

MIDLAND TOWNSHIP
PLANNING/ZONING COMMISSION MEETING
DECEMBER 6, 2023
7:00pm

Attendance:

| | | |
|----------------|--------|--------------------------|
| Present | Absent | Additional |
| Matthew Clarey | None | Paul Heyse |
| Deb Braeutigam | | |
| Andrea DuBois | | Please see attached list |
| Robin Holt | | |
| Tim Mott | | |

Public Hearing – Special Land Use Permit application from ESA Solar:

Presentation and explanation of proposed BESS Project to be located on South Bus Road (presenters denoted on attached page)

Public input—many questions and concerns from nearby residents:

How does it benefit nearby citizens?

Why not somewhere else?

What are the hazards?

Wildlife concerns

Many questions answered:

Rates explained

Auto/motion sensored lighting

Noise explained

Alarms explained

Close public hearing

Planning Commission consideration of Special Land Use request

How long does ESA Solar Energy have to build—one year.

What happens if the project is sold—any new owner is responsible for upholding the special land use implemented.

What happens in 20 years or if lease is terminated—the batteries will be decommissioned, batteries will be taken out and recycled

Special land use stays with the land...forever

Site Plan Review – S. Bus Road –

Review Site Plan for Midland BESS Project - contingent on approval of SLU permit

Tim Mott proposed accepting the Special Land Use permit for ESA Solar; seconded by Robin Holt.

| | |
|----------------|-----|
| Tim Mott | Nay |
| Robin Holt | Nay |
| Matt Clary | Nay |
| Deb Braeutigam | Nay |
| Andrea DuBois | Nay |

The Commission feels we need more information...although ESA did a great job presenting it; we feel like we need to dig a little deeper in the situation.

Robin Holt makes a motion to rescind the previous vote to accept the Special Land Use Permit made by Tim Mott. Seconded by Andrea DuBois.

| | |
|----------------|-----|
| Robin Holt | Aye |
| Andrea DuBois | Aye |
| Deb Braeutigam | Aye |
| Matt Clarey | Aye |
| Tim Mott | Nay |

Andrea DuBois proposes to table the decision on the Special Land Use Permit until the next regularly scheduled Township Planning Commission meeting on January 3, 2024.

| | |
|----------------|-----|
| Robin Holt | Aye |
| Andrea DuBois | Aye |
| Deb Braeutigam | Aye |
| Matt Clarey | Aye |
| Tim Mott | Aye |

Robin Holt moves to adjust the table date until March 6, 2024. Deb Braeutigam seconded the motion. Motion carried.

Old Business

Approval of October 4, 2023 meeting minutes

Robin Holt moves to approve the October 4, 2023 Planning/Zoning Commission Meeting: Andrea DuBois seconded. Motion carried. Meeting Minutes approved.

Other Business

Matt Clarey submits a letter of resignation to the planning commission because of relocation out of the township.

Public Comment

ESA speaking about getting with the commission and the community to answer questions.
Can continue to make decisions under the utilities ordinance.

Adjournment at 9:55 pm.

Additional Meeting Attendees:

ESA Employees:

Presenter - Javier Latne: ESA Solar Energy, LLC
Presenter - Cindy Winland: Community Transition
Presenter - Nathan Hightower, ESA
Wes Shaffer, ESA
Justine Taleck, ESA
Spencer Dennen, ESA

Other attendees:

| | |
|--------------------------|---------------------------------|
| Larry and Susan Tune | 1383 Bus Rd. Freeland, MI 48623 |
| David and Genna Bosco | Freeland, MI |
| Jason Diebal | Freeland, MI |
| Shelly Armstrong-Miller. | Stewart Rd. |
| Mark Radosa | 2499 Caruso Ct. |
| Levi and Rachel Smith | 1375 Bus Rd. Freeland, MI 48623 |
| William Schurman | |
| Ashley Eron | |