



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Augusta Township Planning Commission

FROM: Laura K. Kreps, AICP, Township Planner

DATE: October 13, 2021

RE: Planning Commission Agenda Packet for October 20, 2021, Regular Meeting


Please find a summary of the business items on this month's Planning Commission agenda below. ***Hard copies of the new site plan submittals were distributed after the September meeting (except for Janet's – her copies will be mailed today). No hard copies of the additional agenda packet materials will be sent.*** IF YOU ARE NOT ABLE TO ATTEND THE MEETING, please let myself and/or Heather at the Township know as far in advance as possible. We cannot conduct the meeting without a quorum (4 Planning Commission Members – Dan has already indicated he will be out-of-town).

- a. **SP-20-02, Whittaker Road Wetland Conservation Site**, request for 12-month extension of preliminary site plan approval granted on November 18, 2020. See attached letter from Lombardo Homes requesting the extension. Section 11.3.C.1. allows for the Planning Commission to grant a preliminary site plan extension if it is determined to be appropriate. The Applicant has made a request in writing prior to the preliminary site plan expiration as required.
- b. **SP-21-01, 9972 Willis Road – Dog Run**, Preliminary Site Plan Review. The pre-application meeting for this proposed use was conducted by the Planning Commission on January 20, 2021, where it was determined that preliminary and final site plan could be reviewed concurrently due to the nature of the project and no structures were proposed. However, the plans submitted do not meet all of the criteria for final site plan review. The preliminary site plan review is provided in this packet for your review.
- c. **SLU 21-01 Railsplitter #2 – Special Land Use - Multiple Properties**. An application has been received for a special land use for large-scale solar project north of Arkona, south of Talladay, east of Sanford and west of Gooding encompassing thirteen (13) parcels and 478 acres of land. A pre-application conference was conducted at the April 2021 Planning Commission meeting. A public hearing was conducted at the September 15, 2021, Planning Commission meeting and action on the special land use postponed in order to establish a draft resolution stating conditions of approval. The applicant has prepared such draft resolution and it is included in this packet. The Township Attorney and I are reviewing this resolution and preparing an additional document for your consideration. This will be provided in advance of the meeting.
- d. **SP21-03, Railsplitter #2 – Preliminary Site Plan - Multiple Properties**. In addition to special land use approval, the applicant is seeking simultaneous review of the preliminary site plan for the

Railsplitter #2 project. Approval of the preliminary site plan is conditioned upon receiving special land use approval and is being conducted at the applicant's risk.

- e. **Master Plan Discussion.** At their August 24, 2021, meeting, the Board of Trustees approved the CWA proposal to update the master plan. A **Master Plan Kick-Off meeting with the Planning Commission and Township Board is scheduled for Tuesday, October 19 at 5PM in the Township meeting room.** I hope to see you there.

As always, please feel free to contact me directly with any questions prior to the meeting.


CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Senior Associate

AGENDA
Augusta Charter Township
Regular Planning Commission Meeting

Township Hall
October 20, 2021
6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors** –Yurk, Buxton, Woolf, Hall, Spence, Hurd
4. **Approval of Agenda**
5. **Approval of Minutes**
 - a. Planning Commission Meeting Minutes from September 15, 2021 Regular Meeting
6. **Public Hearings**
 - a. **None**
7. **Election of Secretary**
8. **Business Items**
 - a. **SP-20-02, Whittaker Road Wetland Conservation Site**, request for 12-month extension of preliminary site plan approval granted on November 18, 2020.
 - b. **SP-21-01, 9972 Willis Road – Dog Run**, Preliminary Site Plan Review
 - c. **SLU 21-01, Railsplitter #2, Special Land Use**, Large-Scale Solar Facility
 - d. **SP 21-03, Railsplitter #2, Preliminary Site Plan**, Large-Scale Solar Facility
 - e. **Master Plan Discussion**
9. **Public Comment**
10. **Communications**
11. **Adjournment**

Meeting Minutes
Augusta Charter Township
Regular Planning Commission Meeting
Township Hall

September 15, 2021

6:30 pm

1. Call to Order: The meeting was called to order by Chair Yurk at 6:34 PM.

2. Pledge of Allegiance: The Pledge of Allegiance was led by Chair Yurk.

3. Roll Call and Recognition of Visitors: Present Buxton, Hall, Spence, Woolf, Yurk. Hurd. Quorum present. Also attending were Planner Laura Kreps, Counsel Victor Lillich, and many members of the public. Not present Nicholas Bayley township engineer.

4. Approval of Agenda: Motion by spence to approve. Supported by Hall. Motion carried unanimously.

5. Approval of Minutes:

A. Planning Commission Meeting Minutes from August 18, 2021 Regular Meeting:
Motion by Woolf to approve supported Hall by motion carried unanimously

B. Planning commission meeting Minutes from July,21 2021
Motion by Spence to approve supported by Hurd motion carried unanimously

6. Public Hearings: Motion by Hurd to open public hearings supported by spence motion carried unanimously

6.A Public Hearings:

a. SLU 21-01, Railsplitter #2, Special Land Use, Large-Scale Solar
Facility, north of Arkona, south of Talladay, east of Sanford, west of
Gooding. T-20-19-400-001; T-20-19-400-002; 5655 Willow Road (T-20-
30-100-002); 5760 Willow Road (T-20-30-100-003); T-20-30-100-004;
12439 McCrone Road (T-20-30-100-005); T-20-30-200-004; T-20-30-200-
008; T-20-30-200-012; T-20-30-400-006; T-20-19-300-003; T-20-30-200-009; 12182 McCrone Road

1. Sergio Trevino-Ranger Power spoke at Length. Gave a presentation booklet to all commissioners. Took and answered questions from the public.

2. Another gentleman's name ? Ranger Power would jump in from time to time responding to questions from commissioners. Stating ranger power and would stick to all our ordinances for the life of the project.

6A Public Comment:

1. Roy Cadell Willow rd
2. Randy Helt Willow rd.
3. Kathleen Devlin Mcrone rd
4. Tom Spence Willow rd.
5. Dan Devlin Mccrone rd.
6. Bud Dopkowski Sherman rd.
7. Mathew Spence Mcrone rd.
8. Dan Ricotta n Custer rd
9. Judith Lowe Judd rd.
10. Renyold Lowe Judd rd.
11. Cath Coward Willow rd.
12. Dave Snyder Tolan
13. Jesse carpenter Mccrone rd.
14. Richard Mcrone rd.
15. Jim Kovlak n Stoney Creek

16. Sergio Trevino from ranger power again answers many comments ,questions and concerns. Stated white Tale project has been off the table and not coming back. Rail Splitter projects on the table now and are all they have planned for our township.

6 b. Motion to close public hearing Spence supported by Hall Motion carried unanimously

7. Business Items

a. SLU 21-01, Railsplitter #2, Special Land Use, Large-Scale Solar Facility, north of Arkona, south of Talladay, east of Sanford, west of Gooding. T-20-19-400-001; T-20-19-400-002; 5655 Willow Road (T-20-30-100-002); 5760 Willow Road (T-20-30-100-003); T-20-30-100-004; 12439 McCrone Road (T-20-30-100-005); T-20-30-200-004; T-20-30-200-008; T-20-30-200-012; T-20-30-400-006; T-20-19-300-003; T-20-30-200-009; 12182 McCrone Road

7 A. After lengthy discussions there was a motion to postpone by commissioner Hall till the next meeting. Supported by Spence carried unanimously by all.

Many reasons being ,to gather more info to make sure all citizens surrounded by this large scale solar facility have been notified. Ordinances. Housing rates. Drainage and Many more concerns from our citizens. Development agreement will be needed with remedies.

8. Public Comments

1. Concerned citizens asking when the bridge at Talladay and Mc crone is going to be fixed Commissioner Hall responded. supplies seem to be the problem per washtenaw county.
2. Upset citizen voiced his opinion and apologized for being upset. He lives around the proposed project and feels he was not notified. Commissioner Yurk addressed the situation and the clerk's office is in the process of notifying everyone surrounding the project. This has been done before some may have been missed so to be fair to everyone commissioners requested they be notified again. Also stated we all have an e-mail address if any one wants to send info all on the township website.

9. Communications: 1. Commissioner Hall stated the Board of trustees -(BOT) Agreed to open the master plan. All other commissioners had no further communications.

2. Laura Kreps, our planner, looks forward to public input and commissioners' (BOT) input on opening the master plan for the future growth and preservation of our township. Kick off meeting, steering committee for the master plan and public hearing all coming soon.

10. Adjournment: Motion by Hurd to adjourn. Supported by Hall Motion carried unanimously. Meeting adjourned at 9:28PM.

Informed Noted: PLEASE we ask to keep it civil. You will be asked to leave and may not be able to return in future meetings. We know things get heated at times but control your actions. **Thank you.**

October 1, 2021

Heather Rowland
Administrative Assistant
Charter Township of Augusta
8021 Talladay Road
P.O. Box 100
Whittaker, MI. 48190-0100

RE: **Whittaker Road Wetland Conservation Site
Augusta Township, Section 10
Site Plan Submittal**

Dear Ms. Rowland,

Please accept this letter as a request for a 12-month extension of the preliminary site plan approval for our wetland conservation site on Whittaker Road. For your reference, the Augusta Township Planning Commission granted preliminary site plan approval November 18th of 2020.

We received a recent request from EGLE staff in Lansing, to modify the previously approved wetland design in an effort to more closely follow wetland design standards used today. The requested modifications have been incorporated into the plans and we are waiting for them to modify the previously issued permit. However, EGLE is extremely short staffed, resulting in significant delays in the processing of the documents.

Without the recent request from EGLE, we would have been ready for final site plan submittal last month. We anticipate an approval of their requested modifications within the next few weeks. With that, we will be ready for our final site plan submittal.

Thank you for your time and consideration of our request. Please contact me if you have any questions or need any additional information at (586) 855-9563.

Very truly yours,
Lombardo Homes

Lyle Winn

Lyle Winn
Project Manager

Cc Laura Kreps, AICP

Our Values: Integrity, Passion, Family, Commitment

13001 23 Mile Road, Suite 200, Shelby Township, MI 48315

P (586)-781-2227

LWINN@LOMBARDOHOMES.COM

lombardohomes.com



September 15, 2021

Charter Township of Augusta
8021 Talladay Road
Whittaker, MI 48190

Attn: Heather Rowland

Recently, Mrs. Alicia Salim (formerly Williamson), contacted our office to assist her with the preparation of site plans for her property located at 9972 Willis Road in Augusta Township. We understand that an application had been submitted for review for the use of the property for Mrs. Salim's business - Your Personal Pack Sitter. It is further our understanding that the property is in large part to remain the same except for the following improvements;

- Fencing along the north, east and south property lines (detail provided)
- Reapplication of gravel at the existing driveway (location identified)
 - Realignment of a portion of the driveway to avoid the existing County Drain easement (identified on plan)
 - Gravel reapplication shall meet existing grade (no proposed grading necessary)

The trail system that has been and will continue to be utilized by Mrs. Salim's clients will remain exactly as they exist. They are naturalized trails that are not proposed to be improved. The driveway that has been utilized for access to the property will continue to be utilized and there are no improvements proposed here either. An area of gravel drive currently exists that is approximately 2,700 sf. The proposed relocation of the gravel surface for ingress, egress, storage for a garbage can and parking area for vehicles as shown on the site plan is 3,015 sf. This represents a net increase of 315 sf.

The Township engineering consultant has indicated that provisions shall be made to offset additional run off generated by the proposed improvements. In an effort to reduce unnecessary disturbance to the site, Midwestern would like clarification on this item to determine the most prudent method to offset the additional gravel surface runoff mentioned above. The existing site is completely wooded and the relocation of the driveway is intended to improve the area within the existing County Drain easement. Traditional stormwater management may be too disruptive to the site.

Memorandum

September 15, 2021

Page 2

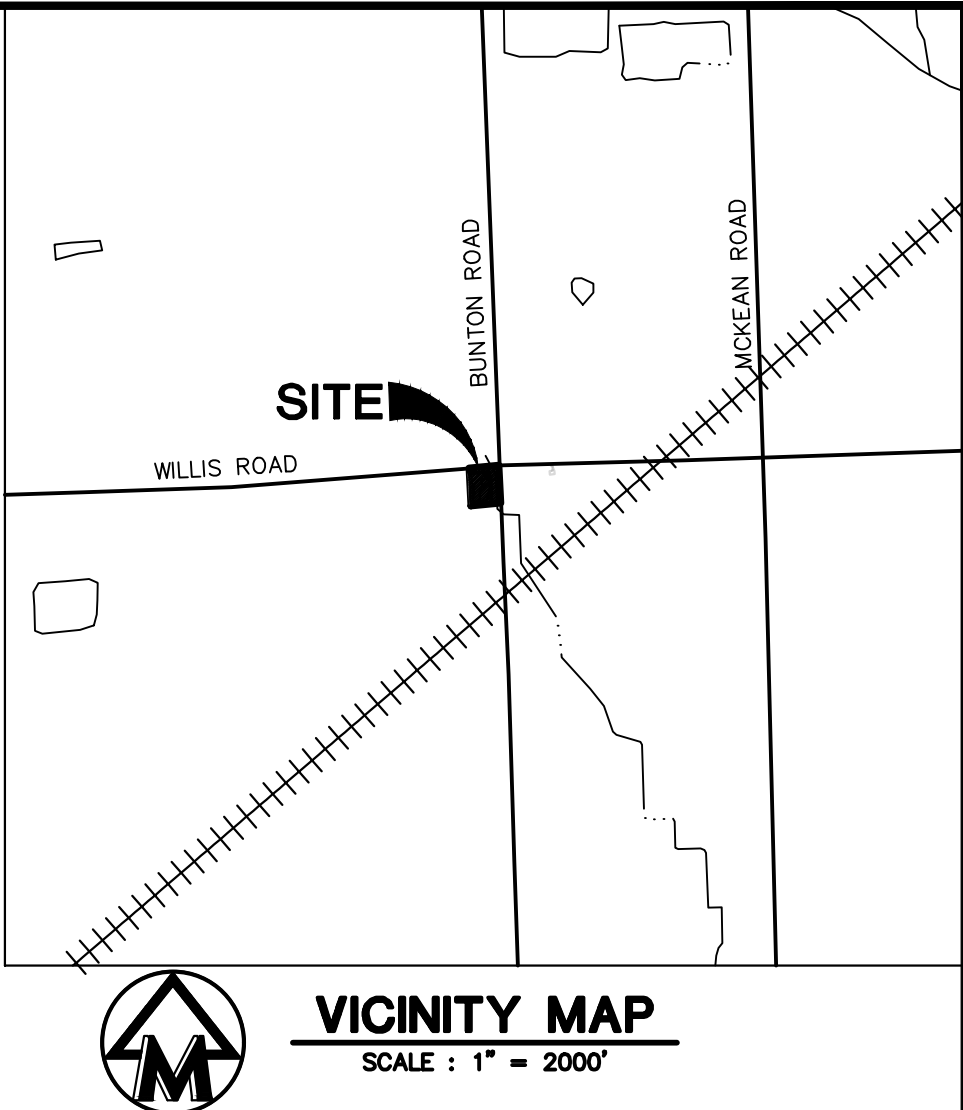
Please accept these site plans which have been prepared to meet the intent of the ordinance and illustrate that the applicant is not altering the site in any way significantly in her desire to continue utilizing the property as it exists. We look forward to the opportunity to discuss the project further with the Township at the first available Planning Commission meeting. Any questions or requests for additional information can be directed to the undersigned.

Thank you,

A handwritten signature in cursive script that reads "Kate Bond".

Kate Bond, RLA
Senior Project Manager

9972 WILLIS RD.
AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
PRELIMINARY AND FINAL SITE PLAN



OWNER/APPLICANT

ALICIA SALIM
2647 BRECURN CIRCLE
ANN ARBOR, MI, 48108
734-646-6891

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: KATE BOND
734-995-0200

PROJECT NARRATIVE

THE APPLICANT AND OWNER PROPOSES TO USE THE PROPERTY FOR HER BUSINESS, YOUR PERSONAL PACK SITTER, A MOBILE PET CARE SERVICE PROVIDER. THE PROPERTY LOCATED AT 9972 WILLIS ROAD HAS BEEN AND WILL CONTINUE TO BE UTILIZED FROM 11:30AM-2:30PM BY THE OWNER FOR BUSINESS USE AS A PRIVATE PARK FOR THE CLIENT'S PETS. THE SERVICE PROVIDER PICKS UP THEIR CLIENT'S DOGS AND TRANSPORTS THEM TO THE PARK WHERE THEY ARE THEN SUPERVISED WHILE ALLOWED TO ROAM OFF LEASH ON THE EXISTING TRAILS. THE OWNER/APPLICANT PROPOSES TO COMPLETE FENCING ON THE PROPERTY TO KEEP THE PETS SAFELY ON-SITE. FENCING ALREADY EXISTS ON THE WESTERLY PROPERTY LINE. THERE IS AN EXISTING DRIVEWAY TO ACCESS THE PROPERTY WHICH SHALL REMAIN. THE TURNAROUND PORTION OF THE EXISTING GRAVEL DRIVEWAY WILL BE EXPANDED TO ACCOMMODATE PARKING AND VEHICULAR TURNING MOVEMENTS AS WELL AS TO PROVIDE A LOCATION FOR A GARBAGE CAN. PET WASTE IS PICKED UP ON A DAILY BASIS VIA A 5 GALLON BUCKET. THE GARBAGE CAN WILL BE UTILIZED FOR THE PET WASTE AT TIMES AS WELL AS OTHER REFUSE AS NECESSARY BUT THE WASTE IS TAKEN OFFSITE DAILY. TRASH PICKUP SERVICE HAS BEEN CONTRACTED WITH WASTE MANAGEMENT. THE WASTE BIN WILL BE ROLLED TO THE END OF THE DRIVEWAY FOR PICK UP ON A WEEKLY BASIS. THERE ARE NO STRUCTURES PROPOSED FOR THE SITE AND NO UTILITY SERVICE NECESSARY FOR THE SITE. THE PROPERTY IS WOODED, AND NO TREES OR OTHER EXISTING VEGETATION WILL BE REMOVED FOR WHAT THE APPLICANT IS PROPOSING. THERE ARE EXISTING NATURALIZED TRAILS ALREADY ON-SITE THAT WILL CONTINUE TO BE UTILIZED. A WASHTENAW COUNTY DRAIN ABUTS THE EAST SIDE OF THE PROPERTY AND SITS WITHIN AN EASEMENT, 50' OF WHICH IS LOCATED ON THE SUBJECT PROPERTY. NO ACTIVITY IS PROPOSED TO TAKE PLACE WITHIN THE EASEMENT. APPROXIMATELY 1,000 SF OF THE EXISTING GRAVEL DRIVEWAY ALREADY SITS WITHIN THE EASEMENT AND NO CHANGES ARE PROPOSED IN THAT AREA.



SITE MAP
SCALE : 1" = 60'

SITE DATA

Project Name 9972 WILLIS ROAD		Township AUGUSTA TOWNSHIP			
Date: 8-19-2021		Tax ID: T-20-11-100-011			
		Existing		Allowed/ Required	
Zoning		VMU - Village Mixed Use		VMU - Village Mixed Use	
Land Use		Vacant		Private Park	
Site Area (gross)		125888	sf	125888	sf
		2.89	Acres	2.89	Acres
Site Area (net)		93772	sf	9000	sf
			Acres	0.21	Acres Min.
Min. Lot Width		315	ft	60	ft
Building		Gross Floor Area	0	sf	NA
		Maximum Lot Coverage	0	%	50
		Maximum Floor Area Ratio	0	%	NA
		Maximum Height	0	ft	35
			0	stories	2.5
Setbacks		Front	NA	ft	15
		Side	NA	ft / ft total	7.5
		Corner	NA	ft	25
		Rear	NA	ft	15
Vehicular Parking		Parking			3
					Spaces

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

9972 WILLIS RD.

JOB No. 21193	DATE: 9/9/21
REVISIONS:	SHEET 1 OF 3
	CADD:
	ENG:
	PM: KB
	TECH: /Z1193CV1



MIDWESTERN
CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com

Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR: DATE

TAX ID: T-20-02-400-029
OWNER: LEMKE CALVIN C & BEVERLY
ZONE: MR
USE: RESIDENTIAL

TAX ID: T-20-02-
OWNER: ADAMS HOPI
ZONE: MR
USE: RESIDENTIAL

TAX ID: T-20-01-300-012
OWNER: BERRY, SHERRY
ZONE: VMU
USE: RESIDENTIAL

TAX ID: T-20-12-229-001
OWNER: GOTTS DAVID D & KAREN L
ZONE: VMU
USE: COMMERCIAL

TAX ID: T-20-11-100-011
OWNER: WILLIAMSON, ALICIA
ZONE: VMU
USE: RESIDENTIAL VACANT
PARCEL AREA: 2.89 ACRES

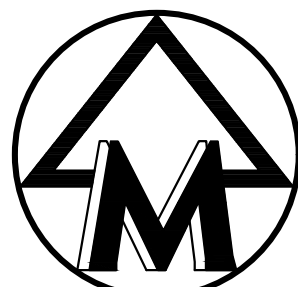
TAX ID: T-20-11-100-019
OWNER: GOBLE GARY
ZONE: MR
USE: RESIDENTIAL

APPROXIMATE
3'-5' WIDE
EXISTING
NATURALIZED
TRAIL SYSTEM
TO REMAIN


TAX ID: T-20-11-100-028
OWNER: SECURRO, CHRISTOPHER AND LINDA
ZONE: SR-1
USE: RESIDENTIAL

WILLIS ROAD

BUNTON ROAD



SCALE: 1" = 30'



0 30 60 90















Know what's **below**.
Call before you dig.

NOTES

1. NO BASE SURVEY HAS BEEN PREPARED. ALL INFORMATION SHOWN HEREIN IS BASED ON SATELLITE IMAGERY, GIS DATA, AND OTHER PUBLICLY AVAILABLE INFORMATION.

LEGEND

- | | |
|---|-------------------------------|
|  | EXIST. CONTOUR |
|  | EXIST. UTILITY POLE |
|  | EXIST. UTILITY POLE W/ TRANS. |
|  | EXIST. GUY POLE |
|  | GUY WIRE |
|  | EXIST. OVERHEAD UTILITY LINE |
|  | DRAINAGE DIRECTION |
|  | SIGN |
|  | EXISTING FENCE |
|  | TREE OR BRUSH LIMIT |
|  | COUNTY DRAIN |
|  | SOIL TYPE BOUNDARY |

GENERAL SOILS DESCRIPTION

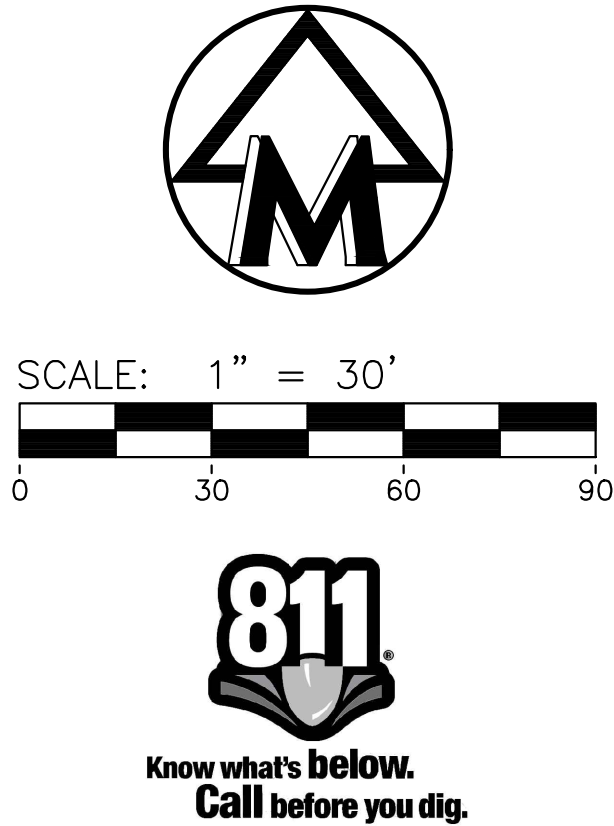
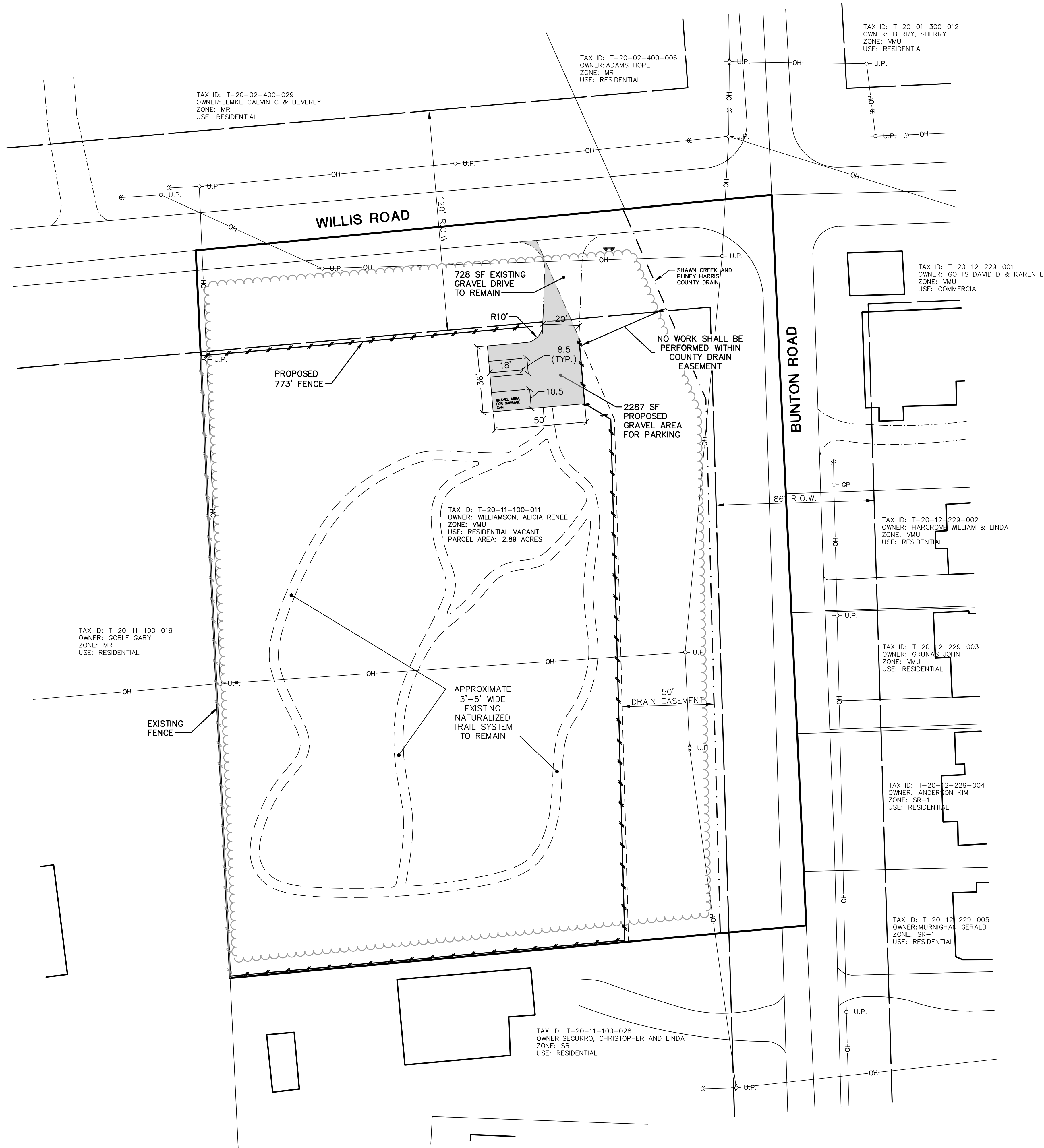
BASED ON SOIL SURVEY OF WASHTENAW COUNTY MICHIGAN
 BnB - BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES
 WaA - WASEPI SANDY LOAM, 0 TO 4 PERCENT SLOPES

LEGAL DESCRIPTION

OLD SID - T 20-011-001-00 AU 11-1A BEG AT NE COR OF SEC, TH S 398.17 FT IN E LINE OF SEC, TH S 87 DEG 30' W 314.8 FT, TH N TO A PT IN N LINE OF SEC, TH E 313.5 FT IN N LINE OF SEC TO PL OF BEG, BEING A PART OF NE 1/4 OF NE 1/4 SEC. 11 T4S R7E 2.89 AC.

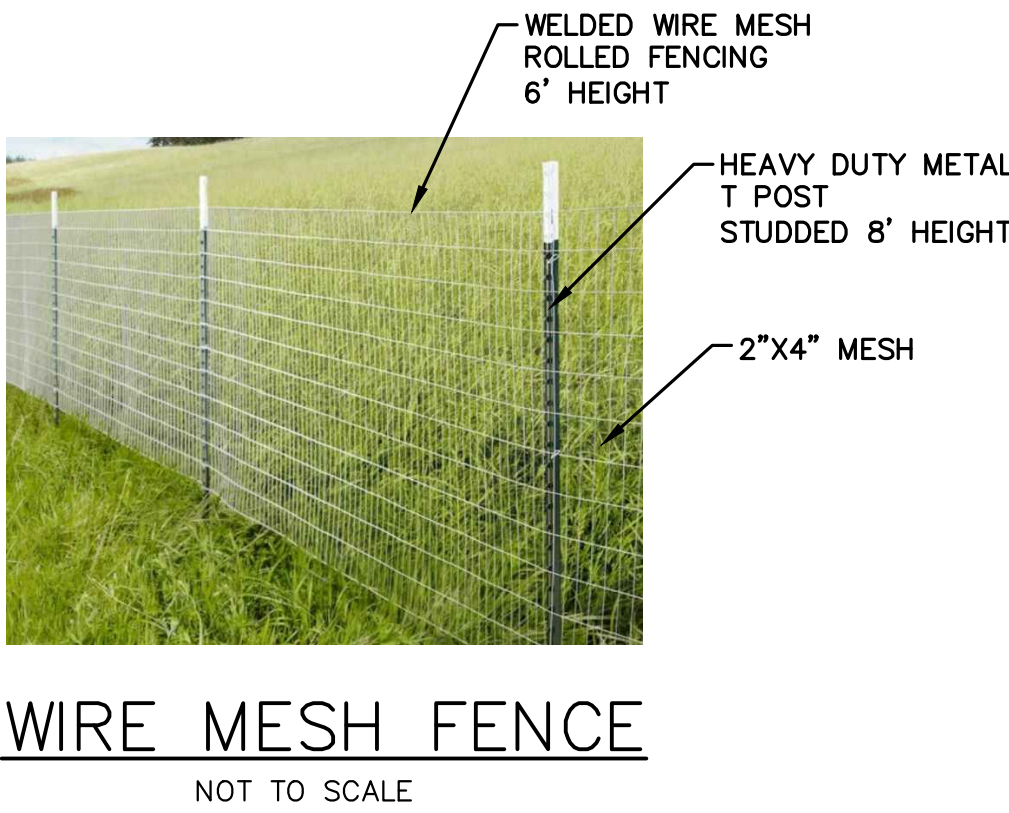
Mc:\civil\3d\p\p\Site Plan\21193\Site Plan\21193SP1.dwg, 9/9/2021 10:20 AM, Richard M. Lewandowski, 3 SITE PLAN, MLLC PDF, p.3
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The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



NOTES
1. NO BASE SURVEY HAS BEEN PREPARED. ALL INFORMATION SHOWN HEREIN IS BASED ON SATELLITE IMAGERY, GIS DATA, AND OTHER PUBLICLY AVAILABLE INFORMATION.

LEGEND	
	EXIST. CONTOUR
	EXIST. UTILITY POLE
	EXIST. UTILITY POLE W/ TRANS.
	EXIST. GUY POLE
	GUY WIRE
	EXIST. OVERHEAD UTILITY LINE
	DRAINAGE DIRECTION
	SIGN
	FENCE
	TREE OR BRUSH LIMIT
	COUNTY DRAIN
	PROP. GRAVEL DRIVE



JOB No. 21193	REV. DATE	DATE: 9/9/21	SHEET 1 OF 3	MIDWESTERN CONSULTING					
				3845 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com Land Development • Land Survey • Institutional • Municipal Wireless Communications • Transportation • Landfill Services					
REVISIONS:		CLIENT		ALICIA SALIM 2647 BRECBURN CIRCLE ANN ARBOR, MI 48108 (734) 646-6891					
		9972 WILLIS RD.		SITE PLAN					
		3							



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 5, 2021

Preliminary Site Plan Review For Augusta Township, Michigan

Application #:	SP-21-01
Applicant:	Alicia Williamson
Project Name:	Willis / Bunton Dog Run
Plan Date:	September 9, 2021
Location:	Southwest corner of Willis and Bunton Roads (T-20-11-100-011)
Zoning:	VMU, Village Mixed Use
Action Requested:	Preliminary Site Plan Review
Required Information:	As noted.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to utilize the vacant, wooded parcel at the southwest corner of Willis and Bunton roads as a private park / dog run. The applicant indicates the use of the property will be for a private dog run. The gate at the entrance will be locked when not in use. The site will be utilized primarily during midday, operating for 2-4 hours depending on weather conditions Monday through Friday.

Improvements to the site are limited to a gated gravel driveway with four (4) parking spaces and trail areas. No structures are proposed to be constructed on the site. Further, the applicant proposes to secure the site by installing a fence along the property boundaries.

Public and private parks are allowed as a permitted use in the VMU, Village Mixed Use zoning district. This Site Plan Review Pre-Application Conference is the first step in the site plan review process and was conducted on January 20, 2021. The Site Plan Review Pre-Application Conference with the Planning Commission is designed to allow the applicant to introduce the project to the Planning Commission and allow conversation to be conducted regarding the site plan review process. This initial step is not an official review of the site plan project (Section 11.3.A.).

After the Site Plan Review Pre-Application Conference, the applicant will be required to submit a formal application for Site Plan Review for consideration by the Planning Commission in accordance with Section 11.3.B.



AREA, WIDTH, HEIGHT, SETBACKS

No structures are proposed.

NATURAL RESOURCES

Topography: Existing topography is relatively level.

Woodlands: The site is wooded.

Wetlands: No wetlands are present on the site.

A county drain (Swan Creek Pliny Harris) runs parallel to Bunton Road along the frontage of the site. The applicant has provided Washtenaw County Soil Erosion and Sedimentation Control Permit issued by the Office of the Washtenaw County Water Resources Commissioner for county drain repair, berms, driveway and stone path. We note the configuration of the site is modified from the original submittal to keep all improvements out of the drain easement areas.

Items to be addressed: Demonstrate Washtenaw Water Resources Commission approval.

BUILDING LOCATION AND SITE ARRANGEMENT

No buildings are proposed.

ESSENTIAL FACILITIES

No facilities are proposed.

PARKING, LOADING

Section 7.2 does not provide a parking requirement for park facilities. The site will include 3 spaces for users of the facility. Parking spaces are dimensioned 8.5 feet by 18 feet. Section 7.3.D. requires parking spaces (90-degree spaces) to have a 9.5-foot width and 18-foot length. Each space will need to be widened by one (1)-foot. This can be accommodated by reducing the width of the gravel space provided for the garbage can. Further, two-way maneuvering lane width for this parking configuration requires a 24-foot width; 20-foot width is provided.

Additionally, all parking facilities are required to be hard surfaced as outlined in Section 7.3.A. The Planning Commission may consider a waiving the hard-surface requirement if the following conditions prevail:

1. Where driveways, loading turn-around, or storage areas receive only limited use and are not used for employee parking, customer parking, or primary access.

2. Where gravel surfacing and potential problems arising from dust or scattered gravel will not impact neighboring properties.
3. Where hard surfacing will significantly increase storm water runoff and create a potential for flooding and/or soil erosion.

Items to be Addressed: 1) Widen parking space width to 9.5 feet as required in Section 7.3.D. 2) Widen maneuvering lane width to 24 feet as required in Section 7.3.D. 3) Planning Commission to consider waiving hard-surface requirement.

SITE ACCESS AND CIRCULATION

The site will be accessed via a new gravel drive from Willis Road (previously constructed). Approval of the driveway will need to be demonstrated from the Washtenaw County Road Commission.

Items to be Addressed: Demonstrate Washtenaw County Road Commission approval.

LANDSCAPING

No landscaping would be required.

LIGHTING

Any proposed lighting of the site would need to be shown on the formal site plan submittal.

SIGNS

No signs are depicted. If a freestanding sign is proposed, the location and sign area should be provided on the formal site plan submission.

FLOOR PLAN AND ELEVATIONS

No structures are proposed.

RECOMMENDATIONS

Based on the information provided, we recommend approval of the preliminary site plan with the following items to be addressed prior to final site plan approval:

1. Demonstrate Washtenaw Water Resources Commission approval.
2. Widen parking space width to 9.5 feet as required in Section 7.3.D.
3. Widen maneuvering lane width to 24 feet as required in Section 7.3.D.

4. Planning Commission to consider waiving hard-surface requirement.
 5. Demonstrate Washtenaw County Road Commission approval.
-

A handwritten signature in cursive script, appearing to read "Laura Kreps", is written over a horizontal line.

CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Senior Associate

#144-2006



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 30, 2021

Revised: September 7, 2021

Special Land Use and Preliminary Site Plan For Augusta Township, Michigan

Applicant:	Railsplitter Solar, LLC – Paul Harris
Project Name:	Railsplitter #2
Plan Date:	August 23, 2021
Location:	North of Arkona Road, east of Sanford Road, south of Talladay Road, west of Hitchingham Road (355 acres)
Zoning:	AR, Agricultural Residential / LI, Limited Industrial
Action Requested:	Special Land Use Approval
Required Information:	As noted in review.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to construct a large solar electricity generation facility in the southwest portion of the Township adjacent to the previously approved Railsplitter #1 (formerly Sugar Creek Solar project) encompassing approximately 355 acres of land (10 properties and 3 properties for transmission collector lines only) that are zoned AR, Agricultural Residential and LI, Limited Industrial. The project is being developed by Ranger Power, LLC.

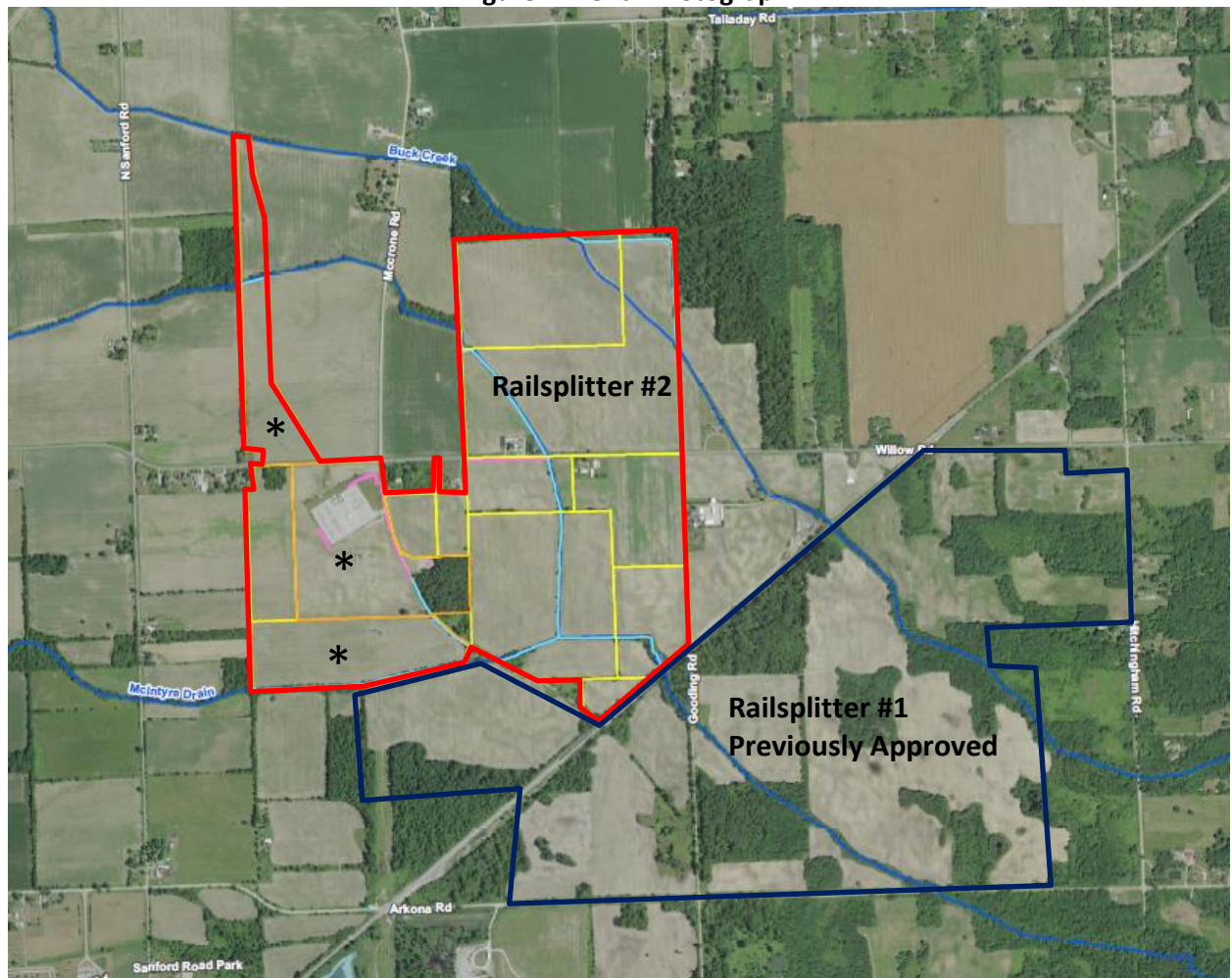
The proposed large solar energy system is described by the applicant as a 33.75-megawatt photovoltaic solar energy generating facility consisting of hundreds of solar panels organized in several photovoltaic (PV) areas. The solar panels are demonstrated to rotate independently toward the sun. The maximum height (at perpendicular setting) is shown at 15 feet from grade. The site layout was developed to optimize

the solar resource while minimizing impacts on natural resources and potentially sensitive areas. The topography of the site and existing natural resources dictate solar array placement. Wetlands and floodplains located on participating parcels have been excluded from PV areas/development areas and a minimum 25-foot buffer will be maintained around all wetlands and floodplains with the exception of a minor wetland impact for the purpose of collection line boring beneath the wetland(s). The intent of the project design is to place solar arrays and associated infrastructure primarily on undeveloped, open fields.

We note the applicant states they have acquired the necessary rights to develop, construct, and operation a large-scale solar facility. These rights are by easement agreement or by purchase agreement. Landowner signatures are provided as part of the special land use application. The applicant anticipates that project construction will begin in 2022, with a planned operation date in 2023.

A recent Zoning Ordinance Text Amendment approved by both the Planning Commission and the Township Board added Large Solar Energy Systems as a special land use in in the AR, Agricultural Residential zoning district.

Figure 1. Aerial Photograph



*These properties will be utilized for transmission connections only – no photovoltaic panels.

This special land use application is the second step undertaken by the applicant as part of the Township's 4-step review process. The applicant has also submitted a preliminary site plan application (third step) to be reviewed concurrently with special land use review. The preliminary site plan information is contained in its own section of this report. The applicant has applied for preliminary site plan at their own risk, as special land use approval is needed before preliminary site plan approval can be granted. A final site plan will be required to be submitted for review after preliminary site plan approval and all outside agency approvals have been granted.

1. Pre-Application Conference: The applicant's pre-application conference with the Planning Commission was conducted at the November 18, 2020, meeting.
2. Special Land Use Review: **Currently under review.**
3. Preliminary Site Plan Review: **Currently under review.**
4. Final Site Plan Review: As outlined in Section 11.3.C.

MODIFICATIONS SINCE LAST SUBMITTAL

In addition to the revised materials submitted for review, we asked the applicant to provide a listing of modifications made as part of the revised submittal. This information was provided via email from Sergio Trevino on Monday, August 30, 2021, and has been included in the digital agenda packet.

As provided, we note the following substantive revisions as noted by the applicant to this submittal for review:

- Increased 500-foot setback from the project to adjacent, non-participating residences as requested by the Planning Commission.
- Information regarding how the project will meet the Michigan Department of Agriculture and Rural Development's (MDARD) PA 116 solar project program criteria.
- Removal of references to "White Tail Project" throughout application documents.
- A modified glare study based on the 500-foot setback.
- A revised decommissioning 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.

LAND USE, ZONING, AND MASTER PLAN DESIGNATIONS

The zoning, land use and Master Plan designations of the subject site and surrounding properties is provided in Table 1, below:

Table 1
Zoning, Land Use and Master Plan Designations

	Subject Property	North	South	East	West
Zoning	AR	AR	AR/LI	AR	AR/York Township
Land Use	Vacant	Vacant	Vacant	Vacant/ Residential	Vacant /York Township

Master Plan	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture/York Township
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The subject site and the surrounding area are mainly vacant farmland with sparse rural residential home sites. The entire project area is classified as Agricultural on the Future Land Use Map. The Agricultural future land use category is intended to protect existing agricultural land uses, maintain rural character, minimize population density and preserve open spaces.

The Agriculture land use classification coincides with the AG, Agricultural zoning district. There are no properties zoned AG in the Township at this time. The agricultural future land use category is located in areas of the Township where public utilities are not present and soil suitability for septic systems may be poor. These factors limit potential development. The most compatible uses are listed as: farming operations and similar uses of land; low-density clustered single-family residential development with open space; single-family residential on 5-acre parcels or larger; landscape features such as orchards, out-buildings, such as silos and barns, fences, and sound farm structures; and scenic views consisting of natural features.

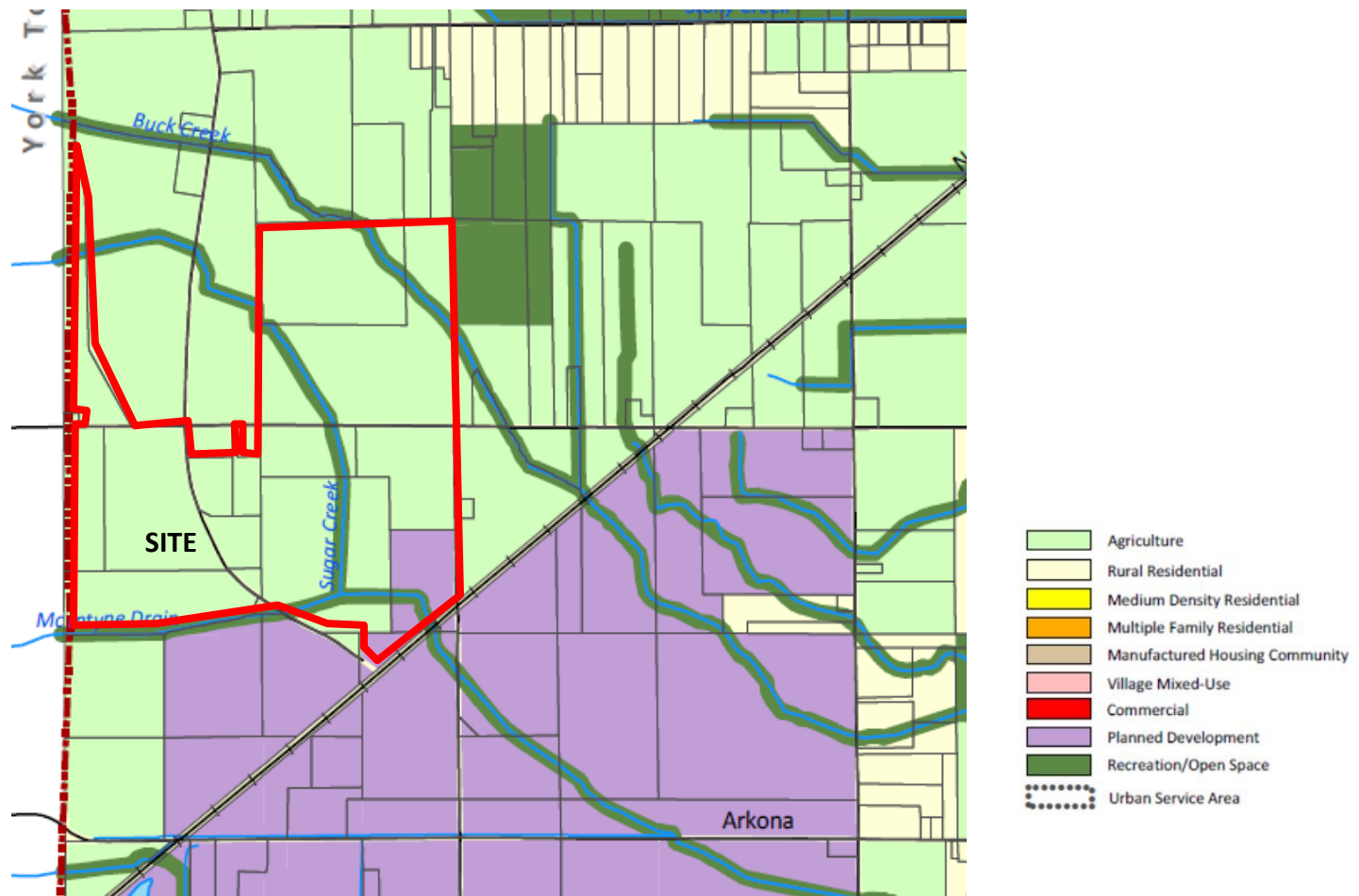
Additionally, we note the subject site is primarily designated as prime agricultural soils by the farmland classification map and a number of properties taking part in the project have been approved as P.A. 116 properties designated by the State of Michigan. The Michigan Department of Agriculture allows for solar facilities on P.A. 116 properties when certain criteria are met. The applicant has outlined the MDARD Policy for Allowing Commercial Solar Panel Development on PA 116 lands as part of their modified cover letter and in Section O of their application.

The conditions under which solar energy generation is allowed on land in the P.A. 116 program are described in summary below:

- The landowner must amend the Farmland Development Rights Agreement with MDARD to extend the term for a period equal to the amount of time the land is used for solar energy generation plus the remaining term of the Farmland Development Rights Agreement. This results in no net change in the length of the Farmland Development Rights Agreement.
- Tax credits cannot be claimed from the start of construction of the solar facility until the removal of solar panels and related structures. The past 7 years of tax credits are calculated at the time of the Amended Farmland Development Rights Agreement is record and held by the State unit the land is returned to agricultural production. If the landowner leaves the Farmland Development Rights Program at any time while the land is used for a solar facility, the calculated 7 years of tax credits is payable to the state.
- The solar facility site must be planted to achieve and maintain a score of at least 76 on the Michigan Pollinator Habitat Planning Scorecard for solar sites.
- Portions of the site not included in pollinator plantings must maintain U.S. Department of Agriculture – Natural Resource Conservation Service Consideration Cover Standard 327.
- Financial security sufficient to ensure the solar facility is decommissioned and the land returned to agricultural use must be provided and maintained for the period the solar facility is in use.

- The solar facility must be established and maintained in a manner that ensures the land is returned to agricultural use after the solar facility is decommissioned, including maintaining drainage infrastructure.
- The land is returned to agricultural use after decommissioning and remains submit to the Farmland Development Rights Agreement. Decommissioning must be completed in time for normal agricultural operations the following season.

Figure 2- Future Land Use Map



Project Area

While not specifically listed as a compatible use, a large-scale solar facility is a low-impact use that once removed the properties can be reactivated for farming operations.

Items to be Addressed: Planning Commission to determine compatibility of large-scale solar facility use with the Master Plan.

SPECIAL USE CONSIDERATIONS – BASIS OF DETERMINATIONS

Section 4.4 describes the information the Planning Commission shall review for each individual case and make findings of fact relative to the following criteria:

- A. *Will be harmonious and in accordance with the general objectives or any specific objectives of the Augusta Charter Township Master Plan.*

CWA Comment: As mentioned in the previous section, the proposed large solar energy facility while not specifically listed, may be considered compatible with the Augusta Township Master Plan objectives which envisions the subject site and the surrounding area.

Specific goals and objectives related to the proposed large solar energy facility in the Master Plan include:

- Preserve the rural character of Augusta Township through the management of growth and preservation of natural resources and active farming.
- Protect the environment and the Township's natural resources.
- Provide the highest quality public facilities and services possible at an affordable rate for the residents of Augusta Township.

Properties along the north, east, and west of the site are primarily agricultural / environmentally sensitive properties with some single-family residential neighbors. This type of use is of extremely low intensity in terms of other uses. By comparison, residential development in this area would increase traffic, require additional Township services, and remove this area from farming production. The proposed solar facility will not generate traffic after the construction period, nor any Township services. The use can also be removed, and farming operations may return after the life of the solar facility has ended.

Further, the applicant has provided for 500-foot setbacks from the project to adjacent, non-participating residences as requested by the Planning Commission, and noted areas where additional landscape screening will be installed. These landscape areas are primarily along both sides of Willow Road; behind the two (2) non-participating parties along Willow Road; across from the non-participating residence across Gooding Road, and at the Arkona and McCrone Roads intersection screening non-participating residences at this location.

Based on this information, the Planning Commission will need to determine if the proposed use of the subject site as a large solar energy facility is harmonious and in accordance with the Augusta Charter Township Master Plan.

- B. *Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.*

CWA Comment: The applicant has provided a preliminary site plan demonstrating locations of where proposed solar arrays will be erected as well as areas to remain in a natural state, and buffer/screening areas where the solar arrays will be located adjacent to neighboring single-family residences. The applicant notes in their application solar farms are a low-intensity use and will be operated, maintained, and managed as such.

- C. *Will not be hazardous or disturbing to existing or future nearby uses.*

CWA Comment: The large solar energy facility is a low-intensity use which will be harmonious with the surrounding agricultural and single-family residential uses.

- D. *Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.*

CWA Comment: The proposed large solar energy facility will bring tax base to the Township while also providing an alternative source of energy to the community and potentially the region. The nature of the facility is very low intensity requiring only maintenance and minor operational management after construction. Additionally, once the facility's useful life is over, the equipment can be removed, and farming activities can be reactivated.

- E. *Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately for any such service or facility.*

CWA Comment: No water or sewer facilities are required due to the nature of the project. The developer will work with the local emergency service providers for any additional training to serve this facility at the developer's cost. The developer will also construct the necessary infrastructure to connect the proposed project to the power grid.

- F. *Will not create excessing additional public costs and will not be detrimental to the economic welfare of the Township.*

CWA Comment: See CWA comments above. Additionally, the applicant has noted the project will not be detrimental to the economic welfare of the Township. The fees paid by the project will cover any additional expenses for reviews and inspections during the planning and construction phases. Once operational, the project will generate a tax base higher than the existing agriculture use, and proportionally greater than any additional requirements of the Township's resources.

- G. *Will be consistent with the intent, purposes, and specifications of this Ordinance.*

CWA Comments: As part of this special land use review, and future corresponding site plan review submittals, CWA will ensure compliance with the large solar energy system standards as outlined in Section 6.25.

The Planning Commission shall not approve any Large Solar Energy System Special Land Use Permit unless it finds that all of the general standards for Special Land Uses listed above have been met.

Items to be Addressed: *Planning Commission to determine if all general standards applying to special land uses has been met.*

SPECIFIC USE STANDARDS

Section 6.25 outlines specific standards for large solar energy systems in applying for special land use and site plan approvals. The following information is specifically required in review of large solar energy systems special land use applications:

Site Plan and Supporting Materials: All applications for a Large Solar Energy Systems use must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying the following information:

1. All requirements for a site plan contained in Article 11 of the Augusta Charter Township Zoning Ordinance.

CWA Comment: As presented, the site plan contains all information required in Section 11.3.B.2.

2. All lot lines and dimensions, including a legal description of each lot or parcel comprising the Large Solar Energy System.

CWA Comment: All lot lines and dimensions are provided on Sheet PRP of the preliminary site plan.

3. Names of owners of each lot or parcel within Augusta Charter Township that is proposed to be within the Large Solar Energy System.

CWA Comment: This information has been provided.

4. Vicinity map showing the location of all surrounding land uses.

CWA Comment: A Vicinity Map is provided on the cover page of the preliminary site plan (Appendix D).

5. Location and height of all proposed Solar Array(s) buildings, structures, electrical tie lines and transmission lines, security fencing, and all above-ground structures and utilities associated with a Large Solar Energy System.

CWA Comment: The location of all proposed arrays, structures, transmission lines, etc. have been provided on the preliminary site plan. The height of proposed site elements is proposed on various on the last page of the site plan (Sheet D-300 - Appendix D) and include maximum height of arrays – 15 feet; fence height – 7 feet; and maximum height of inverter station – 15 feet.

6. Horizontal and vertical (elevation) to scale drawings with dimensions that show the location of the proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures on the property.

CWA Comment: The general location of all planned facilities are shown on the concept plan provided, as are cross-section elevations of all proposed structures and drives.

7. Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the Large Solar Energy System and within 100 feet of all exterior property lines of the Large Solar Energy System.

CWA Comment: An electrical line connections are provided on the preliminary site plan.

8. Proposed setbacks from the Solar Array(s) to all existing and proposed structures within the Large Solar Energy System.

CWA Comment: The required 50-foot required setback from property lines is depicted on the various plan sheets. We note in many cases, the actual distance to the perimeter fence and proposed panels is much greater than the required 50 feet; however, actual distances have not been provided. Distances from existing residential structures adjacent to the project area are also provided. A 75-foot setback is required from all existing residential structures. As noted previously, all setbacks from non-participating residences have been increased to 500 feet as requested by the Planning Commission. All participating residences are shown to be the minimum 75-foot from the project area as well; however, setback distances from all residences are not included on the site plans.

9. *Land elevations for the Solar Array(s) location and the relationship to the land elevations of all existing and proposed structures within the Large Solar Energy System at a minimum of 5-foot contours.*

CWA Comment: Topographic information has been provided as required on the site plan supplied with the special land use application.

10. *Access driveways within and to the Large Energy Solar Energy System, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All access drives shall be subject to Washtenaw County Road Commission approval, and shall be planned so as to minimize the use of lands for that purpose.*

CWA Comments: The site will be accessed at a number of locations along McCrone, Willow and Gooding Roads. Information related to maintenance of the drives has been included in the applicant's submittal – see #12 below. Further, approval of drive placement by the Washtenaw County Road Commission is required prior to final site plan approval by the Planning Commission.

A cross-section of the access road(s) is provided in Appendix D demonstrating a 20-foot-wide access entry with 12-foot-wide access drives to be gravel surfaced throughout the site. Further review of the proposed construction of the access drives will be undertaken during site plan review. We defer further comment on the access entry and drives to the Township Engineer.

11. *Planned security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance, or repair of the Large Solar Energy System.*

CWA Comment: The applicant has demonstrated the site will be completely enclosed by perimeter security fencing to restrict unauthorized access. Their application narrative notes, "Railsplitter Solar II has designed the Project to conform with applicable industry safety standards to minimize hazards to adjacent properties, roadways, and the general public. Access to the Project arrays and substation will be restricted by perimeter seven-foot fencing and locked gates. Electricity generated by the arrays will be transmitted to the Project substation, which is being permitted separately under Special Land Use Permit SLU-16-01, through buried collector lines. Electricity from the project substation will be transferred to the power grid through an overhead transmission system. As noted, above, the overhead electric line connecting the project substation to the power grid is permitted as an essential service under Section 5.18 of the Augusta Charter Township Zoning Ordinance and is identified here and in the Preliminary Site Plan for informational purposes only."

12. *A written description of the maintenance program to be used for the Solar Array and other components of the Large Solar Energy System, including decommissioning and removal. The description shall include*

maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the Large Solar Energy System is decommissioned.

CWA Comment: The applicant notes the following related to maintaining the facility: “Aside from snow plowing, conducted as needed, little to no additional road maintenance is anticipated for the all-weather gravel access roads within the project. Project equipment and components have been designed to be very low maintenance. If repairs to the Project are required, Railsplitter Solar II will utilize a Professional Engineer to certify the safe continued operation of the facility. Railsplitter Solar II will consult with the Township to determine the appropriate documentation is provided.” A decommissioning plan is provided in Appendix G as required.

We note the decommissioning plan has been revised to include the removal of all equipment, including electric lines buried deeper than three (3) feet as requested by the Planning Commission. The Township Engineer has recommended that the decommissioning plan be reviewed by a registered municipal financial consultant.

13. Planned lightning protection measures.

CWA Comment: The applicant notes, “the solar arrays are self-grounded, and the facility will be developed according to all National Electrical Safety Code (NESC) and industry standards.”

Height. *Maximum height of a Solar Array, the collection device, components, or buildings of the Large Solar Energy System, excluding substation and electrical transmission equipment, shall not exceed fifteen (15) feet (as measured from the natural grade at the base of improvements) at any time or location on the property. Substation and electrical transmission equipment shall not exceed one hundred (100) feet.*

CWA Comments: The applicant notes that the inverters and self-powered tracking equipment proposed for the project will not exceed 15 feet at maximum tilt. Detailed cross-sections with typical and maximum heights are provided in the application materials. The heights of all structures will need to be confirmed during site plan review.

Lot Size. *A Large Solar Energy System shall be located on one or more parcels with an aggregate area of ten (10) acres or greater.*

CWA Comment: The proposed subject site encompasses approximately 355 acres.

Setbacks. *A minimum setback distance of fifty (50) feet from all exterior property lines of the Large Solar Energy System and existing public roads and railroad rights-of-way shall be required for all buildings and Solar Arrays, provided that a setback of seventy-five (75) feet shall be required adjacent to any residential structure.*

CWA Comment: Required 50-foot setback dimensions from property lines and 75-foot setbacks from residential structures are shown on the preliminary site plan. As noted previously, all setbacks from non-participating residences have been increased to 500 feet as requested by the Planning Commission. All participating residences are shown to be the minimum 75-foot from the project area as well; however, setback distances from all residences are not included on the site plans.

Screening / Security. *A Large Solar Energy System shall be completely enclosed by perimeter security fencing to restrict unauthorized access. Such fencing shall be six (6) feet in height with a one (1) foot extension arm consisting of a minimum of three (3) strands of barbed-wire placed above the fencing and slanting outward as measured from the natural grade of the fencing perimeter. 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, subject to the following:*

The evergreen or native vegetative buffer shall be composed of native or evergreen trees that at planting shall be a minimum of four (4) feet in height and shrubs two (2) feet in height. The evergreen trees shall be spaced no more than fifteen (15) feet apart on center (from the central trunk of one plant to the central trunk of the next plant), native trees shall be placed no more than thirty (30) feet apart on center and shrubs shall be spaced no more than seven (7) feet apart on center. All unhealthy (sixty percent (60%) dead or greater) and dead material shall be replaced by the applicant within one (1) year, or the next appropriate planting period, whichever occurs first.

CWA Comment: The applicant is proposing to install a perimeter fence around the PV areas and substation facilities that is 7-feet tall. A 7-foot-tall deer fence is proposed as detailed in Appendix D. The applicant is requesting the Planning Commission consider modifying the fencing requirement outlined in Section 6.25.J. in accordance with Section 6.25.R. Section 6.25.R. allows for the Planning Commission to consider reasonable conditions and modifications that are in relation to and consistent with the nature of the applicable or adjacent zoning districts. The applicant notes they believe the deer fence is more compatible with the rural setting and provides sufficient security. Further, they note screening and landscaping in areas where existing natural vegetation does not otherwise reasonably obscure the facility from adjacent residential areas will be provided. These landscape areas are primarily along both sides of Willow Road; behind the two (2) non-participating parties along Willow Road; across from the non-participating residence across Gooding Road, and at the Arkona and McCrone Roads intersection screening non-participating residences at this location.

Signage. *No advertising or non-project related graphics shall be on any part of the Solar Arrays or other components of the Large Solar Energy System. This exclusion does not apply to entrance gate signage or notifications containing points of contact or any and all other information that may be required by authorities having jurisdiction for electrical operations and the safety and welfare of the public.*

CWA Comment: The applicant states the signage will be installed identifying appropriate contact information and facility ownership at access points and on perimeter fencing. Further noting that signage will be installed per applicable code requirements and will provide adequate safety and property protection information. Signs will be similar to those on other utility or agricultural facilities in the area.

Noise. *No component of any Large Solar Energy System shall emit noise exceeding sixty-five (65) dBAs measured at the exterior property boundary or the existing ROW line.*

CWA Comment: The applicant provides that the sound producing equipment includes transformers and inverters. The solar panels do not emit sound. A sound analysis (Appendix I) of the transformer and inverter manufacturer's data (Appendix E) indicates that the sound produced by this equipment at 50 feet (required setback) is less than 65dBA, meeting this requirement.

***Lighting.** All lighting for parking lots, driveways, external illumination of buildings, or the illumination of signs shall be directed away from and be shielded from adjacent properties and shall be so arranged as to not adversely affect driver visibility on adjacent public roads in accordance with Section 9.13.*

CWA Comment: The project does not include artificial lighting within the solar arrays.

***Distribution, Transmission, and Interconnection.** All collection lines and interconnections from the Solar Array(s) to any electrical substations shall be located and maintained underground inside the Large Solar Energy System, except in areas where technical or physical constraints make it preferable to install equipment above ground. This requirement excludes transmission equipment meant to connect the project substation to the local transmission system.*

CWA Comment: The applicant notes the project has been designed to comply with the Ordinance and all collection lines and interconnections inside of the facility are planned to be underground where possible. The high voltage transmission interconnection will utilize overhead lines associated with the project substation.

***Items to be Addresses:** 1) Planning Commission to consider deer fence alternative as proposed in accordance with Section 6.25.R. 2) Review of the decommissioning plan by a registered municipal financial consultant.*

PRELIMINARY SITE PLAN REVIEW

AREA, HEIGHT, SETBACKS

Area: A minimum lot area of 10 acres is required (Section 6.25.G.). The site encompasses approximately 355 acres.

Setbacks: Section 6.25.H. requires *a minimum setback distance of fifty (50) feet from all exterior property lines of the Large Solar Energy System and existing public roads and railroad rights-of-way shall be required for all buildings and Soar Arrays, provided that a setback of seventy-five (75) feet shall be required to any residential structure.*

The required 50-foot required setback from property lines is depicted on the various plan sheets. We note in many cases, the actual distance to the perimeter fence and proposed panels is much greater than the required 50 feet; however, actual distances have not been provided. Distances from existing residential structures adjacent to the project area are also provided. A 75-foot setback is required from all existing residential structures. As noted previously, all setbacks from non-participating residences have been increased to 500 feet as requested by the Planning Commission. All participating residences are shown to be the minimum 75-foot from the project area as well; however, setback distances from all residences are not included on the site plans.

Lot Coverage: Large solar energy systems are exempt from maximum lot coverage limitations.

Height: Section 6.25.F. states *maximum height of a solar array, the collection device, components, or buildings of the Large Solar Energy System, excluding substation and electrical transmission equipment, shall not exceed fifteen (15) feet (as measured from the natural grade at the base of improvements) at any*

time or location on the property. Substation and electrical transmission equipment shall not exceed one hundred (100) feet.

The height of proposed site elements is proposed on various on the last page of the site plan (Sheet D-300 - Appendix D) and include maximum height of arrays – 15 feet; fence height – 7 feet; and maximum height of inverter station – 15 feet.

Items to be Addressed: *None.*

NATURAL RESOURCES

Topography:	Existing topography is relatively level. The property has been historically used for farming.
Woodlands:	A small woodland area is located in the northwest corner of the site on the south side of Willow Road. This area is proposed to remain untouched.
Wetlands:	The applicant has not demonstrated the location of any wetlands within the project area.
Soils:	Soils information has not been provided as part of the preliminary site plan submittal. This information is required to be supplied during final site plan review.

Additionally, the applicant is proposing several drain crossings throughout the site. All drain crossings will be reviewed and approved by the Washtenaw County Water Resources Commission. The applicant has indicated they have been in contact with the WCWRC. As part of the Preliminary Site Plan Review process, preliminary review comments from the WCWRC are required to be provided and have not been included in the application materials.

Items to be Addressed: *1) Provide soils information during final site plan review. 2) Preliminary WCWRC comments not provided.*

BUILDING LOCATION AND SITE ARRANGEMENT

Site arrangement appears satisfactory.

Items to be Addressed: *None.*

ESSENTIAL FACILITIES

No public utility connections or stormwater management facilities are proposed or required. We note the proposed location of overhead lines associated with the project are demonstrated on the preliminary site plan.

Items to be Addressed: *None.*

PARKING, LOADING

No parking or loading facilities are required for large scale solar facilities.

Items to be Addressed: *None.*

SITE ACCESS AND CIRCULATION

The site will be accessed at a number of locations along McCrone, Willow and Gooding Roads. All access will need to be reviewed and approved by the Washtenaw County Road Commission. The applicant has noted they have been in contact with the WCRC. As part of the Preliminary Site Plan review process, preliminary comments from the WCRC are required, and have not been provided as part of the application materials.

Items to be Addressed: *Provide preliminary WCRC comments.*

LANDSCAPING

A landscaping plan is not required for preliminary site plan review. However, the applicant has demonstrated locations where potential landscape buffers may be located in accordance with Section 6.25.J. which requires:

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, subject to the following requirements:

The evergreen or native vegetative buffer shall be composed of native or evergreen trees that at plantings shall be a minimum of four (4) feet in height and shrubs two (2) feet in height. The evergreen trees shall be spaced no more than fifteen (15) feet apart on center (from the central trunk of one plant to the central trunk of the next plant), native trees shall be placed no more than thirty (30) feet apart on center and shrubs shall be spaced no more than seven (7) feet on center.

Locations and detail of all landscape screening will be required to be provided on the final site plan.

Items to be Addressed: *Provide landscape plan demonstrating all required screening at final site plan review.*

LIGHTING

No artificial lighting is proposed as part of this project.

Items to be Addressed: *None.*

SIGNS

The applicant states the signage will be installed identifying appropriate contact information and facility ownership at access points and on perimeter fencing. Further noting that signage will be installed per applicable code requirements and will provide adequate safety and property protection information. Signs will be similar to those on other utility or agricultural facilities in the area.

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

No buildings are proposed.

Items to be Addressed: *None.*

CRITERIA FOR SITE PLAN REVIEW

Section 11.4 outlines fourteen (14) criteria for site plan review. They are listed below:

- A. *The proposed use will not be injurious to the general health, safety and welfare of the Township and surrounding neighborhood. **This criteria will be determined during special land use review.***
- B. *The location of the buildings, outside storage receptacles, parking areas, screen walls and utility areas as such that the adverse effects of such uses will be minimized for the occupants of that use and surrounding areas. **The applicant has provided increased setbacks and landscaping in areas where surrounding residential neighbors will be impacted by sight lines***
- C. *The design of storm sewers, stormwater facilities, roads, parking lots, driveways, water mains, sanitary sewers and other site improvements meets the design and construction standards of the Township and other appropriate agencies. **The Township Engineer has provided a separate technical review of applicable construction and design standards. Further, preliminary comments from the Washtenaw County Road Commission and Washtenaw County Water Resources Commission were not provided as part of the preliminary site plan application.***
- D. *Proper access to all portions of the site and all sides of any structure is provided. All structures or groups of structures shall be so arranged as to permit emergency vehicle access by some practical means to all sides. Site features such as, but not limited to, trees and other plant materials fences, retaining walls, berms, outdoor furniture, outdoor structures. And natural and artificial water bodies shall be arranged to permit adequate emergency vehicle access. **Emergency vehicle access has been reviewed and provided as part of the Township Engineer's report.***
- E. *Site planning and design of specific improvements will accomplish, the preservation and protection of exiting natural resources and features such as lakes, ponds, streams, wetlands, floodplains, steep slopes, groundwater, trees and wooded areas, including*

understory trees. All areas to remain in a natural state are noted on the site plan. No wetlands or woodland areas will be impacted by the proposed large solar facility.

- F. The proposed development respects the natural topography to the maximum extent possible by minimizing the amount of cutting, filling and grading required. **The topography of the site is naturally, generally level. Minimal grading will be required for development of the site as a large commercial solar facility....***
- G. The proposed development will not cause soil erosion or sedimentation. The drainage plan is adequate to handle anticipated stormwater runoff. **Soil erosion and sedimentation is reviewed by the Township Engineer and the Washtenaw County Water Resources Commission.***
- H. A stormwater management system and facility will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible and will not substantially reduce or increase the natural retention or storage capacity of any wetland, water body or water course, or cause alterations which could increase flooding or water pollution on or off site.*

*The Washtenaw County Water Resource Commission's office shall provide review comments on the stormwater management system of all site plans for the consideration of the Planning Commission. Comments shall be provided for all Preliminary and Final Site Plans. Final Site Plan approval shall not be granted until approval is granted by the Water Resources Commission with regard to the stormwater management plan. **Review of stormwater management facilities is reviewed by the Township Engineer and the Washtenaw County Water Resources Commission.***

- I. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or ground water quality. **No wastewater facilities are required for the proposed large scale solar facility use.***
- J. Sites which include storage of hazardous materials, waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the air or to the ground, groundwater or nearby water bodies, which a specific plan to achieve such objectives being incorporated as part of the plan. **Storage of hazardous materials is not proposed.***
- K. The location of buildings, parking, drives, landscaping and other improvements on the site is appropriate and consistent with good design standards for the lot size, shape and general location. **The site arrangement is acceptable.***
- L. Landscaping, including grass, trees, shrubs and other vegetation is provided to maintain and improve the aesthetic quality of the site and area. **Landscaping has been provided for screening of the facility to neighboring residential properties. All natural vegetation around the periphery of the development is proposed to remain.***
- M. The means of ingress and egress to and from the site shall be planned with the objective of achieving recognized planning, engineering and safety standards, and shall not result in an unreasonable risk of danger to persons and/or property on the site and/or off the site. In*

general, this standard shall be met based upon the design of ingress and egress in terms of the number, location and design of access(es), and utilization of acceleration, deceleration and passing lanes and approaches. The Planning commission shall review the ingress and egress proposed for the purpose of promoting and protecting traffic safety and shall require improvements accordingly. Ingress/egress locations are located throughout the development for maintenance and emergency access purposes. Washtenaw County Road Commission will determine whether access points as proposed are suitable.

- N. *The site complies with all Township Ordinances and design standards, and any other applicable laws. Preliminary site plan approval will be conditioned upon approval of the special land use application for the large-scale solar facility.*

RECOMMENDATIONS

The applicant has requested the Planning Commission to review the special land use and the preliminary site plan of the proposed Railsplitter #2 simultaneously. As you are aware, the review of the preliminary site plan is at the risk of the applicant, will only be considered upon approval of the special land use. Below, we have divided our comments on the Railsplitter #2 special land use application and the preliminary site plan:

Special Land Use:

The Planning Commission should consider the following in review of the proposed large-scale solar facility:

The proposed large solar energy facility while not specifically listed, may be considered compatible with the Augusta Township Master Plan objectives which envisions the subject site and the surrounding area.

Specific goals and objectives related to the proposed large solar energy facility in the Master Plan include:

- Preserve the rural character of Augusta Township through the management of growth and preservation of natural resources and active farming.
- Protect the environment and the Township's natural resources.
- Provide the highest quality public facilities and services possible at an affordable rate for the residents of Augusta Township.

Properties along the north, east, and west of the site are primarily agricultural / environmentally sensitive properties with some single-family residential neighbors. This type of use is of extremely low intensity in terms of other uses. By comparison, residential development in this area would increase traffic, require additional Township services, and remove this area from farming production. The proposed solar facility will not generate traffic after the construction period, nor any Township services. The use can also be removed, and farming operations may return after the life of the solar facility has ended.

Based on this information, the Planning Commission will need to determine if the proposed use of the subject site as a large solar energy facility is harmonious and in accordance with the Augusta Charter Township Master Plan.

The Planning Commission must also consider whether the proposed use meets the general standards applying to special land uses as listed in this report, and in Article 4 of the Zoning Ordinance.

Further, the Planning Commission will need to consider the alternative deer fencing in accordance with Section 6.25.R.

In addition to the items listed above, the Planning Commission can require reasonable conditions of approval related to the Railsplitter #2 special land use approval. These could include:

- Review of the decommissioning plan by a registered municipal financial consultant.
- Specific landscaping/buffer plantings.
- Other reasonable conditions brought forth by the Planning Commission.

Preliminary Site Plan:

As presented, the following information was not provided as required as part of the preliminary site plan application:

1. Preliminary comments from the Washtenaw County Water Resources Commission.
2. Preliminary comments from the Washtenaw County Road Commission.

Additionally, the following items will need to be addressed during final site plan review:

Items to be Addressed During Future Site Plan Review Submittals:

1. Provide soils information.
2. Demonstrate Washtenaw County Water Resources approval.
3. Demonstrate Washtenaw County Road Commission approval.
4. Provide landscape plan demonstrating all required screening at final site plan.


CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Senior Associate

cc: Paul Harris via paul@rangerpower.com
Sergio Trevino via sergio@rangerpower.com
Heather Rowland
OHM

**AUGUSTA CHARTER TOWNSHIP PLANNING COMMISSION
RESOLUTION TO APPROVE A SPECIAL LAND USE PERMIT
FOR A LARGE SOLAR ENERGY SYSTEM**

At a meeting of the Augusta Charter Township Planning Commission,
Washtenaw County, Michigan held at _____ on _____, 2021,

PRESENT: _____

ABSENT: _____

Resolution – Approving the special land use permit plan for the Railsplitter Solar, LLC
Large Solar Energy System

WHEREAS, on or about May 19, 2021 Railsplitter Solar, LLC (“Railsplitter”) submitted a Special Land Use Permit Application (“SUP Application”) and Preliminary Site Plan Application (“PSP Application”) as amended on August 23, 2021 to the Augusta Charter Township Planning Commission (“Planning Commission”) seeking approval to develop, construct, maintain, use and operate a “Large Solar Energy System” (“LSES”) as defined in the Augusta Charter Township Zoning Ordinance on property located in Augusta Charter Township (the “Township”) as described in Exhibit A attached hereto (“LSES Parcels”), and

WHEREAS, the Township Zoning Ordinance (“Zoning Ordinance”) authorizes the development, construction, maintenance, use and operation of a LSES on land in the Township zoned Agricultural Residential (“AR”), Limited Industrial (“LI”) and General Industrial (“GI”) subject to approval of (1) a special land use permit for the LSES, (2) a preliminary site plan for the LSES, and (3) final site plan for the LSES in the manner specified in the Zoning Ordinance;

WHEREAS, the LSES Parcels are located on land zoned AR and LI;

WHEREAS, Township Engineer Nicholas Bayley of OHM has reviewed Railsplitter’s site plan information, has prepared an initial report reviewing the site plan materials for compliance with the Augusta Township Zoning Ordinance, and has provided the report with recommendations to the Planning Commission;

WHEREAS, Township Planner Laura Kreps of Carlisle/Wortman Associates, Inc. has reviewed Railsplitter’s SUP Application as amended and related site plan information, has prepared an initial report reviewing these materials for compliance with the Augusta Township Zoning Ordinance, and has provided the report with recommendations to the Planning Commission;

WHEREAS, pursuant to public notice issued in accordance with Article XIV Section 14.12 of the Zoning Ordinance, the Planning Commission conducted a public hearing on September 15, 2021 regarding the Railsplitter SUP Application and PSP Application (“Public Hearing”);

WHEREAS, during the Public Hearing the Planning Commission (1) heard and considered the comments of the public, Railsplitter, the Township Planner, the Township Engineer, and Township Attorney, (2) reviewed and considered the SUP Application, (3) reviewed and considered the PSP, (4) reviewed and considered the written report(s) of the Township Planner and the Township Engineer, (5) reviewed and considered the Township Master Plan, (6) reviewed and considered the Zoning Ordinance including, but not limited to the special land use permit standards contained in Article IV, Section 4.4 and the development standards contained in Article VI, Section 6.25, and (7) reviewed and considered such other information contained in the record before the Planning Commission including written correspondence pertaining to the Railsplitter LSES and comments of Planning Commissioners who conducted site inspections of other large solar developments in Michigan (collectively "Public Hearing Information");

WHEREAS, the Planning Commission by separate resolution approved the PSP in accordance with the Zoning Ordinance including, but not limited to Article XI, Section 11.3 B.3;

WHEREAS, the Planning Commission following the public hearing deliberated, found and determined that the SUP Application for the Railsplitter LSES complied with the standards of the Zoning Ordinance for special land use permit approval including the standards contained in Article IV, Section 4.4 based upon the findings of fact as set forth in this Resolution;

NOW THEREFORE, it is resolved by the Planning Commission that the SUP Application for the Railsplitter LSES is approved as follows:

1. In granting approval of the SUP Application for the Railsplitter LSES, the Planning Commission makes the following findings of fact pursuant to Article IV, Section 4.4 of the Zoning Ordinance:

- A. The Railsplitter LSES, "will be harmonious and in accordance with the general objectives or any specific objectives of the Augusta Charter Township Master Plan." This finding is based upon the following information in the record: the SUP Application, in particular Appendix J: Special Land Use Findings and Railsplitter's presentation during the Public Hearing.
- B. The Railsplitter LSES, "will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area." This finding is based upon the Planning Commission's review and approval of the SUP Application, PSP Application and PSP based upon the standards of the Zoning Ordinance which confirmed compliance with the Zoning Ordinance including Article XI, Section 11.3 B. and Article VI, Section 6.25 and Article XI as follows: (a) that the SUP Application, PSP Application and PSP contained the information required by Article XI and Article VI, Section 6.25 B.1.-14. (b) that the LSES will comply with the County

building code and national electrical code as required by Article VI, Section 6.25 D. (c) that solar array components will be certified and approved as required by Article VI Section 6.25 E., (d) that the solar arrays will not exceed 15 feet in height and that the substation and electrical transmission equipment will not exceed 100 feet in height as required by Article VI Section 6.25 F., (e) that the LSES Parcels are approximately 355 acres and comply with Article VI Section 6.25 G., (f) that the setback of the LSES from the LSES Parcels property lines is at least fifty (50) feet, that the setback of the LSES from the existing public roads is at least (50) feet, that the setback for the LSES from railroad right of ways is at least (50) feet and that all solar arrays are setback from all adjacent residential structures that are not part of the project by a distance of not less than five-hundred (500) feet (collectively "Setbacks"). The Setbacks are in all cases equal to or greater than required by Article VI, Section 6.25 H., (g) that the LSES is screened from adjacent residential structures as required by Article VI Section 6.25 J, and the perimeter of the LSES contains a security fence as depicted in the PSP and as approved by the Planning Commission in accordance with Article VI Section 6.25 R., (h) as required by Article VI Section 6.25 K. the LSES does not contain any prohibited signage, (i) as required by Article VI Section 6.25 L. the LSES will not emit noise exceeding 65 dBA as measured at the exterior property boundary of the LSES Parcels or existing right of way line, (j) the lighting complies with Article VI Section 6.25 M., (k) all collection and distribution lines for the LSES are located in a manner complying with the installation requirements of Article VI Section 6.25 N., (l) the SUP Application included a decommissioning plan complying with Article VI, Section 6.25 O.

- C. The Railsplitter LSES "will not be hazardous or disturbing to existing or future nearby uses". This finding by the Planning Commission (1) incorporates the above findings confirming compliance with Article VI Section 6.25 including but not limited to findings of compliance with (a) the height of the LSES, (b) the Setbacks of the LSES, (c) applicable codes and laws, (d) parcel size, (e) screening and security, (f) noise, (g) lighting, (h) location of distribution and collection lines, and (i) decommissioning the LSES, and (2) is based on the Township Planner and Township Engineer's review of the PSP, SUP Application and PSP Application which confirmed no negative impact on wetlands, floodplains, drainage courses, natural features topography and soils.
- D. The Railsplitter LSES " will be an improvement in relation to property in the immediate vicinity and to the Township as a whole." This finding by the Planning Commission is based upon the Planning Commission findings that (1) the development of the LSES will allow for continued agricultural and residential uses in the area and Township as confirmed by development of other large solar developments in other communities, (2) will not negatively impact adjacent property values and property values in the Township as confirmed by Appendix N: Property Value Impact Study, (3) the LSES is a passive, low intensity use, (a) is screened from residential view, (b) has Setbacks which greatly exceed Zoning Ordinance requirements and greatly exceed setbacks required of other AR uses, (c) has no or very little need of public services and public infrastructure, (d) has

no noise impact, (e) has no lighting impact, (f) has no traffic impact, and (g) has no environmental impact.

- E. The Railsplitter LSES “will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately for any such service or facility.” The finding by the Planning Commission is based upon the Township Planner and Township Engineer confirmation that the Railsplitter LSES does not require any added essential public services or facilities. The Railsplitter LSES does not require any public infrastructure improvement, does not require any road improvements, does not require additional public safety or public works personnel and does not require and public water, sewer or public utilities.
- F. The Railsplitter LSES “will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township.” This finding by the Planning Commission is based upon the following: (1) that the Railsplitter LSES will add to the tax base of the Township and Washtenaw County as projected in Appendix M: Economic Impact Analysis, (2) that property values of adjacent land and the Township as a whole will not be negatively impacted as confirmed by Appendix N: Property Value Impact Study , (3) that the presence of the Railsplitter LSES will not deter development of other uses permitted in the AR district as confirmed by Appendix J: Special Land Use Findings and Railsplitter’s presentation during the Public Hearing, and (4) that the Railsplitter LSES does not require any additional public improvements or services.
- G. The Railsplitter LSES, “will be consistent with the intent, purposes and specifications of this Ordinance.” This finding by the Planning Commission is based upon the Planning Commission’s determination that (1) the Railsplitter LSES is consistent with the other uses permitted and authorized in the AR district, (2) the standards of Article VI Section 6.25 are satisfied, (3) site plan standards of Article XI are satisfied, (4) the purpose and intent of the Zoning Ordinance as articulated in Article I, Section 1.2 A-E. is satisfied as follows: (a) the LSES will help meet the energy needs of the citizens of Michigan, (b) the location, and site design of the LSES in relationship to other AR uses is as intended when the Township Board amended the Zoning Ordinance to permit large solar energy systems in the AR district, (c) the LSES will help to preserve farmland and prevent congestion in the Township, (d) the LSES will help to facilitate required energy sources, and (e) the LSES promotes public health, safety and welfare.

2. The Planning Commission in approving the SUP Application and the PSP imposes the following conditions, on the basis that they relate to requirements of the Zoning Ordinance or concerns defined by the Zoning Ordinance:

- That advertising signage or non-related graphics shall only be placed or installed on LSES Parcels as permitted by Article VI Section 6.25 K.
- That Railsplitter shall obtain final site plan approval as required by Article XI and Article VI Section 6.25.
- That Railsplitter shall enter into a decommissioning agreement with the Township pursuant to Railsplitter’s decommissioning plan which includes

decommissioning security as required by Article VI Section 6.25 O. and V. prior to construction.

- That Railsplitter shall sign this Resolution, which shall constitute the Special Land Use Agreement required by Article IV Section 4.3 E. and shall record such agreement with the Washtenaw County Register of Deeds.
- That the Railsplitter LSES shall comply with the County Building Code and the National Electric Safety Code as required by Article VI Section 6.25 D.
- The components of the solar array for the Railsplitter LSES shall be approved by Institute of Electrical and Electronic Engineers, or Solar Rating and Certification Corporation or Electronic Testing Laboratories or other similar certification organization as required by Article VI Section 6.25 E.
- The plantings and screening buffer and fencing shall be installed, planted and maintained as shown in the PSP and as required by Article 6.25 J.1-4.
- No components of the Railsplitter LSES shall emit noise exceeding sixty-five (65) dBA as measured at the exterior property boundary line or the existing right of way line as required by Article VI Section 6.25 L.
- The height of the components of the LSES shall comply with Article VI Section 6.25 F.
- The setbacks shall comply with the Setbacks shown in the PSP which have been found to comply with the requirements of Article VI Section 6.25 H.
- The Township shall have the right to inspect the Railsplitter LSES as provided by Article VI Section 6.25 S. and as provided by applicable law.
- Railsplitter shall maintain the LSES in accordance with Article VI Section 6.25 T. and as provided by applicable law.
- As required by applicable law and Article VI Section 6.25 U. Railsplitter shall submit to the appropriate County agency a description of the routes to be used for construction and delivery vehicles, and any road improvements that will be necessary to accommodate construction vehicles, equipment and deliveries. Railsplitter shall abide by all County requirements regarding the use and/or repair of County roads as required by applicable law and shall enter into a written Road Use Agreement with the Washtenaw County Road Commission providing for repair of damage to County roads in the event LSES construction activity directly causes damage to any County roads.
- Railsplitter shall submit a landscape plan with Railsplitter's Final Site Plan application for Planning Commission approval which shall include a setback of not less than forty (40) feet from the landscape buffer along Willow Road depicted on sheets G-100, E-100, E-203, and E-204 of Railsplitter's Preliminary Site Plan, and which shall provide a landscape buffer for adjacent, non-participating residential homes in compliance with Article VI Section 6.25 J.1.-3.
- Railsplitter shall plant and maintain native grasses and perennial forbs ("Approved Plantings") in the ten LSES parcels hosting PV Array identified on Exhibit A ("Array Parcels"). In the event plant species other than the Approved Plantings grow on the Array Parcels which are governed by the Augusta Township Property Maintenance Code ("Regulated Plantings") such Regulated Plantings shall be reasonably maintained as required by the Augusta Township Property Maintenance Code and as otherwise provided by applicable law.

- Railsplitter shall obtain stormwater management approval from the Washtenaw County Water Resources Commission as required by Article XI Section 11.3.C.m. In addition, Railsplitter shall repair or pay for the repair of damage to drain tile systems on adjacent, nonparticipating properties directly caused by the construction of the LSES subject to a one (1) year limitation from the date construction of the LSES is completed and provided that the adjacent non-participating landowner provides Railsplitter written notice of the alleged drain tile damage resulting from the construction of the LSES within thirty (30) days of the adjacent non-participating landowner becoming aware of such damage caused directly by the construction of the LSES.
- Railsplitter shall obtain and comply with such other permits and approvals to the extent required by applicable state and federal law, county ordinances and laws and this Zoning Ordinance as required by Article VI Section 6.25 W.
- Railsplitter shall comply with the requirements of Article VI Section 6.25 N. pertaining to installation of collection lines and distribution lines.
- Railsplitter shall comply with the requirements of Article VI Section 6.25 M. pertaining to lighting of the LSES.
- Railsplitter shall submit a mosquito control plan complying with standards and customs in the region to the Zoning Administrator prior to commencement of construction of the LSES for the Zoning Administrator's review and approval which shall not unreasonably be denied and delayed.
- The final site plan shall be signed and dated as required by Article VI Section 6.25 R.

3. Upon execution of this Resolution by Railsplitter and the Chairperson and Secretary of the Planning Commission, (1) to the extent Railsplitter develops and constructs the LSES Parcels with the LSES as provided by this Resolution, Augusta Township and Railsplitter shall be bound by this Resolution which shall run for the benefit of and bind the LSES Parcels, and (2) Railsplitter and its successors and assigns shall be deemed to have fully vested rights under the Zoning Ordinance as of the date of this Resolution to develop, construct and operate the LSES on the LSES Parcels as provided by this Resolution. In the event the LSES is destroyed in whole or in part, Railsplitter and/or its successors and assigns shall have the right to redevelop and reconstruct the LSES on the LSES Parcels and use and operate the LSES as authorized by this Resolution. In accordance with MCL 125.3504 (5) the conditions contained in this Resolution shall not be amended or modified except by the mutual written consent of Railsplitter and/or its successors and assigns and by the Planning Commission.

4.. All prior inconsistent resolutions are hereby rescinded.

Motion to approve the special land use permit plan for the Railsplitter LSES was made by Planning Commissioner _____ and second by Planning Commissioner _____.

Planning Commissioners approving the Resolution:

Planning Commissioners opposing Resolution:

Resolution to approve of the special land use permit for the Railsplitter LSES was made this ____ day of October 2021.

Augusta Charter Township Planning
Commission Chairperson

By: _____
Robert Yurk

Augusta Charter Township Planning
Commission Secretary

By: _____

Date: _____

RAILSPLITTER AGREEMENT

_____, as representative for Railsplitter Solar, LLC, represents and warrants that Railsplitter agrees to and will comply with the terms and conditions of the special land use approval stated above.

By: _____

Its: _____

Date: _____

I, the undersigned Clerk for the Augusta Charter Township certify that the foregoing is a true and complete resolution adopted by the Augusta Charter Township Planning Commission at public meeting held on October ____, 2021. I further certify that the public meeting was noticed in full compliance with applicable law and that the meeting minutes of the public meeting were kept and will be made available as required by applicable law.

Augusta Charter Township

By: _____

Clerk

Date: _____

APPENDIX A RAILSPLITTER SOLAR PARCEL DATA

Parcels hosting PV Array

Parcel ID	Landowner Name	Address	Township	Email	Phone	Acreage
T-20-19-400-001	SCHULTZ ROBERT H	9454 VREELAND ROAD, YPSILANTI, MI 48198	Augusta	No email	734-485-4850	59.36
T-20-19-400-002	SCHULTZ ROBERT H	9454 VREELAND ROAD, YPSILANTI, MI 48198	Augusta	No email	734-485-4850	97.88
T-20-30-100-002	AUGUSTA DEVELOPMENT CORP	585 W ANN ARBOR TRAIL, PLYMOUTH, MI 48170	Augusta	mferrantino@eqhco.com	313-670-3777	24.52
T-20-30-100-003	HAFT CLYDE & VIRGINIA TRUST	5760 WILLOW RD, Milan, MI 48160	Augusta	No email	734-972-1229	33.75
T-20-30-100-004	HAFT CLYDE & VIRGINIA TRUST	5760 WILLOW RD, Milan, MI 48160	Augusta	No email	734-972-1229	19.42
T-20-30-100-005	SCHULTZ ROBERT H	9454 VREELAND ROAD, YPSILANTI, MI 48198	Augusta	No email	734-485-4850	75.19
T-20-30-200-004	SZABO, JOSEPH & PHYLLIS	12139 Gooding Road, Milan, MI 48160	Augusta	joe@szabofarms.com	734-320-5234	9.25
T-20-30-200-008	SCHULTZ ROBERT H	9454 VREELAND ROAD, YPSILANTI, MI 48198	Augusta	No email	734-485-4850	22.68
T-20-30-200-012	SZABO, JOSEPH & PHYLLIS	12139 Gooding Road, Milan, MI 48160	Augusta	joe@szabofarms.com	734-320-5234	7.19
T-20-30-400-006	AUGUSTA DEVELOPMENT CORP	585 W ANN ARBOR TRAIL, PLYMOUTH, MI 48170	Augusta	mferrantino@eqhco.com	313-670-3777	5.32
Total						354.56

Parcels hosting Transmission and Collection Line Infrastructure

Parcel ID	Landowner Name	Address	Township	Email	Phone	Acreage
T-20-19-300-003	ITC INTERNATIONAL TRANSMISSION COMPANY (ITC)	27175 ENERGY WAY, NOVI, MI 48377	Augusta	Mhetzer@itctransco.com	248-946-3545	32.47
T-20-30-200-009	SCHULTZ ROBERT H	9454 VREELAND ROAD, YPSILANTI, MI 48198	Augusta	No email	734-485-4850	42.84
T-20-30-200-010	ITC INTERNATIONAL TRANSMISSION COMPANY (ITC)	27175 ENERGY WAY, NOVI, MI 48377	Augusta	Mhetzer@itctransco.com	248-946-3545	63.68
Total						139.00

4836-3494-8093 v1 [77216-77]

9/27/21

TO THE AUGUSTA TOWNSHIP PLANNING BOARD
AFTER SEVERAL PUBLIC MEETINGS
TO DISCUSS THE PERMIT APPLICATION
FOR A SOLAR APPLICATION, THE PUBLIC
HAS SPOKEN. THE SENTIMENT IS
OVERWHELMINGLY A STRONG OPPOSITION
TO THIS PERMIT. THE ARGUMENTS
HAVE CONTAINED VALID FACTS,
NOT EMOTION.

I STRONGLY URGE THE PLANNING BOARD
TO REJECT THIS APPLICATION.

I ALSO BELIEVE THE PLANNING BOARD
SHOULD ELIMINATE THE EXCEPTION FOR
SOLAR FARMS, AND RETURN THE
ZONING TO AGRICULTURAL. THIS
WOULD PRESERVE OUR BEAUTIFUL ^{PRODUCTIVE}
AND NATURAL LANDSCAPE.

Respectfully,

REYNOLD LOWE

5610 JUDD RD.

Augusta Township