

6:07 o'clock P.M. Chairperson Buechler called the special meeting of the Planning Commission to order.

1. **ROLL CALL**

PRESENT: Buechler, Hilton, Koob, Mills, Muir, Oprita, Wurmlinger

ABSENT: None

ALSO PRESENT: Courtney Landreville, Recording Secretary
Jorja Baldwin, Zoning Consultant
Gary Fletcher, Fletcher Fealko Shoudy & Francis Law
Eric Johnston, Esquire Digital Reporter
Toby Valentino, Ranger Power Development Manager
Sean Harris, Ranger Power
Michael Vogt, Attorney - Dickinson Wright
Bourke Thomas, Atwell Consulting
Ernest Schenk, Atwell Consulting
Also see attached sign in sheets

2. **APPROVAL OF AGENDA: November 8, 2023**

Motion by Oprita, supported by Buechler, to approve the agenda as printed and posted.

VOICE VOTE, 7/0. MOTION CARRIED. AGENDA APPROVED.

3. **PUBLIC HEARING**

Item 3-1: SPECIAL LAND USE FOR A PROPOSED LARGE PRINCIPAL-USE SOLAR ENERGY SYSTEM

APPLICANT: Portside Solar, LLC

REQUEST: Large Principal-Use Solar Energy System, per Ord. No. 226

PARCEL#: 74-20-006-1002-010, 74-20-006-2001-100, 74-20-006-2001-000, 74-20-008-1003-000, 74-20-006-4001-400, 74-20-006-4005-000, 74-20-006-4004-000,74-20-006-3012-000, 74-20-007-1001-000,74-20-007-1004-000,74-20-007-1003-000, 74-20-008-1002-000,74-20-008-1006-500,74-20-008-2013-000, 74-20-005-4003-000, 74-20-017-2001-001, 74-20-008-3001-000

PROPERTY OWNER/APPLICANT PRESENTATION: *Toby Valentino, Ranger Power Development Manager (Presentation Attached)*

- *Based in Chicago, Illinois*
- *Community based company*
- *Voluntary agreements with local property owners*
- *100 megawatts with total project in Fort Gratiot and Clyde Townships*
- *Approximately 527 acres of actual solar panels proposed in Fort Gratiot*
- *Steel beams are the solar panel base, no concrete bases, making decommissioning easy*
- *Decommissioning bonds are required for Fort Gratiot and property owners prior to permitting*
- *Environmental benefits with vegetation*
- *Pictures of wildlife benefits supporting sheep, bees, foxes*
- *Tier 1 solar panels will be used, extensive testing will be done prior to use*
- *No leaching has been found with current solar farms*
- *Tax revenue and electricity going to local communities, as well as developer created grant programs, endowment funds, scholarship funds*
- *Communication with fire department*
- *Many community meetings in person, phone, email, and board meetings*

Motion by Oprita, supported by Muir, to Open the Public Hearing for Item 3-1

VOICE VOTE, 7/0. MOTION CARRIED. PUBLIC HEARING OPENED AT 6:27 P.M.

PUBLIC HEARING CITIZEN COMMENT:

Charlie Lewis, North Street, Support – Participating in project, harvesting sunshine, land preservation

Donna Morello, Fort Gratiot, Opposed – Neighboring property, noise pollution

Todd Cunningham, Fort Gratiot, Opposed – Neighboring property, compensation

PUBLIC HEARING CITIZEN COMMENT:

Sandra Richardson, Fort Gratiot, Opposed – Environment concerns
 Austin Richardson, Fort Gratiot, Opposed – Referenced Shiawassee Township, noise
 Shane Richardson, Fort Gratiot, Opposed – Noise, Great Lakes location, studies
 Susan Dieter Martin, Fort Gratiot, Opposed – No comment
 Mike Martin, Fort Gratiot, Opposed – Solar panel materials, soil/water concerns
 Angela Defrain, Fort Gratiot, Opposed – Noise and visual, property changes
 Steve Mahac, Fort Gratiot, Opposed – Compensation
 Sarah Beebe, Fort Gratiot, Opposed – Application, water concerns
 John Heering IV, Fort Gratiot, Opposed – Property Values
 Vance Richardson, Fort Gratiot, Opposed – Reference Shiawassee Township issues
 Jill Barto, Clyde, Opposed – Noise/sight problems, distance from lake
 Cindy Wile, Fort Gratiot, Opposed – Website minutes, materials of products used
 Cheryl Cameron, Fort Gratiot, Opposed – Environmental/physical impact, property value
 Steven Cameron, Fort Gratiot, Opposed – Noise
 Dan Dobrowolski, Fort Gratiot, Opposed – Acc. Structure ordinance, water runoff, EMF radiation, fertilizer pipes
 David Norris, Fort Gratiot, Opposed – Noise
 Andrea Heering, Fort Gratiot, Opposed – Reference Shiawassee Township, drainage, hazards, compensation
 Randy Martin, Fort Gratiot - Legislation impact, study of effects
 David Hoffman, Fort Gratiot, Opposed – Environmental impacts
 Trevor Defrain, Fort Gratiot, Opposed – Maintenance, property values
 Mike Wilton, Fort Gratiot, Opposed – Master Plan, property values
 William Harvey, Fort Gratiot - Benefits, decommissioning
 Eric Robb, Fort Gratiot, Opposed - Renewable energy laws, taxes/money
 Elaine Robb, Fort Gratiot, Opposed – Water, noise, property values, government
 Michael Mayes, Fort Gratiot, Opposed – Newly built home, property values, communication
 Diane Hulett, Riley, Opposed – Livestock, state legislation bills, materials in products, noise
 Ashley Richardson, Jeddo, Opposed – Environment, children, property values, great lakes
 Khole Freiberg, Jeddo, Opposed – Noise, sight, farmland quality, grandparents nearby, sad family
 Liz Masters, Wales, Opposed – Similar situation in her township, correspondence, agenda
 Sandra Tannehill, Wales, Opposed – Solar panel materials/maintenance
 Brenden Miller, Lapeer, Support – Farmer, income, solar panel maintenance
 Kevin Glass, Wales, Opposed – Board members, community effect
 David Nowicki, Kimball, Opposed – Chemical problems/effects, farm land, EMF
 Martin J Habalewsky, Port Huron, Support - Sierra Club, safety
 David Rushing, Riley, Opposed – Finances, China solar panels, heavy metals, broken panels
 Steve Bricker, Fort Gratiot, Opposed – Location
 George Kish, Fort Gratiot, Opposed – Solar plant locations, property values, decommissioning
 Mike Barylski, Fort Gratiot, Opposed – Battery storage, foreign product testing, agriculture, panel creation
 Joe Gwisdala, Fort Gratiot, Opposed – Global Warming, heat from solar panels
 Virginia Coury, Fort Gratiot, Support – New technology, change, research
 David Hastings, Fort Gratiot, Opposed – No comment
 Thomas Naughton, Fort Gratiot, Opposed – Due diligence
 Chris Barto, Clyde, Opposed – Agricultural zoning research, petition
 Jim Wier, Clyde, Opposed - Climate change, temperature increases, media/government, cloudy
 Jeanne Purdy, Port Huron, Opposed – Political/money, environmental change, international fly way for birds, EPA
 Dave Heyboer, Fort Gratiot, Opposed – Rep.for No Industrial Solar Inc, public comment length, ordinance, fire
 Libby Prill, China, Opposed – Ranger Power, community, noise
 Tiffany Turke, China, Opposed – Farmer, township boards, decommissioning of solar panels, preserving farmland
 Scott Smith, Wales, Opposed – Materials in solar panels, global CO2 levels, outsourced products
 Kendell Richardson, Jeddo, Opposed – Future, protecting agricultural land
 Danielle Warner, Fort Gratiot, Opposed – Special needs child, effects of panels with noise/visual/physical/safety
 Bryan Martin, Fort Gratiot, Opposed – Pollution, environmental concerns
 Debby Wolf, Kimball, Opposed – Green energy vs green spaces, state involvement
 Karen Ahearn, Fort Gratiot, Opposed – Heavy metals, application, Shiawassee project
 Gwen Lewis, North Street, Support – Research on safety/soil
 Judy Wilton, Fort Gratiot, Opposed – Meetings, home values, ordinance plans
 Thomas Campbell, Fort Gratiot, Opposed – Sights of solar farm, family land

CITIZENS IN ATTENDANCE WISHING TO HAVE THEIR NAME AND POSITION READ INTO THE RECORD:

Peter Lesinski, Fort Gratiot, Support but opposed to solar next to wildlife area
 Thomas Brown, Fort Gratiot, Opposed
 Nancy Borkovich, Fort Gratiot, Opposed
 Cheryl Goodrich, Fort Gratiot, Opposed
 Debbie Northrop, Fort Gratiot, Opposed
 Brittany Tramski, Fort Gratiot, Opposed
 Pam Cunningham, Fort Gratiot, Opposed
 Jeff Kendrick, Fort Gratiot, Opposed
 Amanda Swinyer, Fort Gratiot, Opposed
 Kennedy Swinyer, Fort Gratiot, Opposed
 Terry Dysinger, Fort Gratiot, Opposed
 Elissa Feher, Fort Gratiot, Opposed
 Richard Wahl, Fort Gratiot, Opposed
 Jeanne Quigley, Fort Gratiot, Opposed
 William Harvey, Fort Gratiot, Opposed
 Mary Gersten, Fort Gratiot, Opposed
 Randy Gersten, Fort Gratiot, Opposed
 Dale Varty, Fort Gratiot, Support
 Cheryl Martin, Fort Gratiot, Opposed
 Brian Martin, Fort Gratiot, Opposed
 Ryan Tramski, Fort Gratiot, Opposed
 Stephanie Holley, Fort Gratiot, Opposed
 Stephen Osborn, Fort Gratiot, Opposed
 Crystal Mosher, Fort Gratiot, Opposed
 Rachel Henion, Fort Gratiot, Opposed
 Kristen Richardson, Fort Gratiot, Opposed
 Jeff Hager, Fort Gratiot, Opposed
 Robin Barton, Fort Gratiot, Opposed
 Michelle Barton, Fort Gratiot, Opposed
 Jakob DeFrain, Fort Gratiot, Opposed
 Neil Wurmlinger, Fort Gratiot, Opposed
 Marylynn Tahaney, Fort Gratiot, Opposed
 Hubert Tahaney, Fort Gratiot, Opposed
 Austen Kendrick, Fort Gratiot, Opposed
 Karen Hempton, Fort Gratiot, Opposed
 Fred Massad, Fort Gratiot, Opposed
 Sandra Ainsworth, Fort Gratiot, Opposed
 David Dillon, Fort Gratiot, Opposed
 Tara Kemp, Fort Gratiot, Opposed
 Dan Kemp, Fort Gratiot, Opposed
 Suzanne Smith, Fort Gratiot, Opposed
 Christopher Smith, Fort Gratiot, Opposed
 Jason/Julie Modrich, Fort Gratiot, Opposed
 Tammy Sattelberg, Fort Gratiot, Opposed
 John Mathews, Fort Gratiot, Opposed
 Mandy Massad, Fort Gratiot, Opposed
 Danny Owen Sr, Fort Gratiot, Opposed
 Geneva Garcia, Fort Gratiot, Opposed
 Dennis L Chojnacki, Fort Gratiot, Opposed
 Diane Chojnacki, Fort Gratiot, Opposed
 Kayleigh Werthman, Fort Gratiot, Opposed
 Joseph Matthews, Fort Gratiot, Opposed
 Amy Hempton, Fort Gratiot, Opposed
 Duane Sroka, Fort Gratiot, Opposed
 Nancy Selby, Fort Gratiot, Opposed
 James Warner, Fort Gratiot, Opposed
 Sharon DeLuca, Fort Gratiot, Opposed

James DeLuca, Fort Gratiot, Opposed
 Mikelyn Burnell, Fort Gratiot, Opposed
 John Stuewer, Fort Gratiot, Opposed
 Alex Stuewer, Fort Gratiot, Opposed
 Jacob Halek, Fort Gratiot, Opposed
 Katherine Czubak, Fort Gratiot, Opposed
 Zack Szkudbiewski, Fort Gratiot, Opposed
 Linda Butler, Fort Gratiot, Opposed
 Diane Brown, Fort Gratiot, Opposed
 Laura Campbell, Fort Gratiot, Opposed
 Richard Brettin, Fort Gratiot, Opposed
 Robert Burnell, Fort Gratiot, Opposed
 Crystal Wachtel, Fort Gratiot, Opposed
 Scott Wachtel, Fort Gratiot, Opposed
 Linda Kincaid, Fort Gratiot, Opposed
 Ron Kincaid, Fort Gratiot, Opposed
 Christie Hudson, Fort Gratiot, Opposed
 Dan Camphausen, Fort Gratiot, Opposed
 Audrey Baer, Fort Gratiot, Opposed
 David Wener, Fort Gratiot, Opposed
 Ellen Halek, Fort Gratiot, Opposed
 Billy Romano, Fort Gratiot, Opposed
 Marilyn Radigan, Fort Gratiot, Opposed
 Jake Wener, Fort Gratiot, Opposed
 Joann Hastings, Fort Gratiot, Opposed
 Bary Smith, Fort Gratiot, Opposed
 Kurt Saberg, Fort Gratiot, Opposed
 Michelle Saberg, Fort Gratiot, Opposed
 Brenda Wahl, Fort Gratiot, Opposed
 Cheryl Norris, Fort Gratiot, Opposed
 Anna Moody, Fort Gratiot, Opposed
 Carolyn Hale, Fort Gratiot, Opposed
 Robert Hale, Fort Gratiot, Opposed
 Maura Koppel, Fort Gratiot, Opposed
 Ken Koppel, Fort Gratiot, Opposed
 Michael DeLong, Fort Gratiot, Opposed
 Renee Mason, Fort Gratiot, Opposed
 Lesli Mason, Fort Gratiot, Opposed
 David Mason, Fort Gratiot, Opposed
 Larry Johnson Sr, Fort Gratiot, Opposed
 Gwen Rutkofske, Fort Gratiot, Opposed
 Don Rutkofske, Fort Gratiot, Opposed
 Ron Kincaid, Fort Gratiot, Opposed
 Carl Johnson, Fort Gratiot, Opposed
 Rhonda Riley-Miller, Fort Gratiot, Opposed
 Mary E Riley, Fort Gratiot, Opposed
 John Werthman, Fort Gratiot, Opposed
 Mark Falk, Fort Gratiot, Opposed
 Laura Bricker, Fort Gratiot, Opposed
 Ross Dysinger, Fort Gratiot, Opposed
 Tamra Barber, Fort Gratiot, Opposed
 Louis Feber II, Fort Gratiot, Opposed
 Duane Taughinbaugh, Clyde, Opposed
 Michelle Taughinbaugh, Clyde, Opposed
 Lynn Schroeder, Clyde, Opposed
 Dennis Mitchell, Clyde, Opposed
 Suzanne Tucker, North Street, Opposed
 Martha Smith, North Street, Opposed

CITIZENS IN ATTENDANCE WISHING TO HAVE THEIR NAME AND POSITION READ INTO THE RECORD:

Gilbert Tucker, North Street, Opposed	Patricia Roberts, Port Huron, Opposed
James Buckley, Burtchville, Opposed	Bonnie Hanson, Port Huron, Opposed
Richard J West, Burtchville, Opposed	Elizabeth Sommerville, Ruby, Opposed
Lindsey West, Burtchville, Opposed	Sharrie Gowin, Ruby, Opposed
Dave Dear, Port Huron, Opposed	Patrick Muncio, Emmett, Opposed
Lynne Dear, Port Huron, Opposed	Patricia Sones, St Clair, Opposed
James Sharpe, Port Huron, Opposed	Lauren Martin, China, Opposed
Ralph Roberts, Port Huron, Opposed–Plants fuel, CO2	Alicia Hutson, China, Opposed
Sandy Sharpe, Port Huron, Opposed	Susan Tews, China, Opposed
Howard Perron II, Port Huron, Opposed	Kristi Carico, China, Opposed
Shawn Sparr, Port Huron, Opposed	Dan Carico, China, Opposed
Tim Reinhard, Port Huron, Opposed	Sally Rushing, Riley, Opposed
Kay Price, Port Huron, Opposed	Loree Mathews, Opposed

WRITTEN COMMUNICATION RECEIVED BETWEEN 10/02/2023 AND 11/08/2023:

10/02/2023 K.S.-FG, Opposed	11/04/2023 J. Wilton-FG/300', Opposed
10/03/2023 J. Wilson-FG, Opposed	11/06/2023 S. & J. Helton-FG, Support
10/04/2023 S. Beebe-FG, Opposed	11/06/2023 E. Walczak-FG, Opposed
10/05/2023 V. Coury-FG, Support	11/06/2023 J. Halek-FG, Opposed
10/05/2023 C. Borko-FG, Opposed	11/07/2023 R. West-Jeddo, Opposed
10/06/2023 D. West-FG/300', Opposed	11/07/2023 W. Pickard-Grant, Opposed
10/08/2023 K. Cislak-FG, Opposed	11/07/2023 A. West-FG/300', Opposed
10/08/2023 S. Wachtel-FG, Opposed	10/10/2023 & 11/08/2023 K. Czubak-FG, Opposed
10/09/2023 C. Stuewer-FG/300', Opposed	11/08/2023 K. Peters, Opposed
10/10/2023 T. Defrain-FG/300', Opposed	11/08/2023 T. Dennis-FG, Opposed
10/10/2023 A. Defrain-FG/300', Opposed	11/08/2023 D. & C. Dobrowolski-FG/300', Opposed
10/10/2023 A. Baer-FG, Opposed	11/08/2023 T. & L. Campbell-FG, Opposed
10/10/2023 L. Butler-FG, Opposed	11/08/2023 S. Tucker-North Street, Opposed
10/10/2023 J. Thelander-FG, Support	11/08/2023 D. Green-FG, Opposed
10/10/2023 Citizen Circulated Petition	11/08/2023 J. Wine-PH
10/11/2023 K. Kobberstad-Burtchville, Support	11/08/2023 G. Phillips-FG, Opposed
10/16/2023 E. Waddell-FG, Support	
10/16/2023 J. Horvath-Shiawassee EDP, Support	<i>Participating Property Owner Letters of Support:</i>
10/18/2023 A. Mayhew-FG, Support	10/19/2023 Carol Lewis-Parcels 5-9
10/19/2023 J. Frank-Burtchville, Support	10/19/2023 Charlie Lewis-Parcels 5-9
10/19/2023 V. Coury-FG, Support	10/19/2023 Chris Furness-Parcels 10-14
10/19/2023 T. Francis-Port Huron, Support	10/19/2023 Gwyn Lewis-Parcels 5-9
10/19/2023 M. Buza-Sierra Club, Support	10/19/2023 James Palmateer-Parcels 1-3, 15
10/19/2023 N. Grant-Port Huron, Support	10/19/2023 Jonathon Peters-Parcels 16-17
10/19/2023 P. Miller-Burtchville, Support	10/19/2023 Karen DeLong-Parcels 5-9
10/20/2023 G. & J. Moss-FG, Support	10/19/2023 Marshall Lewis-Parcels 5-9
10/20/2023 W. Beal-FG/300', Support w/conditions	10/19/2023 Megan Palmateer-Parcels 1-3, 15
10/29/2023 B. Hunckler-FG, Support	10/19/2023 Shari Furness-Parcels 10-14
10/31/2023 C. Fuller-Grant, Opposed	10/19/2023 Ted & Cynthia Furness-Parcels 10-14
11/03/2023 W. Teets-Clyde, Opposed	10/19/2023 Trey DeLong-Parcels 5-9

Motion by Oprita, Supported by Wurmlinger, to Close the Public Hearing For Item 3-1.

VOICE VOTE, 7/0. MOTION CARRIED. PUBLIC HEARING CLOSED AT 9:27 P.M.

BOARD DISCUSSION:

Chairperson Buechler discussed the status of the state legislation and that it passed through the house; just waiting on the governor's signature. Buechler compared the differences in our ordinance and the states proposed requirements.

Oprita spoke on being on the board and what the position means to him as a community representative and how the state's new legislation effects the board today.

Koob stated that he visited the Shiawassee solar site and he agrees with many from the public comment. Koob said it was loud everywhere he went, the landscaping was non-existent, gates were open and the access roads were in bad condition with ruts and standing water.

Oprita asked Ranger Power what the average size project they do is. Ranger Power stated it is not the largest project they have done in acreage or capacity of megawatts. Ranger Powers largest currently active project is the Shiawassee project consisting of 1900 acres, 1200 acres consisting of solar panels. Shiawassee consisted of three phases with two different approvals from them.

Hilton commented that the Shiawassee project did not require screening when approved, but the Fort Gratiot ordinance does require screening. Valentino did confirm and stated that the township can enforce the screening and sound requirements. Harris stated Fort Gratiot's ordinance requirements are much more robust than Shiawassee.

Oprita asked if Ranger Power knew where the solar panels for this project would be built, Ranger Power stated at this time they do not as they do not make big purchases before approvals, but they do expect the panels to be made in the United States. Oprita asked if Shiawassee's panels were US made, Harris stated they were not, but there are new incentives for manufacturing domestically.

Wurmlinger asked how many projects Ranger Power currently has in Michigan. Harris stated 5-10 current projects proposed in Michigan.

Hilton asked regarding the noise requirements for the inverters, is the decibel per inverters or collectively? Valentino stated it is measured by each inverter. It is measured by the fans inside the inverter to cool during the day. It takes in account the sound of each inverter from the property lines, which meets Fort Gratiot's requirement.

Oprita asked how many farms are in Michigan. Harris stated only one fully active project and one in Calhoun County that is under construction.

Hilton asked if any environmental studies had been done here. Bourke Thomas did the environmental desktop study of the overall area including historic land use, historic habitat modeling, followed with the on-site evaluation consisting of wetland delineations, endangered species assessment and coordination will continue with the Michigan Department of Great Lakes and Energy on the project moving forward. Valentino stated Clyde Township required an environmental impact study on the Clyde Township portion which has been included with Fort Gratiot's packet.

Oprita stated he spoke with John Borkovich, former local DNR officer, who was offered to join a solar company due to his knowledge in the area and Borkovich declined. Borkovich does not agree with the visual and noise pollution it creates along with the balance of the ecosystem that is interrupted. This type of project is very disruptive to the wildlife.

Hilton stated that it is less desirable how it snakes through all the agricultural land, there are so many adjacent parcels, it is not compacted with so much additional screening. The proposal cuts through a very large area. The shape is very disruptive to the area. The new legislation is a big factor in voting. It was discussed how when neighbors agree with these requests, they must live with each other.

Oprita stated if they were to tear down Birchwood Mall and place them there, it would not be as disruptive because it's more of an existing use.

Wurmlinger stated one of the public comments stated that looking at the parcels individually and making it more compact would be of benefit.

Oprita stated here we have Ranger Power as a company just doing business, five land owners with an opportunity and the rest of the community who has to live with it. The balance of commercial and nature is a hard balance.

Wurmlinger stated the struggle of industrial versus farming and who determines that difference, and in another 20 years it could change by adding more paneled land.

Hilton stated it will be a pivot to change the character of that land, and asked Ranger Power how they decided to put the land pieces together. Valentino stated the projects come together with existing transmission and voluntary participants. They cannot provide a square box for the projects, if the land owners do not want to participate, they do not have to. It is still their land, for that perfect square people would have to be forced into participating. Harris stated the Shiawassee project has 200' residence, 50' roadway, 40' from vacant non-participating parcel setbacks.

Oprita mentioned how it would impact turning these properties into subdivisions and how it would permanently change the properties, but overtime. The only way a 500-acre subdivision could be built quickly would be with government subsidies. Oprita's subdivision was once a field and built up over time. The solar project would be built very quickly, changing the look and dynamic of a great percentage of our township. Oprita spoke about the state taking over these rulings and how we do not have control over all.

Wurmlinger stated that our community has a lot of smaller parcels, we do not consist of huge pieces of land and the residentially dense areas. With her background with real estate and appraisals she is very concerned with how it will impact the property values. We do not have the knowledge in the local area to be able to determine that at this point.

Mills stated it was good to see the crowd this size to come for something they believe in.

Koob read aloud from a statement he prepared: "Division 2, Sec 38-141 – AG Agricultural districts. The statement of purpose: AG agricultural districts are those open areas of the township where farming, dairying, forestry operations and other rural activities are found. Vacant land, fallow land and wooded areas also would be included where such areas are interspersed among farms. Gradually, and I repeat gradually, and based upon a logical comprehensive development plan, AG agricultural districts may be converted to other land uses. The AG agricultural district protects land needed for agricultural pursuits from encroachment by untimely and unplanned, residential, commercial, and industrial development. Ordinance number 62, Section 7-05.01, August 11, 1984. This has been in effect for nearly 40 years. This 900-acre industrial project of solar panels, proposed to be installed in a very short period of time is not at all gradual nor is it logical. It is untimely and not in harmony with the Statement of Purpose as written. This project will adversely affect the current character and future orderly development of Fort Gratiot Township."

Motion by Oprita, supported by Koob, to deny the Special Land Use request for a proposed Large Principal-Use Solar Energy System from Portside Solar, LLC at 74-20-006-1002-010, 74-20-006-2001-100, 74-20-006-2001-000, 74-20-008-1003-000, 74-20-006-4001-400, 74-20-006-4005-000, 74-20-006-4004-000, 74-20-006-3012-000, 74-20-007-1001-000, 74-20-007-1004-000, 74-20-007-1003-000, 74-20-008-1002-000, 74-20-008-1006-500, 74-20-008-2013-000, 74-20-005-4003-000, 74-20-017-2001-001, 74-20-008-3001-000, based on the following reasons:

Section 38-486

- (1) It is not or will not be consistent with the maintenance of public health and safety and could cause harm and has not been demonstrated for many years forward.
- (3a) It will not maintain harmony with the appropriate development of surrounding areas; the impact of land change will significantly affect the harmony.
- (3b) It is not demonstrated that it will not significantly eliminate any possibility of nuisances emanating to the occupants.
- (4) It does not/is not proven to promote the harmony, physical and economic aspects of adjacent land uses and continuity of future development.

Roll Call Vote: Yay: Buechler, Hilton. Koob, Mills, Muir, Oprita, Wurmlinger; Nay: None

MOTION CARRIED, 7/0. SPECIAL LAND USE REQUEST DENIED

4. ADJOURNMENT

Motion by Muir, supported by Wurmlinger, to adjourn.

VOICE VOTE, 7/0. MOTION CARRIED. MEETING ADJOURNED. TIME, 10:33 PM