrancisco to designate Sarah Newton as the Secretary. Voting Yea: Tyler, DeFrancisco, Charette, Buttermore, Engel, Newton, motion carried.

## **CALL TO THE PUBLIC**

Public comment received.

## **ADJOURNMENT**

Motion made by Charette, Seconded by Tyler to adjourn the meeting at 8:14PM.  
Voting Yea: Tyler, DeFrancisco, Charette, Buttermore, Engel, Newton, motion carried.

**COHOCTAH TOWNSHIP**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE  
TO REGULATE SOLAR ENERGY SYSTEMS**

The Township of Cohoctah ordains:

**Section 1. Adoption of New Article 27, Solar Energy System Overlay District**

New Article 27, entitled “Solar Energy System Overlay District,” is added to the Zoning Ordinance and reads as follows:

**Section 27.01 Purpose and Findings**

- A. Purpose. The Solar Energy System Overlay District (the “District”) is intended to provide suitable location for utility-scale solar energy systems that are otherwise authorized under state law and the Township’s Code of Ordinances and Zoning Ordinance to meet a reasonable demonstrated need for renewable energy land uses in the Township. It is the intent of the Township to permit these systems to the extent a demonstrated need exists for the land use by regulating the siting, design, construction, operation, monitoring, modification, and removal of such systems to protect the public health, safety, and welfare, and to ensure compatibility of land uses in the vicinity of solar energy systems. The Township seeks to preserve its rural character and agricultural heritage. To these ends, the land included in this District are within reasonable proximity to existing electric power transmission infrastructure.
- B. Findings. In establishing this overlay district, the Township of Cohoctah finds as follows:
1. It is necessary and reasonable to permit utility-scale solar energy systems in the Township to the extent that there is a demonstrated need for that land use.
  2. Land use for utility-scale solar energy systems beyond a reasonable and legitimate demonstrated need to provide for the Township’s energy needs would have needless adverse effects on surrounding businesses, residences, and agricultural properties, and will be detrimental to the health, safety, welfare, and prosperity of the Township and its residents.
  3. The Township wishes to preserve its existing topography and rural character, maintain property values, and protect and preserve the quality and pace of rural life of its residents, while also preserving the environment and protecting wildlife.
  4. Utility-scale solar energy systems can adversely impact the health, safety, welfare, and prosperity of the community, including existing property values, especially when in proximity to residential uses, farms, and forests.

5. Utility-scale solar energy systems ~~should~~must be carefully managed to reduce the adverse long-term effects ~~the~~such land use can have on the productivity of farmland. *See* University of Michigan Graham Sustainability Institute & Michigan State University Extension, “Planning & Zoning for Solar Energy Systems.”
6. Several Michigan communities have suffered, or are suffering, from fiscal uncertainty due to litigation and rule changes concerning taxation arising from rural renewable energy production and land uses.
7. The Township adopts these land use regulations to balance any demonstrated need for utility-scale solar energy systems in the Township with protection of the public, health, and safety welfare.
8. A utility-scale solar energy system is drastically different than traditional agricultural activities and necessitates more stringent zoning requirements to protect the health, safety, and welfare of township residents.
9. The Township has reviewed its other zoning districts, including the Light Industrial Zoning District, which is small and located near residential homes and found that it is inappropriate for utility-scale solar energy systems. Creating a new utility-scale solar energy system overlay district is a better fit in the Agriculture/Residential Zoning District to both facilitate the land use, but to minimize the impact on the health, safety, and welfare of township residents.

**Section 27.02 Delineation of the Solar Energy System Overlay District**

- A. The Solar Energy System Overlay District overlays existing zoning districts delineated on the official Cohoctah Township Zoning Map, which Township Zoning Map is hereby amended to add the Solar Energy Overlay District described in this section and Depicted on **Map A**. The boundaries of the Solar Energy System Overlay District are depicted on Map A, incorporated herein by reference, and are generally described as follows:

Tax Payer Identification 4702-08-400-005

SEC 8 T4N R4E BEG S 230 FT FROM E 1/4 COR, TH W 1320 FT, TH N 210 FT, TH W ALG EW 1/4 LINE 2970 FT, TH S 1320 FT, TH W 990 FT, TH S 350 FT, TH E 990 FT, TH S 310 FT, TH E 2970 FT, TH N 1400 FT, TH E 1320 FT, TH N 350 FT TO POB. COMB FROM 08-300-002 & 08-400-004 IN 1983 & SHOULD HAVE INC 08-200-004 WHICH IS NOW KNOWN AS 08-200-009 - THE E 550 FT OF THE W1/2 OF THE NE1/4 SEC 8, ALSO INCLUDING THE WEST 990FT OF THE S 135FT OF THE NW 1/4 OF THE SW1/4 191.29 AC

EXCEPT FOR THE WESTERLY 1000 FEET AND SOUTHERLY 650 FEET OF THE ABOVE-DESCRIBED PARCEL, WHICH IS APPROXIMATELY 134 ACRES AS DEPICTED ON MAP A.

**Section 27.03. Permitted Uses.**

There are no uses permitted by right in the Solar Energy System Overlay District, other than uses permitted by right in the underlying zoning districts.

**Section 27.04. Special Land Uses.**

The following uses are permitted following approval by the Planning Commission as a Special Land Use in the Solar Energy System Overlay District as regulated by Article 13 (special land uses) and Article 20 (site plan review).

**Utility-Scale Solar Energy Systems**

**Section 2. Amendment of Section 3.01 of the Zoning Ordinance**

Section 3.01 of the Zoning Ordinance, entitled “Establishment of Zoning Districts,” is amended to read as follows:

The Township is hereby divided into the following zoning districts as shown on the Official Zoning Map on file in the office of the Township Clerk, which together with all explanatory matter shown thereon, is hereby adopted by reference, and declared to be a part of this Ordinance:

Article IV	RD	Resource Development District
Article V	WRD	Waterways Resource Development District
Article VI	AR	Agricultural Residential District
Article VII	RR	Rural Residential District
Article VIII	SR	Suburban Residential District
Article IX	S	Settlement District
Article X	NSC	Neighborhood Service Commercial District
Article XI	LI	Light Industrial District
Article XII	MHR	Mobile Home Residential District
Article XXVI	LRR	Limited Recreation Residential
Article XXVII	SEOD	Solar Energy System Overlay District

### **Section 3. Addition of Definitions to Article 2 of the Township Zoning Ordinance**

The following definitions are added to Article 2 of the Township Zoning Ordinance, consistent with the existing ordering of definitions in that section:

- A. Building Integrated Photovoltaics (BIPVs): A small, private Solar Energy System that is integrated into the structure of a building, such as solar roof tiles and solar shingles.
- B. Ground Mounted Solar Energy System: A Private or Utility-Scale Solar Energy System that is not attached to or mounted to any roof or exterior wall of any principal or accessory building.
- C. Maximum Tilt: The maximum angle of a solar array (i.e., most vertical position) for capturing solar radiation as compared to the natural or unaltered ground or topography upon which the solar array is installed.
- D. Minimum Tilt: The minimal angle of a solar array (i.e., most horizontal position) for capturing solar radiation as compared to the natural or unaltered ground or topography upon which the solar array is installed.
- E. Private Solar Energy System: A Solar Energy System used exclusively for private purposes and not used for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid.
- F. Roof or Building Mounted Solar Energy System: A Private Solar Energy System attached to or mounted on any roof or exterior wall of any principal or accessory building but excluding BIPVs.
- G. Solar Energy System: Any part of a system that collects or stores solar radiation or energy for the purpose of transforming it into any other form of usable energy, including the collection and transfer of heat created by solar energy to any other medium by any means.
- H. Utility-Scale Solar Energy System: A Solar Energy System in which the principal design, purpose, or use is to provide energy to off-site uses or the wholesale or retail sale of generated electricity to any person or entity.

### **Section 4. Addition of New Section 13.27, entitled “Solar Energy Systems.”**

New Section 13.27, entitled “Solar Energy Systems,” is added to the Township’s Zoning Ordinance and reads as follows:

#### **Section 13.27. Solar Energy Systems.**

**A. General Provisions.** All Solar Energy Systems are subject to the following requirements:

1. All Solar Energy Systems must conform to the provisions of this Ordinance and all county, state, and federal regulations, and safety requirements, including applicable building codes

and applicable industry standards, including those of the American National Standards Institute (ANSI).

2. If an applicant, owner, or operator of a Solar Energy System fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke any approvals after giving the applicant notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.

## **B. Private Solar Energy Systems.**

1. Administrative Review. Except as provided in subsection (d) below, all Private Solar Energy Systems require administrative approval as follows:

- a. *Application to Zoning Administrator.* An applicant who seeks to install a Private Solar Energy System must submit an application to the Zoning Administrator on a form approved by the Township Board.
- b. *Application Requirements.* The application must include:
  1. A site plan depicting setback, panel size, and the location of property lines, buildings, fences, greenbelts, and road right of ways. The site plan must be drawn to scale.
  2. Photographs of the property's existing condition.
  3. Renderings or catalogue cuts of the proposed solar energy equipment.
  4. A certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency acceptable to Township.
  5. A copy of the manufacturer's installation directions.
- c. *Zoning Administrator Authority.* The Zoning Administrator is authorized to approve, approve with conditions, or deny applications for Private Solar Energy Systems. An aggrieved party may appeal the Zoning Administrator's decision to the Zoning Board of Appeals pursuant to Article XXII of the Zoning Ordinance.
- d. *Exclusions from Administrative Review.* Administrative review is not required for (i) a single solar panel with a total area of less than eight square feet; and (ii) repair and replacement of existing solar energy equipment if there is no expansion of the size or area of the solar energy equipment.



2. Private Solar Energy System BIPVs. Private Solar Energy System BIPVs are permitted as accessory uses in all zoning districts, subject to administrative approval as set forth in this section. A building permit is required for the installation of BIPVs.

3. Roof or Building Mounted Private Solar Energy Systems. Roof or Building Mounted Private Solar Energy Systems are permitted in all zoning districts as an accessory use, subject to administrative approval as set forth in this section and subject to the following requirements:

- a. *Safety.* A Roof or Building Mounted Private Solar Energy System must be installed, maintained, and used only in accordance with the manufacturer's directions, and it must comply with all applicable codes, including the construction code and electric code.
- b. *Building Permit.* A building permit is required for installation of a Roof or Building Mounted Private Solar Energy System.
- c. *Maximum Height.* No part of the Solar Energy System mounted on a roof is permitted to extend more than five feet beyond the peak of the roof or to exceed the maximum building limitation for the zoning district in which it is located. No part of a Solar Energy System mounted on a roof is to project beyond the eaves of the room.
- d. *Location.* If the Solar Energy System is mounted on a building in an area other than the roof, no part of the Solar Energy System is permitted to extend beyond the wall on which it is mounted. A Solar Energy System mounted on a building wall may not face an adjacent public right-of-way.
- e. *Appearance.* Roof or Building Mounted Private Solar Energy Systems must be neutral in color and substantially non-reflective of light.
- f. *Abandonment.* If a Roof or Building Mounted Private Solar Energy System has been abandoned, the property owner must remove it within three months after the date of abandonment.
- g. *Nonconforming Buildings.* A Roof or Building Mounted Private Solar Energy System installed on a nonconforming building or structure is not considered an expansion of the conformity, but it must meet all height and placement requirements of the zoning district and this section.
- h. *Inspection.* The Zoning Administrator may inspect a Private Solar Energy System for compliance with this ordinance upon providing reasonable notice to the property owner or occupant.

4. Ground Mounted Private Solar Energy Systems. Ground Mounted Private Solar Energy Systems are permitted in all zoning districts except the Settlement District as an accessory

use, subject to administrative approval as set forth in this section and subject to the following requirements:

- a. *Safety.* A Ground Mounted Private Solar Energy System must be installed, maintained, and used only in accordance with the manufacturer's directions, and it must comply with all applicable codes, including the construction code and electric code. The Ground Mounted Private Solar Energy System must be permanently and safely attached to the ground.
- b. *Building Permit.* A building permit is required for installation of a Ground Mounted Private Solar Energy System.
- c. *Maximum Height.* A Ground Mounted Private Solar Energy System must not exceed the maximum building height for adjacent accessory buildings and must not exceed 10 feet above the ground when oriented at maximum tilt.
- d. *Location.* A Ground Mounted Private Solar Energy System must be located in the rear yard or side yard and meet the applicable setback requirements for the zoning district.
- e. *Underground Transmission.* All power transmission or other lines, wires, or conduits from a Ground Mounted Private Solar Energy System to any building or other structure must be located underground. If batteries are used as part of the Ground Mounted Private Solar Energy System, they must be placed in a secured container or enclosure.
- f. *Screening.* Greenbelt screening is required around any Ground Mounted Private Solar Energy System and around any equipment associated with the system to obscure, to the greatest extent possible, the Solar Energy System from any adjacent residences. The greenbelt must consist of shrubbery, trees, and other non-invasive plant species that provide a visual screen. In lieu of a planting greenbelt, a decorative fence that is at least 50% opaque (meeting the requirements of Section 16.29 of this Ordinance applicable to fences) may be used if approved by the Planning Commission.
- g. *Lot Area Coverage.* The area of the Ground Mounted Private Solar Energy System must not exceed 50% of the square footage of the principal building on the property.
- h. *Appearance.* The exterior surfaces of a Ground Mounted Private Solar Energy System must be generally neutral in color and substantially non-reflective of light.

- i. *Abandonment.* If a Ground Mounted Private Solar Energy System has been abandoned, the property owner must notify the Township and remove the system within three months after the date of abandonment.
- j. *Nonconforming Buildings.* A Ground Mounted Private Solar Energy System installed on a nonconforming building or structure is not considered an expansion of the nonconformity, but it must meet all height and placement requirements of the zoning district and this section.
- k. *Inspection.* The Zoning Administrator may inspect a Private Solar Energy System for compliance with this ordinance upon providing reasonable notice to the property owner or occupant.

**C. Utility-Scale Solar Energy Systems.** Utility-Scale Solar Energy Systems are permitted by Special Land Use approval in the Solar Energy System Overlay District and require a special land use permit under Article 13 and site plan approval under Article 20. Utility-Scale Solar Energy Systems are also subject to the following requirements:

1. *Definitions.* For purposes of this Section 13.27, the following terms and words are defined as follows. Should there be any conflict between the definitions of this Section and any other part of this Ordinance, the terms of this Section shall govern.

- a. *Abandonment.* Any solar energy system or facility that is no longer producing power, including damaged panels and non-functioning panels.
- b. *Conceptual Plan.* A map and summary of the proposed development or land use, indicating the lands to be included, a brief description of the proposed project, a timeline for the proposed project, where and how project will connect to the power grid, and any other information Applicant deems necessary to provide the Township with a general overview of the proposed project.
- c. *Decommission.* To remove or retire a solar energy system or facility from active service.
- d. *Height.* The height of a solar energy system and components, measured vertically from the natural grade to its highest point at maximum tilt.
- e. *Non-Participating Property.* A property that is not subject to a Utility Scale Solar Energy System lease or easement agreement at the time an application is submitted for a Special Land Use for the purposes of constructing a Utility Scale Solar Energy System.
- f. *Participating Property.* A property that participates in a lease or easement agreement, or other contractual agreement, with an entity

submitting a Special Land Use Permit application for the purpose of developing a Utility Scale Solar Energy System.

2. *Special Land Use Permit Application Requirements.* In addition to the requirements of Article 13, the applicant for a Utility-Scale Solar Energy System must provide the Township with all of the following:

- a. The name of the applicant, any parent company, subsidiary of the parent company, along with any “doing business as” of the parent company.
- b. Application fee in an amount set by resolution or fee schedule approved by the Township Board.
- c. A list of all parcel numbers that will be used by the Utility-Scale Solar Energy System including applicable attachments, establishing ownership of each parcel, with all lease agreements, easements, or purchase agreements for the subject parcels. All agreements related to the use of the subject parcels must be recorded with the Livingston County Register of Deeds.
- d. An operations agreement setting forth the operations parameters, the name and contact information of the certified operator, the applicant’s inspection protocol, emergency procedures, and general safety documentation.
- e. A written emergency response plan detailing the applicant’s plan for responding to emergencies, including fire emergencies, and analyzing whether adequate resources exist to respond to fires and other emergencies. If adequate resources do not exist, the applicant must identify its plan for providing those resources.
- f. A written description of the fire suppression system that will be installed, which must identify the manufacturer of the fire suppression system and generally describe its operations and capacity to extinguish fires.
- g. Current ground and aerial photographs of the participating property, in both a physical and electronic copy of the photographs.
- h. A copy of the applicant’s power purchase agreement or other written agreement, with any exhibits or attachments thereto, with an electric utility showing approval of an interconnection with the proposed Utility-Scale Solar Energy System.
- i. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management.

- j. A decommissioning and land reclamation plan describing the actions to be taken following the abandonment or discontinuation of the Utility-Scale Solar Energy System, including evidence of proposed commitments with property owners to ensure proper final reclamation, repairs to roads, and other steps necessary to fully remove the Utility-Scale Solar Energy System and restore the subject parcels.
- k. Financial security that meets the requirements of this ordinance.
- l. A plan for resolving complaints from the public or other property owners concerning the construction and operation of the Utility-Scale Solar Energy System.
- m. A plan for managing any hazardous waste.
- n. A transportation plan for construction and operation phases, including any applicable agreements with the Livingston County Road Commission and Michigan Department of Transportation.
- o. An attestation that the applicant will indemnify and hold the Township, and its elected and appointed officials, harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Solar Energy System. The Township shall be named as an additional insured for such indemnity under C.23.
- p. A copy of the manufacturer's directions or instruction manual for installing, maintaining, and using the Utility-Scale Solar Energy System.
- q. A ground cover vegetation establishment and management plan that complies with this ordinance.
- r. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL324.36501 et. seq.); and any other applicable laws and rules in force at the time the application is considered by the Township.
- s. A groundwater analysis of all parcels in the participating property.

- t. Any additional information or documentation requested by the Planning Commission, Township Board, or other Township representative.

3. *Site Plan Application Requirements.*

- a. *Contents of Site Plan.* In addition to the requirements in Article 20, the applicant must provide a boundary survey by surveyor licensed in the State of Michigan of the project and a detailed site plan draft to a scale of 1" = 200 feet with the following:

- 1. Location of all existing and proposed dwellings, structures, panels, equipment, electrical tie lines, transmission lines, transformers, inverters, substations, security fencing, and all other components ~~within of~~ the Utility-Scale Solar Energy System within the participating property and all ~~other dwellings and/or~~ structures within 1000 feet of the property lines of the participating property.

~~2. Location of all dwellings on the lot and within 1000 feet of the property lines of the participating properties.~~

~~3.2.~~ Depiction (to scale) of all setbacks, property lines, fences, signs, greenbelts, screening, drain tiles, easements, flood plains, bodies of water, proposed access drives, and road rights of way.

~~4.3.~~ Indication of how and where the system will be connected to the power grid.

~~5.4.~~ Plan for any land clearing and grading required for the installation and operation of the system.

~~6.5.~~ Plan for ground cover establishment and management.

~~7.6.~~ Plan for providing a wildlife corridor that provides access for wildlife to navigate through the development.

~~8.7.~~ Description of measures to be taken to support the flow of rainwater and/or stormwater management.

~~9.8.~~ Security plan detailing measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance, or repair of the Utility-Scale Solar Energy System.

~~10.9.~~ A maintenance plan, including landscaping upkeep, regular checks, and maintenance for the equipment, and decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the Utility-Scale Solar Energy

System is decommissioned. The maintenance plan must include a plan for maintaining all setback areas in the project.

~~11.10.~~ Anticipated construction schedule including timeline to completion and scope of work.

~~12.11.~~ Sound modeling study including sound isolines extending from the sound sources to the property lines.

~~13.12.~~ Any additional studies requested by the Planning Commission, including but not limited to the following:

a. Visual Impact Assessment: A technical analysis by a third-party qualified professional acceptable to the Township of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscaping and other screening measures), a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project.

b. Environmental Analysis:

i. The applicant shall have a third-party qualified professional, acceptable to the Township, conduct an analysis to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, historical and cultural sites, and antiquities. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis.

ii. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. The applicant shall comply with applicable parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to Part 31 Water Resources Protection (MCL 324.3101 et seq.), Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.), Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.), Part 303 Wetlands (MCL 324.30301 et seq.), Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.), Part 325 Great Lakes

Submerged Lands (MCL 324.32501 et seq.), and Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.). .

- c. Stormwater Study: An analysis by a third-party qualified professional acceptable to the Township studying the proposed layout of the Utility-Scale Solar Energy System and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain event. Percolation tests or site-specific soil information must be provided to demonstrate infiltration on-site without the use of engineered solutions.
  - d. Glare Study: An analysis by a third-party qualified professional acceptable to the Township to determine if glare from the Utility-Scale Solar Energy System will be visible from nearby residents and roadways. If required, the analysis will consider the changing position of the sun throughout the day and year and its influences on the utility-scale solar energy system.
  - e. Wildlife Impact: A wildlife impact study, including an analysis of the impact on the properties within one mile of the project.
  - f. Utility-scale solar energy systems are not permitted on property enrolled in the Farmland and Open Space Preservation Act, being in PA 116, of 1974, now codified in Part 361 of the Natural Resources and Environmental Protection Act, PA 451 of 1974, as amended.
- b. *Conceptual Layout Plan.* Applicants may submit an optional conceptual layout plan for review prior to submission of a formal site plan. The conceptual site plan may be reviewed by the Planning Commission to allow for discussion and feedback.
  - c. *Approvals from Other Agencies.* Final site plan approval may be granted only after the applicant receives (1) all required federal and state approvals, and (2) approval by the local fire chief, county drain commissioner, county road commission, local airport zoning authority (if applicable), county building department, and any other federal, state or local agency having jurisdiction or authority to grant permits related to the Utility-Scale Solar Energy System.

4. *Application Items as Substantive Requirements.* The information, plans, documents, and other items identified as application requirements in this ordinance, including the site plan and special land use permit, are substantive requirements for obtaining approval for a



Utility-Scale Solar Energy System. The Planning Commission will review the sufficiency of the application materials. If the Planning Commission determines that the substance of any application item is insufficient to protect the public health, safety, and welfare, the Planning Commission may deny approval on that basis.

5. *System and Location Requirements.*

- a. Utility-Scale Solar Energy Systems are only permitted within the Solar Energy System Overlay District.
- b. Utility-Scale Solar Energy Systems must be ground mounted.
- c. Utility-Scale Solar Energy Systems (including all solar panels, structures, and equipment) must be set back at least 250 feet from the property line of any Non-Participating Property at the time of application. If a single Utility-Scale Solar Energy System is located on more than one lot, or if the adjacent parcel is owned by the same owner as the property on which the Utility-Scale Solar Energy System is located, then the lot-line setbacks of this subsection do not apply to the lot lines shared by those lots. All property in the setback areas, if not farmed, shall be maintained as defined in a maintenance setback plan acceptable to the Township.
- d. Utility-Scale Solar Energy Systems must be set back at least 100 feet from the edge of any wetland, shoreline, or drain easement. The Planning Commission may increase this setback requirement up to 200 feet if the Planning Commission determines that such a setback is necessary to protect the public health, safety, and welfare. ~~Utility-Scale Solar Energy Systems must be at least 200 feet from non-participating property.~~
- e. The height of the Utility-Scale Solar Energy System and any mounts, buildings, accessory structures, and related equipment must not exceed 10 feet when oriented at maximum tilt. The Planning Commission may allow a height of up to 16 feet if the applicant establishes that the lot is used for grazing by farm animals in a manner that requires increasing the height limit. Lightning rods shall not exceed 20 feet in height and shall not be any greater than necessary to protect the Utility-Scale Solar Energy System from lightning.
- ~~f.~~ f. The ground mounting of panels must be by screw or a similar system that does not require a footing, concrete, or other permanent mounting, to minimize soil compaction. No pounding of panels posts is permitted.

6. *Permits.* All required county, state, and federal permits must be obtained before final site plan approval and before the Utility-Scale Solar Energy System begins operating.

6.7. *Screening.* Greenbelt screening is required around any Utility-Scale Solar Energy System and around any equipment associated with the system to obscure, to the greatest extent possible, the Solar Energy System from any adjacent residences, as described below:

- a. The screening shall be installed to obscure the Utility Scale Solar Facility and shall contain two rows of staggered evergreen trees planted not ~~less~~more than twelve (12) feet apart trunk to trunk, and the two rows shall be no greater than ten (10) ft apart. The Township may consider an alternative landscape buffer as a part of the special land use approval, provided the alternative provides adequate screening.
- b. Plantings shall be least eight (8) feet tall at time of planting and shall reach a height of ten (10) feet within three (3) growing seasons.
- c. The trees may be trimmed but must maintain a height of at least eighteen (18) feet.
- d. Evergreen trees shall be Norway Spruce or such alternative approved by the Township.
- e. Good husbandry techniques shall be followed with respect to vegetation, including but not limited to, proper pruning, proper fertilizing, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted in a manner consistent with this Section at the next appropriate planting time.
- f. Front, side, and rear yard screening is required if the Utility Scale Solar Energy System is adjacent to a non-participating property.

7.8. *Appearance.* The exterior surface of the Utility-Scale Solar Energy System must be generally neutral in color and substantially non-reflective of light.

8.9. *Agricultural Preservation and Habitat Impact.* Land clearing and clear cutting trees and other vegetation shall be limited to what is minimally necessary for installation and operation of the system and to ensure all-season access to solar resources given the topography of the land. Topsoil distributed during preparation shall be retained on site. In addition, access drives shall be designed to minimize extent of soil disturbance, water run-off, and soil compaction.

9.10. *Lighting.* Lighting of the Utility-Scale Solar Energy System must be down facing and is limited to the minimum light necessary for safe operation. Lighting shall not be more than 4 feet taller than the maximum height of any panel and in no case shall lighting be taller than 20 feet. Illumination from any lighting must not extend beyond the perimeter of the lot(s) used for the

Utility-Scale Solar Energy System. The Utility-Scale Solar Energy System must not produce any glare that is visible to neighboring lots or to persons traveling on public or private roads. Flashing, intermittent, and motion lights are prohibited.

~~10.11.~~ *Signage.* Signage is not permitted except as required in this subsection and for purposes of posting information that may be necessary for electrical operations and the safety and welfare of the public. An information sign shall be posted and maintained at the entrance(s) listing the name, address, and phone number of the operator.

~~11.12.~~ *Security Fencing.* Security fencing may be required around all electrical equipment related to the Utility-Scale Solar Energy System, including any transformers and transfer stations in the discretion of the Planning Commission and to provide for the movement of wildlife. Appropriate warning signs must be posted at safe intervals at the entrance and around the perimeter of the Utility-Scale Solar Energy System. Required fencing must be at least seven feet tall and be composed of wood post and woven farm wire fencing. The Township may allow or require a fence design to allow for the passage of wildlife upon a finding that adequate access control and visual screening will be preserved.

~~12.13.~~ *Noise.* The noise generated by a Utility-Scale Solar Energy System (which shall not be averaged over time, but instead shall be instantaneous) must not exceed the following limits:

- a. 40 dBA Lmax, as measured at the property line, between the hours of 7:00 a.m. and 9:00 p.m.
- b. 35 dBA Lmax, as measured at the property line, between the hours of 9:00 p.m. and 7:00 a.m.
- c. In addition to the above limitations, an evergreen tree berm, with trees spaced not ~~less~~ more than ~~10-12~~ feet apart, may be required to reduce noise levels surrounding all inverters and substations. The berm must be no more than 10 feet from all inverters, must be at least as tall as all inverters but not more than three feet taller than the height of all inverters.

~~13.14.~~ *Underground Transmission.* All power transmission or other lines, wires, or conduits from a Utility-Scale Solar Energy System to any building or other structure must be located underground at a depth that complies with current National Electrical Code standards, except for power switchyards or the area within a substation.

~~14.15.~~ *Drain Tile Inspections.* ~~The Utility-Scale Solar Energy System must be maintained in working condition at all times while in operation.~~ The applicant or operator must inspect all drain tile at least once every three years by means of robotic camera, with the first inspection occurring before construction of any part of the Utility-Scale Solar Energy System occurs. The applicant or operator must submit proof of the inspection to the Township and Livingston County Drain Commission. Any damaged or inoperable tile shall be repaired prior to construction. After the Utility-Scale Solar Energy System is operational, the owner or operator must repair any damage or failure of the drain tile within 30 days after discovery and submit proof of the repair to the Township. The Township is entitled, but not required, to have a representative present at each

inspection or to conduct an independent inspection. Documentation of repairs shall be submitted to the property owner, the township, and the Livingston County Drain Commission and must indicate the location, nature, and satisfactory completion of the repairs.

~~15.16.~~ *Groundwater Analysis.* The operator of the Utility-Scale Solar Energy System must provide a groundwater analysis for all parcels within the participating properties annually during the life of the project and for five years after abandonment or decommissioning.

~~16.17.~~ *Access Routes.* Access drives are subject to the approval of the Livingston County Road Commission and the Township Planning Commission. Access drives must be adequately maintained for emergency vehicle use, even in winter.

~~17.18.~~ *Construction.* Construction or maintenance of the Utility-Scale Solar Energy System may only occur between 7:00 a.m. and 6:00 p.m. Monday through Friday, excluding federal holidays. Any material damages to a public road located within the Township resulting from the construction, maintenance, or operation of a Utility Scale Solar Energy System shall be repaired at the Applicant's expense.

~~18.19.~~ *Fire Suppression.* The Utility-Scale Solar Energy System must include a fire suppression system that is specifically designed to immediately suppress and extinguish fires in any part of the Solar Energy System, including the panels, electrical equipment, transformers, and transfer stations. The applicant or operator must provide documentation establishing the effectiveness of the fire suppression system and the results of a third-party independent inspection acceptable to the Township of the fire suppression system.

~~19.20.~~ *Ground Cover.* The lot on which the Utility-Scale Solar Energy System is located must be covered with vegetation until decommissioning. To meet this requirement, the lot must include one or more of the following:

- a. Pollinator Habitat: A site designed to have vegetation that will enhance pollinator populations, including a diversity of flowering plants and wildflowers, and meets a score of 76 or more on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.
- b. Conservation Cover: A site designed with practices to restore native plants, grasses, and prairie with the aim of protecting specific species or providing specific ecosystem services, such as carbon sequestration or soil health. The site must be designed in partnership with a conservation organization or approved by the Livingston Conservation District.
- c. Forage/Grazing: Sites that incorporate rotational livestock grazing and forage production as part of a vegetative maintenance plan.
- d. Agrivoltaics: Sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.

~~20.21.~~ *Wildlife Corridor.* Utility Scale Solar Energy Systems shall have access corridors for wildlife to navigate through the development.

~~21.22.~~ *Signs.* Signs are permitted but must comply with Article 19. The lot must include at least one sign identifying the owner and providing a 24-hour emergency contact telephone number.

~~22.23.~~ *Insurance.* The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$10 million per occurrence. All insurance policies shall name the Township as an additional insured and shall include the indemnity provisions of C.2.o.

~~23.24.~~ *Decommissioning.* If a Utility-Scale Solar Energy System is abandoned or otherwise nonoperational for a period of 90 days, the property owner or the operator must notify the Township and must remove the system within six months after the date of abandonment. The site must be filled and covered with topsoil and restored to a state compatible with the surrounding vegetation. Removal requires receipt of a demolition permit from the Building Official and full restoration of the site to the satisfaction of the Zoning Administrator. The requirements of this subsection also apply to a Utility-Scale Solar Energy System that is never fully completed or operational if construction has been halted for a period of one year. Should the Applicant fail to meet its obligations to decommission the site, the Township may utilize the security being held for this purpose to enter the site and decommission in accordance with the last approved plan.

- a. The decommissioning plan shall be written to provide financial security to the Township for 125% of the cost to remove and dispose of all panels, wiring, and restoration of the land to its original conditions. The value of decommissioning shall be determined by a third-party financial consultant or engineer selected by the Township and paid for by the developer. The decommissioning financial security shall be paid in cash to the Township. Once value of decommissioning is determined, it shall be updated on a periodic basis of not less than every 2 years and additional financial security may be required on the basis of the average inflation rate of the preceding 2 years.
- b. Continuing Obligations: Failure to keep any required financial security in full force and effect at all times while a Utility Scale Solar Energy System exists or is in place shall constitute a material and significant violation of the Special Land Use Permit and this Ordinance, and will subject the Utility Scale Solar Energy System Applicant, owner and operator to all remedies available to the Township, including any enforcement action, civil action, request for injunctive relief, and revocation of the Special Land Use Permit.

~~24.25.~~ *Complaint Resolution Protocol.* Applicant shall provide a Complaint Resolution protocol at time of submission of final site plan. The operator of the project or its assigns shall initially respond within 10 business days to complaints from neighboring property owners arising

from and related to the operation of the Utility Scale Solar Energy System. Any resolution shall include lawful and reasonable solutions consistent with the Zoning Ordinance, which shall also be provided to the Township Zoning Administrator.

25.26. Extraordinary Events. If the Utility-Scale Solar Energy System experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours. Any damaged or inoperable panels must be repaired within 30 days after discovery and the applicant or operator must submit proof of the repair to the Township. Add language to show cause for additional time.

26.27. Annual Report. The applicant or operator must submit a report on or before November 1 of each year that includes all of the following:

- a. Amount of electric generation;
- b. Current proof of insurance;
- c. Verification of financial security; and
- d. A summary of all complaints, complaint resolutions, and extraordinary events.
- e. Number of panels removed, replaced, repaired, or other improvements.

Additionally, a representative of the applicant or operator must appear before the Township Board at least once every three years to report on the Utility-Scale Solar Energy System and address questions or concerns from the Planning Commission.

27.28. Inspections. The Township may inspect a Utility-Scale Solar Energy System at any time by providing 24 hours advance notice to the applicant or operator.

28.29. Transferability. A special use permit for a Utility-Scale Solar Energy System is transferable to a new owner or operator. The new owner or operator must register its name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.

29.30. Lease. If the participating property is proposed to be leased, instead of owned, by the owner or applicant of the Utility-Scale Solar Energy Project, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the utility scale solar energy owners or applicant and the property owners must be in place prior to commencing construction.

30.31. Site Plan Amendments.

- a. Site plan amendments may be permitted pursuant to Article XX of the zoning ordinance, except the following shall not be considered a minor amendment by the Planning Commission:
  - 1. Changes of the location of arrays, fencing, buildings, or ancillary equipment by 10 feet or more.
  - 2. Any increase in the height of solar panels.
- b. The Planning Commission may consider the following to be minor amendments:
  - 1. Changes of the location of arrays, fencing, buildings, or ancillary equipment by less than 10 feet.

~~31.32.~~ *Remedies.* If an applicant or operator fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke the special land use permit and site plan approval after giving the applicant or operator notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township’s actual attorney fees and costs.

~~32.33.~~ *No Battery Storage.* No on-site power storage, battery storage, PV Array, or device storage is permitted.

~~33.34.~~ The applicant must certify and guarantee that the utility-scale solar energy system will comply with 47 CFR Part 15, subpart B and not produce any radio frequency interference or electrical magnetic interference at the property line of all non-participating property owners within 1,000 feet of the project.

**Section 5. Validity and Severability.**

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

**Section 6. Repealer.**

Section 13.17 of the Township Zoning Ordinance pertaining to “solar buildings” is repealed. All other ordinances inconsistent with the provisions of this Ordinance are repealed to the extent necessary to give this Ordinance full force and effect.

**Section 7. Effective Date.**

This Ordinance takes effect seven days after publication as provided by law.

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# Solar Energy Overlay

Cohoctah Township,  
Livingston County

- Solar Overlay
- Electric Transmission Line
- Residence

## DRAFT

FOR CONCEPTUAL USE ONLY

March 31, 2023  
Cattisla/Wortman Associates  
Ann Arbor, MI

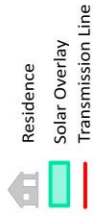


Map23



# Solar Energy Overlay

Cohoctah Township,  
Livingston County



**DRAFT**  
FOR CONCEPTUAL USE ONLY

March 31, 2023  
Carlisle/Wortman Associates  
Ann Arbor, MI



## Q1 How do you feel about the residential growth in the township over the last 5 years

Answered: 109 Skipped: 0

ANSWER CHOICES	RESPONSES	
Much too fast	28.44%	31
A little too fast	26.61%	29
About right	44.04%	48
Too slow	0.92%	1
TOTAL		109

## Q2 Which lot size or density for single family homes do you think is appropriate for future residential development

Answered: 109 Skipped: 0

ANSWER CHOICES	RESPONSES	
Houses clustered on small parcels leaving undeveloped open spaces	1.83%	2
One house on 1 acre	6.42%	7
One house on 2 acres	20.18%	22
One house on 5 acres	22.94%	25
One house on 10 acres or more	48.62%	53
TOTAL		109

## Q3 In regard to land use planning, the township should:

Answered: 108 Skipped: 1

ANSWER CHOICES	RESPONSES	
Focus on the preservation of farmland	84.26%	91
Focus on the preservation of natural resources	53.70%	58
Expand the blight ordinance	35.19%	38
Total Respondents: 108		

## Q4 What improvements, additions or activities would you like to see added to the township park?

Answered: 43 Skipped: 66

COHOCTAH TOWNSHIP SURVEY

#	RESPONSES	DATE
1	None	5/23/2023 1:35 PM
2	N/A	5/16/2023 6:06 AM
3	walking paths, lighting	5/15/2023 9:13 AM
4	I'm sorry, I'm not prepared to answer this at length at this time. I am very happy to see the start of a Pickleball court!	5/14/2023 7:34 PM
5	Walking paths & an unlocked gate so residents can use it	5/8/2023 7:07 PM
6	Areana	5/7/2023 6:45 PM
7	None	5/7/2023 6:30 PM
8	Unlock the gates	5/7/2023 1:04 PM
9	More movie night type events	5/6/2023 5:31 PM
10	Gazebo for family events	5/6/2023 9:57 AM
11	None it's a waste	5/6/2023 9:41 AM
12	None	5/6/2023 7:32 AM
13	Maybe some swings for the children.	5/6/2023 2:17 AM
14	Playground	5/5/2023 8:40 PM
15	Solar celebration for the work done to preserve our rural township	5/5/2023 6:05 PM
16	? Never used the park.	5/5/2023 3:44 PM
17	Better restroom facility	5/5/2023 3:44 PM
18	Cohoctah is a large township, I would like to see a separate park more west that has playground equipment for children.	5/5/2023 2:40 PM
19	Annual Community Picnics, with added petting Zoo, Beer Tent, Live Music, team competitions etc....a true community event	5/5/2023 2:12 PM
20	Flowers	5/5/2023 1:55 PM
21	Covered arena	5/5/2023 1:38 PM
22	More equipment	5/5/2023 11:39 AM
23	Ice rink, movie/concert series	5/5/2023 10:56 AM
24	Boardwalk at the millpond	5/5/2023 10:29 AM
25	Expanded playground area and walking trail	5/5/2023 10:18 AM
26	Expanded kids playground	5/5/2023 10:07 AM
27	The park is great. It doesn't need to be a rule restricted fancy park. A person can find a park like that anywhere. Go to town.	5/4/2023 12:25 PM
28	Basketball courts	5/4/2023 7:43 AM
29	Having a nice place for us to hang is great.	5/3/2023 9:10 PM
30	N/A	5/3/2023 1:11 AM
31	None at this time	5/2/2023 9:30 PM
32	No opinion	5/2/2023 12:45 PM
33	Is there room for more picnic pavilions?	5/1/2023 7:00 PM
34	Some swing sets for all ages.	5/1/2023 5:14 PM

COHOCTAH TOWNSHIP SURVEY

35	Never has used it.	5/1/2023 1:52 PM
36	We never use it; we go to Howell City Park	5/1/2023 11:41 AM
37	Community Pool	4/30/2023 6:40 PM
38	Need things in there for kids, Pavilions walking/running paths unless I missed things.	4/30/2023 2:15 PM
39	haven't been there so can not say.	4/30/2023 11:56 AM
40	None. Do away with it	4/30/2023 11:18 AM
41	Community gatherings. Flower show dog shows farmer's market	4/29/2023 9:55 PM
42	I don't use so I don't have an opinion	4/29/2023 3:32 PM
43	More play sets for the children.	4/29/2023 2:47 PM

### Q5 Would small box stores, like Dollar General, be beneficial for township residents?

Answered: 109 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	5.50%	6
No	84.40%	92
If yes, where?	10.09%	11
<b>TOTAL</b>		<b>109</b>

#	IF YES, WHERE?	DATE
1	Cohoctah area or in the more centra l area of the township	5/8/2023 7:07 PM
2	Settlement district by Lott elevator	5/5/2023 3:44 PM
3	In Cohoctah	5/5/2023 2:49 PM
4	Downtown cohoctah	5/5/2023 2:40 PM
5	By oak Grove and cohoctah	5/4/2023 7:43 AM
6	Cohoctah	5/1/2023 8:36 PM
7	To accommodate such a store, the demographics and traffic flow would require it to be on OakGrove road near Cohoctah itself. First of all, I would not throw Jerry the owner of the Pit Stop under the bus. Jerry has been way to good to the community for years. Secondly, the only spot that it would logistically work is South of town. Thea's either railroad tracks , swamp , or residential. So where as it would be nice and beneficial, logistically it wouldn't work. (Unless the Grain Elevator was torn down.) But go back to keeping The Pit Stop viable.	5/1/2023 7:00 PM
8	next to existing stores near the post office	4/30/2023 2:49 PM
9	We're close enough to towns that already have these stores.	4/30/2023 11:12 AM
10	Unknown	4/29/2023 10:25 PM
11	And Cohoctah by the pitstop	4/29/2023 7:52 PM

### Q6 Are you in favor of using agriclutlural land for:

Answered: 91 Skipped: 18

COHOCTAH TOWNSHIP SURVEY

ANSWER CHOICES	RESPONSES
Solar	12.09% 11
Wind	6.59% 6
Other green energy	9.89% 9
Other (please specify)	81.32% 74
Total Respondents: 91	

#	OTHER (PLEASE SPECIFY)	DATE
1	None	5/31/2023 7:20 AM
2	Use it as farm land	5/23/2023 1:35 PM
3	FARM LAND	5/16/2023 6:06 AM
4	I suggest using it for Agriculture (!) and/or protected wildlife areas.	5/14/2023 7:34 PM
5	None	5/13/2023 8:33 AM
6	Single family homes only	5/12/2023 4:57 PM
7	Farming	5/9/2023 8:11 PM
8	Farm	5/9/2023 8:37 AM
9	None adds blight to community	5/9/2023 7:04 AM
10	NO! to all of the above	5/8/2023 7:07 PM
11	Nothing	5/7/2023 6:45 PM
12	Agricultural land for ag ONLY	5/6/2023 5:31 PM
13	Food	5/6/2023 4:09 PM
14	None of the above	5/6/2023 2:43 PM
15	recreational use and preservation of green space	5/6/2023 2:10 PM
16	No	5/6/2023 1:17 PM
17	None- only farming and hunting	5/6/2023 12:43 PM
18	FARMING	5/6/2023 7:32 AM
19	Leave the land alone	5/6/2023 6:36 AM
20	No	5/6/2023 5:43 AM
21	Farming	5/6/2023 2:17 AM
22	None of the above! Use the land to grow food supplies	5/5/2023 8:52 PM
23	Only agriculture	5/5/2023 6:58 PM
24	Farming only	5/5/2023 6:42 PM
25	Ag Farming only	5/5/2023 6:05 PM
26	None of the above	5/5/2023 4:22 PM
27	Power plants in urban areas	5/5/2023 3:44 PM
28	NO! Leave things alone.	5/5/2023 3:44 PM
29	Farm only. Block all utility use of wind solar and other power facilities. Private Solar - one per plot is ok	5/5/2023 3:44 PM

COHOCTAH TOWNSHIP SURVEY

30	None	5/5/2023 3:18 PM
31	None of the above	5/5/2023 2:54 PM
32	No, most of the area is too residential.	5/5/2023 2:40 PM
33	No Industrial on Agricultural Land	5/5/2023 2:12 PM
34	Leave the land the way it is	5/5/2023 1:55 PM
35	Farming food resources	5/5/2023 12:56 PM
36	No	5/5/2023 11:39 AM
37	No	5/5/2023 10:56 AM
38	Agriculture	5/5/2023 10:28 AM
39	Farming/ hunting	5/5/2023 10:18 AM
40	No. I am interested in the area remaining as it was planned to be when I investigated before I moved here.	5/4/2023 12:25 PM
41	Not really	5/4/2023 7:43 AM
42	NO	5/3/2023 9:10 PM
43	I support the land being used for agricultural purposes only. If it gets to a point where green energy is going to be used, why not make the set back requirements farther than the minimum requirements? If you are trying to take a nutral stance, but support what most the community wants (which is no Solar), than increase set back requirements from rural/residential neighbors who will be impacted by sound, runoff, aesthetics.	5/3/2023 3:10 PM
44	farming	5/3/2023 9:12 AM
45	Kept agricultural. No industrial solar, or wind projects. Those should only be placed in industrial zoned areas.	5/3/2023 9:08 AM
46	No	5/2/2023 8:53 PM
47	farm land only	5/2/2023 5:17 PM
48	Farming	5/2/2023 12:45 PM
49	NOT AT ALL	5/1/2023 7:00 PM
50	Food	5/1/2023 5:14 PM
51	agricultural use	5/1/2023 4:17 PM
52	Agricultural--Absoltely nothing "green" by today's definition.	5/1/2023 8:25 AM
53	Whatever gives the farmers money to survive. Except selling it for mass housing development.	4/30/2023 6:40 PM
54	Farming only	4/30/2023 4:08 PM
55	No commercial scale faciliti	4/30/2023 2:54 PM
56	Not in favor for using agricultural land for any solar or wind	4/30/2023 2:49 PM
57	Wind: you can still use land	4/30/2023 2:15 PM
58	not any of it. The name say it, AGRICUTLURAL, NOT energy systems that do not work. Solar in Michigan? What a joke. Wind? The blades all come from china and CAN NOT be recycled.	4/30/2023 11:56 AM
59	We cannot afford to lose agricultural land for unproven energy sources such as solar farms, wind turbines, etc.- cause & effect of these energy sources is unknown for the long term.	4/30/2023 11:40 AM
60	Farmland.	4/30/2023 11:12 AM
61	for farmland	4/30/2023 11:07 AM
62	Crops	4/30/2023 7:50 AM

COHOCTAH TOWNSHIP SURVEY

63	Crops	4/30/2023 7:40 AM
64	farming	4/30/2023 7:34 AM
65	food production	4/30/2023 6:54 AM
66	Absolutely not!	4/29/2023 10:25 PM
67	Preservation of farm land and orchards	4/29/2023 9:55 PM
68	The growing of crops for humans and animals	4/29/2023 8:09 PM
69	I am not in favor of agricultural land being used for solar wind or other green energy	4/29/2023 7:52 PM
70	No Leave our township the way it is.	4/29/2023 5:06 PM
71	no on all green energy	4/29/2023 5:04 PM
72	Keep farm land for crops. NO GREEN ENERGY	4/29/2023 3:31 PM
73	NO GREEN ENERGY USE!!!!	4/29/2023 2:47 PM
74	None of these	4/28/2023 11:50 AM

**Q7 What would you like to see over the next 5-10 years regarding developments or improvements within the township?**

Answered: 87 Skipped: 22

#	RESPONSES	DATE
1	Preserve rural farmland	5/31/2023 7:20 AM
2	Don't develop keep as is	5/23/2023 1:35 PM
3	Road improvements	5/20/2023 7:56 AM
4	Open space and nature, wildlife preservation. Police presence to slow down fast insane drivers on Oak Grove Road. Let all the other townships around grow and get congested, polluted, crime filled, traffic issues and undesirable to families. Lets work to keep Cohoctah township the special, cozy, relaxing place it is. For what its worth live over by the turn on Oak Grove Road where it's becoming dead mans curve with dangerous drivers and gets worse every year. Preserve what's left and let us continue to be blessed to call Cohoctah our home.	5/16/2023 6:06 AM
5	improved internet access, road improvements, possible recycling program	5/15/2023 9:13 AM
6	Efforts to continue to protect our rural living, maintain the natural resources and enhance education to encourage land owners to do the same. (Reducing autumn olives and other invasive species). Our native plants and wildlife numbers have drastically dropped as well as wetland areas. Thank you Cohoctah board members. You are appreciated!	5/14/2023 7:34 PM
7	Pave main dirt roads, improve dirt roads, expand internet to entire township	5/13/2023 8:33 AM
8	Better wi-fi in the area.	5/12/2023 4:57 PM
9	Continue to maintain our rule lifestyle.	5/9/2023 8:11 PM
10	Do want to see subdivisions in the township.	5/9/2023 8:37 AM
11	Create access to Oak Grove Mill Pond for recreational fishing and swimming like it use to be	5/9/2023 7:04 AM
12	Better roads, both paved & gravel!	5/8/2023 7:07 PM
13	Roads	5/7/2023 6:45 PM
14	Nothing, keep status quo	5/7/2023 6:30 PM
15	No more gas stations or stores	5/7/2023 1:04 PM

COHOCTAH TOWNSHIP SURVEY

16	No sub divisions. Those ruin rural areas. Keep it simple!	5/7/2023 7:08 AM
17	Better internet throughout the township.	5/6/2023 5:38 PM
18	Please continue to fight the solar and wind developments. We love our township the way it is. Thank you so much for all you do!	5/6/2023 5:31 PM
19	Better roads	5/6/2023 4:09 PM
20	More road grading .	5/6/2023 2:43 PM
21	Better drainage, dirt roads with better gravel, Lovejoy has very few pot holes between Fleming and Rathbun but Fleming has lots of pot holes. Garbage removal cheaper, and the supervisor in charge of ensuring garbage isn't dumping on vacant lots to take care of the matter such as the garbage in the field on the south side of lovejoy. Filled a complaint about it months ago and the garbage is still there.	5/6/2023 12:43 PM
22	Get in the Howell park system. Upgrade the dirt roads. Stop residents from turning their properties into junkyards, it's gotten real bad in this township	5/6/2023 9:41 AM
23	I just want to preserve as much farmland as possible in our area. We moved out to the country to live in the country.	5/6/2023 8:04 AM
24	High speed internet for everyone.	5/6/2023 6:36 AM
25	Better road maintenance. Higher penalties for blight within the Township. Lower speed limits within the township, especially where there are homes. More people are on bikes and speed limits are too high for the riders safety. People drive WAY above posted limits!!!!	5/6/2023 6:21 AM
26	No Solar farms!! I would like to see them preserve the farming community and less subdivisions.	5/6/2023 2:17 AM
27	Preserve the Rural character of Township! Stop the goldiggers from destroying our way of life.	5/6/2023 12:24 AM
28	Expand internet access	5/5/2023 8:52 PM
29	Dust control on dirt roads applied sooner More Recycling	5/5/2023 6:58 PM
30	Small home development low density.	5/5/2023 6:42 PM
31	Improved roads - owosso especially. NO INDUSTRIAL SCALE SOLAR.	5/5/2023 6:12 PM
32	High speed Internet	5/5/2023 6:05 PM
33	Better care and management of our roads.	5/5/2023 3:44 PM
34	Better roads, better internet. Pave dirt roads and police traffic issues (reckless driving and speed) we must take care of blight and homes with debris and junk. Need enforcement and fines	5/5/2023 3:44 PM
35	Infrastructure for high speed fiber optic Internet access.	5/5/2023 3:18 PM
36	Better road care or maybe a few more paved	5/5/2023 2:49 PM
37	I just don't want to see subdivisions in Cohoctah or a Dollar General. Sadly, we have Mugg and Bopps now and I do feel that serves what Cochotah residents need. Kroger and the Dollar General are close enough. People have moved here to get away from the stores, lights and traffic. My family has been here for 100 years and have seen the changes and have accepted them. But we don't need anymore developments.	5/5/2023 2:44 PM
38	1. All roads need completely redone. I have replaced shocks on 3 vehicles, and 2 of them need them replaced again. Dirt roads are decaying at a faster rate than can be repaired, and continued scraping does nothing to fix them. and is a constant complaint with all residents. Need to move to Gravel road vs a Dirt Road. 2. Better CEllPhone and WIFI Service	5/5/2023 2:12 PM
39	Its great the way it is	5/5/2023 1:55 PM
40	Keeping this area rural and not being over developed, More small community events like parades, Allowing Airbnb in accessory buildings	5/5/2023 1:38 PM
41	Better internet options. Not becoming another suburb. Small community events. Dredge Madden Drain so it isn't standing water.	5/5/2023 1:37 PM



COHOCTAH TOWNSHIP SURVEY

42	I would like to see some cleanup of properties around here. Too many that have a lot sitting out looking bad.	5/5/2023 11:39 AM
43	INTERNET!!!!!!!!!!!!	5/5/2023 10:56 AM
44	Boardwalk at the Oak Grove millpond for people to fish safely from. Sidewalk from the village of Oak Grove to the new gas station for kids to walk safely on.	5/5/2023 10:29 AM
45	Better internet, roads, and affordable trash service.	5/5/2023 10:18 AM
46	Natural gas, food/bar in downtown.	5/5/2023 10:10 AM
47	Internet	5/5/2023 10:07 AM
48	I moved here because it was a small rural area, without all of the stores and signs and people and rules. I would like to see it remain as is.	5/4/2023 12:25 PM
49	Restaurant or bar on corner oak Grove and cohoctah.	5/4/2023 7:43 AM
50	I would like Old Chase Lake Rd paved, and many more paved roads.	5/3/2023 9:10 PM
51	I know it is a county issue, but Pavement or better up keep of dirt roads.	5/3/2023 3:10 PM
52	keeping natural corridors and natural landscape on roadways to conceal development	5/3/2023 9:12 AM
53	Tighter regulations on home owners whose property looks like a junk yard. Made to clean them up. Improvements made to the dirt roads. More frequent dust control.	5/3/2023 9:08 AM
54	More paved roads	5/3/2023 1:11 AM
55	Keep it rural. Continue to allow home occupations as a first option to expand business within the community before allowing box type stores.	5/2/2023 9:30 PM
56	Please try to keep solar and wind out. No more gas stations/stores. Stay rural, 10 acre minimum, & crack down on all the homes with so much blight. When we moved here 26 years ago we had a hard time finding country property to move to (I commuted 65 miles oneway to metro airport every day & it was worth it). Country living is even harder to find now. I enjoy the quiet, privacy & all the wild life. And always keep the 4 of July it's so nice you see it twice parade!	5/2/2023 8:53 PM
57	Put lime on all the roads so they will not be so full of pot holes. Not only for the golf course.	5/2/2023 5:17 PM
58	Fix the cohoctah rd bridge	5/2/2023 12:45 PM
59	Paving Durand Road. Fixing the bridge that is out on Cohoctah road. Of course both of those fall under the road commission.	5/1/2023 7:00 PM
60	Road improvements	5/1/2023 5:14 PM
61	if possible, access to cable internet in some areas easiest to provide as a start	5/1/2023 4:17 PM
62	INTERNET!!! Roads! Work on paving roads that are still gravel. Like the rest of Burkhart Rd, and Chase Lake. Also Byron at least up to Chase Lake. These are main roads and have too much traffic, the road graders can't keep up with them.	5/1/2023 4:02 PM
63	ditch digging of drains	5/1/2023 2:26 PM
64	More community activities	5/1/2023 1:52 PM
65	Join the Howell Area Parks & Recreation Authority	5/1/2023 11:41 AM
66	Pave Byron from Allen to Chase Lake. Pave Durand Rd form Cohoctah Rd to Lovejoy. Pave Chase Lake Rd from Antcliff to Township line but ideally to Robb Rd. In that order.	5/1/2023 8:25 AM
67	Drive in theater.	4/30/2023 6:40 PM
68	Continued dirt road improvements. Mowing ditch row by roads.	4/30/2023 4:08 PM
69	as little development as possible	4/30/2023 2:49 PM
70	Good question. Came back here for country living don't want it to grow too fast and be wanting to move to get my country living again. Dollar general wouldn't be bad but going in the old general store would be best. To not take up anymore land. Along with areas cleaned up better.	4/30/2023 2:15 PM

## COHOCTAH TOWNSHIP SURVEY

So township doesn't look trashy. Flea markets out of homes should be unacceptable, since they have no barn to contain the items. Thanks

71	Leave a good thing alone.	4/30/2023 11:56 AM
72	The obvious -- better road system care & maintenance, whether Cohoctah Township performs this work or not. They represent the residents of this area. Additionally, some restrictions/controls regarding trash, abandoned vehicles, equip., etc. in yards of homeowners. Our property values for tax purpose keep increasing which is hard to believe with all the junk yards around the township.	4/30/2023 11:40 AM
73	I think they need to address the drainage system. Redo, retrench.	4/30/2023 11:18 AM
74	We need to improve on blight in our community. There are too many homes that look like junkyards. Unfortunately this does effect the value of their neighbors home.	4/30/2023 11:12 AM
75	The house across the street from the Townhall is being run into the ground and I don't understand why they are allowing that they need to be a good tenant in there that will care for the home.	4/30/2023 11:10 AM
76	blight ordinance, drive down Cohoctah rd, township looks like a shithole with some of the houses.	4/30/2023 11:07 AM
77	Drainage improvement on township, especially Schrepfer Rd	4/30/2023 7:50 AM
78	Pave a major road like Byron, Chase Lake, Burkhart, to help alleviate traffic on other paved roads	4/30/2023 7:34 AM
79	better care of the roads by the county	4/30/2023 6:54 AM
80	No large subdivision approvals and ZERO solar. We must preserve our farmland.	4/29/2023 10:25 PM
81	I like it just the way it is, that is why I live here	4/29/2023 8:09 PM
82	Keep us agricultural and limit to the best of your ability the takeover of our farmland from green energy. Keep crypto farming out of our township all together.	4/29/2023 5:19 PM
83	natural gas	4/29/2023 5:04 PM
84	Reasonable guide lines and rules as to the safety and appearance of our area. Clean up of properties. Lets fix what we have before building more.	4/29/2023 3:32 PM
85	No wind or solar farms. Tearing up our land, reducing our farmland for "green energy" that we won't even get to benefit from. Stop this nonsense!	4/29/2023 3:31 PM
86	I like it the way it is now.	4/29/2023 2:47 PM
87	No soar farms.	4/28/2023 11:50 AM