



COHOCTAH PLANNING COMMISSION MEETING

November 03, 2022 at 8:00 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. Minutes 10-06-2022

CALL TO THE PUBLIC

MATTERS PERTAINING TO THE GENERAL PUBLIC

UNFINISHED BUSINESS

2. Carr Project- Oak Grove Road

NEW BUSINESS

CALL TO THE PUBLIC

ADJOURNMENT



COHOCTAH PLANNING COMMISSION MEETING

October 06, 2022 at 8:00 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

The meeting was called to order at 8:00pm.

PLEDGE OF ALLEGIANCE – *Moment of Silence*

ROLL CALL

PRESENT: Tony Tyler, Chrissy DeFrancisco, Mark Cican, Mike Jolliff, Phil Charette
Jessica Buttermore. ZA Fred Buckner, Attorney Scott Brock and 14 citizens. ABSENT: Faith Heil.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Minutes 09-01-2022

Motion made by Buttermore, Seconded by DeFrancisco. to approve the minutes for the 09-01-2022 meeting. Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, motion carried.

CALL TO THE PUBLIC

None

MATTERS PERTAINING TO THE GENERAL PUBLIC

2. Public Hearing- Utility Scale Solar Energy Systems Ordinance

Motion made by Buttermore, Seconded by Charette to open the Public Hearing at 8:04pm. Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, motion carried.

Drew Vielbig/Ranger Power- Discussed comments that were submitted in writing. See attached.

Fowlerville Schools- Submitted written comments, see attached.

Joann Haas- Will be surrounded by the Solar Farm, questions on the ordinance, and was opposed.

Emily Palacios- Has performed legal review of solar farms. She recommends reviewing the barbed wire section. The National Electrical Code calls for barbed wire around all substations. Advised to leave in on substation only.

Theresa- Inquired if there would be public notification of a project.

Motion made by DeFrancisco, Seconded by Buttermore to close the Public Hearing at 8:59pm. Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, motion carried.

Motion made by Tyler, Seconded by Buttermore to recommend the Ordinance be sent to the Township Board for approval and to the County Planning Commission with the following changes:

Add compliance to the National Electric Safety Code for Substation.

Barbed wire only permitted around substation as provided by NESC.

Add landscaping within 50 feet of road right of way.

Allow for waiver of setbacks by participating property owners.

Require full drainage plan at final PC review.

Allow value of decommissioning by third party and reviewed and approved by Township Engineer.

Attorney to make changes and forward to Livingston County Planning.

Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, motion carried.

UNFINISHED BUSINESS

3. Carr Project- Oak Grove Rd

Motion made by Charette, Seconded by Buttermore to table until November.

Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, motion carried.

NEW BUSINESS

CALL TO THE PUBLIC

Comments received.

ADJOURNMENT

Motion made by Tyler, Seconded by Buttermore to adjourn at 10:18pm.

Voting Yea: Tyler, DeFrancisco, Cican, Jolliff, Charette, Buttermore, motion carried.

To: Cohoctah Township Planning Commission

From: Ranger Power, c/o Drew Vielbig, Development Manager

Date: September 28, 2022

Subject: Review of Cohoctah Township Draft Solar Ordinance

Dear Members of the Cohoctah Township Planning Commission,

We appreciate your time and thoughtful consideration over the past several months to prepare amendments to the Township's Utility-Scale Solar Energy Systems Ordinance. Ahead of the Planning Commission's October 6 Public Hearing related to this Ordinance, my team and I have noted a few questions and comments for your review and consideration. These questions and comments pertain to a handful of provisions and primarily seek clarification in the most recent draft of the Ordinance. We look forward to attending the Planning Commission's meeting on October 6th to discuss further.

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read "D Vielbig". The signature is fluid and cursive, with a large initial "D" and a stylized "Vielbig".

Drew Vielbig

Development Manager | Ranger Power

COHOCTAH TOWNSHIP

UTILITY SCALE SOLAR ENERGY SYSTEMS ORDINANCE

- 13.27.M.1 – “No landscaping shall be placed within fifty (50) feet of any right-of-way.
- **Does this requirement exclude other types of right-of-way's, such as easement right-of-way's, drain right-of-way's, pipeline right-of-way's, etc.?**
- **Suggestion: clarify that no landscaping shall be placed within 50 feet of road right of way.**
- 13.27.M.2 – “Landscape screening shall be installed to obscure the Utility Scale Solar Energy System from adjacent non-participating uses... shall be reasonably screened from the view of surrounding non-participating residences, streets, and roads to the maximum extent practicable by garden walls, fences, hedges, landscaping, earth berms, or other means, except to the extent that such screening is either impracticable or would result in ineffective solar access on the site in question. The perimeter of Large Solar Energy Systems shall also be screened and buffered by installed evergreen or native vegetative plantings whenever existing natural vegetation does not otherwise reasonably obscure the Large Solar Energy System from adjacent residential structures...”
- **Suggestion: requirement can be waived if participating project landowners would prefer not to have landscaping to screen the view from their residence.**
- **Suggestion: clarify if the presence of existing vegetation, woodlots, or other natural features provide adequate screening from view of the project.**
- 13.27.R Drainage Tiles: “Drain tiles on the Utility Scale Solar Energy System rendered non-functioning directly as a result of construction or operation on the Utility Scale Solar Energy System will be replaced or repaired so as to not create any drainage issues maintain the existing drainage volume of the parcel(s) throughout the life of the Utility Scale Solar Energy System. A drainage plan shall be provided.”
- **Drainage Plans require an extensive amount of civil engineering and design that is typically associated with a Final Site Plan. Typically, this level of engineering is not conducted until a Site Plan has been Finalized so that the Drainage Plan does not need to be redone in the future if Site Plan changes occur.**
- **Suggestion: clarify the Drainage Plan can be provided along with the Final Site Plan rather than the Conceptual Site Plan**
- 13.27.T Abandonment and Decommissioning: - “... The value of the decommissioning plan shall be determined by a third-party financial consultant or engineer selected by the Township and paid for by the developer through escrow...”
- **If acceptable to the Township, we (the Developer/Applicant) would offer to hire a third-party engineer to prepare a Decommissioning Plan, which would be submitted to the Township along with the Special Use Permit Application for review by the Township and respective consultants. If requested by the Township, the Developer/Applicant would establish an escrow account in connection with the Special Use Permit Application to review this Decommissioning Plan and other aspects of the Application.**
- **Suggestion: require the Applicant to provide a decommissioning plan that has been prepared by a third-party Michigan licensed engineer. The applicant will provide an escrow if the Township selects an engineer to review the plan.**
- 13.27.DD Modifications of Approved Site Plan: “Any modifications, revisions, or changes to an approved site plan shall be considered either a minor or major site plan amendment and must follow the standards of Section 20.11 Amendment of an approved site plan.”
- **Typically, a Conceptual Site Plan will include the maximum extent of the**

project area that may be utilized for solar panels. As project development continues, and site design progresses, the layout will be refined and will likely shrink. These types of design modifications will typically occur between the approval of the Conceptual Site Plan and the submittal of a Final Site Plan to the Township.

- Suggestion: clarify that these changes relate to the Final Site Plan.

Fowlerville Community Schools

7677 W. Sharpe Road, Suite A • Fowlerville, Michigan 48836
(517) 223-6015 • Fax (517) 223-6022
Wayne Roedel, Superintendent

September 21, 2022

Dear Conway and Cohoctah Township Officials,

I urge you to support the Headland Solar Project being developed by Ranger Power. After meeting with representatives of Ranger Power to discuss the proposed project, it is clear that this investment in our community will have tremendous long-term benefits that extend far beyond the boundaries of the project.

The Headland Solar Project will provide a massive contribution to our community's tax base for several decades. According to Ranger Power, in the first year alone, it is estimated that the project will generate approximately \$2.1 million dollars of new tax revenue. This includes roughly \$1.3 million toward the School Debt & Fowlerville Community Schools and \$190,000 for critical local police and fire services. This infusion of new tax revenue will provide noticeable benefits for our school district at a time when public schools throughout the country are facing increasing budgetary pressure and uncertainty.

It is clear that Ranger Power is committed to providing new opportunities for Fowlerville's students. Renewable energy projects like Headland Solar are becoming increasingly common throughout Michigan. Ranger has already begun working with Fowlerville High School's Agricultural Science Department in order to develop classroom presentations and field trips to existing solar projects. These opportunities will provide our students with real-world exposure and hands-on experience in one of the fastest growing industries in the country. On top of this, Ranger Power has generously committed to establishing annual scholarship opportunities for Fowlerville students with an interest in pursuing the fields of agricultural science, renewable energy, and environmental science.

Renewable energy is a crucial component of our nation's future. Projects like Headland Solar present our community with the opportunity to become a leader in the state. I encourage you to support Ranger Power's Headland Solar Project, which will provide our community, our schools, and our students with tremendous new benefits and opportunities.

Sincerely,



Wayne Roedel
Superintendent, Fowlerville Community Schools