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# **BLAZING STAR**

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# **SOLAR**

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**WAYLAND TOWNSHIP, MICHIGAN**

**REZONING AND SPECIAL USE PERMIT APPLICATION**

**BLAZING STAR SOLAR PROJECT**

**Submitted by Blazing Star Solar, LLC**

**January 2026**

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## **1. INTRODUCTION**

Blazing Star Solar, LLC (Applicant or Blazing Star Solar), an indirect subsidiary of Apex Clean Energy Holdings, LLC (Apex), submits this Rezoning and Special Use Permit Application (Application) to the Wayland Township Planning Commission to develop an up to 125-megawatt (MW) nameplate capacity commercial solar energy facility, substation, and generation-tie (gen-tie) line collectively known as the Blazing Star Solar Project (Project). The Project is situated on approximately 1,015 acres of privately-owned land under lease, easement agreement, or Generation Interconnection Agreement with Blazing Star Solar (Project Area). The vast majority of the Project Area is currently zoned in the Agricultural (A1) Zoning District. However, a small strip of the Project Area along Patterson Highway is zoned in the Residential Zoning District (Residential Area).

The Wayland Township Webpage Zoning Ordinance 01-2018 as amended (Ordinance) allows for amendments to the Ordinance to be enacted in conformance with the provisions of the Michigan Zoning and Enabling Act. Such amendments include the rezoning of parcels. Section 3.49 of the Ordinance governs Solar Farms and requires applicants to submit a Special Use Permit Application. In addition, Section 3.49(g) requires the applicant to submit site plans in accordance with Chapters 17 and 18 of the Ordinance. The following subsections describe the Project and demonstrate how the Project and this Application meet the Ordinance requirements to rezone the Residential Area and obtain a Special Use Permit. In parallel, the Project is submitting a Final Site Plan pursuant to Section 17 of the Zoning Ordinance for approval from the Wayland Township Planning Commission.

### **1.1 Applicant Information**

Founded in 2009, Apex is an established industry leader in the origination, commercialization, construction, and operation of utility-scale solar, battery storage, distributed energy resources, green fuels, and wind energy facilities, with active projects across more than 20 states. Driven by a team of more than 400 professionals and headquartered in Charlottesville, Virginia, Apex has commercialized more than 50 projects totaling over 11 gigawatts (GW) of capacity. In 2024 alone, Apex constructed eight projects across the country: three solar, three wind, and two energy storage projects. Apex has successfully developed the Isabella Wind and Coldwater River Solar projects in Michigan. In 2020, Apex finalized development and constructed the 383-MW Isabella Wind project in Isabella County and entered a sale to DTE Energy. In the fall of 2024, construction was initiated on the 150-MW Coldwater River Solar project in Branch County and reached commercial operations in November 2025. For each project, Apex worked with landowners, local officials, and the community, developed the project, obtained all permits and approvals, and constructed each project. Apex hopes to do the same in Wayland Township.

### **1.2 Description of the Facilities**

The Project is an up to 125-MW solar energy conversion facility in northern Wayland Township, Michigan. The Project is entirely within the eastern part of Wayland Township

and abuts the Barry County line on the east side. The Project's physical footprint is approximately 685 fenced acres within the Project Boundary.

One of the key siting features of the Project is the existing Wolverine Bradley Substation located within the Project Area; the Project's proximity to this substation means Blazing Star Solar's gen-tie line will be approximately 540 feet in length. The Project will deliver electricity to the existing Wolverine Bradley Substation. Blazing Star Solar will enter into a Generation Interconnection Agreement (GIA) to interconnect into Wolverine's Bradley Substation.<sup>1</sup>

The Project will consist of:

- Solar modules and tracking racking systems;
- An electrical collection system;
- Inverters;
- Project substation;
- Gravel access roads;
- Perimeter fencing;
- Vegetative screening;
- Operations and Maintenance (O&M) building;
- Weather stations;
- Gen-tie line;
- Temporary construction employee parking areas outside of fenced areas at each array area; and
- Temporary laydown areas.

Solar energy systems harvest energy from the sun to produce electricity. The process begins with solar panels converting energy from sunlight into direct current (DC) electrical power. Sets of panels will be electrically connected in series and terminated at an inverter. The inverters will convert the DC power from the panels to alternating current (AC) power. Next, a transformer, located within the inverter, will step up the AC voltage of generated electricity from the inverter output voltage of 645 volts (V) to 34.5 kilovolts (kV). From the transformer, electrical cables will be buried below-ground for routing to the Project substation where the

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<sup>1</sup> Apex is actively engaged with the Midcontinent Independent System Operator's queue to interconnect through the Wolverine Power Supply substation and at this time Blazing Star Solar's position in the queue is one step prior to execution of the Generation Interconnection Agreement and is expected to be completed in the first quarter of 2026.

electricity will be stepped up, again, from 34.5 kV to 138 kV before traveling on a short, approximately 540-foot gen-tie line into Wolverine’s existing Bradley Substation.

### **1.3 Organization of this Application**

This Application is intentionally organized to follow the Ordinance. First, the Application supplies all of the information necessary to satisfy the criteria for issuance of the Special Use Permit as set forth for Solar Farms in Section 3.49(g) of the Ordinance.

The Application follows the Ordinance structure, specifically identifying each applicable section of the Ordinance and how it has been satisfied:

- Section 2: Establishes the proposed rezoning of the Residential Area to Agricultural satisfies the requirements set forth in the Ordinance, the Township’s Master Plan, and the Michigan Zoning and Enabling Act.
- Section 3: Reviews how the Project meets the applicable Wayland Township general standards set forth in §18.03 of the Ordinance.
- Section 4: Describes how the Application meets the Special Use Permit application requirements found in §3.49(g)(3) of the Ordinance.
- Section 5: Provides documentation concerning how the Project does or will meet the Requirements for Solar Farms found in §3.49(g)(4) of the Ordinance.
- Section 6: Sets forth how the Project meets or will meet the Decommissioning Plan requirements set forth in §3.49(g)(5) of the Ordinance.
- Section 7: Provides Administrative Cost requirements set forth in §3.19(g)(6) of the Ordinance.
- Section 8: Establishes satisfaction of the Removal Cost Guarantee requirements, set forth in §3.49(g)(7) of the Ordinance.
- Section 9: Demonstrates the economic benefits the Project will bring to Wayland Township.

## **2. REZONING ANALYSIS**

Applicant submits this rezoning request pertaining to two parcels located along Patterson Road and 129<sup>th</sup> Ave which are split zoned properties with the frontage portion zoned R-1, Low Density Residential District and the remaining portion zoned A, Agricultural District. The R-1 Zone along Patterson Road and 129<sup>th</sup> Ave exists to a depth of 270-feet from the right of way line along this road. Most of the parcels fronting on this roadway, however, are deeper than 270-feet, and the remainder of the parcel is zoned Agricultural dividing these parcels into two different zoning districts. According to the Township's 2018 Master Plan, the split-zones "can create problems administering the zoning requirements... [and] [m]ost of these parcels cannot be further divided due to the lot size and road frontage requirements of both zoning districts." See 2018 Master Plan, p. 4-4.

Applicant proposes to rezone the R-1 Zone along Patterson Road (Residential Area) to Agricultural. The proposed rezoning request complies with the Township's Master Plan, the Ordinance and the Michigan Zoning and Enabling Act.

### **2.1 The Proposed Rezoning Is Consistent with the Policies and Uses Proposed in the Township's Master Plan**

Under the R-1 Low Density Residential District, single family dwellings are the predominant land use, although farming activities are still allowed. The purpose of the Agricultural District is the long-term preservation of farmland in Wayland Township. Principal land uses are agriculture and agricultural support services which help to enhance and stabilize the farming industry. As further detailed below, Solar Farms are permitted as a special use in the Agricultural District.

The 2018 Master Plan provides a general continuing intent "to retain the existing depth of the R-1 Zone along [Patterson] road. However, in certain instances it may be justified to extend the R-1 zoning boundary if it can be demonstrated that the character of the area is predominantly more residential than agricultural due to existing lot sizes and number of existing dwellings." See 2018 Master Plan, p. 4-4. The same can then be said about extending the Agricultural zoning boundary if it can be demonstrated that the character of the area is predominantly more agricultural than residential.

In this case, the entire area surrounding the Residential Area is zoned Agricultural, and Applicant proposes a use of the surrounding area which fosters the long-term preservation of farmland in the Township. As further detailed in Section 3 of this Application, the Project satisfies the criteria for the development of a Solar Farm in the Township, which does not have a substantial adverse effect upon adjoining or nearby lands or any of the uses thereof, water and sewer services, stormwater drainage, road capacity, or traffic circulation, police and fire services, other public services, or the natural environment site.

Furthermore, the Project will protect and preserve the agricultural use and culture in the area by ensuring a diverse revenue stream to supplement the income of local farmers, who can reinvest that revenue into their agricultural practices and diversify their operations,

while keeping those lands within the community. The revenue stream is a protection against uncertain agricultural commodities markets and the potential fluctuation in the cost of farming operations and supplies (e.g., fuel and fertilizer prices). The significant rental payments to local agricultural landowners over the life of the Project will support and preserve the future agricultural use of their land and enhance the economic benefits to the entire community.

The Project will provide significant property tax benefits to Wayland Township and other taxing districts, such as the Wayland Union Schools, Allegan County (including associated millages for senior programs, roads, the Allegan Medical Care Facility, and Allegan Conservation District), Henika District Library, and the Allegan Area Education Service Agency, and other taxing bodies that specifically benefit and protect the public health, safety, morals, comfort and general welfare. The total estimated tax revenue to be paid by the Project is at least \$24.6 million over the project's 30-year lifetime, without factoring in real property taxes on the land itself. At least \$2 million of that total would be paid directly to Wayland Township. Please refer to Section 9 for a more detailed discussion of the economic benefits of the Project.

The Project is also consistent with the Township Master Plan because it supports and advance's themes identified in the Master Plan, such as balanced land conservation and development, a quality of life, community, quiet seclusion, clean air, protection of wetlands and streams, and a diversified economy. More importantly, the Project will preserve the rural character and important natural resources by avoiding direct impacts to streams and wetland and other sensitive habitats in the Township while incorporating a Conceptual Vegetative Buffer Plan.

Further, Blazing Star Solar's Project design will meet the Township's goal of protecting the hydrological system by the avoidance of negatively affecting county drainage systems, as confirmed by consultations with County Drainage Commission and avoidance of damaging existing drain tile system by consulting with signed landowners. The Project's plan for a permanent vegetative ground cover will also assist in this goal by preventing soil erosion through a diverse seeding plan.

## **2.2 The Proposed Rezoning Complies with the Ordinance and the Michigan Zoning and Enabling Act**

Pursuant to Section 4.02 of the Ordinance, the Township Zoning Map “and all amendments there to are made a part of this Ordinance.” The Applicant’s proposed rezoning of the Residential Area thus constitutes an amendment to the Ordinance. Section 24.12 of the Ordinance provides the procedure for amending the Ordinance. It states,

“The Township Board may from time to time on its own motion, or on petition, or on the recommendation of the Planning Commission or other body affected, amend, supplement or repeal the regulations and provisions of this Ordinance after public notice and hearing. Every such proposed amendment or change shall be enacted in conformance with the provisions of the Zoning Enabling Act, Michigan Public Act 110 of 2006, as amended, and shall follow the same procedures used for the enactment of this Ordinance.”

Applicant seeks a recommendation from the Planning Commission to the Township Board for the approval of rezoning the Residential Area to Agricultural. This request complies with the Michigan Zoning Enabling Act as Section 305 empowers the Planning Commission to make recommendations to the Township Board about “the establishment of zoning districts, including the boundaries of those districts.” MCL 125.3305.

The stated purposes of the Ordinance, which includes the Zoning Map, is: “to encourage the use of lands and natural resources in the Township in accordance with their character and adaptability;” “to provide for the orderly development of the Township;” “to facilitate the development of an adequate system of . . . public requirements;” and “to encourage the most advantageous use of land, resources and properties.” Section 1.02.

The Project is entirely within the eastern part of Wayland Township and abuts the Barry County line on the east side. The Project Area is surrounded by parcels zoned Agricultural, and the vast majority of the Project Area itself is zoned Agricultural. Rezoning the Residential Area to Agricultural encourages the use of the Residential Area in accordance with its character and adaptability. Moreover, rezoning the Residential Area will facilitate the development of Blazing Star Solar’s Project, which will assist with the development of an adequate electrical system for the public.

Finally, rezoning the Residential Area to Agricultural for the proposed Project is the highest and best economic use of the Residential Area and will bring numerous benefits to the community. As noted above, the Project Area is ideal for the proposed use due to its size allowing for development while maintaining extended setbacks and landscape buffering and location relative to the low number of surrounding land uses. In addition to these favorable siting conditions, the Project brings a significant capital investment to the Township that will yield substantial, long-term economic benefits to the community including, without limitation:

- **Local Farmer Income:** The Project will protect and preserve the agricultural use and culture in the area by ensuring a diverse revenue stream to supplement the income of local farmers, who can reinvest that revenue into their agricultural practices and diversify their operations, while keeping those lands within the community. The revenue stream is a protection against uncertain agricultural commodities markets and the potential fluctuation in the cost of farming operations and supplies (e.g., gas and fertilizer prices). The significant rental payments to local agricultural landowners over the life of the Project will support and preserve the future agricultural use of their land and enhance the economic benefits to the entire community.
- **Tax Benefits:** The Project will provide significant property tax benefits to Wayland Township and other taxing districts, such as the Wayland Union Schools, Allegan County (including associated millages for senior programs, roads, the Allegan Medical Care Facility, and Allegan Conservation District), Henika District Library, and the Allegan Area Education Service Agency, and other taxing bodies that specifically benefit and protect the public health, safety, morals, comfort and general welfare. The total estimated tax revenue to be paid by the Project is at least \$24.6 million over the project's 30-year lifetime, without factoring in real property taxes on the land itself. At least \$2 million of that total would be paid directly to Wayland Township. Please refer to Section 9 for a more detailed discussion of the economic benefits of the Project.

Accordingly, the Applicant's request for rezoning complies with the Ordinance and the Michigan Zoning and Enabling Act.

### 3. SPECIAL USE PERMIT APPLICATION OVERVIEW

The Ordinance states,

“A Solar Farm is permitted in the Agricultural Zoning District as a Special Use, subject to the regulations and requirements of this section and the special use review **procedures and standards** of Chapter 18 herein of this Zoning Ordinance.”

To approve a special land use, the Planning Commission must find that all the following general standards are satisfied, in addition to the specific standards set forth in this ordinance for Solar Farms. The following subsections analyze how the Applicant meets each of the required standards.

#### 3.1 Special Use Permit Standards (§18.03 General Standards)

To approve a special land use, the Planning Commission must find that all the following general standards are satisfied.

- a. *The special land use shall be established, laid out and operated so as not to have a substantial adverse effect upon adjoining or nearby lands or any of the uses thereof.*

RESPONSE:

1. The Final Site Plan demonstrates that the Project complies with all setback requirements from federal and state highways, county primary roads, and lot lines (see Section 5.1). Additionally, while not required by the Ordinance, Blazing Star Solar has included a 300-foot setback from the Solar Energy System (SES) to all residences within and adjacent to the Project with the exception of one participant who requested panels to be closer to their residence. Compliance with these setback requirements ensures that Project infrastructure and any necessary improvements are located at appropriate distances from other uses and roads. Compliance with setbacks is demonstrated in Appendix B.3.
2. The Project will not negatively affect the agricultural uses of the surrounding properties. Blazing Star Solar will coordinate to locate all drain tile in the Project Area with all landowners that will have construction on their property. In addition, the Project will protect the existing drainage in the vicinity of the Project and is committed to promptly repair any damage to drain tile or other drainage improvements.
3. The Project includes a Conceptual Vegetative Buffer Plan for all residences within and adjacent to the Project (Appendix C.9). See Section 4.13 for further details.

- b. *The special land use must not have a substantial adverse effect on water and sewer and services, stormwater drainage, road capacity and volume of traffic and traffic safety and circulation.*

RESPONSE:

1. The Project has coordinated with the County Road Commission and will continue to coordinate prior to construction and once the Project reaches commercial operations. The Project's transportation plan and consultation with County Road Commission have confirmed that the construction and operation of the Project will not negatively impact existing road conditions and the current road conditions are suitable for the delivery of the Project's construction components. If required, Blazing Star Solar will construct, at its expense, public road improvements required for the construction and operation of the Project. Once the Project is constructed, minimal vehicular traffic is needed for the operations and maintenance, and, accordingly, will not cause traffic congestion on public roadways/streets.
  2. The Final Site Plan has incorporated drainage features such as basins and berms to ensure stormwater is not negatively affected. These features are included in the Final Site Plan in Appendix B.3.
  3. The O&M building will drill its own well and install a septic system and avoid the need for any new water or sewer services.
- c. *The special land use must not have an adverse effect on police and fire services, and other public safety and emergency services.*

RESPONSE:

1. Fires caused by solar equipment are rare and can be avoided with professional engineered system design, product selection, and proper installation procedures. If a fire, though unlikely, were to occur, the role of the fire department is to monitor and prevent the spread outside the facility. The Project will not add a major burden to public safety and emergency services.
2. The Project has already and will continue to closely coordinate with local emergency services for the life of the Project. In July 2025, the Project Team met with area fire departments to review the preliminary site plan and solicit feedback on the Project's draft Emergency Action Plan (EAP). The Project met with Wayland Fire Department in December 2025 to review how emergency personnel would have access to the site if needed. The EAP is a comprehensive plan that outlines all potential scenarios where emergencies could occur, has an overview of all the applicable local emergency services, and outlines how the Project will coordinate with those services if required. It also establishes how the Project will train local emergency services for future emergencies and

at which frequency the Project will offer training. Based on these proactive measures, the Project will not have an adverse effect on police services, fire services, and other public safety and emergency services.

- d. *The special land use must not have an adverse effect on the need and demand for other public services.*

RESPONSE:

1. The Project does not require any expenditures by Wayland Township or other units of local government to extend public services to the Project. Any expenditures incurred to review this Application by Wayland Township, or its designated employees would be reimbursed through the provided escrow funds. The operation of the facility will not require any water inputs or infrastructure, other than a local well to support the O&M building. As was previously disclosed, to ensure that the existing roadways are sufficient for the development of the Project, the Applicant will make, at its expense, any road improvements necessary both before and after Project construction. The Project will obtain all necessary permits from the entities having jurisdiction over roadways used for the Project prior to obtaining Building Permits, as defined by the Ordinance. Therefore, the Project will not have an adverse effect on the need and demand for other public services.

- e. *The special land use must not have a significant adverse effect on the natural environment of the site and nearby properties.*

RESPONSE:

1. The use of existing disturbed lands was prioritized along with siting the facilities close to the existing Bradley Substation that further reduced and minimized new land disturbance. The Project avoided sensitive habitats by selecting existing disturbed lands that will result in no solar facilities being placed in areas with high native biodiversity, critical habitats for threatened species, or natural areas with unique ecological value. To protect water resources, the Project will obtain a stormwater pollution and prevention plan (SWPPP) to prevent erosion and stormwater runoff that can potentially affect local water bodies during construction.
2. The Project completed a waters of the US/wetland delineation of the entire Project Area, and all delineated wetlands are avoided in the Final Site Plan.
3. Once the project is operational, Blazing Star Solar will implement a Vegetation Management Plan (VMP) providing a strategy for vegetation management in compliance with the standards in the Ordinance and the Michigan Farmland and Open Space Preservation Program (Natural Resources and Environmental Protection Act [NREPA], Section 324.36104e; Michigan Legislature 2023). As detailed in the VMP (see Appendix C.5), the implementation will stabilize soil,

promote water infiltration, provide native, pollinator-friendly wildlife habitat, and sequester carbon for the life of the Project by installing and maintaining sustainable vegetation in the Project Area and in screening areas. Sustainable vegetation is defined as revegetation and management to establish resilient groundcover to deter the establishment of noxious weeds, minimize erosion, and reduce stormwater problems (e.g., flooding, ponding). Lastly, another of the VMP's objectives is to prevent erosion of soils and unnatural sediment accumulation, as well as to meet Michigan NREPA standards for preventing the establishment of noxious weeds and providing native wildlife habitat.

4. Once the Project is no longer operational, it will be fully decommissioned, and the site will be restored to its original condition. The Decommissioning Plan and Financial Assurance is further discussed in Section 6 of this Application.
  5. Tree Clearing is required for safety and engineering design considerations, setbacks, and overall buildable area. Blazing Star Solar has worked with landowners to limit the Project's footprint and that included siting Project infrastructure to avoid wooded areas, to the maximum extent practicable. Externally, the Project will not change the overall environment of Wayland Township because the Project is proposing to screen the views from residences and by preserving existing trees near roads and property lines, where possible. As detailed in the Conceptual Vegetative Buffer Plan, the Project will plant approximately 11 acres of trees, which will partially offset the clearing of approximately 30 acres of trees.
- f. The special land use must be consistent with the intent and purposes of this ordinance and the Wayland Township Master Plan.*

RESPONSE:

1. The Project is consistent with the Wayland Township Master Plan because it supports and advances themes identified in the Master Plan, such as balanced land conservation and development, a quality of life, community, quiet seclusion, clean air, protection of wetlands and streams, and a diversified economy. More importantly, the Project will preserve the rural character and important natural resources by avoiding direct impacts to streams, wetlands, and other sensitive habitats in the Township while incorporating a Conceptual Vegetative Buffer Plan that is comprised of native trees and shrubs.
2. Blazing Star Solar's Project design will meet the Township's goal of protecting the hydrological system by avoiding county drainage systems, as confirmed by consultations with County Drainage Commission; and avoiding existing drain tile systems by consulting with signed landowners. The Project's plan for a permanent vegetative ground cover will also assist in this goal by preventing soil erosion through a diverse seeding plan.

3. The Project will protect and preserve the agricultural use and culture in the area by ensuring a diverse revenue stream to supplement the income of local farmers, who can reinvest that revenue into their agricultural practices and diversify their operations, while keeping those lands within the community. The revenue stream is a protection against uncertain agricultural commodities markets and the potential fluctuation in the cost of farming operations and supplies (e.g., gas and fertilizer). The significant rental payments to local agricultural landowners over the life of the Project will support and preserve the future agricultural use of their land and enhance the economic benefits to the entire community.
  
4. The Project will provide significant property tax benefits to Wayland Township and other taxing districts, such as the Wayland Union Schools, Allegan County (including associated millages for senior programs, roads, the Allegan Medical Care Facility, and Allegan Conservation District), Henika District Library, and the Allegan Area Education Service Agency, and other taxing bodies that specifically benefit and protect the public health, safety, morals, comfort and general welfare. Please refer to Section 9 for a more detailed discussion of the economic benefits of the Project.

### 3.2 Special Use Permit Application Checklist

Table 3.2 is a detailed cross reference sheet, which notes the sections of the Ordinance applicable to this Project and the corresponding information contained in this Application required to demonstrate compliance with the Ordinance.

<b>Table 3.2 Special Use Permit Application Key to Ordinance Requirements</b>		
<b>Ordinance Reference</b>	<b>Requirement</b>	<b>Location in Application</b>
<b>§3.49(g)(3)</b>	<b>Special Use Permit Application Requirements</b>	4.0
i.	Proof of Lease or Purchase Agreement for the parcel proposed solar farm.	4.1, Appendix A
ii.	Type of solar panel to be used and any hazard chemicals contained in the solar panels and measures to prevent leakage.	4.2, 5.2, Appendix C.6
iii.	Identify the type, size, rated power output, performance, safety and noise characteristics of the system;	4.3, Appendix C.6
iv.	Name and address of the manufacturer, and model of the SES;	4.4, Appendix C.6
v.	Identify time frame, project life, development phases, likely markets for the generated energy, and possible future expansions:	4.5
vi.	Information on the visual impact of the proposed SES using photos or renditions of the project or similar projects.	4.6
vii.	Maintenance and construction schedule. The applicant shall provide a written description of the maintenance program to be used to maintain the SES, and the anticipated construction schedule;	4.7

<b>Table 3.2 Special Use Permit Application Key to Ordinance Requirements</b>		
<b>Ordinance Reference</b>	<b>Requirement</b>	<b>Location in Application</b>
viii / §17	Site Plan Requirements and Review	4.8, Appendix B.3
ix.	A decommissioning plan as required by Section 3.49.(g)(5) herein;	4.9, 6.0, Appendix C.1, C.2, & C.3
x.	Distance from the proposed SES to the nearest occupied dwelling unit.	4.10, 5.1
xi.	A security plan detailing on-site security provisions which could include fencing, full-time security guards, video surveillance, and similar methods.	4.11
xii.	A construction waste management plan detailing the methods of waste disposal of the cardboard, wood, scrap metal, and scrap wire resulting from construction of the SES.	Section 4.12
xiii.	A landscaping plan illustrating the number, size, type and spacing of trees proposed to screen the SES from nearby roadways.	Section 4.13, Appendix C.9
xiv.	A signed lease or purchase agreement from landowners where the SES will be constructed and any access or easement agreements needed to implement the project.	Sections 4.1 & 4.14, Appendix A
xv. / §18	Additional information as required by Chapter 18 of this Ordinance, or as may be required by the Planning Commission.	Section 3.1
xvi.	The Planning Commission may waive or modify the above requirements at the request of the applicant if it is determined that those items would not be needed to properly review the project.	N/A
<b>§3.49(g)(4)</b>	<b>Requirements for Solar Farms</b>	Section 5.0
i. / §3.34	Setbacks. The SES shall be setback a minimum of 50 feet from all lot lines unless a greater setback is required by the Planning Commission to mitigate the impact on adjoining land uses. Setbacks shall be measured from the lot line to the closest point of the solar array at minimum tilt (most horizontal position) or any SES components. Required setbacks shall not apply to common lot lines of participating lots.	Section 5.1, Appendix B.3
ii.	Height. A ground mounted SES shall not exceed a height of 14 feet when oriented at the maximum tilt.	Section 5.2
iii.	The minimum lot size for a Solar Farm shall be 20 acres. A parcel containing a Solar Farm need not have any frontage on a public street.	Section 5.3
iv.	Safety/Access: A security fence shall be placed around the perimeter of the SES with a locked gate. Knox boxes and keys shall be provided at locked entrances for emergency personnel access. The height and material of the fence shall be determined by the Planning Commission depending upon the location of the facility.	Section 5.4, Appendix B.3
v.	The facility shall be designed for interconnection to a public utility electrical power grid and shall be operated with such interconnection. The applicant shall provide evidence to the Township of approval from the applicable utility company. Use of above ground transmission lines shall be prohibited within the site.	Section 5.5

<b>Table 3.2 Special Use Permit Application Key to Ordinance Requirements</b>		
<b>Ordinance Reference</b>	<b>Requirement</b>	<b>Location in Application</b>
vi.	The portion of the premises on which the array of collector panel structures is located shall not be paved with asphalt or any other surface material that is impervious to rainwater.	Section 5.6
vii	Plantings shall be installed around the perimeter of the parcel or parcels containing the SES. One deciduous or conifer tree for every 25 feet of property line length. The Planning Commission may alter the landscaping requirement depending upon the location of existing plant material on the site or if additional plantings are needed to buffer existing land uses. Trees shall be a minimum of four feet tall when planted and remain in good condition for the life of the project.	Section 5.7, Appendix B.3
<b>§3.49(g)(5)</b>	<b>Decommissioning Plan</b>	Section 6.0, Appendix C
i.	Defined conditions upon which decommissioning will be initiated (i.e., end of land lease, no power production for six months, obsolete equipment and similar circumstances).	Section 6.0, Appendix C.1
ii.	A description as to how the useful life of the system will be determined and who will make this determination.	Section 6.0, Appendix C.1
iii.	Removal of all non-utility owned equipment, conduit, structures, fencing, roads, and building foundations to a depth of three feet below grade.	Section 6.0, Appendix C.1
iv.	Restoration of property to the condition prior to development of the SES.	Section 6.0, Appendix C.1
v.	The timeframe for completion of decommissioning activities.	Section 6.0, Appendix C.1
vi.	An engineer’s cost estimate for all aspects of the decommissioning plan.	Section 6.0, Appendix C.1
vii.	Description of any agreement with the landowner regarding decommissioning.	Section 6.0, Appendix C.1
viii.	Provisions for updating the decommissioning plan.	Section 6.0, Appendix C.1
ix.	A statement signed by the owner or operator that they take full responsibility for reclaiming the site in accordance with the decommissioning plan and the Special Land Use Permit upon cessation of use.	Section 6.0, Appendix C.2
x.	For a solar farm the owner or operator shall provide a financial guarantee to cover the costs of decommissioning the site in accordance with Section 3.49.(g) (7) herein.	Section 6.0, Appendix C.3
§3.49(g)(6)	Administration Costs Initial Application and Ongoing: For each solar energy system application, the applicant/owner/operator shall deposit into an escrow account the amount of \$5,000.	Section 7.0
§3.49(g)(7)	Removal Cost Guarantee	Section 8.0

#### **4. SPECIAL USE PERMIT APPLICATION REQUIREMENTS (§3.49(G)(3))**

In addition to the site plan required by Article 17, Applicant provides the following information:

##### **4.1 Proof of Lease or Purchase Agreements (§3.49g(3)(i))**

Landowner support for the Project has been positive, with 6 landowner agreements signed covering 12 parcels (Appendix A – Landowner Contact Information and Agreements). This includes lease and easement agreements for underground facilities. In addition to the landowner agreements, Blazing Star Solar will also execute a GIA to interconnect into Wolverine’s Bradley Substation. The names and addresses of the Participating Landowners in the Project, as well as recorded memoranda reflecting lease or easement agreements signed with Participating Landowners, and forms of agreements, can be found in Appendix A (Landowner Contact Information and Agreements) of the Application.

##### **4.2 Type of Solar Panel to be Used and Any Hazard Chemicals Contained in the Solar Panels and Measures to Prevent Leakage (§3.49g(3)(ii))**

Blazing Star Solar is considering Canadian Solar, VSUN or Longi manufactured panels, and final panel selection will occur in 2026. Panel specification sheets are in Appendix C.6. All panels mentioned above are bifacial photovoltaic (PV) panels with tempered glass that are approximately four feet long by eight feet wide, and one to two inches thick. The PV panels will be installed on a tracking rack system with a motor that allows the rack to rotate from east to west throughout the day that utilizes galvanized steel and aluminum for the foundations and frame. The panels and tracking rack system are generally aligned in parallel rows that run north and south. The PV panels slowly track with the sun throughout the day, facing east toward the rising sun in the morning, parallel to the ground during midday, and then west toward the setting sun in the afternoon. This tracking rack system allows the Project to optimize the angle of the panels in relation to the sun, thereby maximizing production of electricity and the capacity value of the Project.

Each tracking rack will contain multiple panels. The racks considered for this Project may go up to a 60-degree angle. Based on the preliminary panel selection, panels on the tracking rack system could be up to 12 feet in height from the ground to the top of the panels when at a 60-degree angle, depending on manufacturer, topography, and vegetation constraints. Similarly, based on these same considerations, panels will have approximately 18 inches of ground clearance. The tracking rack system is mounted on top of steel piles that are typically driven into the ground up to 10 feet below the ground surface, without a need for excavation or concrete to install the piles. The PV panels may have an under-mount aluminum frame, heat strengthened front glass, and laminate material encapsulation for weather protection.

General public concerns along with misinformation about the release of chemicals by solar projects to the environment are not supported by peer-reviewed scientific studies (see below). More importantly, peer-reviewed studies consistently show that solar panels are not fragile as they are made mostly of aluminum and shatter-resistant glass. They can withstand golf ball-sized hail, and similar to a car window, they would crack but not shatter if struck

with a larger sized object. Current solar panels contain materials in the solid state (crystalline) form; they do not contain liquids that can leak into the environment.

Peabody Insurance<sup>2</sup> and Eisenson et al.<sup>3</sup> reported that chemicals do not leach from properly installed and functioning solar panels. All materials in solar panels are insoluble and non-volatile at ambient conditions and do not mix with water or vaporize into air. The Massachusetts Department of Energy Resources has concluded that “because panel materials are enclosed, and don’t mix with water or vaporize into the air, there is little, if any, risk of chemical releases to the environment during normal use.”<sup>4</sup> Sinha et al.<sup>5</sup> also reported that solar panels do not release chemicals to the environment under normal conditions or even during abnormal conditions, such as during storms or fires.

Sinha et al.<sup>5</sup>, NC State University<sup>6</sup>, and Panthi et al.<sup>7</sup> all reported that damaged solar panels or ones properly recycled passed the EPA’s Toxic Characteristic Leaching Procedures (TCLP) test.<sup>8</sup> The TCLP test is used to evaluate the potential for a hazardous material to leach into groundwater (e.g., during disposal in a landfill). Passing this test means that the material is considered a non-hazardous material.

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<sup>2</sup> Peabody Insurance Agency. 2022. Overview: Solar Panel Installation Hazards. Construction. Target on Safety. <https://irp-cdn.multiscreensite.com/847b5a4e/files/uploaded/Overview%20of%20Solar%20Panel%20Installation%20Hazards.pdf>.

<sup>3</sup> Eisenson M, Elkin J, Fitch A, Ard M, Sittinger K. 2024. Rebutting 33 False Claims about Solar, Wind, and Electric Vehicles. April 2024. Columbia Law School, Columbia Climate School, Sabin Center for Climate Change Law. New York, NY.

<sup>4</sup> Massachusetts Department of Energy Resources, Massachusetts Department of Environmental Protection, and Massachusetts Clean Energy Center. 2015. Questions & Answers: Ground-Mounted Solar Photovoltaic Systems. June 2015. <https://files-cdn.masscec.com/solar-pv-guide.pdf>.

<sup>5</sup> Sinha P, Balas R, Krueger L, Wade A. 2012. Fate and Transport Evaluation of Potential Leaching Risks from Cadmium Telluride Photovoltaics, *Environmental Toxicology and Chemistry* 31: 1670-1675.

<sup>6</sup> North Carolina State University. Health and Safety Impacts of Solar Photovoltaics. May 2017. <https://nccleantech.ncsu.edu/wp-content/uploads/2018/05/Health-and-Safety-Impacts-of-Solar-Photovoltaics-2017-white-paper.pdf>.

<sup>7</sup> Panthi GB, An Y-J, Joeng S-W. 2021. Leaching potential of chemical species from real perovskite and silicon solar cells. *Process Safety and Environmental Protection*. 149: 115-122.

<sup>8</sup> US EPA. 1992. Method 1311. Toxicity Characteristic Leaching Procedure. US Environmental Protection Agency.

Any damaged panels will be disposed of or recycled in accordance with the proposed Decommissioning Plan, which identifies operating waste facilities that receive these components (see Appendix C.1).

### **4.3 Identify the Type, Size, Rated Power Output, Performance, Safety and Noise Characteristics of the System (§3.49g(3)(iii))**

#### Type, Size, Rated Power Output, and Performance

The Project is an up to 125-MW solar energy conversion Project. The rated power output and performance of the SES are dictated by the amount of sunlight being absorbed by the panels while factoring in other atmospheric variables at any given point in time. The panels convert energy from the sunlight into direct current (DC) power, which will be carried by DC cabling to an inverter. The DC cabling will connect the panels to inverters, which will convert the power from DC to alternating current (AC). The AC will be stepped up through a transformer from the inverter output voltage. The Project includes approximately 685 acres of solar panels that are 12 feet high at their tallest tilt.

Performance monitoring of the Project facilities will consist of a weekly or monthly download of the data acquired by the onsite meteorological stations (energy produced, alarms, faults, etc.). A maintenance plan will be created for the Project to ensure the performance of the solar facilities and will be ongoing throughout the operational life.

#### Safety

Blazing Star Solar has intentionally designed the Project with health and safety in mind. The Project will be engineered and designed to conform to industry design safety standards including the American National Standards Institute (ANSI). The structural, civil, and electrical works will comply with all applicable local, State, and Federal building codes in addition to codes and standards set by technical society and standards-developing organizations. The design safety factor used on snow and wind loads (to de-risk extreme weather events) will be based on recommendations from these standards. Similarly, the final tracking system components and pile sizes and depths will be designed to meet building codes for wind and snow loads. Potential tracking technologies will be assessed in the context of other Project attributes, such as resource forecasts and expected operating profiles.

Standard safety features in modern solar tracking systems include protective settings or modes known as “stowing” that are enabled during various extreme weather events, such as high wind or snow events. During extreme weather events, the trackers can enable these settings and rotate the modules to an angle that best protects the equipment from damage from environmental factors; rotating to reduce the degree of load experienced on the modules and underlying structures. In this way, the tracking system works in tandem with the modules to mitigate risks to equipment from extreme weather events. The solar modules selected will meet international standards for hail ratings and operating temperature ranges.

Lastly, permanent security fencing will be installed along the perimeter of each of the solar arrays. The fencing will consist of an agricultural woven wire fence and will extend approximately seven feet above grade. Barbed wire will not be used around the perimeter of the Project, and instead one foot of three to four strands of smooth wire will be used. However, the fencing around the Project substation will be a 6 to 8-foot above-grade chain-link fence and include one foot of barbed wire to comply with the National Electric Code. This fencing will be designed to prevent the public from gaining access to electrical equipment, which could cause injury.

### Noise Characteristics of the System

Noise is measured in units of decibels (dB) on a logarithmic scale. Because human hearing is not equally sensitive to all frequencies of sound, certain frequencies are given more “weight.” The A-weighted decibel scale (dBA) is used to reflect the selective sensitivity of human hearing. This scale puts more weight on the range of frequencies that the average human ear perceives, and less weight on those that we do not hear as well, such as very high and very low frequencies. Common sound sources within an agricultural and/or rural environment include, but are not limited to, sound from farm equipment such as tractors and combines, sound generated from traffic on roadways, sounds from birds, and wind rustling through the vegetation.

In general, noise from solar power generation facilities is not a significant problem, but it is an important siting factor and one that was considered in the Final Site Plan design. The primary sources of noise in a solar power generation facility are the inverters and the transformers. Inverters are generally limited to approximately one inverter per every 20 to 25 acres of panels within the fenced-in area of the Project. Chambers and Mehraeen<sup>9</sup> conducted a simplified analysis using conservative noise ratings for solar equipment and the Environmental Protection Agency (EPA) guidance and concluded that central inverters should be located at least 147 feet away from neighboring properties to remain below 55 dBA during the day, while substation transformers should be located at least 196 feet away to remain below 45 dBA at night. As discussed in Section 4.10, the closest distance of an occupied dwelling to the solar energy facility panels is over 300 feet, with the exception of one participating residence (RE53) that requested closer panel placement to optimize the number of panels on their property. Blazing Star Solar will position inverters interior to the panels to create additional distance from residences. Therefore, the noise levels from Project equipment are not expected to be discernable from background noise levels, and no impacts are anticipated.

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<sup>9</sup> Chambers T.L. and Mehraeen, S. 2025. A Brief Study of the Acoustic Impacts of Solar Power Generation Facilities.

**4.4 Name and Address of the Manufacturer and Model of the SES. (§3.49g(3)(iv))**

<b>Table 4.4 SES Manufacturer Name and Address and Model Information</b>		
Name	Address	Model of the SES
Canadian Solar	1350 Treat Blvd, Suite 500 Walnut Creek, CA, 94597	Hi Hero - 650-645W
Longi	No.8369 Shangyuan Road Economical And Technological Development Zone Xi'an, Shaanxi, China	HI-M05 - 540-560W
VSUN	Lot CN-09.01 Thuan Thanh II Industrial Park, Mao Dien Ward, Bac Ninh Province, Viet Nam	Vsun 132BMHR-DG - 610-635W

**4.5 Identify Time Frame, Project Life, Development Phases, Likely Markets for the Generated Energy, and Possible Future Expansions (§3.49g(3)(v))**

Blazing Star Solar has been in development since 2021. Contingent upon receiving all permits, the Project is currently planned to initiate construction in the third quarter of 2027 and continue through the first quarter of 2029. Following completion of construction, the Project will be in operation for approximately 30 years. There will be no future expansion of the Project. Blazing Star Solar will have a GIA that limits how much energy the Project can produce, and its design is limited to that contract size.

The energy generated from the Project is expected to be sold under a long-term PPA (typically 20 – 30 years), and other products (i.e., renewable energy credits), provides the revenue certainty needed to finance, construct, and operate the Project.

**4.6 Information on the Visual Impact of the Proposed SES Using Photos or Renditions of the Project or Similar Projects (§3.49g(3)(vi))**

Blazing Star Solar hired Tetra Tech, a leading consulting firm, to complete visual simulations of the proposed Project. Tetra Tech completed a review of the Project site, adjacent areas and took a set of visual viewpoints, referred to as Key Observation Points (KOPs). The visual simulated images were generated to provide the Project approaches to visual minimization measures that show how the proposed Conceptual Vegetative Buffer Plan will fully screens views of the Project from adjacent residences.

A review of the visual simulations shows that the proposed solar arrays would introduce low vertical, geometric elements that are gray in color into a flat terrain landscape that is dominated by agricultural fields and to a lesser extent tree vegetation. Potential visual impacts will vary depending on several factors, such as the distance of the viewer from the Project and whether views from the Project are obstructed or screened by vegetation, terrain, or development. In areas where the Project is lacking trees and is near existing residential homes, Blazing Star Solar is planning to add vegetation screening at or near existing fence or property lines. Existing vegetation between the solar arrays and the

residences will be left in place and supplemented, to the extent possible, to help screen the Project and reduce visual impacts from the residential homes. Views from the roadways will vary from completely screened, partially screened, to unobstructed. See Appendix C.9 for the Project developed KOPs and corresponding visual simulations.

#### 4.7 Maintenance and Anticipated Construction Schedule (§3.49g(3)(vii))

Upon issuance of a Special Use Permit, and as other applicable approvals are obtained, Blazing Star Solar will complete an engineering-scale design of the Project. The engineering-scale design of the Project will be included in the Building Permit. Once the Building Permit is obtained, Blazing Star Solar anticipates commencing construction as early as third quarter of 2027 and commercial operations in 2029. Construction of the Project is expected to take up to 18 months depending on site conditions, weather, and procurement. Table 4.7-1 provides the estimated construction schedule.

Task	Anticipated Start	Anticipated Finish
Panel Selection	June 2026	December 2026
Engineering-Scale Final Design Completed	March 2027	May 2027
Submit Building Permit	March 2027	April 2027
Start of On-Site Construction	September 2027	September 2027
SWPPP BMPs and Civil Installation	September 2027	December 2027
Panel Installation	April 2028	August 2028
Commissioning	October 2028	March 2029
Commercial Operations (COD)	March 2029	March 2029
Site Restoration	March 2029	September 2029

Table 4.7-2 provides information on the anticipated frequency of the O&M tasks associated with the Project. However, the frequency of inspection may vary based on facility demands and experience with performance of certain components and Project features.

Plant Device	Task	Preliminary Frequency
Photovoltaic (PV) Field	PV Panels visual check	Once Yearly
	Wirings and junction boxes visual check	Once Yearly
	PV strings measurement of the insulation	Once Yearly
	PV strings and string boxes faults	Once Yearly
	PV panels washing	No regular washing planned (only as site-specific conditions warrant)
	Vegetation Management (if necessary at site)	Up to three times a year depending on site conditions

<b>Table 4.7-2 Operations and Maintenance Tasks and Frequency</b>		
<b>Plant Device</b>	<b>Task</b>	<b>Preliminary Frequency</b>
Electric Boards	Case visual check	Once Yearly
	Fuses check	Once Yearly
	Surge arrester check	Once Yearly
	Torque check	Once Yearly
	DC voltage and current check	Once Yearly
	Grounding check	Once Yearly
Inverter	Case visual inspection	Once Yearly
	Air intake and filters inspections	Once Yearly
	Conversion stop for lack of voltage	Once yearly
	AC voltage and current check	Once yearly
	Conversion efficiency inspection	Once yearly
	Datalogger memory download	Once yearly
	Fuses check	Once yearly
	Grounding check	Once yearly
	Torque check	Once yearly
Support Structures	Visual check	Once yearly
	PV panels torque check on random sample	Once yearly

**4.8 Site Plan (§3.49(g)(3)(viii)); (§17)**

Blazing Star Solar hired Kimley Horn, a professional engineering firm, to develop and complete the Final Site Plan. Kimley Horn has prepared a Final Site Plan that incorporates all the Chapter 17 Site Plan Review for required design elements. Table 4.8 provides a checklist to ensure the Final Site Plan is compliant with the Chapter 17 requirements. Blazing Star Solar has filed the Final Site Plan in this Application along with the required digital submittals.

<b>Table 4.8 Final Site Plan Requirements</b>	
<b>Ordinance Reference</b>	<b>Requirement*</b>
§17.05(b)(1)	The date on which the site plan was prepared.
§17.05(b)(2)	The name, address and professional seal of the architect, landscape architect, engineer or professional surveyor who prepared the plan.
§17.05(b)(3)	A north arrow and legal description based upon the most current survey.
§17.05(b)(4)	Property lines, dimensions, and building setback distances and all structures, lot lines and wetlands within 100 feet of the site.

<b>Table 4.8 Final Site Plan Requirements</b>	
<b>Ordinance Reference</b>	<b>Requirement*</b>
§17.05(b)(5)	Existing and proposed topographic elevations at two-foot intervals on the site and to a distance of 50 feet outside the boundary lines of the site.
§17.05(b)(6)	Direction of storm water drainage and how storm water runoff will be handled as well as a statement describing where storm water will be ultimately discharged such as a creek, stream, lake or wetland.
§17.05(b)(7)	Location of existing and proposed buildings, their intended use, the length, width and height of each building, and the square footage and finished floor elevation of each building.
§17.05(b)(8)	Location of abutting streets, rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and driveways within 100 feet on either side of the site. Also, driveway width, curb radii and design of proposed deceleration lanes.
§17.05(b)(9)	Location and size of all water and sanitary sewer lines and storm drainage lines as well as fire hydrants and catch basins, and location of septic tanks and drain fields, and utility easements.
§17.05(b)(10)	Location and type of all sidewalks, bike paths, and other walkways.
§17.05(b)(11)	Location, type and size of any walls, fences or other screening devices.
§17.05(b)(12)	Location of all proposed landscape materials, including size and type of plantings.
§17.05(b)(13)	Location, size and height of all proposed accessory structures, flagpoles, storage sheds, transformers, dumpsters or trash removal areas or devices, and methods of screening, and existing and proposed utility poles. Rooftop or outdoor equipment shall also be indicated, including proposed methods of screening where appropriate.
§17.05(b)(14)	Proposed parking areas and access drives showing the number and dimensions of spaces and aisles, loading areas, handicapped access ramps, and the method of surfacing such areas.
§17.05(b)(15)	Exterior lighting showing areas of illumination and type of fixtures as well as the method of shielding lights from adjacent properties and roadways.
§17.05(b)(16)	Location and type of significant existing vegetation, water courses, and water bodies including county drains and manmade surface drainage ways, floodplains, and wetlands. Vegetation which is to be retained on the site must be illustrated.
§17.05(b)(17)	Location of existing and proposed slopes which are 20 percent or greater.
§17.05(b)(18)	Zoning and land use on adjacent properties.
§17.05(b)(19)	Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by this Ordinance or by state or federal agencies.
§17.05(b)(20)	The Planning Commission may request architectural elevation drawings of a building and cross-section drawings of the site.
§17.05(b)(21)	Small-scale sketch of properties, streets and zoned uses of land within one-half mile of the site.
§17.05(b)(22)	(Ord 02-2008 Eff 12-15-08) Identification of the limits of any required "natural vegetation zone" adjacent to a riparian feature, as established by the riparian area protection standards contained in Chapter 16.

In addition, and pursuant to Section 17.07, prior to approving a Site Plan, the Planning Commission shall require that the following standards be satisfied:

- a. *The site shall be designed to minimize or avoid conflicting and unsafe vehicle turning movements on the site and at driveways serving the site; avoid driver sight obstructions and provide for vehicle access between adjoining parcels where practicable.*

RESPONSE:

Driveway entrances have been placed to minimize conflicts with existing driveways and sight obstructions. Prior to construction, driveway permit applications will be prepared by a Michigan licensed engineer and will be reviewed by the Allegan County Road Commission Office. The Road Commission will review the application, visit the driveway locations, and approve the locations once satisfied the driveways are located in a safe and proper manner. Blazing Star Solar will install temporary construction traffic signs warning of increased construction traffic and will install signs directing truck traffic to dedicated entrances. As much as practical, truck traffic will travel in one direction through the array area, having separate entrances and exits to an array area.

- b. *Landscaping, landscape buffers and greenbelts shall be provided and designed in accordance with the Township's landscape provisions.*

RESPONSE:

The Project includes a Comprehensive Vegetative Buffer Plan for all residences within and adjacent to the Project. See Section 4.13 for further details. *All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.*

RESPONSE:

Blazing Star Solar retained Kimley Horn, a professional engineering firm, to develop and complete the Final Site Plan. The Project conducted a LIDAR aerial survey to compile site specific data that details the site topography to the 1-foot contour interval. This allowed Kimley Horn to complete the Final Site Plan and detailed engineering design that incorporates all topographical aspects of the entire 1,015-acre Project site. Additionally, the LIDAR aerial survey was used to inform stormwater design features and planning.

- c. *The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or by making those alterations to the*

*topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance.*

RESPONSE:

The Final Site Plan evaluated existing land features including areas of natural vegetation, forests, agricultural lands, etc. All these data features were used to inform the Final Site Plan and incorporate design measures used to avoid impacts to the natural environment to the maximum extent practicable. As was previously detailed, Blazing Star Solar developed a Vegetation Management Plan (VMP) which provides a strategy for vegetation management in compliance with the standards in the Ordinance. The implementation of the VMP will stabilize soil, promote water infiltration, provide native, pollinator-friendly wildlife habitat, and sequester carbon for the life of the Project by installing and maintaining sustainable vegetation in the Project Area and in the screening areas.

- d. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.*

RESPONSE:

The Project conducted a waters of the US/wetland delineation survey to delineate and map all potential natural drainages, swales, wetlands, ponds, and swamps. Avoidance measures were incorporated into the Final Site Plan. Therefore, all facilities have been designed to avoid impacts on all delineated natural drainage features.

- e. The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein. Fences, walks, barriers, and landscaping shall be used, as appropriate, to accomplish these purposes.*

RESPONSE:

As discussed in Section 4.13, Blazing Star Solar is proposing a Comprehensive Vegetative Buffer Plan that provides a vegetation overstory and understory that will grow over time and provide a natural feature that will result in a reasonable visual and sound privacy measure. Furthermore, as discussed in Section 4.3, Blazing Star Solar has sited all noise generating equipment on the interior of the Project and away from residences to enhance sound privacy.

- f. All buildings or groups of buildings shall be arranged to permit necessary emergency vehicle access as requested by the Township Fire Department.*

RESPONSE:

Both the O&M building and Project substation have direct driveway entrances off 2nd Street and 130th Avenue, respectively. Blazing Star Solar will work with local officials to ensure both entrances to these facilities have 911 addresses. Furthermore, Blazing Star Solar will continue to coordinate with the Township Fire Department on the EAP to ensure that the best pathways are developed to access the Project.

- g. A pedestrian circulation system which is separated from the vehicular circulation system may be required. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, shopping areas and other uses which generate a considerable amount of pedestrian traffic.*

RESPONSE:

The Project is located entirely on private leased lands, and there are no existing pedestrian circulation systems in this area of the Township. Additionally, the entirety of the Project perimeter will be fenced pursuant to National Electrical Safety Code standards. Therefore, all access points will be gated and are not accessible to the public, negating the need for pedestrian circulation systems. Lastly, it is not anticipated that any pedestrian measures will be needed other than in the designated parking area and into the entrance of the O&M building.

- h. The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern serving adjacent development shall be of a condition appropriate to the traffic volume and type of traffic they will carry.*

RESPONSE:

The Project is located entirely on private leased land. The O&M building will have a driveway off 2nd Street and in an area of the Township with very limited vehicle and pedestrian traffic. Therefore, 2nd Street and any adjacent streets and driveways which are part of an existing street pattern will be able to continue to serve the existing traffic volume and type of traffic they currently carry.

Once the Project is constructed, minimal vehicular traffic for maintenance and operations is projected, and, accordingly, will not cause traffic congestion on the public streets.

- i. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm water drainage*

*system. Provisions shall be made to accommodate storm water, prevent erosion particularly during construction, and prevent the formation of dust. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Catch basins may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system.*

RESPONSE: Blazing Star Solar, through the engineering firm Kimley Horn, has incorporated professional engineering methods and standards to ensure that the proposed stormwater basins are incorporated into the Final Site Plan.

- j. Exterior lighting shall be arranged so that illumination is deflected downward and away from adjacent properties and so that it does not interfere with the vision of the motorist along adjacent streets. Flashing or intermittent lights shall not be permitted. Excessive lighting of buildings or structures shall be minimized to reduce light pollution.*

RESPONSE:

Exterior security lighting will be present at the Project substation and O&M building. Lighting at both infrastructures will be directed downward and away from adjacent properties and roadways. Lighting will be constant and not flashing. There is also a switch-capable light available at each inverter in the event maintenance activities are being completed at the inverter at night. The light will always be turned off when nighttime maintenance is not occurring and will otherwise be downcast when in use.

- k. All loading and unloading areas and outside storage areas including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials not less than six feet in height. The finished side of any wall, fence, or other screen shall face adjacent properties.*

RESPONSE:

The Project will have designated temporary areas to store materials and trash. The one permanent location, on second street north of 130<sup>th</sup>, for storage and trash will be near the O&M building (i.e., the location was specifically chosen for the natural and mature existing vegetation to screen the location).

- l. Site plans shall conform to all applicable requirements of county, state and federal statutes and approval may be conditioned on the applicant receiving necessary county, state and federal permits before final site plan approval or any occupancy permit is granted.*

**RESPONSE:**

The Final Site Plan will conform to all applicable requirements of Allegan County as well as all State and Federal approvals. This Final Site Plan identifies the “maximum extents” of the Project. This means that the perimeter fence around blocks of solar panels will not get any closer to public roads right-of-way, residences, and non-participating parcels on the Building Permit submittal application. Facilities within the Project fence – rows of panels, access roads, inverters, collection lines – may change based on final engineering and technology selection, but they will not expand beyond the extents in the Final Site Plan. All Project components comply with the Wayland Township setbacks described in the Ordinance (§3.49(g)(4)(i) and §3.34); these are discussed in more detail in Section 5.1 of this Application.

The Final Site Plan will be subject to final engineering and other development considerations and will be provided with the Building Permit submittal application. All Project facilities will comply with setback regulations and be in substantial conformance with the Final Site Plan.

**4.9 Decommissioning Plan (§3.49(g)(3)(ix))**

Blazing Star Solar commits to decommissioning the Project at the end of its useful life and ensuring that Wayland Township does not have to bear any financial burden. In furtherance of this commitment, Blazing Star Solar includes a proposed Decommissioning Plan in Appendix C.1 which was prepared by a licensed engineer and includes information on decommissioning and site restoration activities and associated costs. Section 6.0 of this Application provides detailed information on these activities.

**4.10 Distance to Nearest Occupied Dwelling (§3.49(g)(3)(x))**

The Solar Energy System (SES) is set back at least 300 feet from all occupied dwellings with the exception of one participating residence (RE53) that requested panels to be closer in order to optimize the number of panels on their property. Therefore, the closest occupied dwelling unit to a SES is 186 feet. Table 4.10 details the distance of the SES from every occupied dwelling within 300 feet of the Project Boundary including the SS Cyril Methodius Catholic Church and the Ebersole Center. Appendix B.1 contains the corresponding map that details the location of each occupied dwelling within the 300-foot project buffer.

<b>Table 4.10 Distance to Nearest Occupied Dwelling</b>				
<b>Structure ID</b>	<b>Structure Type</b>	<b>Lease Status</b>	<b>Direction</b>	<b>Nearest Distance (ft)</b>
RE01	House	Non-Participating	SE	350.3
RE02	House	Non-Participating	N	335.3
RE03	House	Non-Participating	E	548.5

<b>Table 4.10</b>				
<b>Distance to Nearest Occupied Dwelling</b>				
<b>Structure ID</b>	<b>Structure Type</b>	<b>Lease Status</b>	<b>Direction</b>	<b>Nearest Distance (ft)</b>
RE04	House	Non-Participating	E	405.8
RE05	House	Non-Participating	NE	337.0
RE06	House	Non-Participating	N	404.7
RE07	House	Non-Participating	NW	327.7
RE08	House	Non-Participating	NE	333.8
RE09	House	Non-Participating	E	443.2
RE10	House	Non-Participating	NW	330.4
RE11	House	Non-Participating	S	385.2
RE12	House	Non-Participating	SW	419.6
RE13	House	Non-Participating	E	421.1
RE14	House	Non-Participating	S	404.1
RE15	House	Non-Participating	E	325.1
RE16	House	Non-Participating	S	377.5
RE17	House	Non-Participating	W	326.0
RE18	House	Non-Participating	SW	328.0
RE19	House	Non-Participating	W	326.2
RE20	House	Non-Participating	W	429.4
RE21	House	Non-Participating	NE	862.6
RE22	House	Participating	N	400.4
RE23	House	Non-Participating	SW	664.4
RE24	House	Non-Participating	W	636.5
RE25	House	Non-Participating	SW	351.9
RE26	House	Non-Participating	N	372.3
RE27	House	Non-Participating	NW	505.8
RE28	House	Non-Participating	NW	330.5
RE29	House	Non-Participating	N	779.4
RE30	House	Participating	N	413.8
RE31	House	Non-Participating	S	462.7
RE32	House	Non-Participating	S	335.5
RE33	House	Non-Participating	S	336.6
RE34	House	Non-Participating	S	321.6
RE35	House	Non-Participating	S	344.2
RE36	House	Non-Participating	S	321.9
RE37	House	Non-Participating	W	330.1
RE38	House	Non-Participating	W	398.5
RE39	House	Non-Participating	SE	329.0
RE40	House	Non-Participating	NW	325.8
RE41	House	Non-Participating	W	353.7

<b>Table 4.10</b>				
<b>Distance to Nearest Occupied Dwelling</b>				
<b>Structure ID</b>	<b>Structure Type</b>	<b>Lease Status</b>	<b>Direction</b>	<b>Nearest Distance (ft)</b>
RE42	House	Non-Participating	W	692.7
RE43	House	Non-Participating	W	332.6
RE44	House	Non-Participating	N	339.1
RE45	House	Participating	S	367.8
RE46	House	Non-Participating	SW	502.4
RE47	House	Non-Participating	N	325.6
RE48	House	Non-Participating	E	333.3
RE49	House	Non-Participating	W	335.7
RE50	House	Non-Participating	E	352.0
RE51	House	Non-Participating	W	345.4
RE52	House	Non-Participating	W	329.3
RE53	House	Participating	W	186.4
CB54	Environmental Center	Non-Participating	SE	729.7
CB55	Environmental Center	Non-Participating	SE	669.1
CB56	Environmental Center	Non-Participating	SE	618.0
CB57	Environmental Center	Non-Participating	E	564.9
CB58	Environmental Center	Non-Participating	SE	570.7
CB59	Environmental Center	Non-Participating	SE	521.5
CB60	Environmental Center	Non-Participating	SE	503.1
CB61	Environmental Center	Non-Participating	SE	503.6
CB62	Environmental Center	Non-Participating	E	428.1
CB63	Environmental Center	Non-Participating	E	334.0
CB64	Church	Non-Participating	NE	330.5
<sup>1</sup> Residence RE53 requested panels to be closer to optimize the number of panels on their property.				

#### **4.11 Security Plan (§3.49(g)(3)(xi))**

During Construction, Blazing Star Solar will have cameras operating at the substation, laydown areas, and site entrances. The Project perimeter fencing will be installed early on in the construction period, further limiting the access points into the site. Only approved construction personnel, or people escorted by approved construction personnel will be allowed to enter within each of the solar panel array areas. Anyone entering a panel array area is required to sign in when entering the array and is required to sign out when exiting. Additionally, tools and equipment will be kept in locked Conex boxes at the end of the workday.

#### **4.12 Construction Waste Management Plan (§3.49(g)(3)(xii))**

Blazing Star Solar will contractually require the Balance of Plant contractor to keep a clean and safe construction site throughout the construction period. Keeping the site clear of debris is essential to maintaining a safe working environment and recycling construction and Project materials align with Blazing Star Solar's core value of sustainability.

Both trash and recycling dumpsters will be on site. Leftover trash or scrap material will be gathered from the Solar Farm area and properly discarded at the end of every working day. Cardboard will be recycled in the recycling dumpsters on site while scrap metal (both aluminum and copper wire and scrap steel) will be taken to a local metal scrap yard. Wood pallets are gathered and stored on site and are often donated to local citizens organizations that can re-use the wood.

Blazing Star Solar will also partner with a solar panel recycling firm to further its commitment to sustainability. Through the normal course of delivery and construction, it is assumed that a small percentage of panels will be damaged or found to be defective. However, most of each panel (upwards of 95%) is recyclable and re-usable. Damaged or defective panels will be stockpiled, and a panel recycling firm (such as SolarCycle) will collect and recycle the panels for further use.

#### **4.13 Landscaping Plan (§3.49(g)(3)(xiii))**

Blazing Star Solar recognizes the importance of protecting the viewshed valued by the community, and the need to address the visibility of the Project. Blazing Star Solar is committed to the preservation of existing vegetation that provides screening while also implementing revegetation preventative/restorative measures through landscape screening. Blazing Star Solar has retained Tetra Tech, a leading consulting firm with an established visual resources practice, to help demonstrate the Project's commitment to minimize the solar panel's visibility near residences. Tetra Tech prepared a Conceptual Vegetative Buffer Plan, that demonstrates the tree and shrub planting plan to more fully screen views near residences.

One of the primary functions of landscaping screening is to create visual barriers that shield a residence from the proposed development. Therefore, Blazing Star Solar completed a comprehensive landscape screening analysis for all residences, participating and non-

participating, within and adjacent to the Project. Rather than implementing the 25 linear foot planting plan specific to the Ordinance, Blazing Star Solar requests the Planning Commission to waive this site plan requirement (pursuant to Section 17.05(b) of the Ordinance) and allow Blazing Star Solar to implement a more comprehensive planting plan for all adjacent residences, participating and non-participating.

As demonstrated in the Conceptual Vegetative Buffer Plan, Blazing Star Solar will incorporate a higher native tree planting density while also incorporating a native shrub understory planting to achieve both aesthetic and ecological benefits. The native trees and shrubs will offer more comprehensive screening barriers but also support local wildlife habitats, thus enhancing biodiversity. The Conceptual Vegetative Buffer Plan cross-section view provides the future view detailing the ability of both the understory and overstory to provide a much better ability to screen views from residences (See Appendix C.9). Tetra Tech also provided visual simulations at the time of vegetation installation and at 5- and 10-year increments to provide future views of how those plantings will grow and provide more comprehensive screening over time. The Conceptual Vegetative Buffer Plan has included these visual simulation summations in Appendix C.9. Please see the Final Site Plan for the proposed comprehensive screening areas and each proposed planting area.

#### **4.14 Signed Lease (§3.49(g)(3)(xiv))**

As discussed in Section 4.1, Blazing Star Solar has signed lease and easement agreements with seven landowner partners covering 13 parcels in the Project Area. These are available in Appendices A.1 and A.2 and shown in Appendix B.2, Site Control Map.

#### **4.15 Additional Information as Required by Chapter 18 (§3.49(g)(3)(xv))**

This Application and its appendices contain all studies, reports, certifications, and plans required to demonstrate compliance with the applicable provisions in the Ordinance. Blazing Star Solar will coordinate with Wayland Township to provide any additional information requested by the Planning Commission during the Special Use Permit review process.

#### **4.16 Waived Requirements (§3.49(g)(3)(xvi))**

As detailed in Section 4.13 above, Blazing Star Solar is requesting the Planning Commission waive the 25-foot tree planting site plan requirement (pursuant to Section 17.05(b) of the Ordinance) and allow the Project to implement the proposed Conceptual Vegetative Buffer Plan for all adjacent residences, participating and non-participating. The Final Site Plan details the residences proposed for the comprehensive screening and each proposed planting area.

## 5. REQUIREMENTS FOR SOLAR FARMS (§3.49(G)(4))

### 5.1 Setbacks (§3.34; §3.49(g)(4)(i))

The proposed layout for the Project meets or exceeds the setbacks prescribed under the Ordinance (§3.49(g)(4)(i) and §3.34) as shown in Table 5.1 and on the Final Site Plan in Appendix B.3. Additionally, while not required by the Ordinance, Blazing Star Solar has incorporated a 300-foot setback from the SES to all occupied dwellings, which includes residences and community buildings.

Setback Feature	Wayland Township Zoning Ordinance
Federal or State Highways	No structure shall be constructed on a lot or parcel which abuts a Federal or State Highway unless a minimum <b>75-foot setback</b> , measured from the road right-of-way is maintained. (§3.34)
County Primary Roads	No structure shall be constructed on a lot or parcel which abuts a Federal or State Highway unless a minimum <b>50-foot setback</b> , measured from the road right-of-way is maintained. (§3.34)
Lot Lines	The SES shall be setback a minimum of <b>50 feet</b> from all lot lines unless a greater setback is required by the Planning Commission to mitigate the impact on adjoining land uses. Setbacks shall be measured from the lot line to the closest point of the solar array at minimum tilt (most horizontal position) or any SES components. (§3.49(g)(4)(i))

### 5.2 Height (§3.49(g)(4)(ii))

No components of the solar panels will exceed 14 feet in height above the ground at full tilt. Blazing Star Solar anticipates panels on the tracking rack system could be up to 12 feet in height at full tilt depending on topography.

### 5.3 Lot Size (§3.49(g)(4)(iii))

The Project is situated on approximately 1,015 acres of privately-owned land under lease, easement agreement, or Generation Interconnection Agreement with Blazing Star Solar. All parcels that will host solar panels are over 20 acres, as demonstrated in Appendix A. There are two underground collection easement agreements on parcels less than 20 acres; and these parcels will not host solar panels, but only underground collection lines.

### 5.4 Safety/Access (§3.49(g)(4)(iv))

Blazing Star Solar proposes to install an agricultural woven wire fence along the perimeter of the solar arrays that is eight feet in total height, including one foot of smooth wire at the top. Similarly, the fencing around the Project substation will be a 6-foot above grade chain-link fence and include one foot of barbed wire to comply with the National Electric Safety Code. Blazing Star Solar will provide codes in order for emergency service personnel to have proper access information (e.g., these codes will be changed on a regular basis to ensure security and safety). Lastly, Blazing Star Solar will work with local emergency services to

create mechanisms to ensure all access codes are shared, and access is permitted at all times of the day.

### **5.5 Interconnection (§3.49(g)(4)(v))**

Blazing Star Solar is currently in the Definitive Planning Phase (DPP) 3 with MISO, which is the final phase in the interconnection review process. Blazing Star Solar will provide the final GIA when executed (currently anticipated in Q1 2026).

### **5.6 Ground Cover (§3.49(g)(4)(vi))**

Cultivated cropland within the fence line of the Project Area will be converted to open, perennial vegetative cover except for the access roads, inverter pads, Project substation, and the O&M building. The vegetative cover will meet the Michigan Department Agricultural of Rural Development requirement of a 76 on the PA 116 pollinator scorecard for parcels enrolled in PA 116 and parcels not enrolled in the program. Of note, the Vegetation Management Plan outlines the process for implementation of the revegetation strategy within the Project Area.

### **5.7 Vegetative Screening (§3.49(g)(4)(vii))**

Blazing Star Solar is proposing comprehensive vegetative screening for all adjacent residences, participating and non-participating. As demonstrated on the Site Plan (Appendix B.3), the vegetative screening is located adjacent to the perimeter fence directly across from any residence. This vegetative screening supplements any existing screening, either vegetative, buildings, or structures, at these residences. The Conceptual Vegetative Buffer Plan simulations included in Appendix C.9 details the vegetative screening planned for the Project (i.e., continuous lines of native evergreens, native deciduous trees, native shrubs and native flowering plants located between the perimeter fencing and the property line of the participating parcel upon which the Project sits).

## **6. DECOMMISSIONING PLAN (§3.49(G)(5))**

Westwood Professional Services (Westwood) prepared a Decommissioning Plan for the Project that fulfills the decommissioning requirements of the Ordinance (Appendix C.1). As discussed in more detail in the Decommissioning Plan, decommissioning of the Project will include the removal of all solar facilities described in Section 1.2, when decommissioning would be initiated, disposing or recycling these facilities, how long decommissioning activities will take, restoring the parcels to agricultural production, and the cost to complete each of these activities.

Westwood determined the estimated decommissioning costs for all decommissioning activities based on the requirements in the Ordinance as well as cost assumptions based on a variety of factors including the future land use after decommissioning, engineering and construction practices, salvage value of Project materials, and more. The total estimated decommissioning cost in current dollars is expected to be around \$8,225,093, or (\$4,800,800) net cost with panel resale, including associated facilities.

Additionally, The Project is submitting a Statement of Responsibility as required by the Ordinance as Appendix C.2. Through these elements, Blazing Star Solar's Decommissioning Plan satisfies the requirements of the Ordinance.

### ***Blazing Star Solar Has Included Extra Protections to Further Protect Wayland Township.***

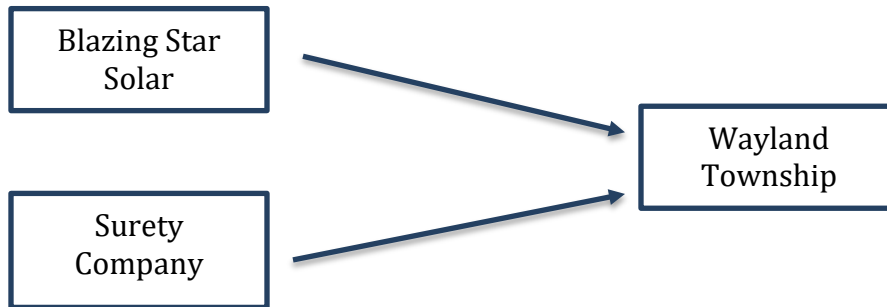
Blazing Star Solar has specifically incorporated the following three terms into the decommissioning plan:

- A 15% cost contingency and county administrative cost;
- Payments to farmers in the event of crop damage during decommissioning; and
- A reduction in the salvage value of scrap materials based on potential concerns that current scrap metal pricing is unusually high this year.

### ***Blazing Star Solar Has Included a Template Bond to Further Guarantee that Wayland Township Will Not Have to Pay for Decommissioning.***

A bond is a legal agreement where a separate company (known as a surety) guarantees that Blazing Star Solar performs its decommissioning obligations for the benefit of Wayland Township. In exchange for this guarantee, Blazing Star Solar pays the surety an annual premium. Blazing Star Solar includes a draft performance bond in Appendix C.3 for the Decommissioning Plan.

**The Bond Provides a Second Source of Protection for Wayland Township**



The entire purpose of such a decommissioning performance bond is to protect Wayland Township. Thus, it is designed, along with the Decommissioning Plan, to ensure that if something unexpected or unfortunate should happen to Blazing Star Solar, Wayland Township can draw on the bond to ensure that decommissioning is completed without Wayland Township paying for it.

Pursuant to the Ordinance, the Decommissioning Plan and associated cost estimate and financial assurance will be updated on or before the 10<sup>th</sup> anniversary of the commercial operations and every 5 years thereafter.

## **7. ADMINISTRATION COSTS - INITIAL APPLICATION AND ONGOING (§3.49(G)(6))**

Blazing Star Solar provided the \$5,000 deposit for the escrow account with this Application submission and further understands that if the escrow account balance falls below \$1,000, Blazing Star Solar shall deposit an additional \$5,000 into the account; and if the balance of the escrow account falls below \$1,000 for a continuous period of 30 days, the Application shall be considered withdrawn, or the permit may be terminated.

## **8. REMOVAL COST GUARANTEE (§3.49(G)(7))**

Please refer to Section 6 of this Application for details on how the decommissioning plan determines the estimated cost for removal and restoration of the Project. With the Decommissioning Plan, Blazing Star Solar includes a draft performance bond to demonstrate how the Project will meet the financial security. Furthermore, as a condition of approval, Blazing Star Solar will enter into a decommissioning agreement with Wayland Township to provide financial guarantees on the decommissioning of the Project at the end of its operational lifetime, in the form of a surety bond.

## **9. ECONOMIC BENEFITS**

As outlined in the property tax analysis prepared for the project (Appendix C.8), Blazing Star Solar will provide significant economic benefits in the form of new tax revenue for Wayland Township and other taxing districts, such as the Wayland Union Schools, Allegan County (including associated millages for senior programs, roads, the Allegan Medical Care Facility, and Allegan Conservation District), Henika District Library, the Allegan Area Education Service Agency, and other taxing bodies that specifically benefit and protect the public health, safety, morals, comfort and general welfare. These tax benefits will be realized through utility and industrial personal property taxes paid by the project, and real property taxes on the increased value of the land paid by the project and participating landowners.

Based on the analysis, the total estimated tax revenue to be paid by the project is at least \$24.6 million over the project's 30-year lifetime, without factoring in real property taxes on the land itself. At least \$2 million of that total would be paid directly to Wayland Township. Solar panels are taxed as industrial personal property while the Project substation and collection lines are classified as utility personal property. Blazing Star Solar's estimated fair cash value for industrial personal property exceeds \$230 million, and its utility personal property fair cash value is estimated at over \$12 million. Under the Payment In-Lieu of Taxes (PILT) Program for solar projects, Wayland Township would have the choice of substituting industrial personal property taxes on the solar panels and related components with a fixed minimum tax payment of \$7,000 per MW of capacity each year for local taxing jurisdictions (split based on each entities share of the overall industrial personal property milage rate), totaling \$875,000 each year over 20 years. Starting in year 21, the Project would revert to ad valorem industrial personal property taxes.

Without a PILT agreement, the Project taxable value will vary, based on multiplier tables set by the Michigan Department of Treasury (Form 5762 - Solar Energy System Report); the Project does not set forth nor recommend the rate of depreciation. Regardless of whether the PILT option is chosen by the Township, the tax estimates provided in the report are a conservative estimate and do not include additional revenue that will be generated through increased real property taxes derived from the value of the land.