

**Mustang Mile SLUP Application Review**  
**Mustang Mile Solar Energy LLC (“Mustang Mile” or the “Applicant”)**  
**Responses submitted January 13, 2021 in green**

**Project and Site Descriptions**

- Provide ownership information and consent of the 32 properties to be part of this request. Mustang Mile provided copies of the recorded Short Form of Easement Agreement for all participating parcels on January 11, 2021.

**Existing Land Use and Zoning**

- FAA review comments should be provided  
Mustang Mile provided the FAA Determinations of Hazard (“DNH”) to Macon Township on January 4, 2021. FAA does not provide other general review comments.

**Special Land Use Standings and Findings**

1. Provide a formal means of ensuring all standards of the zoning ordinance are met prior to the start of any construction.  
Per Article XVIII of the Macon Township zoning ordinance, the Building Inspector reviews and issues building permits. The Building Inspector can consult with the Township attorney and planning consultant in review of final site details. Building permit applications are not reviewed by the Planning Commission.
2. Consideration of the change of agricultural character that this facility will cause  
The Solar Farm is compatible with the agricultural and other uses permitted in the AG zoning district. The Solar Farm will not produce any emissions, odors, noise or traffic that will cause adverse impacts upon the area or the residents of Macon Township. The non-permanent use of the land for a solar facility use is similar to placing agricultural land in a conservation reserve program. Active agriculture is replaced with deep-rooted, native perennial grasses and pollinator species. The land is removed from crop rotation and tilling allowing natural soils horizons to be restored. Additionally, the water quality benefits from reduced erosion, run-off and leaching and regional air quality benefits from reduced erosion.
3. Provide information on the location, detail, and function of all structures to be installed as a part of this proposal including the O & M building, transformer sub-station, and 70-foot-tall substation mast. The information related to the substation was provided in an e-mail on December 4, 2020 in response to Carlisle Wortman’s initial comments and review. The O&M building detail has not yet been determined and Mustang Mile would intend to return to Macon Township for an additional request concerning the O&M building.
4. Consideration of up to 200 truck trips per day during construction and the implication on local roads. Applicant should seek County Road Commission Input.  
Mustang Mile will be in consultation with the Lenawee County Road Commission and will seek approval as the engineering and delivery details become available.
5. The applicant’s project narrative should be referenced as a condition for any special land use approval.  
A resolution approving the special land use should reference the project application, which includes the project narrative.

### **Large Solar Energy Facility Standards of Review**

1. Include the noise report provided by Westwood dated August 5, 2020 as a part of any recommendation of approval.  
A resolution approving the special land use should reference the project application, which includes the noise report.
2. Provide for review of all structures that are not fully designed by the township either administratively or through additional review of the Planning Commission.  
Article XVIII of the Macon Township zoning ordinance requires that the project apply for building permits from Macon Township. In reviewing building permit applications, the Township Building Inspector (currently Lee Wagner) can consult with the Township attorney and planning consultants as needed. Applicant's proposed condition #1 concerns Building Inspector approval of any infrastructure location changes that remain on project parcels and conform to Township regulations.
3. Provide for landscape inspection prior to final approval of the facility to ensure that screening is installed and provides an adequate screen as noted  
The Building Inspector can and should review all final landscape plans. The Building Inspector has the authority to inspect the landscaping after installation, to ensure the landscaping satisfies Township requirements. Article XVIII of the Macon Township zoning ordinance grants the Building Inspector authority to issue building permits and perform inspections.
4. Provide all outside agency approvals prior to the start of any construction including Local, State, and Federal permits  
This is addressed in applicant's proposed condition #4, and in Section 7.03(A)(2)(b) of the Macon Township solar energy ordinance.
5. Provide phased transportation plan prior to the start of construction to ensure minimal impacts to existing homes prior to the start of construction to be reviewed by the township.  
This is addressed in applicant's proposed condition #3, which requires an agreement with the County Road Commissioner concerning road use. Please note that the project will not be constructed in separate phases.
6. Township attorney review and approval of the decommissioning plan and required financial guarantees  
Macon Township should consult with the Township attorney before approving the decommissioning plan and financial guarantees. However, the Township, not the Township attorney, is the entity with legal authority to approve these items.

### **Other**

- Development of a final approval process to ensure that all site plan details are taken care of prior to the start of construction. This can either be an administrative approval or an approval by the Planning Commission.  
Per Article XVIII of the Macon Township zoning ordinance, the Building Inspector reviews and issues building permits. As mentioned above, the Building Inspector can consult with the Township attorney and planning consultant in review of final site details. Building permit applications are not reviewed by the Planning Commission.