

AGENDA
HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION

January 7, 2025 7:00 pm

Hayes Township Hall
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720

ZOOM

<https://us02web.zoom.us/j/83601481092?pwd=bTRvd01yc2NtSHY5MXkrZDUxVDMrZz09>

Meeting ID: 836 0148 1092

Passcode: 068828

+1 312 626 6799 US (Chicago)

1. Call To Order
2. Pledge of Allegiance
3. Review and Approval of Agenda
4. Declaration of Conflict of Interest, if any
5. Review and Approval of Draft Minutes- November 19, 2024
6. Public Comment
7. Report of Township Board Representative to the Planning Commission
8. Report of Zoning Board of Appeals Representative to the Planning Commission
9. Zoning Administrator Report
 - a. New Business – CREO drafts for Commercial Scale Solar and Battery Storage Facilities
 - b. Annual Organizational Meeting and Annual report to the Board
10. Old Business
11. Set/Confirm Public Hearing Dates
12. Set/Confirm Date of Next PC Meeting- January 21, 2025
13. Planning Commission Comment
14. Adjournment

Public Comment at Meetings of the Hayes Township Planning Commission

The Hayes Township Planning Commission values public input and offers an opportunity for the public to comment at its meetings. This affords the Planning Commission the opportunity to hear your views and remarks. If you speak, you should not expect to engage the Planning Commission members or any staff in discussion or debate.

Planning Commission Members will not respond to comments made during the Public Comment unless it becomes necessary to ask a clarifying question, correct a factual error, or to provide specific factual information.

Questions about Township matters are best directed to individual Board members or Township staff (Planner, Zoning Administrator, or Assessor) between meetings. Contact information is available on the township website at: hayestownshipmi.gov.

The availability of public comment is recognized by the Michigan Open Meetings Act. The Act provides that rules may be adopted for orderly comment from the public. To that end, the following rules have been established by the Planning Commission:

1. A person who wishes to speak during Public Comment will sign in and signify that they would like to speak on the form.
2. The person will begin by stating their name, spelling it out if requested.
3. The person addresses the Chairperson, or other person chairing the meeting, on behalf of the entire Planning Commission. Public comment is NOT to be addressed to individual Planning Commission members, to any township staff present, or to other members of the audience.
4. For the first Public Comment period, there is a three (3) minute time allotment for each speaker. The time limit may be extended by the Chairperson or majority of the Planning Commission members present. If a speaker uses less than three (3) minutes, they may not use the remaining time at that Public Comment. A speaker may speak only once at Public Comment. There is no provision for another audience member to 'donate' their three (3) minutes to another speaker. For the second Public Comment session speakers are limited to two (2) minute each.
5. A speaker will be out of order if the speaker disrupts the meeting, fails to be germane, speaks longer than the allotted time, uses vulgarities or makes a personal attack on a Planning Commission member or Township employee that is unrelated to the performance of that person's duties.
6. If a speaker is called out of order, that speaker will not be able to speak again at the same meeting except by special leave of the Planning Commission. If the speaker continues to disrupt the meeting or is disorderly, law enforcement will be called to remove the speaker.
7. The Chairperson, or other person chairing the meeting, will have the discretion to permit members to speak at times other than the times reserved for Public Comment.

Hayes Township Planning Commission
November 19th, 2024
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

CALL TO ORDER: Chairperson Roy Griffitts called the meeting to order at 7:00 p.m.

Members present: CT Martin, Roy Griffitts (Chair), Carey Cuddeback, Matt Cunningham, Alexander Curly, and Mark Snyder.

Excused: Rex Greenslade

Also, present: April Hilton (Deputy Clerk/Recording Secretary), Ron VanZee (Zoning Administrator) and Todd Millar

Audience: Deb Narten, Doug Kuebler, David Zipp, Betty Henne, Kevin Willis, Omar Feliciano, Laura Ford, Tim Boyko, LuAnne Kozma, Winnie Boal, Kathy Simon, Ellis Boal, Jim McMahon, Diane Conklin, Bill Conklin, Andrew Wilson, Mel Czechowski, and R.J. Jess.

REVIEW AGENDA:

Mr. Cunningham made a motion, supported by Mr. Snyder, to approve the agenda as amended.

Yeas: Alexander Curly, Carey Cuddeback, Matt Cunningham, Roy Griffitts, CT Martin, and Mark Snyder.

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS:

None

APPROVAL OF MINUTES OCTOBER 22nd, 2024 REGULAR MEETING

Mr. Cunningham made a motion, supported by Ms. Cuddeback, to approve the October 22nd, 2024, regular meeting minutes as corrected.

Yeas: Alexander Curly, Carey Cuddeback, Matt Cunningham, Roy Griffitts, CT Martin, and Mark Snyder.

Nays: none **Motion Carries**

PUBLIC COMMENTS: Public comments opened at 7:03pm.

- Stated there is no dates on the Shoreline Review projects.

- Stated they are a member of the Charlevoix County Planning Commission and is impressed with the amount of information. Also stated Hayes Township is the only Township offering zoom.

- Correspondence attached.

Public comments closed at 7:05pm

Hayes Township Planning Commission
November 19th, 2024
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Matt Cunningham gave an oral report of Board of Trustees activities. Next regular scheduled Board meeting is December 9th 2024.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE TO THE PLANNING COMMISSION:

N/A

ZONING ADMINISTRATOR REPORT:

Ron VanZee presented a written report. Report is available on the Hayes Township website and for review at the Township Hall.

NEW BUSINESS

SHORELAND LANDSCAPING REVIEWS- 11625 PABASHAN TRAIL, 11707 PABASHAN TRAIL:

Ms. Cuddeback made a motion, supported by Mr. Martin to remove the following items from the Shore land Landscaping Review for 11625 PA BA Shan Trail.

5.03.3 items G, H, K, M, N, O, P, I

5.03.4 items B, D, E, F

5.03.5 items A (4, 5, 6, 7, 8, 9, 10, 11) B

Yeas: Alexander Curly, Carey Cuddeback, Matt Cunningham, Roy Griffiths, CT Martin, and Mark Snyder.

Nays: none **Motion Carries**

Mr. Martin made a motion, supported by Ms. Cuddeback to approve the Site Plan Review and Shore land restoration Plan as submitted for 11625 PA BA Shan Trail.

Yeas: Alexander Curly, Carey Cuddeback, Matt Cunningham, Roy Griffiths, CT Martin, and Mark Snyder.

Nays: none **Motion Carries**

Ms. Cuddeback made a motion, supported by Mr. Martin to remove the following items from the Shore land Landscaping Review for 11707 PA BA Shan Trail.

5.03.3 items G, H, K, M, N, O, P, I

5.03.4 items B, D, E, F

5.03.5 items A (4, 5, 6, 7, 8, 9, 10, 11) B

Yeas: Alexander Curly, Carey Cuddeback, Matt Cunningham, Roy Griffiths, CT Martin, and Mark Snyder.

Hayes Township Planning Commission
November 19th, 2024
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

73 Nays: none **Motion Carries**

74

75 Ms. Cuddeback made a motion, Supported by Mr. Curly to approve the Site Plan Review and
76 Shore land restoration Plan as submitted for 11707 PA BA Shan Trail.

77 Yeas: Alexander Curly, Carey Cuddeback, Matt Cunningham, Roy Griffiths, CT Martin, and Mark
78 Snyder.

79 Nays: none **Motion Carries**

80

81 **APPOINT PLANNING COMMISSION MEMBER TO THE SHORE LAND REVIEW COMMITTEE:**

82 Mr. Griffiths appointed CT Martin to the Shore Land Review Committee.

83

84 **Public Hearing: COMPATIBLE RENEWABLE ENERGY ORDINANCE DRAFT:**

85 Public hearing open at 7:31pm

86 Todd Millar presented background and key information from Lansing regarding CREO.

87 - Local municipalities can only regulate to the limit of the statue passed by the State Legislature
88 on setbacks, fencing, heights of the project, noise produced by the project.

89 - Hayes Township is the effective local unit, because Charlevoix County does not regulate
90 zoning.

91 - Townships have at least 60 days from receiving notice of a proposed project to respond with
92 a CREO.

93 - Goal for the Planning Commission is to submit a workable CREO to the BOT for discussion and
94 potentially approval.

95 - Public requested to clarify the process; Planning Commission decides on CREO, CREO is then
96 sent to the County Planning Commission for comments, Comments from County Planning
97 Commission will be discussed by Planning Commission then send this CREO to the Board of
98 Trustees to discuss and review. Planning Commission will be working on creating a workable
99 Ordinance. Once the have a Workable Ordinance drafted Planning Commission will send it to
100 the BOT.

101 -Public asked who at the Township is the first point of contact for one of these project. Mr.
102 Griffiths answered notices will be sent to the Supervisor.

103 - Public stated they would like to see something regarding the CREO passed by the township.

104 - Public Stated they don't believe the public hearing was properly noticed, would like to see a
105 new public hearing rescheduled.

106 - Todd Millar responded he has determined the Township has not violated the public hearing
107 act. Hayes Township does not have a time limit for receiving correspondence as long as it is

Hayes Township Planning Commission
November 19th, 2024
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

108 before the meeting is called to order. Also the Township ordinance is available at the Township
109 Hall when the hall is open.

110 - Public asked for clarification that the public notice is legal and can not be challenged.

111 -Public requested timeline for adopting a Workable.

112 - Mr. Snyder stated it is difficult to set a time line when there is new information being released
113 from the state every day.

114 Public Hearing closed at 8:32

115

116 Mr. Martin made a motion, supported by Mr. Snyder to send the proposed CREO to the County
117 Planning Commission for comments.

118 Yeas: Alexander Curly, Carey Cuddeback, Roy Griffiths, CT Martin, and Mark Snyder.

119 Sustained: Matt Cunningham

120 Nays: none **Motion Carries**

121

122

123 **MASTERPLAN SURVEY PROCESS UPDATE:**

124 Master Plan Survey will be going out with the December Tax bills, Residents that are not
125 property owners can come to the Township to receive a survey. Total cost is going to be
126 \$5,200.00. Results will hopefully be received by March. Survey includes an open ended
127 comment sections.

128

129 **SET/CONFIRM PUBLIC HEARING DATES:**

130 NONE

131

132 **SET/CONFIRM DATE OF NEXT PC MEETING –JANUARY 7th, 2024.**

133 Next Planning Commission meeting will take place on January 7th, 2024, at 7:00 pm.

134 Mr. Snyder made a motion, supported by Ms. Cuddeback to cancel the December 18th 2024
135 meeting, and reschedule the meeting for January 7th, 2024. As well as approve the meeting
136 dates for 2025 as presented.

137 Yeas: Alexander Curly, Carey Cuddeback, Matt Cunningham, Roy Griffiths, CT Martin, and Mark
138 Snyder.

139 Nays: none **Motion Carries**

140

141 **PUBLIC COMMENT:**

142 Public Comment Opened at 8:40pm

143 - Supports the discussion tonight.

Hayes Township Planning Commission
November 19th, 2024
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

- 144 - Disagrees the Public Hearing was posted correctly nor were they available at the library
145 when they asked.
146 - Suggested the planning commission look back at the public meeting act.
147 Public Comment Closed at 8:44pm

148 **PLANNING COMMISSION and STAFF COMMENT:**

149 Mr. Martin stated he believes the Planning Commission will be able to create a successful
150 workable.

151 Mr. Griffiths stated the meeting was a good discussion.

152 **ADJOURNMENT:** Mr. Snyder made a motion, supported by Mr. Snyder, to adjourn the meeting
153 at 8:45pm.

154 Yeas: Alexander Curly, Carey Cuddeback, Matt Cunningham, Roy Griffiths, CT Martin, and Mark
155 Snyder.

156 Nays: none **Motion Carries**

157
158
159 Respectfully Submitted by:
160 April Hilton
161 Deputy Clerk/Recording Secretary
162
163
164
165
166

PC 2024 Annual Report

2024 was a busy year for the planning commission. 2 new members were seated on the commission following the resignations of Derrick Burnett and longtime member Marilyn Morehead. Derrick opted to best serve the township through participation in the fire department. Marilyn has been a guiding force on the planning commission for 16 years and has been a steadfast force in protecting Hayes township's environmental resources. Joining the commission are Carey Cuddeback and Alexander Curley. Alex and his family have a long history in Hayes township in the Bayshore area, and Carey brings a wealth of experience in major retail organizations with special skills and interests in survey processes.

The PC met 13 times in 2024. It has addressed a review and update of the zoning ordinance which has resulted in a draft of several changes sent to our planning consultants for further development. The standing shore-land review subcommittee conducted 9 site visits during the year with the active participation from Tip of the Mitt staff. Working with property owners, plans approved enhanced the quality of lakes through the protective plantings developed. More reviews are to be scheduled as weather conditions allow for site inspections.

A new project focused subcommittee was formed to develop, administer and evaluate a survey of township's residents for use in the required master plan update. Initial review of the existing plan was begun and final drafts will incorporate the survey findings.

2025 is shaping up to be another busy year as projects begun in 24 will finish in 25 and, as property owners may wish to build or further develop their land, we anticipate that more projects will come before the commission to review.

_____TOWNSHIP
COUNTY OF _____, STATE OF MICHIGAN

ORDINANCE NO. ____

ADOPTED: _____

EFFECTIVE: _____

SAMPLE BATTERY ENERGY STORAGE SYSTEM ORDINANCE

This Ordinance is to establish minimum requirements and regulations for the construction, erection, placement, location, maintenance, modification, operation, and decommissioning of Battery Energy Storage Systems in the Township in a manner that promotes economic development and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, residential areas, endangered species habitats, conservation lands, and other sensitive lands.

_____TOWNSHIP, _____COUNTY

ORDAINS:

SECTION I
DEFINITIONS ADDED TO SECTION XX

The following definitions shall be added to Section XX of the Township Zoning Ordinance, and shall be inserted into said Zoning Ordinance so that all definitions are in alphabetical order:

Battery Energy Storage System: One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery, an electric motor vehicle, or small store-bought batteries designed and used purely for household electronic items.

Battery Energy Storage System, On-Site: a Battery Energy Storage System that is an accessory use that is intended to primarily serve the needs of the consumer on-site.

Battery Energy Storage System, Small Off-Site: A Battery Energy Storage System that is a principal use (or co-located with a second principal use) and that is designed and built to connect into the distribution or transmission grid with a nameplate capacity less than 50 megawatts.

Battery Energy Storage System, Large Off-Site: A Battery Energy Storage System (BESS) that is a principal use (or co-located with a second principal use) and that is designed and built to connect to the transmission grid with a nameplate capacity of 50 megawatts or more.

Non-Participating Property: Any property that is adjacent to a participating property, but is not part of the battery storage project.

Participating Property: A battery energy storage system host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the system owner (or affiliate) regardless of whether any part of a system is constructed on the property.

SECTION II
ADD A NEW SECTION XX, TITLED “OFF-SITE BATTERY ENERGY STORAGE
SYSTEM REGULATIONS”

A new Section XX, titled “Off-Site Battery Energy Storage Systems” is hereby added to the Township Zoning Ordinance to read as follows:

Section XX Off-Site Battery Energy Storage Systems.

The following requirements shall apply to all off-site battery energy storage systems:

1. Site Selection. In the “AG” Agricultural Preservation District (“Agricultural”), this land use shall not unreasonably diminish farmland, including, but not limited to, prime farmland and, to the extent that evidence of such farmland is available in the evidentiary record, farmland dedicated to the cultivation of specialty crops.
2. Battery Energy Storage Systems, Small Off-Site shall be allowed as a special land use in the following zoning districts:
 - A. Agricultural
 - B. Industrial
 - C. Rural Residential when co-located with a Principal Use Solar Energy System Special Land Use
3. Battery Energy Storage Systems, Large Off-Site shall be allowed as a special land use in the following zoning districts:
 - A. Agricultural
 - B. Industrial
 - C. Rural Residential when co-located with a Principal Use Solar Energy System Special Land Use
4. The following minimum setbacks shall be required. Setbacks are measured from the nearest facility structure to the nearest point on the associated item:
 - A. 100 feet from any property line of a non-participating property
 - B. 300 feet from the nearest point on the outer wall of a dwelling on nonparticipating property

- C. 50 feet measured from the nearest edge of a public road right-of-way.
5. Height. The height of battery energy storage system structures, except for electric distribution and transmission poles, shall not exceed a height of twenty (20) feet as measured from the natural grade of the property beneath the structure. Stacking of battery storage system components is prohibited.
 6. Fencing. The system shall be completely enclosed with fencing in compliance with the latest version of the National Electrical Safety Code or any applicable successor standard approved by the Michigan Public Service Commission.
 7. Sound. The system may not generate a maximum sound in excess of 55 average hourly decibels as measured at the property line of an adjacent non-participating property. Decibel modeling shall use the A- weighted scale designed by the American National Standards Institute. The Planning Commission may require the applicant to provide a sound study as part of the special land use review process
 8. Lighting. The system must implement dark sky-friendly lighting solutions.
 9. Impacts of Battery Energy Storage System, Small Off-Site and Battery Energy Storage System, Large Off-Site.
 - A. The following requirements shall apply to the entire system, or to designated components of the system, as indicated:
 - i. Safety Signage. The system shall post signs in compliance with NFPA 70/70E or any applicable successor code in place at the time of application for approval. Additionally, signage shall be provided per NFPA 855 7.4.4, or any applicable successor code in place at the time of application for approval, including information on the system type and technology, special hazards, fire suppression system and 24-hour emergency contact information, including reach-back phone number. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
 - ii. Other Signage: Additional signage may be permitted or required by the Planning Commission as is necessary to ensure the safe operation of the system.
 - iii. The facility shall comply with NFPA 855 “Standard for the Installation of Stationary Energy Storage Systems”, or any applicable successor standard adopted by the Michigan Public Service Commission.

- B. The Planning Commission shall require reasonable measures to minimize visual impacts by preserving existing natural vegetation, requiring new vegetative screening or other appropriate measures. The Planning Commission shall determine such visual screening measures as may be required, if any, on a site- specific basis pursuant to the standards for special land use approval as specified in Articles ___ and ___ and/or the standards for site plan approval as specified in Article ___ of this Ordinance, as most applicable to the circumstances. In making this determination the Planning Commission is specifically authorized to consider whether additional visual screening measures are appropriate where a system is proposed to be located on property adjacent to a residential use and/or a residential district zoning classification. All screening/landscaping shall be properly maintained throughout the life of the project including replacement of any dead landscaping within six months.
 - C. If the system includes an access drive(s) for maintenance purposes, the surface of the access drive(s) shall be permeable (unless on brownfield land or on an already paved surface at the time of application for approval, such as a parking lot or former building foundation.)
 - D. Except as otherwise depicted on and subject to approval of the Planning Commission, the area within which the system is located shall not be paved with asphalt/concrete or any other surface material that is impermeable to water other than for slab foundations for structures and equipment. This shall not apply to a system located on brownfield land or on an existing paved area such as a former building slab or in an unused parking area when adequate parking remains for all other uses on the site.
 - E. All surface water runoff created by construction and operation of the project shall be effectively managed on-site.
10. Installation and Operational Safety. The system shall comply with all of the following requirements:
- A. The system shall be designed and constructed for interconnection to a Michigan Public Service Commission or Midcontinent Independent System Operator regulated utility electrical power grid and shall be operated with such interconnection.
 - B. The system and all foundation elements shall comply with all applicable building and electrical code requirements, and any applicable federal/state regulations. The manufacturer's engineer or another qualified engineer shall provide written certification that the design, installation (including foundations), and interconnection is compliant with the manufacturer and industry standards, all applicable local construction and electrical codes, and any applicable federal/state regulations.

- C. Other than transmission or distribution lines for interconnection to the electric power grid, all electrical wiring shall be buried underground; except where the manufacturer's engineer or a qualified engineer employed by the utility that owns/operates the electrical power grid to which the system shall be interconnected certifies an underground wiring installation is not permitted by an applicable code and/or applicable federal/state regulation, with attached complete documentation supporting any such certification.
 - D. The system shall be designed, located, and maintained so as to comply with all applicable codes and regulations.
- 11. Public Safety: The Emergency Response Plan and Fire Response Plan shall provide reasonable protection of the public health, welfare and safety including but not limited to an emergency shutdown procedure, safety plans to include electrical, fire, smoke, and hazardous materials release, emergency response protocols and identification of typical hazards related to, electrical, fire, smoke and hazardous materials pertinent to the facility. Upon request, all systems shall provide first responder training at the site.
 - 12. Repair and Augmentation. In addition to repairing or replacing facility components to maintain the system, the facility may at any time be augmented without the need to submit a new site plan so long as the augmentation is within the same footprint (e.g., same dedicated use building or on footings/foundations in the same location) as the original permit. If there is a change in the battery chemistry, an updated Hazard Mitigation Analysis and Emergency Operation Plan shall be provided. When a facility is anticipated to be augmented over its lifetime by adding additional components, the applicant should apply for the final/augmented site arrangement. A proposal to increase the size the project footprint shall be considered a new application, subject to the ordinance standards at the time of the request.
 - 13. Decommissioning and Removal.

A decommissioning plan, including a decommissioning agreement acceptable to the Township Attorney, is required at the time of application and shall be in recordable form.

- A. The decommission plan shall include:
 - i. The anticipated manner in which the project will be decommissioned, including a description of which above-grade and below-grade improvements will be removed, retained (e.g., access drive, fencing), or restored for viable reuse of the property consistent with the zoning district. Pursuant to this requirement, the decommissioning plan shall be required to include that any structures

up to forty-eight (48) inches below-grade shall be removed for disposal.

- ii. The projected decommissioning costs shall reflect the actual cost of decommissioning the project. Salvage value shall not be included in the cost to decommission the project.
- iii. Prior to any construction, the method of ensuring that funds will be available for site decommissioning and stabilization (in the form of surety bond or cash deposit).

B. A review of the amount of the surety bond, based on inflation, and current removal costs shall be completed every 2 years, for the life of the project, and approved by the Planning Commission. A Principal-Use Solar Energy System owner may at any time:

- i. Proceed with the decommissioning plan approved by the Planning Commission, and remove the system as indicated in the most recent approved plan; or
- ii. Amend the decommissioning plan with Planning Commission approval and proceed according to the revised plan.

C. Decommissioning of a Principal-Use Solar Energy System must commence when the soil is dry to prevent soil compaction and must be complete within 18 months after abandonment. A SES that has not produced electrical energy for 12 consecutive months shall prompt an abandonment hearing.

- i. Restoration shall include bringing soil and topography of the land to their pre-development composition to ensure permitted uses upon restoration. Soil tests shall be required as part of the decommissioning plan both before development and prior to the decommissioning.

14. Special Land Use Permit and Site Plan Application Requirements. Applications for special land use permit approval shall comply with Articles ___ and ___ of this Ordinance. A formal application for site plan approval for this land use shall comply with Section ___ of this Ordinance. An incomplete application will not be accepted. Each such application shall also be subject to the following additional submission requirements:

- A. The complete name, address, and telephone number of the applicant.
- B. The planned date for the start of construction and the expected duration of construction.

- C. A description of the system, including a site plan as described in Section 224 of the Clean and Renewable Energy Waste Reduction Act, 2008 PA 295, MCL 460.1224. The following items must be shown on the site plan:
- i. A map of all properties upon which any component of a facility or ancillary feature would be located, and all properties within one thousand (1,000) feet. This should indicate the location of all existing structures and shall identify such structures as occupied or vacant.
 - ii. Lot lines and required setbacks shown and dimensioned including horizontal and vertical elevation drawings that show the location and height of the Battery Energy Storage System on the land and dimensions of the Battery Energy Storage System.
 - iii. Size and location of existing and proposed water utilities, including any proposed connections to public, or private community sewer or water supply systems.
 - iv. A map of any existing overhead and underground major facilities for electric, gas, telecommunications transmission within the facility and surrounding area
 - v. The location and size of all surface water drainage facilities, including source, volume expected, route, and course to final destination.
 - vi. A map depicting the proposed facilities, adjacent properties, all structures within participating and adjacent properties, property lines, and the projected sound isolines along with the modeled sound isolines including the statutory limit
- D. A description of the expected use of the system.
- E. Expected public benefits of the proposed system.
- F. The expected direct impacts of the proposed system on the environment and natural resources and how the applicant intends to address and mitigate these impacts.
- G. Information on the effects of the proposed system on public health and safety.
- H. A description of the portion of the community where the system will be located.
- I. A statement and reasonable evidence that the proposed system will not commence commercial operation until it complies with applicable state and

federal environmental laws, including, but not limited to, the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.101 to 324.90106.

- J. Evidence of consultation, before submission of the application, with the Department of Environment, Great Lakes, and Energy and other relevant state and federal agencies before submitting the application, including, but not limited to, the Department of Natural Resources and the Department of Agriculture and Rural Development.
- K. The Soil and Economic Survey Report under Section 60303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.60303, for the county where the proposed system will be located.
- L. Interconnection queue information for the applicable regional transmission organization.
- M. If the proposed site of the system is undeveloped land, a description of feasible alternative developed locations, including, but not limited to, vacant industrial property and brownfields, and an explanation of why they were not chosen.
- N. If the system is reasonably expected to have an impact on television signals, microwave signals, agricultural global position systems, military defense radar, radio reception, or weather and doppler radio, a plan to minimize and mitigate that impact. Information in the plan concerning military defense radar is exempt from disclosure under the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246, and shall not be disclosed by the commission or the electric provider or independent power producer except pursuant to court order.
- O. A stormwater assessment and a plan to minimize, mitigate, and repair any drainage impacts at the expense of the applicant. The applicant shall make reasonable efforts to consult with the county drain commissioner before submitting the application and shall include evidence of those efforts in its application.
- P. A fire response plan and an emergency response plan.
 - i. The fire response plan (FRP) shall include:
 - 1. Evidence of consultation or a good faith effort to consult with local fire department representatives to ensure that the FRP is in alignment with acceptable operating procedures, capabilities, resources, etc. If consultation with local fire department representatives is not possible, provide evidence

of consultation or a good faith effort to consult with the State Fire Marshal or other local emergency manager.

2. A description of all on-site equipment and systems to be provided to prevent or handle fire emergencies.
 3. A description of all contingency plans to be implemented in response to the occurrence of a fire emergency.
 4. A commitment to review and update the FRP with fire departments, first responders, and county emergency managers at least once every three (3) years.
 5. An analysis of whether plans to be implemented in response to a fire emergency can be fulfilled by existing local emergency response capacity. The analysis should include identification of any specific equipment or training deficiencies in local emergency response capacity and recommendations for measures to mitigate deficiencies.
 6. Other information the applicants finds relevant.
- ii. The emergency response plan (ERP) shall include:
1. Evidence of consultation or a good faith effort to consult with local first responders and county emergency managers to ensure that the ERP is in alignment with acceptable operating procedures, capabilities, resources, etc.
 2. An identification of contingencies that would constitute a safety or security emergency (fire emergencies are to be addressed in a separate fire response plan);
 3. Emergency response measures by contingency;
 4. Evacuation control measures by contingency;
 5. Community notification procedures by contingency;
 6. An identification of potential approach and departure routes to and from the facility site for police, fire, ambulance, and other emergency vehicles;
 7. A commitment to review and update the ERP with fire departments, first responders, and county emergency managers at least once every three (3) years;
 8. An analysis of whether plans to be implemented in response to an emergency can be fulfilled by existing local emergency

response capacity, and identification of any specific equipment or training deficiencies in local emergency response capacity; and

9. Other information the applicants finds relevant.

Q. A report detailing the sound modeling results along with mitigation plans to ensure that sound emitted from the system will remain below the statutory limit throughout the operational life of the system.

R. Any other information regarding compliance with the requirements herein.

15. Waiver. Because of the ever-changing technical capabilities of battery storage infrastructure and of new technology in general, the Township Planning Commission shall have the authority to review and consider alternatives in both the dimensional and physical requirements contained in this ordinance as part of the special land use review process, and other requirements.

16. **Building Permit.** Prior to issuance of a Building Permit, the following information shall be provided.

A. Equipment specification sheets.

B. Identification and contact information for the installer(s) of the proposed system.

C. Augmentation Plan.

D. Approved Decommissioning Plan and Decommissioning Agreement.

E. Life expectancy of the system components including the anticipated schedule for battery replacement to maintain megawatts over the system's lifetime.

F. Hazard Mitigation Analysis.

G. Operation and Maintenance Manual.

H. Identification and contact information for the installer of the system.

I. Electrical schematic plan for the system, including disconnect devices.

J. An Approved FRP and ERP.

K. An executed Community Host Agreement in the amount of \$_____ per

megawatt.

L. Proof of financial guarantee for decommissioning.

16. Transfers. No transfer in ownership of the SES shall occur prior to providing 60 days' notice to the Township and upon Township approval verifying that the new owner agrees to carry out the terms of the special land use and site plan approval.

SECTION IV

ADD A NEW SECTION XX, TITLED "ON-SITE BATTERY ENERGY STORAGE SYSTEM REGULATIONS"

A new Section XX, entitled "On-Site Battery Energy Storage Systems" is added to the Township Zoning Ordinance to read as follows:

Section XX On-Site Battery Energy Storage Systems.

1. On-Site Battery Energy Storage Systems shall be allowed as a permitted use in all zoning districts, subject to the provisions of this Zoning Ordinance.
2. A building permit shall be required for all on-site battery energy storage systems.
3. On-Site battery energy storage with an aggregate energy capacity of more than 1 megawatt are subject to additional regulations in the applicable fire code, and required documentation shall be submitted along with the building/electrical permit applications.
4. Coverage. Lot coverage shall not exceed the otherwise permissible percentage of lot coverage for buildings in the applicable district, as specified in Article XX.
5. Setbacks. All battery energy storage system structures and related structural apparatus not physically attached to a building shall satisfy the setback requirements in the applicable district, as specified in Article XX or the specific Section for such district, as applicable.

SECTION V

AMEND SECTIONS XX AND XX CONCERNING RESIDENTIAL DISTRICTS

Sections XX and XX of the Township Zoning Ordinance are amended to add the following use as a permitted use in the R-1 Low Density Residential District, the R-2 Medium Density Residential District, and the R-3 High Density Residential District respectively:

- On-Site Battery Energy Storage System.

SECTION VI
AMEND SECTION XX CONCERNING INDUSTRIAL DISTRICTS

Section XX of the Township Zoning Ordinance is amended to add the following use as a permitted use in the I-R Restricted Industrial Zoning District:

- On-Site Battery Energy Storage System.

SECTION VII
AMEND SECTIONS XX AND XX CONCERNING COMMERCIAL DISTRICTS

Sections XX and XX of the Township Zoning Ordinance are amended to add the following use as a permitted use in the C-1 Bay Commercial Zoning District and the C-2 Neighborhood Commercial Overlay District respectively:

- On-Site Battery Energy Storage System.

SECTION VIII
AMEND SECTION XX CONCERNING THE AGRICULTURAL DISTRICT

Section XX of the Township Zoning Ordinance is amended to add the following use as a permitted use in the AG Agricultural Preservation Zoning District:

- On-Site Battery Energy Storage System.

SECTION IV
AMEND SECTION XX CONCERNING THE AGRICULTURAL DISTRICT

Section XX of the Township Zoning Ordinance is amended to add the following use as a special land use in the AG Agricultural Preservation Zoning District:

- Battery Energy Storage System, Large Off-Site.
- Battery Energy Storage System, Small Off-Site.

SECTION X
AMEND SECTION XX CONCERNING THE INDUSTRIAL DISTRICT

Section XX of the Township Zoning Ordinance is amended to add the following use as a special land use in the I-R Restricted Industrial Zoning District:

- Battery Energy Storage System, Large Off-Site.
- Battery Energy Storage System, Small Off-Site.

SECTION XI
AMEND SECTION XX CONCERNING THE RURAL RESIDENTIAL DISTRICT

Section XX of the Township Zoning Ordinance is amended to add the following use as a special land use in the Rural Residential Zoning District:

- Battery Energy Storage System, Large Off-Site when co-located with a Principal Use Solar Energy System Special Land Use.
- Battery Energy Storage System, Small Off-Site when co-located with a Principal Use Solar Energy System Special Land Use.

SECTION XII
SEVERABILITY

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION XIII
REPEALER AND EFFECTIVE DATE

All ordinances or parts of ordinances in conflict herewith are hereby repealed. This ordinance shall take effect 8 days after publication, after adoption, as required by law.

Clerk _____
Township _____

_____ TOWNSHIP
COUNTY OF _____, STATE OF MICHIGAN

ORDINANCE NO. _____

ADOPTED: _____

EFFECTIVE: _____

SAMPLE - AN ORDINANCE TO AMEND THE _____ TOWNSHIP ZONING ORDINANCE TO PROVIDE ZONING REGULATIONS FOR **SOLAR ENERGY SYSTEMS** WITHIN THE TOWNSHIP.

_____ TOWNSHIP, _____ COUNTY, MICHIGAN, ORDAINS:

SECTION 1: AMENDMENT TO SECTION ____ OF THE TOWNSHIP ZONING ORDINANCE.

Section ____ of the _____ Township Zoning Ordinance is hereby amended to add new definitions, in alphabetical order, related to solar energy systems to read as follows:

Accessory System: A solar energy system that is an accessory to the primary use of a property, such as a residence or a commercial building, and that provides electricity intended for use by a primary structure located on the same parcel as the SES. Accessory systems can range in size and configuration. They typically range from being small enough to power an exterior light fixture to being large enough to power electricity for multiple buildings, for instance livestock or equipment barns. Accessory systems can be affixed to the roof or wall of a building or can be freestanding, ground-mounted structures.

Accessory Ground-Mounted Solar Energy System: A ground-mounted Accessory System.

Building-Integrated Solar Energy System: A solar energy system that is an integral part of a primary or accessory building or structure (rather than a separate mechanical device), replacing or substituting for an architectural or structural component of the building or structure. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

Dual Use: A solar energy system that employs one or more of the following land management and conservation practices throughout the project site:

- **Pollinator Habitat:** Solar sites designed to meet a score of 76 or more on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.

- **Conservation Cover:** Solar sites designed in consultation with conservation organizations that focus on restoring native plants, grasses, and prairie with the aim of protecting specific species (e.g., bird habitat) or providing specific ecosystem services (e.g., carbon sequestration, soil health).
- **Forage:** Solar sites that incorporate rotational livestock grazing and forage production as part of an overall vegetative maintenance plan.
- **Agrivoltaics:** Solar sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.

Ground-Mounted Solar Energy System: A solar energy system mounted on support posts, like a rack or pole, that are attached to or rest on the ground.

Invasive Plant: Non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health.

Kilowatt (KW): A unit of electrical power equal to one thousand (1,000) watts.

Maximum Tilt: The maximum angle of a solar array (i.e., most vertical position) for capturing solar radiation as compared to the horizon line.

Megawatt (MW): A unit of electrical power equal to one million (1,000,000) watts.

Minimum Tilt: The minimal angle of a solar array (i.e., most horizontal position) for capturing solar radiation as compared to the horizon line.

Nameplate Capacity: means the designed full-load sustained generating output of a solar energy system. Nameplate capacity shall be determined by reference to the sustained output of a solar energy system even if components of the system are located on different lots, whether contiguous or noncontiguous.

Non-Participating Lot(s): One or more lots for which there is not a signed lease or easement for development of a principal-use SES associated with the applicant project.

Participating Lot(s): One or more lots under a signed lease or easement for development of a principal-use SES associated with the applicant project.

Photovoltaic (PV) System: A semiconductor material that generates electricity from sunlight.

Principal-Use Solar Energy System: A ground-mounted solar energy system that captures and converts solar energy into electricity, for the purpose of sale or for use in locations other than solely the solar energy system property, and with a nameplate capacity of 50 megawatts or more. A principal-use solar energy system may be located on more than 1 parcel of property, including noncontiguous parcels, but shares a single

point of interconnection to the grid. Principal-use solar energy systems with a nameplate capacity of less than 50 megawatts are not permitted.

Repowering: Reconfiguring, renovating, or replacing an SES to maintain or increase the power rating of the SES within the existing project footprint.

Roof-Mounted Solar Energy System: A solar energy system mounted on racking that is attached to or ballasted on the roof of a building or structure.

Solar Array: A photovoltaic panel or collection of panels and/or collectors in a solar energy system that collects solar radiation.

Solar Carport: A solar energy system of any size that is installed on a structure that is accessory to a parking area, and which may include electric vehicle supply equipment or energy storage facilities. Solar panels affixed on the roof of an existing carport structure are considered a Roof-Mounted SES.

Solar Energy System (SES): A photovoltaic system for generating electricity, including all above and below ground equipment or components required for the system to operate properly and to be secured to a roof surface, the ground or building integrated. This includes any necessary operations and maintenance building(s), but does not include any temporary construction offices, substation(s) or other transmission facilities between the SES and the point of interconnection to the electric grid.

Wildlife-Friendly Fencing: A fencing system with openings that allow wildlife to traverse over or through a fenced area.

SECTION 2: AMENDMENT TO SECTION ____ “SUPPLEMENTARY REGULATIONS” TO ADD NEW SECTION ____ TO PROVIDE GENERAL SOLAR ZONING REQUIREMENTS

Section ____ “Supplementary Regulations” of the _____ Township Zoning Ordinance is hereby amended by adding a Section ____ titled “Solar Energy Systems General Provisions” to read as follows:

GENERAL PROVISIONS

Roof-Mounted SES, Accessory Ground-Mounted SES, and Building-Integrated SES are a permitted use by right in all zoning districts where structures of any sort are allowed, and shall meet the following requirements:

A. ROOF-MOUNTED SES

1. **Height:** Roof-Mounted SES shall not exceed 1 foot above the finished roof and are exempt from any rooftop equipment or mechanical system screening.

2. **Application:** All SES applications must include site plan. Applications for Roof-Mounted SES must include horizontal and vertical elevation drawings that

show the location and height of the SES on the building and dimensions of the SES.

B. ACCESSORY GROUND-MOUNTED SES

1. **Height:** Ground-Mounted SES shall not exceed 16 feet measured from the ground to the top of the system when oriented at maximum tilt.
2. **Setbacks:** A Ground-Mounted SES must comply with the zoning districts setbacks for structures. Setback distance is measured from the property line to the closest point of the SES at minimum tilt.
3. **Lot Coverage:** The area of the solar array shall not exceed the lot coverage restrictions for accessory structures within the zoning district.
4. **Visibility (Residential):** A Ground-Mounted SES in residential districts shall be located in the side or rear yard to minimize visual impacts from the right-of-way(s).
5. **Application:** All SES applications must include a site plan. Applications for Ground Mounted SES must include drawings that show the location of the system on the property, height, tilt features (if applicable), the primary structure, accessory structures, and setbacks to property lines. Accessory use applications that meet the ordinance requirements shall be granted administrative approval.

C. BUILDING-INTEGRATED SES

1. Building-Integrated SES are subject only to zoning regulations applicable to the structure or building and not subject to accessory ground or roof-mounted SES permits.

SECTION 3: AMENDMENT TO SECTION __ OF THE _____TOWNSHIP ZONING ORDINANCE TO ADD A NEW SUBSECTION __ TO PROVIDE STANDARDS FOR PRINCIPAL-USE SOLAR ENERGY SYSTEMS AS A SPECIAL EXCEPTION USE

Section __ “Standards Required of Special Exception Uses” of the _____ Township Zoning Ordinance is hereby amended by adding a subsection _____ titled “Principal-Use SES” to read as follows:

Subsection __ PRINCIPAL-USE SES:

A principal-use SES is a special exception use in the “A-Agriculture” zoning district specifically and is not permitted in any other zoning districts. For the protection of agricultural uses in the Township, the aggregate amount of land to be used by all principal-use SES allowed within the Township shall be no more than 1,000 acres. An individual principal-use SES shall meet all the following requirements:

1. **Height:** Total height for a large principal-use SES shall not exceed the maximum height of 16 feet when measured from the ground to the top of the system when oriented

at maximum tilt. However, other structures aside from the solar panel shall not exceed twenty-five (25) feet measured from the ground to the highest point of the structure.

2. **Setbacks:** Setback distance shall be measured from the property line or road right-of-way to the closest point of the solar array at minimum tilt or any other SES components and as follows:

- A. One hundred (100) feet from any property line of a non-participating lot.
- B. One hundred (100) feet from any public or private right-of-way or easement.
- C. Three hundred (300) feet from any existing non-participating dwelling unit.
- D. A principal-use SES is not subject to property line setbacks for common property lines of two or more participating lots, except that road right-of-way setbacks shall apply.
- E. One hundred (100) feet from a stream, river, pond, lake, wetland, drain, or lands located within a 100-year floodplain as identified by the Federal Emergency Management Agency.

3. **Application:** All Principal-Use Solar Energy System applications also require site plan review. In addition to the application general requirements for special land use and site plan review the following must also be included:

- A. The complete name, address, and telephone number of the applicant.
- B. The planned date for the start of construction and the expected duration of construction.
- C. A description of the energy facility, including a site plan as described in Section 224 of the Clean and Renewable Energy Waste Reduction Act, 2008 PA 295, MCL 460.1224. The following items must be shown on the site plan:
 - 1. A map of all properties upon which any component of a facility or ancillary feature would be located, and all properties within one thousand (1,000) feet. This should indicate the location of all existing structures and shall identify such structures as occupied or vacant.
 - 2. Lot lines and required setbacks shown and dimensioned including horizontal and vertical elevation drawings that show the location and height of the Solar Energy System on the land and dimensions of the Solar Energy System
 - 3. Size and location of existing and proposed water utilities, including any proposed connections to public, or private community sewer or water supply systems.
 - 4. A map of any existing overhead and underground major facilities for electric, gas, telecommunications transmission within the facility and surrounding area

5. The location and size of all surface water drainage facilities, including source, volume expected, route, and course to final destination.
 6. A map depicting the proposed facilities, adjacent properties, all structures within participating and adjacent properties, property lines, and the projected sound isolines along with the modeled sound isolines including the statutory limit
- D. A description of the expected use of the energy facility.
 - E. Expected public benefits of the proposed energy facility.
 - F. The expected direct impacts of the proposed energy facility on the environment and natural resources and how the applicant intends to address and mitigate these impacts.
 - G. Information on the effects of the proposed energy facility on public health and safety.
 - H. A description of the portion of the community where the energy facility will be located.
 - I. A statement and reasonable evidence that the proposed energy facility will not commence commercial operation until it complies with applicable state and federal environmental laws, including, but not limited to, the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.101 to 324.90106.
 - J. Evidence of consultation, before submission of the application, with the Department of Environment, Great Lakes, and Energy and other relevant state and federal agencies before submitting the application, including, but not limited to, the Department of Natural Resources and the Department of Agriculture and Rural Development.
 - K. The Soil and Economic Survey Report under Section 60303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.60303, for the county where the proposed energy facility will be located.
 - L. Interconnection queue information for the applicable regional transmission organization.
 - M. If the proposed site of the energy facility is undeveloped land, a description of feasible alternative developed locations, including, but not limited to, vacant industrial property and brownfields, and an explanation of why they were not chosen.
 - N. If the energy facility is reasonably expected to have an impact on television signals, microwave signals, agricultural global position systems, military defense radar, radio reception, or weather and doppler radio, a plan to minimize and mitigate that impact. Information in the plan concerning military defense radar is

exempt from disclosure under the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246, and shall not be disclosed by the commission or the electric provider or independent power producer except pursuant to court order.

- O. A stormwater assessment and a plan to minimize, mitigate, and repair any drainage impacts at the expense of the applicant. The applicant shall make reasonable efforts to consult with the county drain commissioner before submitting the application and shall include evidence of those efforts in its application.
- P. A fire response plan and an emergency response plan.
 - 1. The fire response plan (FRP) shall include:
 - i. Evidence of consultation or a good faith effort to consult with local fire department representatives to ensure that the FRP is in alignment with acceptable operating procedures, capabilities, resources, etc. If consultation with local fire department representatives is not possible, provide evidence of consultation or a good faith effort to consult with the State Fire Marshal or other local emergency manager.
 - ii. A description of all on-site equipment and systems to be provided to prevent or handle fire emergencies.
 - iii. A description of all contingency plans to be implemented in response to the occurrence of a fire emergency.
 - iv. A commitment to review and update the FRP with fire departments, first responders, and county emergency managers at least once every three (3) years.
 - v. An analysis of whether plans to be implemented in response to a fire emergency can be fulfilled by existing local emergency response capacity. The analysis should include identification of any specific equipment or training deficiencies in local emergency response capacity and recommendations for measures to mitigate deficiencies.
 - vi. Other information the applicants finds relevant.
 - 2. The emergency response plan (ERP) shall include:
 - i. Evidence of consultation or a good faith effort to consult with local first responders and county emergency managers to ensure that the ERP is in alignment with acceptable operating procedures, capabilities, resources, etc.
 - ii. An identification of contingencies that would constitute a safety or security emergency (fire emergencies are to be addressed in a separate fire response plan);

- iii. Emergency response measures by contingency;
- iv. Evacuation control measures by contingency;
- v. Community notification procedures by contingency;
- vi. An identification of potential approach and departure routes to and from the facility site for police, fire, ambulance, and other emergency vehicles;
- vii. A commitment to review and update the ERP with fire departments, first responders, and county emergency managers at least once every three (3) years;
- viii. An analysis of whether plans to be implemented in response to an emergency can be fulfilled by existing local emergency response capacity, and identification of any specific equipment or training deficiencies in local emergency response capacity; and
- ix. Other information the applicants finds relevant.

Q. A report detailing the sound modeling results along with mitigation plans to ensure that sound emitted from the facilities will remain below the statutory limit throughout the operational life of the facilities.

R. Any other information regarding compliance with the requirements herein.

4. Fencing: A large principal-use SES shall be secured with perimeter fencing to restrict unauthorized access. Perimeter fencing shall be seven (7) feet in height. All access doors to principal-use SES and related components and structures shall be locked to prevent entry by unauthorized persons. Fencing is not subject to setbacks as a component of the principal-use SES. The Planning Commission may require wildlife-friendly fencing with openings that allow wildlife to traverse over or through a fenced area or Knox boxes and keys for emergency personnel access.

5. Screening/Landscaping: The Planning Commission shall require reasonable measures to minimize visual impacts by preserving existing natural vegetation, requiring new vegetative screening or other appropriate measures. The Planning Commission shall determine such visual screening measures as may be required on a site-specific basis pursuant to the standards for Special Exceptions (or "Special land use") approval as specified in Section ____, the landscaping and screening standards of Section ____ and/or the standards for site plan approval as specified in Section ____ of this Ordinance, as most applicable to the circumstances. In making this determination the Planning Commission is specifically authorized to consider whether additional visual screening measures are appropriate where a system is proposed to be located on property adjacent to a residential use and/or a residential district zoning classification. All screening/landscaping shall be properly maintained throughout the life of the project including replacement of any dead landscaping within six months.

6. Ground Cover: A large principal-use SES shall include the installation of ground cover vegetation maintained for the duration of operation until the site is decommissioned. The applicant shall include a ground cover vegetation establishment and management plan as part of the site plan. Vegetation establishment must include invasive plant species (and noxious weed if local regulation applies) control. The following standards apply:

A. Ground cover at sites not enrolled in PA 116 shall be accomplished through a Dual Use, as defined in this ordinance.

B. Project sites that are included in a brownfield plan adopted under the Brownfield Redevelopment Financing Act, PA 381 of 1996, as amended, that contain impervious surface at the time of construction or soils that cannot be disturbed, are exempt from ground cover requirements.

7. Lot Coverage: A large principal-use SES shall not count towards the maximum lot coverage or impervious surface standards for the district.

8. Land Clearing: Land disturbance or clearing shall be limited to what is minimally necessary for the installation and operation of the system and to ensure sufficient all-season access to the solar resource given the topography of the land. Topsoil disturbed during site preparation (grading) on the property shall be retained on site.

9. Environmental Impact: The Planning Commission shall review potential impacts on wildlife, water, and other environmental factors present on the site and may impose additional requirements to preserve and protect endangered species or prevent negative impacts to adjacent parcels, including but not limited to requirements of EGLE and/or US Fish and Wildlife Service. All surface water runoff shall be effectively managed on-site.

10. Access Drives: New access drives within the SES shall be designed to minimize the extent of soil disturbance, water runoff, and soil compaction on the premises. The use of geotextile fabrics and gravel placed on the surface of the existing soil for the construction of temporary drives during the construction of the SES is permitted, provided that the geotextile fabrics and gravel are removed once the SES is in operation or completion of construction whichever occurs first.

11. Wiring: SES wiring (including communication lines) shall be buried underground where practicable. Any above-ground wiring within the footprint of the SES shall be installed in accordance with all applicable codes and regulations.

12. Lighting: Principal-use SES lighting shall be limited to inverter locations only. Light fixtures shall have downlit shielding and be placed to keep light on-site and glare away from adjacent properties, bodies of water, and adjacent roadways. Flashing or intermittent lights are prohibited.

13. Glare: All solar energy system location/tilt components shall be designed, maintained and operated to avoid glare and reflection of sunlight and other artificial lighting which

may affect adjacent properties, navigation by air, water, and roadway. Solar energy system designs shall comply with all Federal Aviation Administration siting requirements.

14. **Public Safety:** The ERP and FRP shall provide reasonable protection of the public health, welfare and safety including but not limited to an emergency shutdown procedure in place and safety plans to include electrical, fire, smoke, and hazardous materials release, emergency response protocols and identification of typical hazards related to, electrical, fire, smoke and hazardous materials pertinent to the facility. Upon request, all principal-use SES facilities shall provide first responder training at the site.

15. **Signage:** An area up to 120 square feet may be used for signage at the project site. Any signage shall meet the setback, illumination, and materials/ construction requirements of the zoning district for the project site.

16. **Sound:** The sound pressure level of a large principal-use SES and all ancillary solar equipment shall not exceed 55 dBA (Leq (1-hour)) at the property line of an adjoining non-participating lot. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this standard

17. **Repowering:** In addition to repairing or replacing SES components to maintain the system, a principal-use SES may at any time be repowered, without the need to apply for a new special land use permit, by reconfiguring, renovating, or replacing the SES to increase the power rating within the existing project footprint. A proposal to change the project footprint of an existing SES shall be considered a new application, subject to the site plan application requirements and review procedure contained in the Township Zoning Ordinance and in effect at the time of the request. Legal services and other studies resulting from an application to modify an SES will be reimbursed to the Township by the SES owner in compliance with established escrow policy to alter the footprint of the SES.

18. **Decommissioning:** A decommissioning plan is required at the time of application. An approved decommissioning plan shall be put into a recordable decommissioning agreement acceptable to the township attorney.

A. The decommission plan shall include:

1. The anticipated manner in which the project will be decommissioned, including a description of which above-grade and below-grade improvements will be removed, retained (e.g., access drive, fencing), or restored for viable reuse of the property consistent with the zoning district. Pursuant to this requirement, the decommissioning plan shall be required to include that any structures up to forty-eight (48) inches below-grade shall be removed for disposal.

2. The projected decommissioning costs shall reflect the actual cost of decommissioning the project. Salvage value shall not be included in the cost to decommission the project.

3. The method of ensuring that funds will be available for site decommissioning and stabilization (in the form of surety bond or cash deposit).

B. A review of the amount of the surety bond, based on inflation, and current removal costs shall be completed every 4 years, for the life of the project, and approved by the Planning Commission. A SES owner may at any time:

1. Proceed with the decommissioning plan approved by the Planning Commission, and remove the system as indicated in the most recent approved plan; or

2. Amend the decommissioning plan with Planning Commission approval and proceed according to the revised plan.

C. Decommissioning of a SES must commence when the soil is dry to prevent soil compaction and must be complete within 18 months after abandonment. A SES that has not produced electrical energy for 12 consecutive months shall prompt an abandonment hearing.

1. Restoration shall include bringing soil and topography of the land to their pre-development composition to ensure permitted uses upon restoration. Soil tests shall be required as part of the decommissioning plan both before development and prior to the decommissioning.

19. Transfers. No transfer in ownership of the SES shall occur prior to providing 60 days' notice to the Township and upon Township approval verifying that the new owner agrees to carry out the terms of the special land use and site plan approval.

SECTION 4. AMENDMENT TO SECTION _____ "SUPPLEMENTARY REGULATIONS"
TO ADD NEW SECTION _____ TO FOR A HOST COMMUNITY AGREEMENT.

Section ____ "Supplementary Regulations" of the _____ Township Zoning Ordinance is hereby amended by adding a Section ____ titled "HOST COMMUNITY AGREEMENT" to read as follows:

A principal-use SES special exception use permit holder shall enter into a host community agreement with the Township within 90 days after issuance of the permit. The host community agreement shall require that, upon commencement of any operation, the energy facility owner must pay the Township \$_____ per megawatt of nameplate capacity located within the Township. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the Township and the permit holder within said 90 days.

SECTION 5. AMENDMENT TO SECTION PARAGRAPH a. "Fee"

Section ____ paragraph a. "Fee" is hereby amended to read as follows:

- a. By resolution, the Township may establish an application fee and escrow policy to cover the Township's reasonable costs of review and processing of the site plan, including but not limited to staff, attorney, engineer, planning, environmental, or other professional costs.

SECTION 6. SEVERABILITY OF INVALID PROVISIONS.

If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid section, paragraph, clause, or provision, and for this purpose, the sections, paragraphs, clauses, and provisions of this Ordinance are hereby declared to be severable.

SECTION 7. REPEAL.

All other ordinances, resolutions, orders, or parts of ordinances herewith in effect that are in conflict with this ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 8. EFFECTIVE DATE.

Pursuant to Section 401 of the Michigan Zoning Enabling Act (MCL 125.3401), this Ordinance shall take effect eight (8) days after publication of this Ordinance, or a summary of the regulatory effect thereof, which publication shall occur in a newspaper of general circulation in the Township within fifteen (15) days after adoption.

This Ordinance is hereby declared to have been passed and adopted by _____ Township, County of _____, State of Michigan, at a regularly scheduled meeting thereof duly called and held on this ____ day of _____, 2024.

Township of _____ Clerk



Zoning Administrator Report

January 2024

Zoning Administrator work in progress report for the month of December includes the following:

- Conducted several Inspections for Compliance.
- Received and reviewing zoning permit application for a new detached garage on Burns Road.
- Received and reviewing a variance application to reduce the 50' Shoreland setback from creek for a new single family dwelling on Birdland Drive. ZBA will set public hearing date at their meeting on January 8th, 2025.
- Received and reviewing zoning permit application for a Demo and rebuild of existing home on Quarterline road. Shoreline Review Committee conducted inspection and advised applicant to work with Tip of the Mitt to create shoreland restoration plan.
- Received special use permit application for a Kennel and Dog Day Care Facility on Burgess Road. Planning Commission will set Public Hearing date at their January 7th, 2025 meeting.
- Received Application for rezone from A1 to RR on Burnett Road PC will set public hearing date at the January 7th, 2025 meeting.
- Approved Parcel Division and reconfiguration Application on Pincherry Road.
- Received and reviewing zoning permit application for a new single family dwelling unit on Peaceful Valley Road. Conducted Shoreline Review Committee Visit, Shoreland review committee preparing report. Planning Commission will Review the Shoreland Restoration Plan at the January 21st 2025 Meeting.
- Received and reviewing zoning permit application for a 72"x60" Free Standing Sign on US 31.
- Resolving with assistance from Tip of the Mitt a non-compliant parcel on Susan Lake.



- Resolving a non-compliance nuisance complaint with landowner on Hyek Road.
- Continuing to receive updates towards compliance from landowner regarding non-compliance notice letter sent to 6099 Charlevoix Street. Owner is making good progress.
- Resolved violation of Nuisance Ordinance with land owner on Susan Shore Drive.
- Zoning Board of Appeals at the September 18th 2024 Public Hearing approved Zoning Variance Application from Little Traverse Conservancy for a parcel on Division Ave. Received Zoning Application for Shoreline Review waiting for survey and additional information from applicant.
- Progress received from Landowner on Villa Road for Violation of Nuisance Ordinance and a non-compliance complaint.
- Received Zoning permit application for a 12'x24' Storage Barn Structure on Burnett Road.
- Received Zoning permit application for a 20'X20' unattached Garage on Nine Mile Point. Waiting for survey from applicant.
- Received a Site Plan Approved by Tip of the Mitt to resolve a Zoning Ordinance Violation on Boyne City Road.
- First Notice Letter was sent to landowner on Maple Grove Road for a Nuisance Ordinance complaint, also sent violation information to Charlevoix County Fire Department.
- Resolved Nuisance Ordinance complaint with landowner on Maple Grove Road.

Hayes Township 2025 Planning Commission Meeting Dates

All meetings are held on the third Tuesday of each month at 7pm*

Hayes Township Hall
9195 Major Douglas Sloan Road

January 21st, 2025

February 18th, 2025

March 18th, 2025

April 15th, 2025

May 20th, 2025

June 17th, 2025

July 15th, 2025

August 19th, 2025

September 16th, 2025

October 21st, 2025

November 18th, 2025

December 16th, 2025

any changes in meeting dates will be posted at hall and online

HAYES TOWNSHIP PLANNING COMMISSION MEETING

Meeting Date: January 7, 2025

Location:

Hayes Township Hall

[illegible]



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Kozma comments for PC meeting Jan 7, 2025

1 message

LuAnne Kozma <luannekozma@gmail.com>

Tue, Jan 7, 2025 at 4:20 PM

To: Roy Griffiths <rwgriffitts3@gmail.com>, kristin baranski <clerk@hayestownshipmi.gov>

January 7, 2025

TO: Hayes Township Planning Commissioners

FROM: LuAnne Kozma, resident, [9330 Woods Road, Charlevoix](#)

My comments are about the so-called "PC 2024 Annual Report."

1. Regarding this statement in your report:

"It has addressed a review and update of the zoning ordinance which has resulted in a draft of several changes sent to our planning consultants for further development."

I have some questions:

What draft? Let's see it. The public has not seen this entire draft. Has the Commission?

When was this draft sent to "our planning consultants"?

Who are these planning consultants? Under what contract, to do what, for what amount of money?

2. This report, as in the past few years, is thoroughly unprofessional and inadequate. It is not a summary of what the Planning Commission has done over the past year. There are no lists of meetings that were held. Permits issued. Public hearings held. Decisions made. Trainings attended. Money spent. No data. No specifics. It is a half-page of nothing.

The statute says:

(2) A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

The Board and the people of the Township, through the PC's Annual Report, should be told the specifics. The report should be an accurate account of all of the Planning and Zoning activities of the Township, including what the zoning administration has done. Who the commissioners are, what precise meetings were held, what precise decisions were made, and should include all shoreland landscaping plan decisions as well as special use permits, public hearings and those

results, and any ordinance language adopted. What trainings did commissioners attend this year? What zoning permits were issued, violation notices issued? Violations resolved? All zoning and planning decisions should be reported.

How much money did taxpayers spend on the PC and all planning and zoning activities this year, including the costs of the Zoning Administrator and assistant, recording secretary, meeting pay, training, costs and supplies... everything?

The Annual Report is so inadequate and does nothing to tell the Board or the Residents what happened last year. Saying you're "busy" and that 2025 is "shaping up to be another busy year" just doesn't cut it.

Teachers would give this kind of report a "D-minus" if that.

--LuAnne Kozma