

Gustin Township Special Use Application Permit Meeting Minutes Zoning/Planning Commission Meeting

6/2/2026

Neil Barlow-President
John Schlicker-Board Member
Noreen Mendyka-Board Member
Hannah Brege-Board Member
Julie Powers-Board Member
Pamela Fowler- Secretary
Adam Brege-Twp Zoning Administrator

- ❖ Meeting called to order at 7:00 PM
- Consumers Energy Representatives Present for Special Use Application Permit-
 - ★ Joe Lawson- Consumers Energy
 - ★ Daniel Pinkerton- Consumers Energy
 - ★ Peter Wykoff- Consumers Energy
 - ★ Randy Thompson-attendee
- ❖ Peter Wykoff- presentation on an overview of Special Use Application Permit.
 - Display maps of new areas.
 - Southern properties will have to be re-routed back to the sub-station.
 - Two different wattage panels for the project
 - Total 1800 acres total fenced in area
 - Consumers Energy-1371 acres in Gustin township
 - All land rights voluntary
 - Cap- depends on local ordinance. Capped at original application
- ❖ The new application is specifically written to our ordinance.
 - Overview of map showing previous application and new additions for the current application.
 - Adding 26 mega watts
 - Doing this helps to control costs for our customers.
- ❖ Joe Lawson-Gustin Solar- 26 megawatts/215 megawatts previous/
 - Panels bifacial modules / front and back for wintertime
 - Singel access trackers- track the sun east to west, throughout the day, increasing efficiency
 - Layout eliminates need for any variances, to Gustin Ordinance
 - Increasingly cost competitive, affordable,
 - Customer demand, industrial and commercial,

- o Lower operating costs, lower maintenance costs
- o Reduced environmental impact
- o **PA 233 & 235**-By 2029 we must meet 15% renewable energy
- o Meet 50% goal by 2030
- o 60% by 2035 and beyond
- o Renewable Energy- the state includes Solar, Wind, Hydro, Geothermal and Methane digesters.
- o Batteries-storage-2500mw by 2030- 4000mw by 2040(**Not part of this project**)
- o **PA233** – 80% clean/renewable by 2035, 100% clean by 2040 and beyond.
- o Construction is scheduled for 2026- 2028 for the entire project.
- o Landscaping and screening- existing, will add landscaping, ground cover, low growth grasses.
- o Clover and grass mixture, native pollinators.
- o Screening Options- evergreens along roadways and residential properties. **MXG Grass and Evergreens**. Noninvasive. Spreads by roots, not seeds.
- o Maple River Farms.
- o First Responder Training- Before Construction- and before operations, first responder meetings during construction, access points.
- o EGLE- Additional funding 90 mil. Waiting list, will assist with getting signed up. When the program goes active, help guide the application process, and add new additions as well.
- o Isabell- Community Engagement Manager- send out postcards with QR code. Once the project gets going, customers can keep track of the project.
 - P.O. Box-Email poboxgustintownship@consumersenergy.com
 - Monthly updates

Request to schedule Special Meeting for Public. *

- ❖ Public Meeting July 13th, 2026 @7:00 pm. Notice in paper for 2 weeks, Link in website. The whole package is on the website. Including environmental studies.
- ❖ Meeting with Tim Gulden and Denise Kline. Once available, it will be provided.
- ❖ Move to pass motion to Publish for Monday, July 13th Public Hearing at 7 pm.
- ❖ Trying to avoid the berms- will impede water flow, no berms in this project.
- ❖ Taking down blight houses
- ❖ First year w/out grass but will grow quickly.
- ❖ Need to reaffirm Julie Powers at the next meeting for 3 more years.

- ❖ Approve meeting minutes from 3-3-26 at an upcoming regular meeting.
- ❖ Pam Fowler- move to pass the motion- all in favor- all answer to the affirmative.
- ❖ Next meeting will be July 13th, 2026 @ 7:00 pm for the Special Land Use Permit
- ❖ Meeting concluded at 7:48 pm- Next regular meeting will be held on September 1st @ 7:00 pm

Meeting Minutes taken by Pamela Fowler-Secretary