

HOPE TOWNSHIP
SOLAR PUBLIC HEARING &
PLANNING COMMISSION MEETING

7:00 PM – 10-2-2019 - Township Hall

Meeting was called to order with the pledge of allegiance at 7pm

Members present Marge Kobisa _Diane Vaughan _Bob Davis__Wendy Faber __ Nicole Kelly_____

Also present Andy Kobisa, Rodney Nanney and Jared Necamp from Cypress Creek Development

Also property owner Kenny Bradfield, See sign in sheet others present

Minutes were read from 8-7-2018 regular meeting, Marge made a motion to approve minutes and Bob seconded the motion.

Planning meeting dates were set for next year April 1, June 3, August 5 and October 7

Close regular meeting.

Open Public Hearing for Solar

Discussion:

Review written comment for the Solar Farm as presented to surrounding parcel owners.

Review special use permit and site plan report from Building Place dated September 27, 2019. Updates to Emergency action plan needed are changing from Midland Fire Department to Hope Township fire department. Also add State Police to be notified if needed for problem involving M-30. Andy also requested on-site training with Hope Township Fire Department. Description of training for procedures for emergency shut offs to be documented in site plan. Emergency contacts for Cypress Creek Renewables to be posted at site entrance.

Upgrades will be made to Consumers Energy sub-station so connection can be made.

Discussed piling depth for mounting of solar panels and wind load testing. The Township code authority will be responsible for reviewing these for required building permits.

Decommissioning of Solar Farm time frame requirement will be 1 year from last day of operation. Estimate to remove and restore property is \$143,833.11. Performance guarantee deposit is required to reimburse Hope Township in the event the property is abandoned and the Township is required to remove/restore property. Renewal for expiration dates will need to be checked.

Pollinator planting will not be required on property under solar panel construction. Added cost is not necessary compared to standard seeding. Property is zoned commercial anyway.

Public comments closed.

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Special Use Permit

Marge made a Motion to recommend to the Township Board of Trustees approval of the special use permit for development of the Tittabawassee Solar LLC commercial solar power generation facility on parcel number 050-016-200-075-00 at the southeast corner of N. Meridian Rd. and E. Curtis Rd. in the northwest quarter of Section 16 of the Township and in the C (Commercial) zoning district, subject to the condition that all remaining details noted in the Building Place report dated 9/27/2019 be addressed by the applicant as part of a revised set of exhibits and application materials to be re-submitted to the Township for review prior to final action on the special use permit application by the Township Board.

Roll call Marge Kobisa-yes Diane Vaughan-yes Bob Davis-yes- Wendy Faber-yes

Nicole Kelly-yes

Site Plan

Marge made a Motion to approve the site plan dated September 4, 2019 for development of the Tittabawassee Solar LLC commercial solar power generation facility on parcel number 050-016-200-075-00 at the southeast corner of N. Meridian Rd. and E. Curtis Rd. in the northwest quarter of Section 16 of the Township and in the C (Commercial) zoning district, subject to the following conditions:

- (1) Site plan approval is contingent upon final approval of the special use permit by the Township Board of Trustees;
- (2) The applicant shall provide copies of all required outside agency permits and approvals to the Township Supervisor prior to the start of construction; and
- (3) The applicant shall deposit with the Township a performance guarantee of \$143,833.11 in compliance with Section 4.22E.8.a. prior to the start of construction.

Roll call Marge Kobisa-yes Diane Vaughan-yes Bob Davis-yes- Wendy Faber-yes

Nicole Kelly-yes

Close Public Hearing

Resume regular meeting

New business: Shipping containers used for storage and housing will need to be addressed in the future.

Air BNB rentals are becoming more popular asked Rodney are they considered short term or long term rentals. Probably will be some regulation in the future.

Adjournment : 8:25pm

Next meeting is April 1, 2020