

**Village of Jonesville-Township of Fayette Zoning Ordinance Section 14.04 –
Special Land Use Standards for Approval**

The documented requirements for this ordinance are included within the Special Land Use Permit (SLUP) Application narrative and other necessary information is included within the attached appendices. The table below summarizes the Village of Jonesville-Township of Fayette Zoning Ordinance Section 14.04: Special Land Use Standards for Approval, as well as the location within the Application package or its appendices in which these items can be found.

Village of Jonesville/Township of Fayette – Section 14.04 Special Land Use Standards for Approval	Explanation of Project Compliance with Standards for Approval
<p>14.04.A The use is designed and constructed, and will be operated and maintained, so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will be compatible with adjacent uses of land, and will not change the essential character of the area in which it is proposed.</p>	<p>The Project is designed and will be constructed, operated, and maintained to be harmonious with and in appearance with the rural character of the surrounding area. The Project will maintain the area’s low density and will not increase area road traffic once constructed. With the panels positioned to catch the morning or evening sun, the height of the panels will be similar to that of full-grown corn. Perennial vegetative groundcover will be planted and maintained throughout the Project area similar to cover crops in typically agricultural operations or land enrolled in the U.S. Department of Agriculture (USDA) Farm Service Agency Conservation Reserve Program. The Project is sited exclusively on property zoned as Agricultural (AG) and Single-Family Residential (R-1) land, the majority of which is currently used for agriculture. The Project will preserve the agricultural character and visual appeal of the Project from the adjacent properties through design measures such as the perimeter fencing that will be constructed with wooden posts and woven fiber, as opposed to standard chain-link fencing, landscape buffering along adjacent, non-participating residential parcels, if requested by the parcel owner, and planting a perennial vegetative ground cover throughout the site.</p> <p>The Applicant has voluntarily committed to seeding the entirety of the Project with a mix of pollinator-friendly and other vegetation determined to be appropriate for the region, unless otherwise selected by the landowner, that will be compatible with the surrounding landscape. Refer to the vegetation management plan including with the Final Site Plan package in Appendix B. Pollinator-friendly vegetation planted within the project area will decrease erosion, increase stormwater control, increase biodiversity within the project area, and maintain the character of the surrounding area. Overall, the Project is designed to be harmonious and compatible with the general agricultural vicinity and, at the end of the Project’s operational life, it will be decommissioned and can be returned to agricultural use. Refer to the Project Decommissioning Plan included in Appendix G.</p>
<p>14.04.B The use is, or will be as a result of the Special Land Use Permit, served adequately by public services and facilities, including but</p>	<p>The Project will be served adequately by the existing streets and highways for the construction of the Project. Transportation and installation of the components will not require special accommodations of the existing infrastructure. Workforce and component delivery routes</p>

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<p>not limited to streets, police and fire protection, drainage structures, refuse disposal, and schools. Adequate water and sewer facilities must be available.</p>	<p>will follow the routes designated in the Project Haul Route Plan, which is included with the Final Site Plan package (Appendix B), and the Project will work with the Hillsdale County Road Commission to document road conditions before and after construction to ensure no damage to public roadways has occurred as a result of the Project. In addition, the Project will comply with all applicable regulations of the Hillsdale County Drain Commission. Atwell received confirmation from the Hillsdale County Drain Commissioner on April 4, 2022, stating that the County does not currently have a stormwater management plan in place. On April 5, 2022, Atwell and the Applicant met with the Hillsdale County Drain Commissioner and confirmed that a stormwater management plan would not be required due to a lack of expected impacts as a result of the Project.</p> <p>Atwell and the Applicant also met with the Jonesville City Fire Department on April 5, 2022, to discuss emergency response plans. The Jonesville Fire Department did not recommend any modifications to the Project design. The Applicant will notify the Jonesville Fire Department prior to construction so they can visit during construction to obtain an on-the-ground understanding of the Project layout and emergency access points. The Applicant has also reached out to the Jonesville Director of Public Safety to set up a meeting to discuss the Project. In addition, a perimeter fence will be installed surrounding the Project, which will limit the potential safety or security issues. In addition, not only will the Project avoid any negative impacts to local schools, but taxes generated by the Project are anticipated to provide approximately \$975,000 for Jonesville Community Schools and Hillsdale Community Schools, including payments towards school debt. Thus, the Project is not expected to require any additional local police or fire department resources and would benefit local community school systems.</p> <p>While in operation, the Project will require a staff of 2-4 personnel. The Project will coordinate with local utilities to arrange suitable electric, water, trash disposal, and septic services for the facility. The Project will obtain all building, electrical, plumbing, and other permits required by the Hillsdale County Building Inspection and Environmental Services Department prior to construction of the O&M facility. As such, the Project and its use are expected to be served adequately by existing public services and facilities.</p>
<p>14.04.C The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors.</p>	<p>The Project will not generate traffic, noise, smoke, fumes, glare or odors detrimental to health, safety, or general welfare during operations. The Project is voluntarily implementing setbacks from non-participating properties, public roadways, and residences that exceed the requirements set forth in the Jonesville-Fayette Zoning Ordinance. Construction of the Project will produce a minor increase in local traffic. However, this small increase will be temporary, and measures will be put</p>

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	<p>in place to ensure traffic safety. During operation, vehicular traffic associated with the Project will be minimal.</p> <p>Although Fayette Township has not enacted specific sound standards for solar energy systems, the Project has been designed to minimize audible sound at neighboring residences and buildings. According to the Project’s Sound Modeling Study (Appendix F), under highest decibel circumstances, sound modeled at the receptor locations analyzed was predicted as ranging from 12 A-weighted decibels (dBA) to 48 dBA. For context, a soft whisper heard from three feet away may register just over 40 dBA, and the sound of a dishwasher in the next room may register at 50 dBA. Thus, according to the Project’s Sound Modeling Study, sound levels at neighboring residences are not anticipated to cause a nuisance, even under the highest decibel scenario.</p> <p>Operation of a PV solar energy system does not generate emissions, smoke, fumes, or odors. Solar panels are constructed of layered glass, aluminum, and crystalline silicon. Crystalline silicon is a common mineral found naturally within the earth’s crust, as well as in sand, stone, concrete, and mortar. As such, the Project will not disturb or be hazardous to any surrounding uses permitted within the adjacent zoning districts or produce any hazardous by-products, as the panels are chemically inert. Furthermore, at the end of its operational life, the Project will be removed in accordance with the Decommissioning Plan provided in Appendix G, and land may be returned to its current use.</p> <p>The Project will not result in glint/glare that would impact neighboring properties or vehicles on the road. The solar panels that will be used for the Project have been designed with an anti-glare coating. A glare hazard analysis did not predict glare to be reflected to any residences or businesses. Glare was modeled along the road at the Deal Parkway and Industrial Parkway. Glare is not likely to occur in these areas, as existing structures and woodlots are located between the proposed arrays and these roadways. Refer to the Project Glare Hazard Analysis in Appendix H for additional detail and photographs of these areas.</p>
<p>14.04.D The use will be compatible with the natural environment and will be designed to encourage conservation of natural resources and energy.</p>	<p>The Michigan Department of Agriculture & Rural Development (“MDARD”) now recognizes the need to install solar arrays on agricultural land, including land enrolled in PA116. Agricultural land is the most compatible land for solar farms as the land generally consists of large acreage and solar uses are low intensity. The Project will serve to supplement farming incomes and allow for nutrient and land recharge while supporting native vegetation and pollinator habitat species. Giving soil rest can help maintain soil quality and contribute to biodiversity of agricultural land to increase nutrient levels and enable the land to revert back to agricultural uses at the end of the operational life for solar installations. The solar arrays will be mounted on piles, minimizing disturbance to the land. Grasses and other vegetation will be allowed to grow underneath and between panels and will be maintained against</p>

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	<p>overgrowth in accordance with the Project Vegetation Management Plan (included in Appendix B). In addition, the Applicant is coordinating with the Hillsdale County Conservation District to procure a mix of pollinator-friendly vegetation that will be planted throughout the Project. Presence of pollinator-friendly species has been shown to increase production of pollinator-dependent crops, such as soybeans¹. In addition, pollinator-friendly species tend to have deeper root systems, which filter and store more water, thereby decreasing runoff and increasing groundwater storage², and these species tend to require less chemical fertilizer and herbicide, therefore also decreasing pollutants entering surface waters and groundwater³. Additionally, soil removal and topographic modifications will be completed in accordance with site-specific construction best management practices (BMPs) and the stabilization of the site will be managed to prevent soil erosion.</p>
<p>14.04.E The site plan proposed for such use demonstrates compliance with the specific design standards for the Special Land Use as contained in Section 14.09.</p>	<p>Section 14.09 of the Fayette Township Zoning Ordinance does not set forth solar-specific standards for lot size, height, or setbacks. Instead, the Project has been designed to meet or exceed standards typically seen across Michigan. Panels will be setback at least 150 feet from residences, 50 feet from public road rights-of-way (ROWs), and 50 feet from non-participating property lines. In addition, as demonstrated below, the Project complies with all specific requirements listed in the Fayette Township Solar Energy Systems Ordinance No. 2017-1.</p>

¹ Milfont, MO, Rocha, EEM, Lima, AON, Freitas, BM. 2013. Higher soybean production using wild honeybee and wild pollinators, a sustainable alternative to pesticides and autopollination. Environmental Chemistry Letters. 11.4: 335-341

² Walston, LJ, Li, Y, Hartmann, HM, Macknick, J, Hanson, A, Nootenboom, C, Lonsdorf, E, Hellmann, J. 2021. Modeling the ecosystem services of native vegetation management practices at solar energy facilities in the Midwestern United States. Ecosystem Services. 47. 101227.

³ MPCA [Minnesota Pollution Control Agency]. 2022. Minnesota Stormwater Manual: Top 10 reasons to plant pollinator friendly vegetation at your solar site. https://stormwater.pca.state.mn.us/index.php/Top_10_reasons_to_plant_pollinator_friendly_vegetation_at_your_solar_site

Village of Jonesville-Township of Fayette Zoning Ordinance Section 15.03 – Site Plan Application Requirements

The table below summarizes the Village of Jonesville-Township of Fayette Zoning Ordinance Section 15.03: Site Plan Application Requirements taken directly from the Ordinance, and the location within the Final Site Plan submittal documents in which these items can be found.

Village of Jonesville/Township of Fayette - Chapter 15 Site Plan Review	Location within the Final Site Plan Application
15.03.F.2.a A completed application form, as provided by the Community.	Appendix C
15.03.F.2.b An application fee, as may be established by the Legislative Body from time to time.	Provided with application package
15.03.F.2.c The narrative required for the preliminary site plan: 15.03.B: A narrative (shown on the site plan or submitted separately) describing in general terms: 1) An overall description of the proposed development.	Appendix B: Final Site Plan Sheet 1, Cover Page, Project Narrative
15.03.F.2.d Twelve (12) copies of a final site plan prepared and sealed by a professional competent in such matters.	Appendix B
15.03.F.2.d.(1) The date, north arrow, and scale. The scale shall not be less than 1 inch = 30 feet for property under five (5) acres and at least 1 inch = 100 feet for those five (5) acres or more; unless another scale is approved for submission by the Zoning Administrator. ⁴	Appendix B: Final Site Plan Sheets 5 – 18
15.03.F.2.d.(2) The name and firm address, and name of the professional individual responsible for the preparation of the site plan or as directed by the Zoning Administrator.	Appendix B: Final Site Plan Cover Page, Sheet 1, Consultant.
15.03.F.2.d.(3) The name and address of the property owner or petitioner.	Appendix D
15.03.F.2.d.(4) A location sketch.	Appendix B: Final Site Plan Sheets 5 - 18
15.03.F.2.d.(5) Legal description of the subject property (may be submitted separately if allowed by the Zoning Administrator).	Appendix B: Final Site Plan Sheets 2 & 3
15.03.F.2.d.(6) The size (in acres) of the subject property and approximate number of acres allocated to each proposed use and gross area in building, structures, parking, public, and/or private streets and drives, and open space.	Appendix B: Final Site Plan Sheet 3;
15.03.F.2.d.(7) Property lines and required setbacks shown and dimensioned.	Appendix B: Final Site Plan Sheets 5 – 18
15.03.F.2.d.(8) The location of all existing structures, driveways, and parking areas within one hundred (100) feet of the subject property's boundary.	Appendix B: Final Site Plan Sheets 5 – 18
15.03.F.2.d.(9) The location and dimensions of all existing and proposed structures on the subject property including dwelling unit densities by type, if applicable.	Appendix B: Final Site Plan Sheets 5 – 18; O&M Facility occupancy included on Sheet 4.
15.03.F.2.d.(10) The location of all existing and proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, signs, exterior lighting, curbing, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided), and unloading areas.	Appendix B: Final Site Plan Sheets 5 – 18; Access road dimensions included on Sheet 19

⁴ The Zoning Administrator has approved a scale of 1 inch = 200 feet for the Heartwood Solar Project Site Plan

Village of Jonesville/Township of Fayette - Chapter 15 Site Plan Review	Location within the Final Site Plan Application
15.03.F.2.d.(11) The location, pavement width and right-of-way width of all roads, streets, and access easements within one hundred (100) feet of the subject property.	Appendix B: Final Site Plan Sheets 5 – 18; Access road dimensions included on Sheet 19
15.03.F.2.d.(12) The existing zoning and use of all properties abutting the subject property.	Appendix B: Final Site Plan Sheet 14.
15.03.F.2.d.(13) The location of all significant natural features ⁵ and the location, type, and size of all proposed landscaping, and the location, height and type of existing and proposed fences and walls. The location of all preserved landmark trees ⁶ and locations of landmark tree removals and replacements, if any, shall also be shown.	Appendix B: Natural features and fencing shown on Sheets 5 – 18; Landscaping shown on Sheet Final Site Plan Sheets 5-18; Natural features
15.03.F.2.d.(14) Size and location of existing and proposed public, or private community sewer or water supply systems, including and proposed connections thereto.	Appendix B: Water Wells shown on Final Site Plan on Sheet 14.
15.03.F.2.d.(15) The location and size of all surface water drainage facilities	Appendix B: Final Site Plan Sheet 14.
15.03.F.2.d.(16) Existing and proposed topographic contours at a minimum of two (2) foot intervals.	Appendix B: Final Site Plan Sheet 18.
15.03.F.2.d.(17) Recreation areas, common use areas, flood plain areas, and areas to be conveyed for public use and purpose.	Appendix B: Final Site Plan Sheets 5 - 6, Sheet 8, and Sheets 14 – 16. FEMA-mapped 100-year floodplain shown as light blue area to the north of Project.
15.03.F.2.d.(18) Any other physical improvements	Appendix B: Final Site Plan Sheets 5 – 18; Details shown on Sheets 19 – 20.

⁵ As defined in the Jonesville-Fayette Zoning Code, Significant Natural Features include any natural area designated by the Planning Commission, Legislative Body, or the Michigan Department of Environmental Quality or other appropriate governmental agency which exhibits unique topographic, ecological, hydrological, or historical characteristics such as wetland, floodplain, water features, landmark trees or other unique natural features.

⁶ As defined in the Jonesville-Fayette Zoning Code, Landmark Trees include any living tree of stature standing alone in the open; or any living woodlot tree which stands obviously apart from its neighbors by size, form, or species. Living trees equal to or greater than 36 inches in diameter will generally be considered a landmark tree regardless of location or type.

Township of Fayette Solar Energy Systems Ordinance – No. 2017-1

The documented requirements for this ordinance are included within the final site plan and other necessary information are included within the attached appendices. The table below summarizes the Fayette Township Ordinance 2017-1, Solar Energy Systems, and the location where these items can be found within the Final Site Plan submittal documents.

Fayette Township Solar Energy Systems Ordinance	Location within the Final Site Plan Application
<p>A. GENERAL REQUIREMENTS. All solar energy systems, whether ground mounted or roof mounted, are subject to the following general requirements:</p> <ol style="list-style-type: none"> 1. A solar energy system must conform to all County, State, and Federal regulations and safety requirements as well as applicable industry standards. 2. Solar panels shall be placed such that concentrated solar glare shall not be directed onto nearby properties or roadways. 3. System must meet or exceed national (NEC) or local building code electrical standards. 	<ol style="list-style-type: none"> 1. The Project will comply with all applicable federal, state, and county laws and regulations and will obtain required federal, state, and local approvals, licenses, permits, or variances for the proposed project prior to the start date of construction for which such approvals or permits are necessary or required. The Project complies with Michigan Public Service Commission and Federal Energy Regulatory Commission interconnection standards. All components of the solar facility will comply with the National Electric Safety Code and Institute of Electrical and Electronics Engineers standards. 2. Appendix H. Based on Project Glare analysis, no glare is expected to be directed onto nearby properties or roadways. 3. The Project will be built and operated to meet or exceed the standards set forth in the National Electrical Code (NEC) as well as electrical standards required by the Hillsdale County Building Inspection and Environmental Services Department. The Project complies with the Michigan Public Service Commission and Federal Energy Regulatory Commission interconnection standards and all Project components will comply with the National Electrical Safety Code and Institute of Electrical and Electronics Engineers standards.
<p>B. SOLAR FARMS. Solar farms shall only be allowed in the (AG) Agricultural District, the (R-1) Single Family Residential District, or the (LI) Light Industrial District as special uses approved by the Planning Commission. Solar Farms shall be subject to the following requirements:</p>	<p>The Project is sited entirely within the AG and R-1 Districts. See Appendix B: Final Site Plan Sheet 14.</p>
<ol style="list-style-type: none"> 1. The owner of a solar farm shall provide the Planning Commission with an operations agreement, which shall set forth the operations parameters, the name and contact information of the certified operator, inspection protocol, emergency 	<p>Prior to operation of the Project, the Applicant will provide an operations and maintenance plan that will include a description of the operations parameters, inspection protocols, emergency procedures and contacts, and the Project’s general safety documentation. Refer to the Application Narrative for additional information.</p>

Fayette Township Solar Energy Systems Ordinance	Location within the Final Site Plan Application
<p>procedures and general safety documentation.</p>	
<p>2. Prior to the installation, the property owner shall submit a descriptive plan to the Planning Commission which includes where and how the solar farm will connect to the power grid. (This requirement is in addition to all other applicable zoning requirements).</p>	<p>Appendix K: Project Interconnection Information.</p>
<p>3. No solar farm shall be installed until evidence has been given to the Planning Commission that the electric utility company has agreed to allow the property owner to install an interconnected customer-owned generator to the grid.</p>	<p>Appendix K: Project Interconnection Information.</p>
<p>4. To ensure proper removal of a solar farm energy system when it is abandoned, any application for approval of a new solar farm energy system shall include a description of the financial security guaranteeing removal of the system which must be posted at the time of receiving a construction permit for the facility. The security shall be: 1) a cash bond; 2) an irrevocable bank letter of credit; or 3) a performance bond in a form approved by the Township. The amount of such guarantee shall be no less than the estimated cost of removal and may include a provision for inflationary cost adjustments. The estimate shall be prepared by the engineer for the developer and shall be subject to approval by the Township.</p>	<p>Addressed and compiled within the Project Decommissioning Plan in Appendix G.</p>
<p>5. If the property owner fails to remove or repair the defective or abandoned system, the township may pursue legal action to have the system removed and assess its cost of the tax roll. The applicant shall be responsible for the payment of any costs and attorney's fees incurred by the Township in securing removal of the structure.</p>	<p>Refer to Project Decommissioning Plan in Appendix G.</p>