

Gustin Twp. Special Meeting Minutes 12-2-2024

Attendees

Neil Barlow
Noreen Mendyka
Adam Brege
John Schlicker
Julie Powers
Charlie Powers
Hannah Brege
Jerry Linton -ZBA

Hope Winkler- Ranger Power/Sapling Solar Project

Attny for Ranger Power-

Attny for Township-Tim Freel

Special Recorder for Ranger- Ann Hall

Meeting called at 7:00 PM

Hope Winkler from Sapling Solar gives presentation- Overview of project scope.

- 215 Megawatt
- 1,427 Acres in size
- To use the existing Iosco and Viking transmission line
- Apiary's
- Bee boxes
- 12 million in tax revenue over the life of the project
- \$430,000 in anticipated community benefits
- They will undergo more restrictions that going with the State of Michigan requirements but want to work with the community first.

Special land use permit

Would like to permit locally-

Seeking variance for setback/ sound ordinance
50 decibel/50ft setback

Attny for Solar covered legal requirements

Grant funds

Legally binding

Need the 2 variances to permit locally – not with state

55 state requirement/solar will do 50

Set back- would like to be in line with the state

Hope- summarized plan and request

Compared state and local limits

Decommissioning of project

State would not require until the 10th year of the project.

Would lose benefits and extras to the community if went through the State.

Open floor to Public Comment- each given equal time to comment.

Murial Goddard- Asking Board to vote no on the variance- have lived there 48 years and does not want to see the project happen.

Bob Turek- Harrisville- Appeal filed with state, injunction, health hazard, would you vote for this if it wasn't for the money.

Mike Goddard-If they cause damage to the roads who will pay for it.

Rosie Perin- Difficult to imagine not taking advantage of the lease. No guarantees followed all commitments. Wants the money there for the bond if something goes wrong. I have had solar for 10 years, no issues.

George Tait- Harmful chemicals in solar panels.

7:35 Public comment closed.

Zoning Board of Appeals

Jerry Linton, John Schlicker- 5 criteria they have to go by.

Choices are – Grant, deny, or lesser variance.

All standards read and motions made- approved.

1. Motion to approve- 50 DBA Outer Wall of building
2. Motion for setback 50 ft.

Motions to be amended by Jerry Linton- seconded by Schlicker on requests for variances.

1) Public comment- open

- a) Murial Goddard- Handed out 2 handouts, fire department meeting, concern about road damage and who will pay.
- b) Terry Tait- Ground coverage management-mowing.
 - i) The area will be mowed and is planted with local grasses, slow growing, no herbicides or pesticides, only used in targeted areas if necessary.
- c) George Tait- What's the process of the chemicals in the solar panels.
- d) Mike Goddard- If you google it on your phone, it tells you there are chemicals.
- e) Jeff Dobbs- is there MSDS sheets on the solar panels-will they be fenced in or allow hunting
- f) Terri Tait- What happens if someone shoots a solar panel.
- g) Ryan Yount-Who will pay for re-tooling the fire trucks.
 - i) Drew- Sapling Solar will coordinate with the local departments.
- h) Attny's- As a condition of approval they must coordinate with the local fire departments.
 - i) Minimal public cost for funding /training for fire suppression.
- j) Bob Turek- Zoning Board of Appeals- Can still hold the meeting with 2 people for a quorum. 3rd person was not available.

Tim Freel- Twp. Attny. - Provided copies of Denise Kline's report for the board to read.

Findings of Fact
Special Land Use Report #1-2024
Sapling Solar Project

General Findings

District- A-R (Agricultural Residential)

Finding- The standard has been met- YES- all members

General Provisions

- **Sec 3.16** Onsite Drainage & Runoff- Proposing stormwater management facilities. Basins are shown in site plan applications.
- **Sec. 3.17** Stormwater Management- YES
- **Sec 3.19** Exterior site lighting- Standard met- YES
- **Sec 3.20** Fences & Walls- YES
- **Sec 3.21** Landscaping & Buffering- YES
- **Sec 3.22** Circulation & Parking- YES
- **Sec 3.23** Signs - YES

Section 5.6 Site Plan Review Criteria

- A. Compliance with District Requirements- YES
- B. Public Welfare and Adjoining Properties- Julie Powers No- YES-Board
- C. Light, Air, Access-YES
- D. Topography& Natural Landscape- YES
- E. Drainage- YES
- F. Privacy- YES
- G. General Access- YES
- H. Vehicular & Pedestrian Circulation- YES
- I. Emergency Vehicle Access/Fire and Safety- YES
- J. Loading & Storage-YES
- K. Exterior Lighting- YES
- L. Utilities- YES
- M. Compliance with other Statutes & Regulations- YES
- N. Special Land Use Review Standards- YES

Section 6.3 Special Land Use Review Standards

- A. Allowed Special Land Use -YES
- B. Compatibility with Adjacent Uses-
 - a. 1-6 -YES
 - b. 1-7- All YES
 - c. 1-2- All YES
 - d. 1-3- All YES
 - e. 1-10 All YES
 - f. Any members have concerns? – Aluminum -tear down – where do the panels go, and is this worth it with less sun in Michigan?
J. Powers.
- C. Public Services- 1-8 – All YES

- D. Economic Well Being- 1-5- All YES
- E. Compatibility with Natural Environment-1-5 All YES
- F. Impact of Traffic on Street System- 1-10 – All YES F-10- working with Road Commission.
- G. Non-Detrimental standards-1-1 all YES
- H. Consistent with Zoning Ordinance and Master Plan- All YES
- I. Compliance with Supplemental Development Regulations-Findings in section 7.31.C

Section 7.31.C Solar Energy Facility Standards

- A. 1-5- All YES
- B. Set Back- 300 Ft.50 ft. Right of Way-All YES
- C. Height at Maximum Tilt- All YES
- D. Screening- Public Right of Way- Life of facility- 1-2 All YES
- E. Sound Pressure-45 DBA -variance requested of 50- All YES
- F. Site Plan to Planning Comm. – All YES
- G. Agreement from Utility Company for Interconnections before Installation- All YES
- H. 1 Year from site ceasing to function removal notification- and 1 year from notification removal must be complete, this makes it a total of 2 years. – All YES
- I. Cash Bond in place for removal and restoration- All YES
- J. If not removed township can recover all costs and legal fees.
- K. Ropowering- All YES

Rich Benson- Ranger Power- *Special Note- Once under lease and in the event that the property owner is deceased the property and payments will go to whomever the property is passed down to.

All Standards have been met regarding the entirety of the Findings of Fact, with exception to the following:

Section 5.6 – B- Julie Powers was No
 Section 6.3 – B- Julie Powers was No

Motion- Neil Barlow- Intent to adopt Motion #2- Second by Julie Powers
 All members – YES

Special Land Use Passed

Meeting Adjourned at 10:10 PM

Next regular meeting will be March 4th, 2025 @ 7:00 PM

12/22/2021

Dianne Owen

DR. ROBERT TUREK

Terri Tait

George Tait

Mike Goodland

Muriel Goodland

Robert Hocking

Ryan Young

GARY SMITH

Den Veltbig

LEROY & ROSIE FERRINI

John M. Kimbrell

Marion K. Kimbrell

Pete Wyckoff

Rich Castle

Kim Latteche

Art Matlock

Holly Kibler

Craig Johnson

CHAD SPITZNAGEL

Jim SELLER

Darwin Hinder