



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Erie Township Planning Commission
FROM: Megan Masson-Minock, AICP, Senior Associate
DATE: September 12, 2022
RE: Draft Zoning Ordinance Amendments regarding Solar Power Plants

Please find attached two draft zoning ordinance amendments to update the regulations dealing with solar power plants. In the intent of each ordinance, we have quoted reasons from the Erie Township Master Plan for the changes and referenced the Master Plan's sentence on keeping alternative energy regulations up to date.

The document with the header "Zoning Ordinance Amendments: Solar power plants in Industrial Zones" has the following components:

- Elimination of solar power plants as a Special Land Use in the AP or AC zoning districts.
- Deletion of Section 11.30, which lays out rules for solar power plants as special land use.
- Amend Section 14.08 to include:
 - Requirements for zoning district setbacks to be enforced if more than 30 feet.
 - Required buffer area with landscaping from public rights-of-way and residentially zoned properties. The landscaping requirement are either based on or cross-reference those in Section 17.03 of the Erie Township Zoning Ordinance.
 - Requirements for ground cover installation and maintenance.
 - Lot coverage requirements applying to buildings only.
 - Requirement for site drainage review and approval by the Monroe County Drain Commission.
 - Requirement for a site maintenance plan with specified components.
 - Requirement for a purchase power agreement.
 - Clarification that the proposal must still meet site plan approval requirements.
 - Allowance for repowering of a solar power plant.

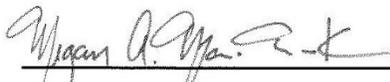
The document with the header "Zoning Ordinance Amendments: Solar power plants in Agricultural and Industrial Zones" proposes the following:

- Amend Section 11.30 to include additional provisions to guarantee the long-term protection of farmland:

- Update first section stating that intent of these regulations is to preserve the dominant rural of Erie Township, to guarantee the long-term protection of farmland resources on which solar power plants are developed, and to specific that in zoning districts where agricultural uses are allowed, solar power plants must be designed, managed and decommissioned so those agricultural uses can return.
 - Requirements for design for agricultural protection.
 - Required buffer area with landscaping from public rights-of-way and residentially zoned properties. The landscaping requirement are either based on or cross-reference those in Section 17.03 of the Erie Township Zoning Ordinance.
 - Requirements that the groundcover be installed and include crop cultivation, livestock grazing, or pollinator fields.
 - Lot coverage requirements applying to buildings only.
 - Requirements for access drives to minimize soil disturbance, water runoff, and soil compaction.
 - Requirement for a purchase power agreement.
 - Requirement to test soils before construction, during operation and when operations cease for contamination.
 - Clarification that the proposal must still meet site plan approval requirements.
 - Allowance for repowering of a solar power plant.
 - Requirement for, approval process and components of a decommission plan and assurance.
 - Requirement for noise levels at the property line to be no more than 50 dba, equivalent to a refrigerator.
 - Limitation on land clearing to what is minimally necessary.
 - Requirement for site drainage review and approval by the Monroe County Drain Commission.
 - Requirement for a site maintenance plan with specified components.
- Amend Section 14.03 as described above.

We look forward to meeting with you next week!

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Senior Associate