

From: [Sergio Trevino](#)
To: [Laura Kreps](#); [Robert Yurk](#)
Cc: [Timothy A. Stoepker](#); [Victor Lillich](#)
Subject: Re: Public Hearing Notices
Date: Tuesday, August 31, 2021 12:37:27 AM
Attachments: [image001.png](#)

Hello Laura:

Below you will find a summary of the revisions contained in the documents we submitted to the Township on August 23. The revisions can be sorted into two categories: revisions to address issues raised in your reported dated June 30, 2021; and revisions prepared in response to comments from the Planning Commission at their July 21, 2021 meeting. I hope this will be of assistance to the Planning Commission as they review our revised submission and to you in your preparation of your updated report.

Please let me know if you have any questions or if there is anything you would like to discuss.

Thanks.

Preliminary Site Plan

- Increased 500-ft setback from the project to adjacent, non-participating residences as requested by the Planning Commission. The 75-ft setback required by the Township Solar Ordinance is shown in addition to the 500-ft setback. See sheets E-201 through E-208.
- Added engineer's seal. See all pages of the Preliminary Site Plan.
- Added zoning classification and land use of the petitioner's property (i.e., the project parcels). See sheet ZN-1.
- Added zoning classification and land use of the adjacent properties. See sheet ZN-1.
- Added dimensions to lot lines. See sheet PRP-1.
- Added name, address, and phone number to the Preliminary Site Plan cover page. See Cover Page.
- Added a note providing information on coordination with the Washtenaw County Water Resources Commission, Road Commission, and Health Department. See Cover Page.
- Added note indicating there are no known wells and/or sewage systems within the project area. See Cover Page and sheets E-100 through E-208.
- Added labels identifying directionally bored drain crossings for project electric collection lines. See sheets E-100 through E-208 (where applicable).
- Added color for easier identification of setbacks (both 75-ft and 500-ft), electric collection lines, lot/property lines, easement boundaries, and other features shown on the Preliminary Site Plan. See sheets E-100 through E-208.
- Added detail to the legend to correspond to the features shown in the Preliminary Site Plan. See sheets E-100 through E-208.
- Added a note identifying the former location of Buck Creek, which was rerouted several years ago. See sheet PRP-1.
- Added a "Regional View" to provide context for the project location. See sheet G-101.
- Added a separate detail sheet showing the road cross-section. See sheet D-301.
- Please note that landscape screening is shown in the Cover Page, sheet G-100, and sheets E-100 through E-208 (where applicable). The June 30 report indicated that this information needed to be provided but it was included in the original submission and is included here.

Cover Letter

- Revised to include a discussion of how the project will meet the Michigan Department of Agriculture and Rural Development's (MDARD) PA 116 solar project program criteria and provided related documents from MDARD.
- Removed references to the White Tail project.
- Please note that the project roads are twelve feet wide and will consist of native, compacted soil as noted in section 1.5 of the Cover Letter and in the Preliminary Site Plan (sent D-301). The June 30 report identified project roads as 20-foot wide and consisting of gravel. This is true only for the initial access but the interior roads are twelve feet wide and consist of native, compacted soil. This was identified in the original application submitted and is repeated here.

Economic Impact Analysis

- Removed references to the White Tail project.

Glare Study

- Analyzed the potential glare impact caused by the revised site design incorporating the 500-ft setback; no glare impacts identified.

Sound Study

- Analyzed the potential sound impact caused by the revised site design incorporating the 500-ft setback; sound at the property line is projected to be 55 dBA or less, which is lower than the 65dBA maximum in the Township Solar Ordinance.

Special Land Use Findings

- Removed references to the White Tail project.

Decommissioning Plan

- Revised the Plan and cost estimate to provide for full removal of all project equipment, including electric lines buried deeper than three (3) feet, as requested by the Planning Commission.

Property Value Impact Study

- Removed references to the White Tail project.

On Thu, Aug 26, 2021 at 2:47 PM Laura Kreps <lkreps@cwaplan.com> wrote:

That would be great! Thanks!



Laura K. Kreps, AICP

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