

**Mustang Mile Solar Energy Center  
Special Land Use and Site Plan  
Application**

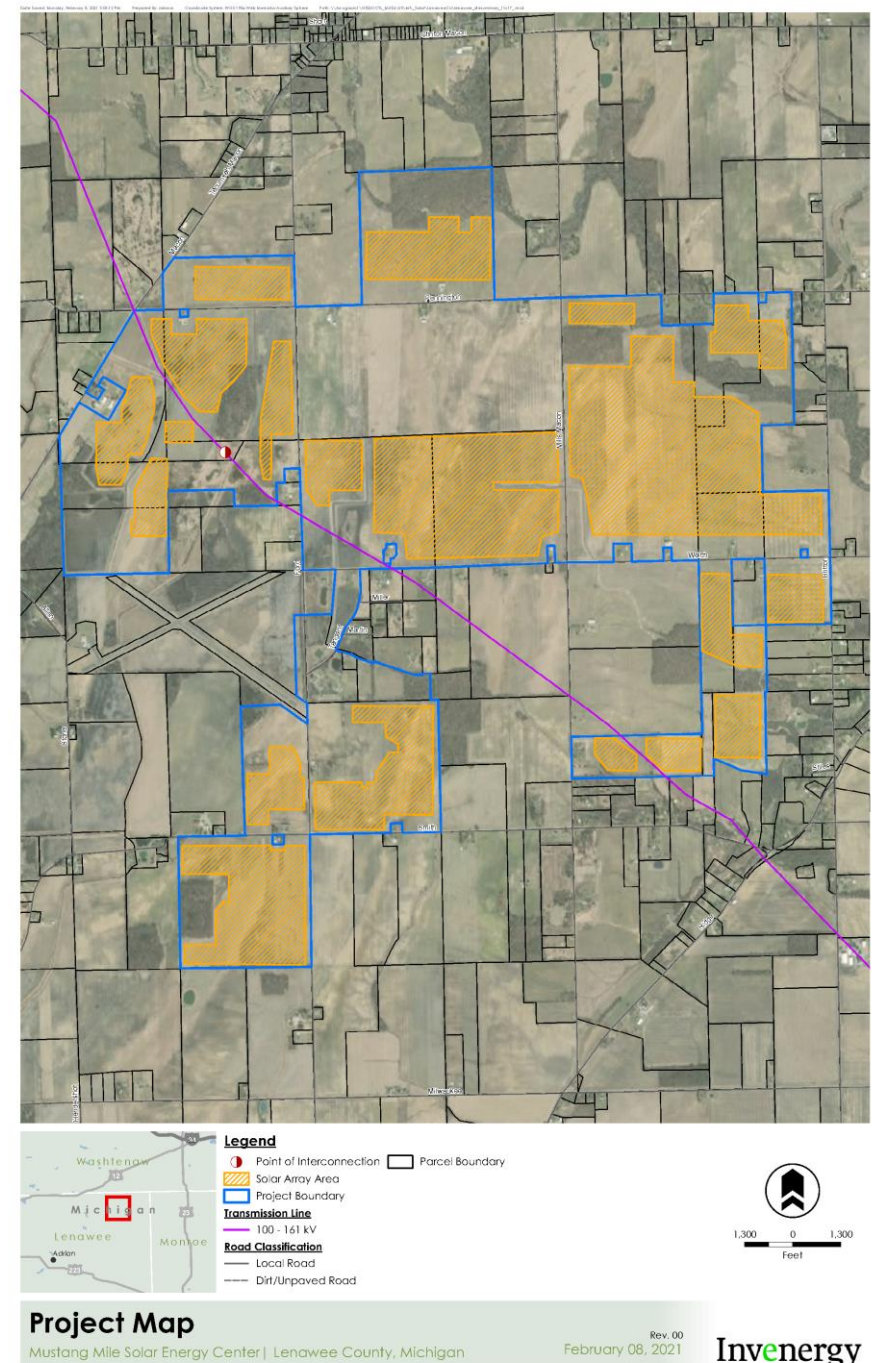
**Information Summary**

February 9, 2021

# SOLAR ARRAY AREAS

## ONLY 1,065 ACRES of the Total Project Area

- Above-ground facilities shall be **only within designated fence lines – “Solar Array Areas”**.
- The Solar Array Areas encompass 1,065 acres (including the 15-acre substation parcel). 5% of Township land (20,883 ac.).
- The actual infrastructure within the fence lines of the **solar arrays only cover approximately 350 acres of land area. 1.7 % of Township land.**



# SOLAR ARRAY AREAS – Permit Requirements

- The Mustang Mile Solar Project permitted under the current Special Land Use Permit would not exceed 150MWAC of installed capacity.
- No additional solar arrays constructed outside of the 1,065-acre defined fenced areas (Solar Array Areas), will be permitted under this Special Land Use Permit.
- Mustang Mile will provide the financial support as necessary for the building inspector to confirm adherence to defined fence line boundaries.

# **SOLAR PROJECT LANDS SUPPORT COMMUNITY CHARACTER & LOCAL AGRICULTURE**

- **Annual payments provide secure, significant revenue to local farmers.**
- **Land cannot be developed for residential purposes.**
- **Clean, renewable electricity benefits everyone.**
- **Facilities are quiet, clean and good neighbors.**

# FARMING ACTIVITIES CONTINUE

- Open land outside of project fenced areas may be used for continued agriculture and/or managed open space/natural areas.
- All project land, including within the fenced project area, will remain zoned Agricultural and available for agricultural uses that are compatible with the solar project, such as low impact grazing.



# 3 LAYERS OF FARMLAND RESTORATION REQUIREMENTS:

AT END OF PROJECT, RESTORATION OF PRE-EXISTING  
AGRICULTURAL CONDITIONS, INCLUDING DRAIN TILE,  
IS REQUIRED BY EACH:

- 1) Decommissioning Plan with Township.**
- 2) Solar Easement Agreement with Landowner.**
- 3) PA116 – Michigan Department of Agriculture.**



# DECOMMISSIONING PLAN

- Completed by **Licensed Engineer**.
- **Updated every three (3) years**.
- **A Rated or better** financial surety to be updated every three (3) years and approved by Township Board.
- Requires restoration of land, **including drain tile**, to agricultural use conditions.

## Mustang Mile Solar Energy Center

Lenawee County, Michigan

### Decommissioning Plan

Prepared for:

Invenergy, LLC  
One South Wacker Drive, Suite 1800  
Chicago, IL 60606

Prepared by:

Westwood Professional Services Michigan, LLC  
12701 Whitewater Drive, Suite 300  
Minnetonka, MN 55343



October 29, 2020

# Project Setbacks Exceed Ordinance Requirements

Setback from road ROW  
required – 30 feet

ROAD NAME	LOCATION	FEET TO FENCELINE
Macon Highway	South of Schafer Wood	450
Macon Highway	North of Schafer Wood	590
Pennington	North of Bush Farm	450
Pennington	South of Niblack	225
Britton	North of Welch	120
Britton	South of Welch	120
Welch	North (Britton-Mills-Macon)	370
Welch	South (Britton-Mills-Macon)	334
Welch	North (Ford to Mills-Macon)	150
Ford	West (North of Smith)	50
Ford	East (North of Smith)	100
Ford	East (North of Welch)	100
Smith	North (West of Ford)	460
Smith	South (West of Ford)	180
Smith	North (East of Ford)	50

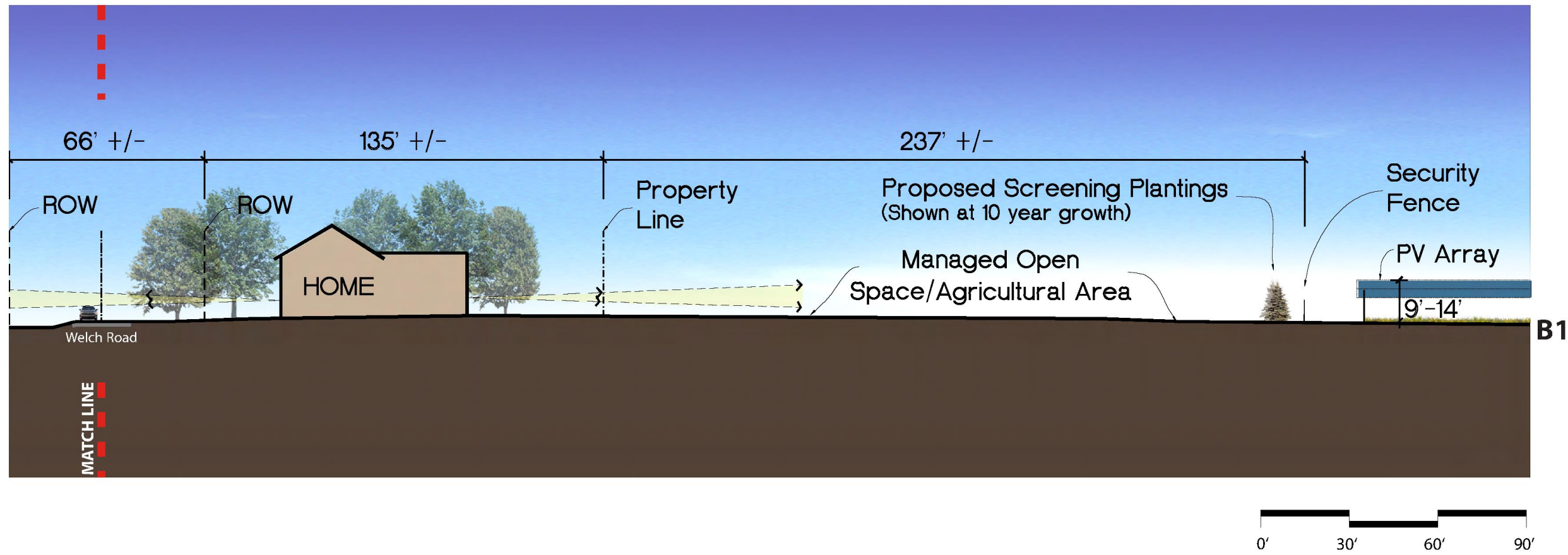
Setback from existing residences  
required – 100 feet

**A FULL LIST OF RESIDENTIAL ADDRESSES WITHIN 360 FEET OF THE PROJECT AREA AND THE DISTANCE FROM THE RESIDENCE TO THE FENCELINE HAS BEEN PROVIDED.**



# Large Setbacks from Homes & Roads

Welch Road near Britton Highway (facing west)



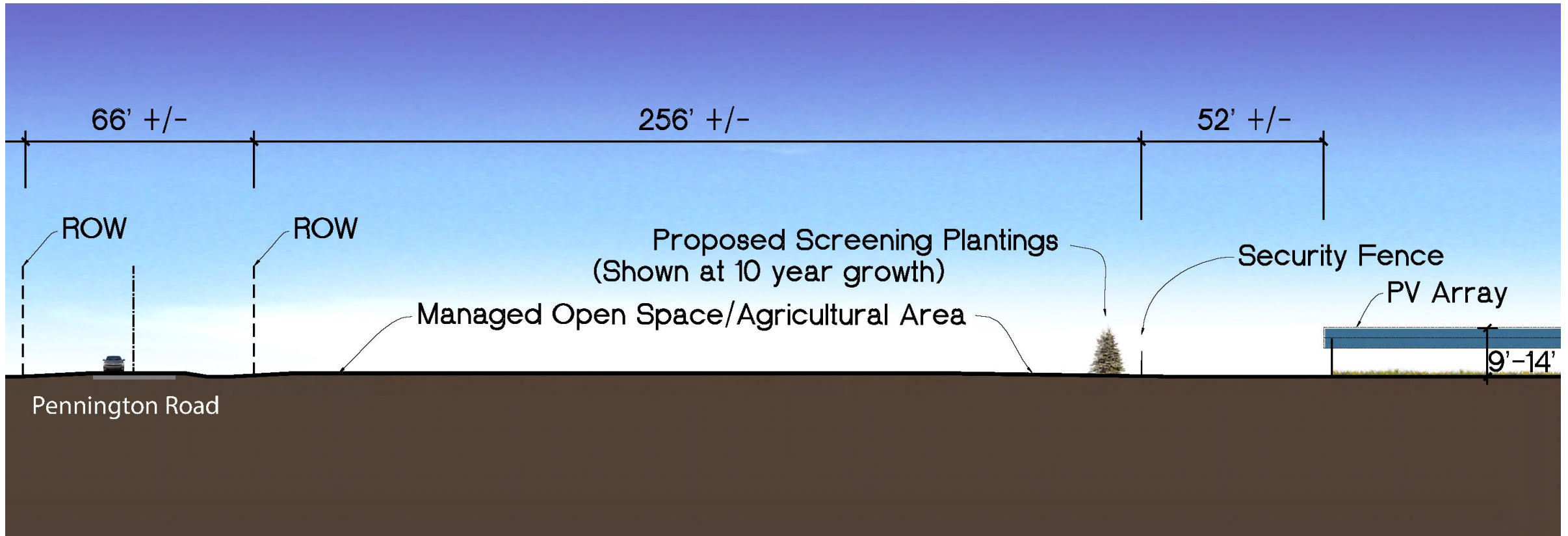
# Open Space & Agricultural Uses in Setback Areas

Intersection of Welch Road & Britton Highway (facing west)



# Increased setbacks near intersections

Ford Highway & Pennington Road (looking west)





# Increased setbacks near primary intersections

Ford Highway & Pennington Road (looking west)

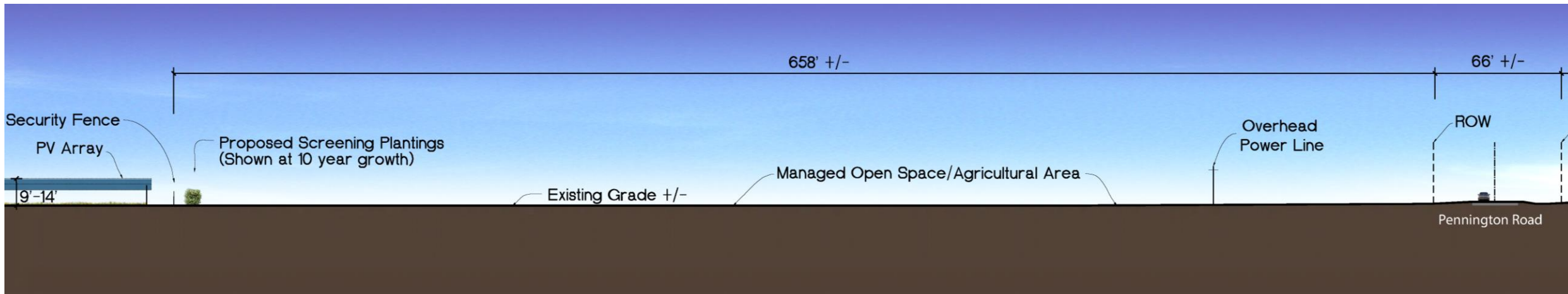


# Open Space & Agricultural Uses in Setback Areas

- Extended setbacks from residents, roadways, and intersections **maintain open viewsheds**.
- Open land between road ROW and residences may be used for **continued agriculture** and/or managed open space/natural areas.



Pennington Road near Ford Highway (facing west)



## EXTENSIVE VEGETATIVE PLANTINGS ALONG SOLAR ARRAY AREA FENCE LINES WILL BLOCK VIEWS OF SOLAR PANELS

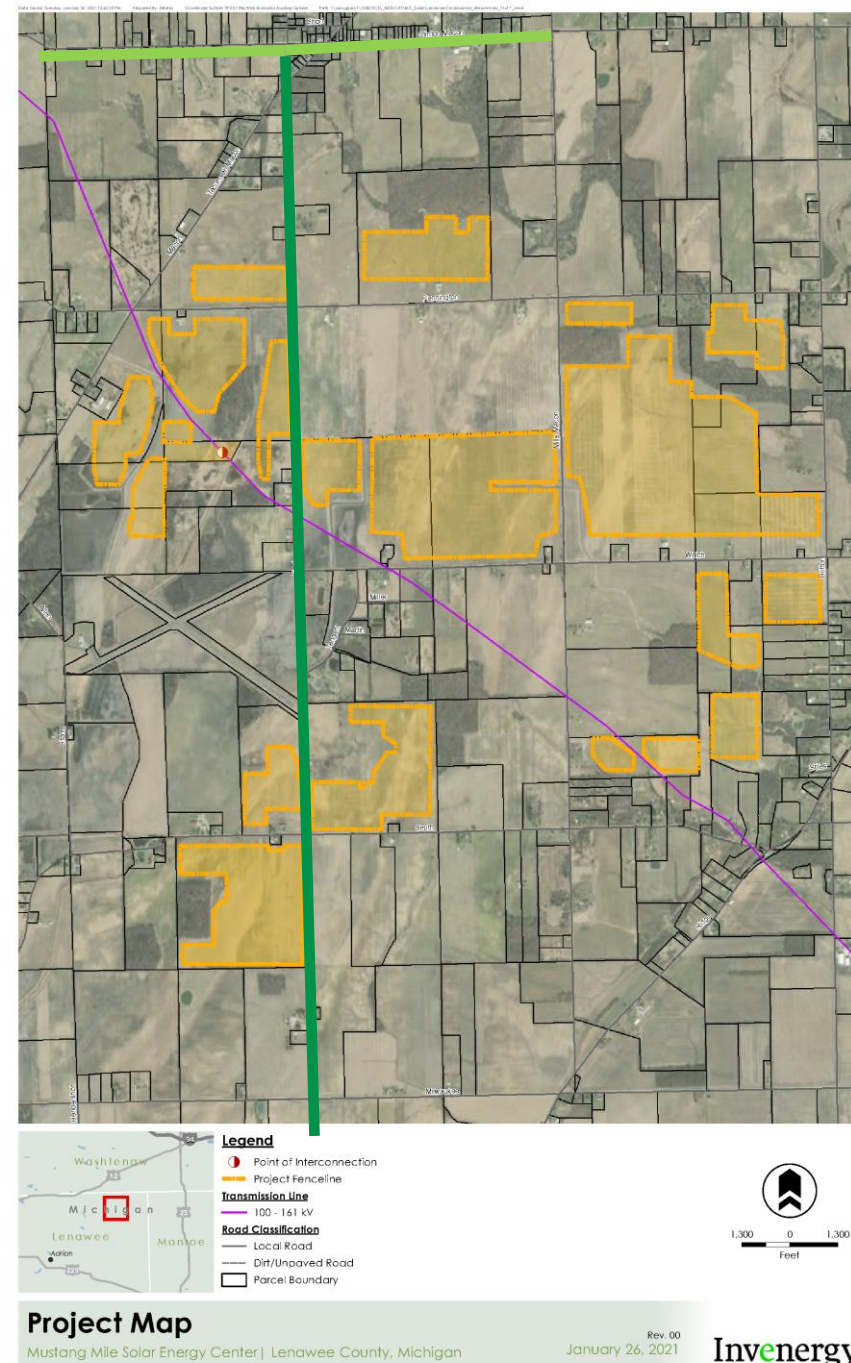
- Mustang Mile must adhere to Township Ordinance Screening Requirements for planting and maintenance.
- Evergreens will grow together to form a dense hedge.
- Low-profile arrays do not exceed 14 feet in height.
- Native shrubs provide diverse habitat and attract pollinators.



# Construction Traffic Routing Plan

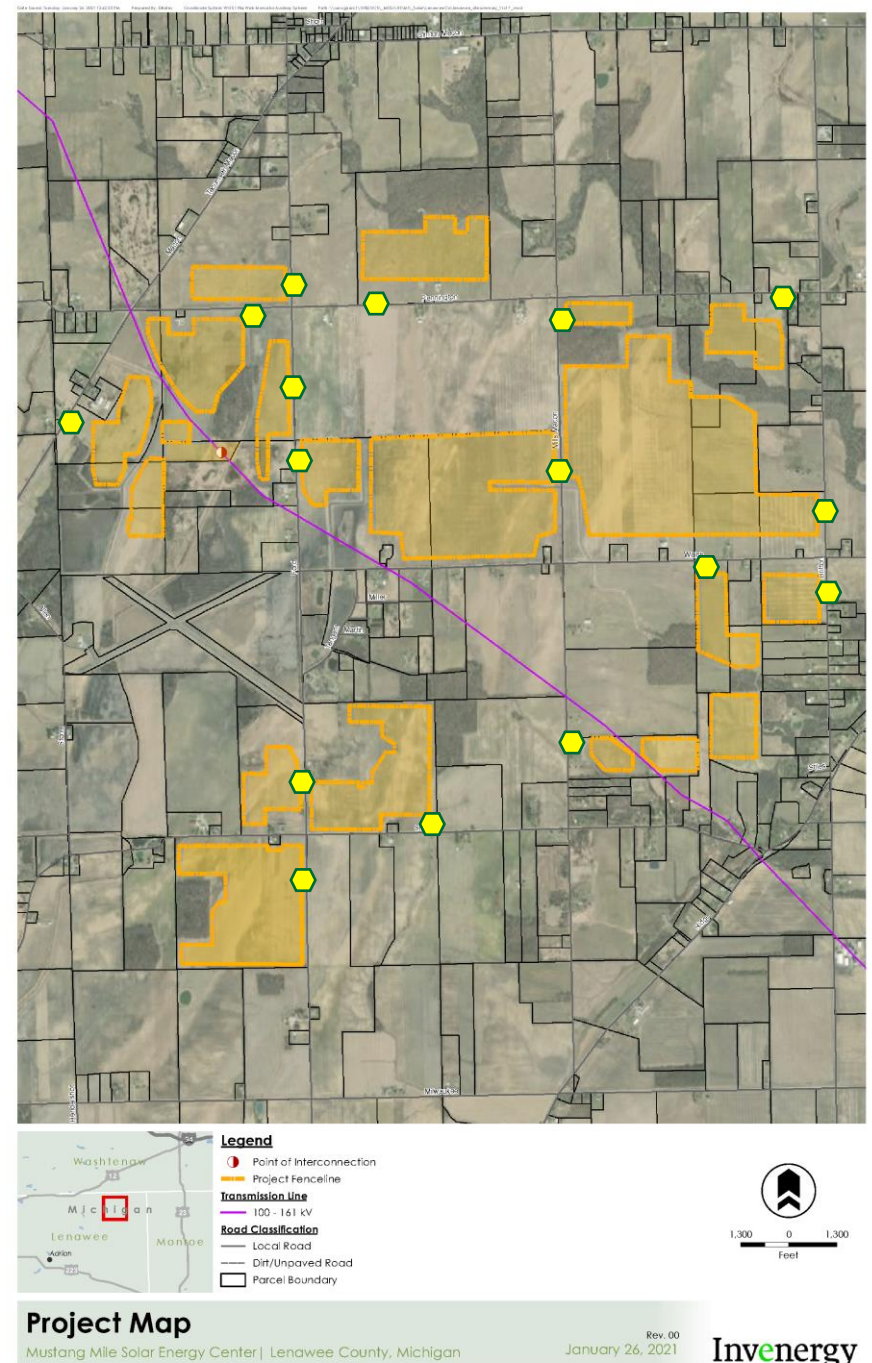
- **Road Use, Maintenance and Damage Repair Plan Agreement** to be executed with Lenawee County Road Commission prior to construction.
- **Construction worker commuter traffic and component delivery routes to be restricted to primary, paved roadways.**
- **Limited and controlled use of dirt roads.**
- **Dust control practices will be utilized.**

Invenergy



# Solar Facility Access Road Locations

- Proposed access roads sited away from existing residences.
- Proposed access roads in locations with adequate site distances.
- Proposed access road driveway locations require approval from County Road Commission.
- Proposed driveway locations minimize road ditch and drain crossing.

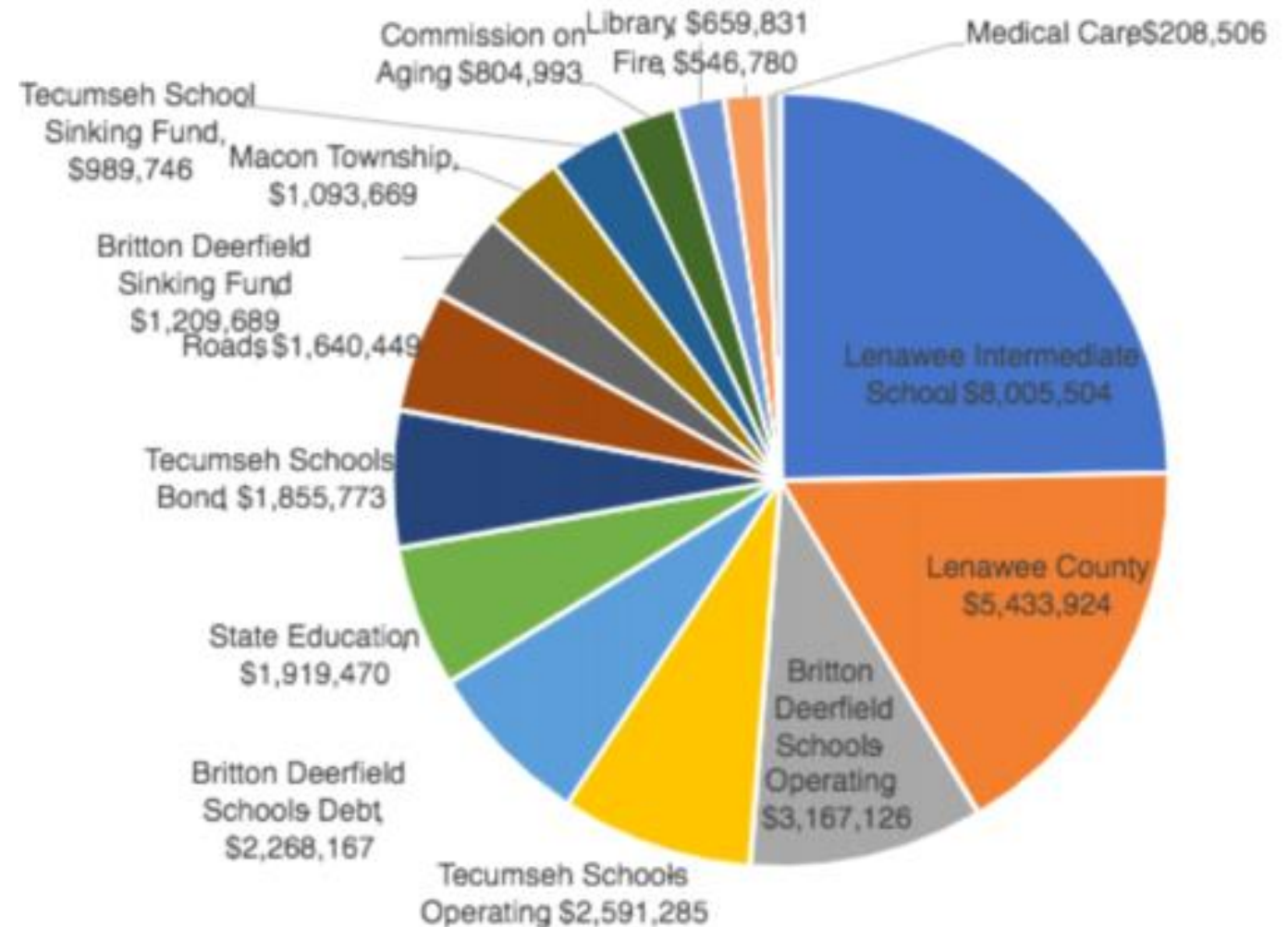




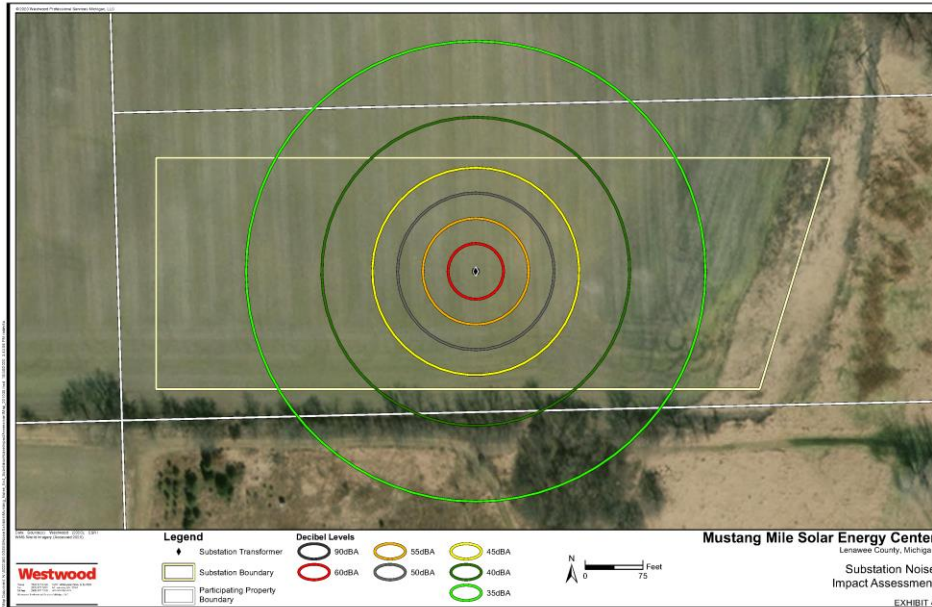
# Community Economic Benefits

- Project pays Industrial Personal Property, Utility Personal Property and Real Property Taxes based upon local millage rates.
- School operating funds go to State and disbursed on per pupil formula.
- School Sinking Fund paid from local millage.
- Use of the land for solar facilities does not place additional burden on local services.
- Total estimated tax revenue of \$26.5 million over 30 years.

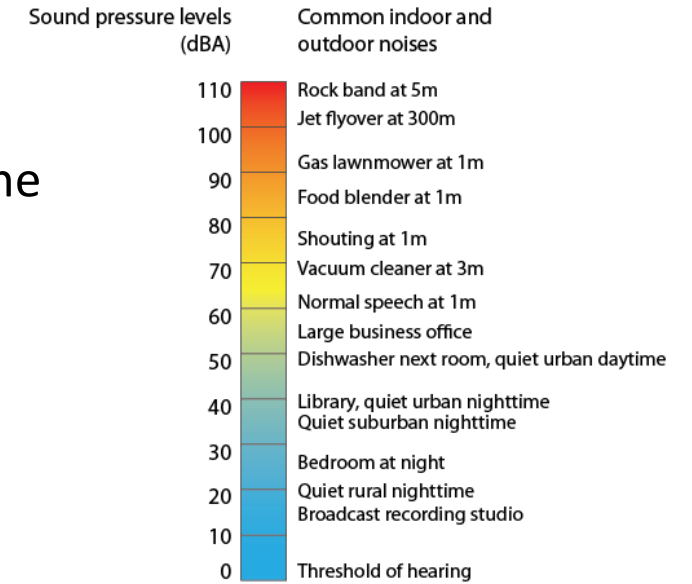
Estimated Tax Revenue over 30 years



# No Noise Generated Outside Solar Array Areas

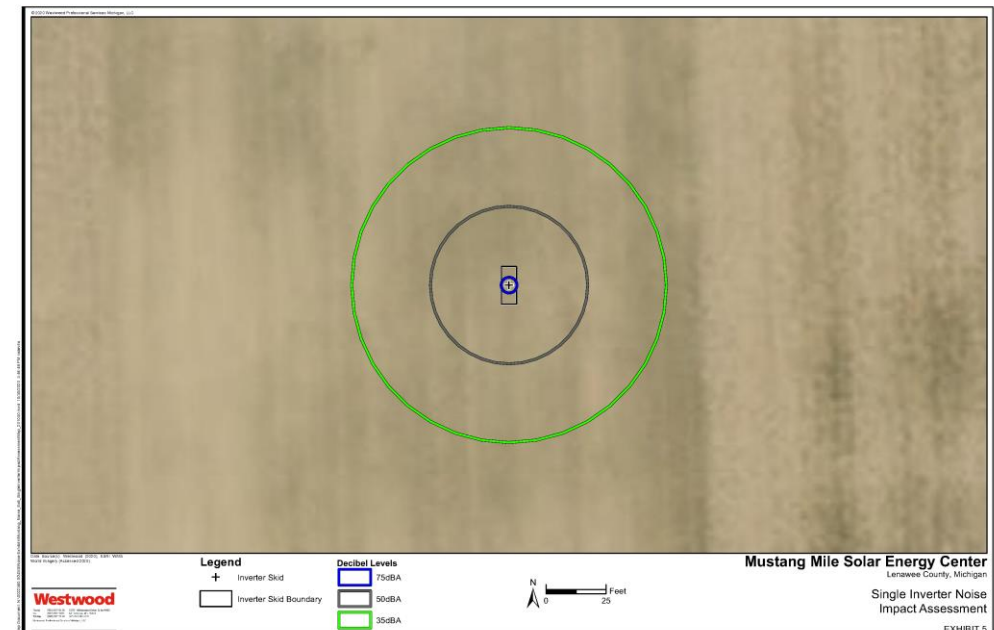


The **main transformer** at the substation produces noise levels which may reach appx. 42 dBA at the property line.



The **inverter skids** (inverter and medium voltage transformer) are located interior to the Project Facility Areas. Each generate a sound level of 40 dBA measured at 57 feet from the locations. All inverter skids are in excess of 85 feet from fence lines and most exceed 150 feet.

\* A complete Noise Report is submitted with application.





# Advanced Solar Technology, Design and Operations

- Non-hazardous materials.
- No impacts to groundwater.
- Tracking system follows the sun through the day maintaining an angle near perpendicular to rays of sun.
- Maximum height will not exceed 14 feet.
- Racking spaced about 20 feet apart.
- No impervious surfaces. Posts are driven into soil.
- Perennial vegetation will be planted under and around the panels.
- County and local drains will be maintained and repaired if damage occurs.
- Transportation Plan for construction and operations will be agreed to with County Road Commission.



# Health, Safety & Community Relations

## EMF (Electromagnetic Frequencies)

Photovoltaic (PV) technologies and solar inverters do not pose any health dangers. There is no need for concern that a solar project will interfere with medical devices such as pacemakers or other implanted devices to maintain proper heart rhythm.

## “Heat Island Effect”

There is no scientific evidence indicating a change in local climate conditions, or heat island effect, that occurs in the vicinity of large solar facilities. The solar PV panels are designed to absorb heat and any increased thermal warmth quickly dissipates away from the panels during the heat of the day and is non-existent at night.

## Community Relations

A 24-7 toll-free telephone number will be provided for community residents and the public to call and voice concerns with the project during construction and operations for the life of the Project.



## Health and Safety Impacts of Solar Photovoltaics MAY 2017

