



**Portside Solar Project**  
**Special Conditional Use Permit Application**

Prepared for:  
**Clyde Township**

Prepared by:  
**Portside Solar, LLC**

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## I. PROJECT INTRODUCTION

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On behalf of Portside Solar, LLC (Portside, or the Applicant), Atwell, LLC (Atwell) is submitting this application for a Special Conditional Use Permit and Site Plan Review for the Portside Solar Project (the Project) within Clyde Township, St. Clair County, Michigan. The Project is being developed by Ranger Power, LLC (Ranger Power, or Ranger). A checklist summarizing all requirements for the Special Conditional Use Permit and Site Plan and their location within the application or Site Plan Package is included as **Appendix A**. In addition, the Clyde Township Application for Special Conditional Use Permit form is included as **Appendix C**, accompanied by this document.

### 1) APPLICANT INFORMATION

**Project Developer:**

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**Portside Solar:**

Portside Solar, LLC  
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Chicago, IL 60607

Ranger Power is a utility-scale renewable energy development company headquartered in Chicago, Illinois, focused on bringing well-sited, community-supported solar energy to states in the Midwest. Ranger Power has a development portfolio of approximately 10 GW of active projects ranging in nameplate capacity from 50 MW to 400 MW.

Since 2017, Ranger has permitted more than 2,600 MW and executed over 2,600 MW of utility-scale Power Purchase and Build-Own-Transfer agreements with leading power providers throughout the region. This represents some of the largest volumes of solar development in the Midwest.

Over 1,100 MW of solar projects developed by Ranger have moved into construction, 586 MW of which are now commercially operating--many of these projects represent the largest solar projects operating in their respective states. By the end of 2023, Ranger anticipates that nearly 1 GW of projects developed by Ranger Power will be in commercial operation, delivering on our sustained value and trust to our partners.

Some examples of Ranger's leadership in the market include the recently completed construction on all three phases of the 239 MW Assembly solar project in Shiawassee County, Michigan, which is the largest operational solar project in the State. The Ranger-developed 149 MW River Fork project started construction in 2021. Dressor Plains, Prairie State, and Big River are all Ranger developed projects in Illinois, collectively 347 MW. Prairie State and Dressor Plains became operational in 2Q 2021 and are the largest operating solar projects in the state. Big River became operational in 3Q 2022.

Ranger is led by one of the most experienced teams in the renewable energy space. Their time-tested approach to development, which separates Ranger from the competition, involves working closely with landowners and communities to gain their support when bringing new investment and clean energy to the region.



Ranger Power is an industry leader because of the commitment to work closely with communities to ensure projects are a win-win. Ranger Power projects represent a significant investment and a new clean energy resource that benefits local residents, business owners, and stakeholders through bringing new investment and tax base, employment opportunities, and educational opportunities.

## 2) PROJECT SUMMARY

The Project will include up to 100 MW of photovoltaic solar panels that will be sited within a fenced area of up to approximately 275 acres within Clyde Township, with an additional portion of the project within Fort Gratiot Township in St. Clair County, Michigan (the Project Area). Of the 100 MW capacity generated by the Project, approximately 25 MW is proposed within Clyde Township. Land use within the Project Area is primarily agriculture and undeveloped woodlots. The Project Area was selected based on land use, interest from landowners, and proximity to existing electrical grid infrastructure.

The Applicant has acquired the rights to develop, construct, and operate an up to 100-MW alternating current (AC) solar project on seven parcels of land owned by four private landowners located in Clyde Township. These land rights are granted by easement agreements or by purchase option agreement. A list of participating parcels in Clyde Township is included in **Appendix D**.

The Project will consist of solar panels and inverters arranged in photovoltaic (PV) arrays. Associated facilities include the Project substation, overhead transmission line to point-of-interconnection, underground electrical cables to collect the generated power and transmit it to the Project substation, perimeter fencing, and gravel access roads to each PV array. The proposed locations of the solar arrays, substation, collection lines, access roads, and other Project facilities are shown in the Site Plan Package in **Appendix B**.

As demonstrated throughout this application narrative, Ranger Power made a comprehensive and diligent effort in designing and siting a facility that meets or exceeds the requirements of the Fort Gratiot Township Zoning Ordinance and Solar Energy Systems Ordinance. As sited, the Project optimizes efficient use of land to generate solar power, while avoiding impacts to natural resources or existing land uses. Additionally, as designed, the Project avoids impacts to wetlands and floodplains. In addition, the Project will utilize setbacks that meet or exceed the setback requirements set forth in the Clyde Township Zoning Ordinance and will install landscape screening in areas adjacent to non-participating residential parcels, where adequate screening does not already exist. The Project plans to coordinate with stakeholders and township officials through Project permitting, construction, and operation, and has received wide-ranging support from community members.

The Applicant is coordinating a power purchase agreement (PPA) for the purchase of the power generated by Project. Construction is expected to begin in 2025, with commercial operation anticipated in 2026. Exact construction and operation dates are dependent on receipt of necessary permits, equipment, and approvals.

Ranger Power is fortunate to present a project that community members, local stakeholders, and job seekers alike can be proud of.

## **II. SPECIAL CONDITIONAL USE PERMIT REQUIREMENTS**

In accordance with Section 18 of the Clyde Township Zoning Ordinance, which provides regulations for Special Condition Uses, Ranger Power has provided the Zoning Administrator with this application package, which meets the data required for a Special Conditional Use Permit (SCUP) application.

### **1) SUBMITTAL REQUIREMENTS**

In accordance with Section 18.01 of the Clyde Township Zoning Ordinance, this application narrative will be submitted along with an official Special Use Condition permit application form (**Appendix C**); all required data, exhibits, and information (**Appendices A – M**); and a required fee deposited as established by resolution of the Township Board.

Ranger Power understands that the application package submitted to the Planning Commission must be filed with the Township at least twenty-one (21) days prior to the next regularly scheduled meeting of the Planning Commission.

Refer to the Special Conditional Use / Site Plan Review Checklist in **Appendix A** for a summary of SCUP and Site Plan Requirements and where they can be found in this SCUP application package and Site Plan package.

### **2) GENERAL STANDARDS FOR APPROVAL FOR SPECIAL CONDITIONAL USE PERMIT**

In accordance with Section 18.03 of the Clyde Township Zoning Ordinance, the Project will meet or exceed all standards for approval, as set forth in detail below.

#### **a. Will be harmonious with and in accordance with the general objectives of the Future Land Use Plan.**

The Project will be harmonious with the Clyde Township Master Plan and the Future Land Use Plan. Specifically, the Future Land Use Plan contemplates that the Project Area will continue to be zoned for agricultural use so, when the Project is decommissioned, the Project Area can be returned to agricultural use. The Project promotes the use of land within Clyde Township in a socially and economically desirable manner by providing renewable energy to communities in Michigan through a low-profile, strategically sited solar project designed to maintain and protect the land's historical usage for agricultural production. Solar energy generation in St. Clair County will contribute to the stability and availability of energy resources in Michigan.

Additionally, the Project will further the Master Plan's stated emphasis on "preserving open space and promoting farmland preservation." The site must be maintained so that the land can be returned to agricultural uses at the end of the solar agreement, at which point, the existing PA 116 Agreement is continued. Allowing the soils to "rest" from yearly agricultural use would also help to restore nutrients into soils and at the end of the Project's operational life, the Project area could be returned to agricultural use. Moreover, the Project will benefit the surrounding agricultural areas by being planted with pollinator-friendly vegetation. Properties enrolled in a Michigan Farmland Rights Agreement (PA 116 Agreement) may be developed as a solar farm, provided that the solar developer complies with a number of conditions, including that the Project is designed and planted to achieve a score of at least 76 on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites. In addition

The Project is also consistent with the Clyde Township Master Plan's Community Vision Statement which prioritizes protection and preservation of sensitive natural features. The Applicant has conducted numerous environmental studies to identify such sensitive areas and has refined Project design and sited to avoid and



minimize impacts to these features. The Project avoids impacts to wetlands and watercourses. Refer to **Appendix E: Environmental Impact Study**.

**b. Will be designed, constructed, operated, maintained, in harmony with existing and intended character of the general vicinity and so that such use will not change the essential character of that area.**

Located in the Residential Agricultural district of Clyde Township, the Project is designed and will be constructed, operated, and maintained to be harmonious with and in appearance with the rural character of the surrounding area. The Project will maintain the area's low density and will not increase area road traffic once constructed. The height of the panels will be similar to that of full-grown corn. The Project is sited exclusively on property zoned in the Residential Agricultural district, the majority of which is currently used for agriculture. Overall, the Project is designed to be harmonious and compatible with the general agricultural vicinity and, at the end of the Project's operational life, it will be decommissioned and can be returned to agricultural use. Refer to the Project Decommissioning Plan included in **Appendix G**.

The Project will preserve the agricultural character and visual appeal of adjacent properties through design measures such as the perimeter fencing that will be constructed with wooden posts and woven fiber, as opposed to standard chain-link fencing; landscape buffering and planting a perennial vegetative ground cover throughout the site. Refer to Landscaping and Vegetation Details in **Appendix B: Site Plan Sheet 19**.

**c. Will not be hazardous or disturbing to existing or future neighboring uses.**

The Project is designed and will be constructed, operated, and maintained to be harmonious with and in appearance with the neighboring uses. Refer to the Zoning Map in **Appendix B: Site Plan Sheet 2**. The Project will maintain the area's low density and will not increase area road traffic once constructed. The project will not produce excess sound or glare and will not create any hazardous or disturbing impacts to neighboring uses. With the panels positioned to catch the morning or evening sun, the height of the panels will be similar to that of full-grown corn. Perennial vegetative groundcover will be planted and maintained throughout the Project area similar to cover crops in typically agricultural operations or land enrolled in the U.S. Department of Agriculture (USDA) Farm Service Agency Conservation Reserve Program. Refer to the Landscaping and Vegetation Details in **Appendix B: Site Plan**.

The Project will preserve the agricultural character and visual appeal of the Project by implementing setbacks that meet or exceed what is required by the Clyde Township Zoning Ordinance, and will offer to install landscape screening in areas adjacent to non-participating residential parcels. Design measures to preserve the adjacent properties will also be taken, such as perimeter fencing constructed with wooden posts and woven fiber, as opposed to standard chain-link fencing; landscape buffering; and planting a perennial vegetative ground cover throughout the site. The Project facility will be secured and monitored 24/7. Refer to **Appendix K: Maintenance Program** in addition to Security Details in **Appendix B: Site Plan Sheet 17** and Landscaping and Vegetation Details in **Appendix B: Site Plan Sheet 19**.

Operation of a PV solar energy system does not generate emissions, smoke, fumes, or odors. Refer to **Appendix F: Sound Modeling Study** and **Appendix H: Glint/Glare Study**. Solar panels are constructed of layered glass, aluminum, and crystalline silicon. Crystalline silicon is a common mineral found naturally within the earth's crust, as well as in sand, stone, concrete, and mortar. As such, the Project will not disturb or be hazardous to any surrounding uses permitted within the adjacent zoning districts or produce any hazardous by-products, as the panels are chemically inert. Furthermore, at the end of its operational life, the Project will be removed in accordance with the Decommissioning Plan provided in **Appendix G**, and land may be returned to its current use.

Existing and future neighborhood uses will also be unaffected. As described in the Real Estate Adjacent Property Value Impact Report (**Appendix M**), solar facilities of similar size and in similar rural areas in Michigan and across the Midwest have consistently been shown to have no measurable impact on property values in the surrounding area. The Project would instead benefit the local, regional, and state economies by providing employment during construction, and production taxes once in operation. Refer to the Project Property Tax Impact Assessment (**Appendix I**).

**d. Will represent a substantial improvement to property in the immediate vicinity and to the community as a whole.**

The Applicant has committed to seeding the Project Area with a mix of pollinator-friendly and other vegetation determined to be appropriate for the region that will be compatible with the surrounding landscape. Refer to Landscaping and Vegetation Details in **Appendix B: Site Plan Sheet 19**. Pollinator-friendly vegetation planted within the project area will decrease erosion, increase stormwater control, increase biodiversity within the project area, and maintain the character of the surrounding area. In addition, not only will the Project avoid any impacts to local schools, but taxes generated by the project will go directly towards local schools, libraries, and fire departments. The Project represents an investment of approximately \$140 million with tax revenue going towards essential services for the local community and project vicinity.

**e. Will be served adequately by essential public service and facilities, such as highways, street, drainage structures, police and fire protection and refuse disposal, or persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.**

The Project will be served adequately by the existing streets and highways for the construction of the Project. The Project does not include any new public roadways and solar panels will be setback from public road ROWs. Transportation and installation of the components will not require special accommodations of the existing infrastructure. During Project construction, workforce and component delivery routes will follow designed and approved routes. During operation, the Project will not generate vehicular or pedestrian traffic. Access roads have been designed to provide safe and efficient ingress and egress points for maintenance crews or emergency vehicles. Refer to the Crossing & Access Road Details in **Appendix B: Site Plan Sheet 18**.

The Applicant will notify the Port Huron Fire Department prior to construction so that the Fire Department can visit the Project during construction to obtain a better on-the-ground understanding of the Project layout and access points. Thus, the Project is not expected to require any additional local police or fire department resources.

**f. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.**

The Project will not create excessive additional requirements at public cost for public facilities and services and will not adversely affect the public health, safety, or welfare of the community. As required by federal regulations, the Project will not be accessible to the public. As required by federal law, the Project will be surrounded by a perimeter fence, which will reduce the potential for safety or security issues. The Project will obtain all building, electrical, plumbing, and other permits required by the St. Clair County Building Inspection and Environmental Services Department prior to construction of the O&M facility.



The Project will contribute to the supply of clean, renewable energy for communities in Michigan. The Project will contribute to local economic investment in Clyde Township by increasing tax revenue and providing other financial benefits to the community. Taxes generated by the Project are anticipated to provide revenue for community schools, infrastructure, and services. The Project will not cause injury to the value of other property in the neighborhood in which it is located. Refer to the Project Property Tax Impact Assessment in **Appendix I** and the Real Estate Adjacent Property Value Impact Report in **Appendix M**.

**g. Will not involve uses, activities, processes, material, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration or odors.**

The Project will not generate traffic, noise, smoke, fumes, glare or odors detrimental to health, safety, or general welfare during operations. The Project is implementing setbacks from non-participating properties, public roadways, and residences that adhere to the requirements set forth in the Clyde Township Zoning Ordinance. Construction of the Project will produce a minor increase in local traffic. However, this small increase will be temporary, and measures will be put in place to ensure traffic safety. During operation, vehicular traffic associated with the Project will be minimal. Refer to **Appendix F: Sound Modeling Study** and **Appendix H: Glint/Glare Study**.

The Project has been designed to minimize audible sound at neighboring residences and buildings and to comply with Clyde Township's sound requirements of 50 dBA. According to the Project's Sound Modeling Study (**Appendix F**), even under highest decibel circumstances, sound associated with and emanating from the Project Area will still adhere to these requirements.

The Project will not result in glint/glare that would impact neighboring properties or vehicles on the road. The solar panels that will be used for the Project have been designed with an anti-glare coating. A glare hazard analysis did not predict glare to be reflected to any residences, businesses, or roadways. Refer to the Project Glint/Glare Study in **Appendix H** for additional detail and photographs of these areas.

The Applicant has reached out to the Director of Public Safety to set up a meeting to discuss the Project. In addition, a perimeter fence will be installed surrounding the Project, which will limit the potential safety or security issues.

**h. Will be consistent with the intent and purposes of this Ordinance.**

The Project is consistent with the purposes and spirit of the Clyde Township Zoning Ordinance. Specifically, and among other stated purposes furthered by the Project, the Project "encourages the use of lands in accordance with their character and adaptability and to limit the improper use of land...." Section 1.01. Use of the site as a solar energy generation facility encourages the use of lands in Clyde Township in accordance with their character and adaptability, helping to facilitate adequate provisions for public energy use in Michigan. Refer to **Appendix A: Special Conditional Use / Site Plan Review Checklist**.

In addition, the Project is compatible with the goals of the Clyde Township Zoning Ordinance related to maintaining the character of the community. The Project will benefit the surrounding agricultural areas by being planted with pollinator-friendly vegetation. Properties enrolled in a Michigan Farmland Rights Agreement (PA 116 Agreement) may be developed as a solar farm, provided that the solar developer complies with a number of conditions, including that the Project is designed and planted to achieve a score of at least 76 on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites. In addition, the site must be maintained so that the land can be returned to agricultural uses at the end of the solar agreement, at



which point, the existing PA 116 Agreement is continued. Allowing the soils to “rest” from yearly agricultural use would also help to restore nutrients into soils and at the end of the Project’s operational life, the Project area could be returned to agricultural use.

The character of the community will also be unaffected as Project development aligns with the Community Vision Statement of the Clyde Township Master Plan, which states that preservation of the rural residential character of the community is a high priority for its residents. Solar facilities of similar size and in similar rural areas in Michigan and across the Midwest have consistently been shown to have no measurable impact on property values in the surrounding area. The Project would instead benefit the local, regional, and state economies by providing employment during construction, and production taxes once in operation. Refer to **Appendix I: Project Property Tax Impact Report**.

The Project is also consistent with the Clyde Township Master Plan’s Community Vision Statement which prioritizes protection and preservation of sensitive natural features. The Applicant has conducted numerous environmental studies to identify such sensitive areas and has refined Project design and sited to avoid and minimize impacts to these features. The Project avoids impacts to wetlands and watercourses to the extent practicable. Refer to **Appendix E: Environmental Impact Study**.

**i. Will be compatible with the natural environment.**

The Michigan Department of Agriculture & Rural Development (“MDARD”) now recognizes the need to install solar arrays on agricultural land, including land enrolled in PA116. Agricultural land is compatible for land use for solar development as the land generally consists of large acreage conducive to low-intensity development such as solar. The Project will serve to supplement farming incomes and allow for nutrient and land recharge while supporting native vegetation and pollinator habitat species. Giving soil rest can help maintain soil quality and contribute to biodiversity of agricultural land to increase nutrient levels and enable the land to revert back to agricultural uses at the end of the operational life for solar installations. The solar arrays will be mounted on piles, minimizing disturbance to the land. Grasses and other vegetation will be allowed to grow underneath and between panels and will be maintained against overgrowth. Refer to the Landscaping and Vegetation Details in **Appendix B: Site Plan Sheet 19**.

Presence of pollinator-friendly species has been shown to increase production of pollinator-dependent crops, such as soybeans. In addition, pollinator-friendly species tend to have deeper root systems, which filter and store more water, thereby decreasing runoff and increasing groundwater storage, and these species tend to require less chemical fertilizer and herbicide, therefore also decreasing pollutants entering surface waters and groundwater. Additionally, soil removal and topographic modifications will be completed in accordance with site-specific construction best management practices (BMPs) and the stabilization of the site will be managed to prevent soil erosion. Refer to the Landscaping and Vegetation Details in **Appendix B: Site Plan Sheet 19** and to **Appendix K: Maintenance Program**.

Aligning with the Clyde Township Master Plan’s vision to protect and preserve the township’s natural features, the Project has been designed to prioritize the preservation of significant natural features such as steeper slopes, wetlands, surface water features, floodplains, sensitive cultural and archaeological sites, and other unique or significant natural areas, to the extent practicable. As part of the due diligence for the Project, the Applicant contracted Atwell to complete environmental assessments for the Project including a biological habitat assessment, wetland delineation, and cultural resource review. The results of these surveys were used to inform Project design and reduce potential impacts to significant natural features. U.S. Fish and Wildlife Service (USFWS) recommended BMPs will be used to minimize impacts to potential

threatened or endangered species (TES) and their habitat during the construction of the Project. Refer to **Appendix E: Environmental Impact Study**.



### III. SOLAR ORDINANCE NO. 2017-1

Pursuant to the Clyde Township Solar Ordinance (No. 2017-1 and No. 2022-7, Article 5, Section 5.02), the Project is defined as a large solar energy system (LSES). Large solar energy systems are permitted subject to special conditions in the Residential Agricultural district, where the Project has been sited. The Clyde Township Solar Ordinance states that use as an LSES is determined by the Planning Commission to be compatible with permitted uses if the conditions in the solar ordinance are met.

In accordance with this ordinance and amendment, along with Section 16.52 of the Clyde Township Zoning Ordinance, the Applicant has provided the Zoning Administrator with this application package for a Special Conditional Use Permit. Refer to the Special Conditional Use / Site Plan Review Checklist in **Appendix A**, for a summary of SCUP and Site Plan Requirements and where they can be found in this SCUP application package and Site Plan package.

#### 1. CONDITIONS FOR SOLAR ENERGY SYSTEMS

a. Ranger Power understands that large solar energy systems in Clyde Township are subject to the following general requirements and will comply accordingly. A Special Conditional Use/Site Plan Review Checklist is included as **Appendix A**.

b. The Site Plan included in **Appendix B** consists of detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying the following information, in addition to information required for other special use permits.

1. A site plan (**Appendix B: Site Plan**).
2. All lot lines and dimensions, including a legal description of each lot or parcel comprising the LSES (**Appendix B: Site Plan Sheet 2, Appendix D: Participating Parcel List**).
3. Names of owners of each lot or parcel within the Township that is proposed to be within the LSES (**Appendix D: Participating Parcel List**).
4. Vicinity map showing the location of all surrounding land uses (**Appendix B: Site Plan Sheets 1 and 2**).
5. Location and height of all proposed arrays buildings, structures, electrical tie lines and transmission lines, security fencing, and all above-ground structures and utilities associated with the LSES (**Appendix B: Site Plan Sheets 04 - 15**).
6. Horizontal and vertical elevation scale drawings with dimensions that show the location of the proposed arrays, buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property (**Appendix B: Site Plan Sheets 04 - 15**).
7. Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the LSES and within 1,000 feet of the outside perimeter of the LSES (**Appendix B: Site Plan Sheets 04 - 15**).
8. Proposed setbacks from the Solar Array(s) to all boundary lines and all existing and proposed structures within the Large Solar Energy System (Setback Tables in **Appendix B: Site Plan Sheets 4 -16**).
9. Land elevations for the location of the arrays and the relationship to the land elevations of all existing and proposed structures within the LSES (**Appendix B: Site Plan Sheet 3**).

10. Proposed access driveways within and to the Large Solar Energy System, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway (**Appendix B: Site Plan Sheet 18**). All access drives shall be subject to Saint Clair County Road Commission or Michigan Department of Transportation approval as appropriate and shall be planned to minimize the use of lands for that purpose.
11. Planned security measures to prevent unauthorized trespass and access and to warn of potential dangers during the construction, operation, removal, maintenance or repair of the LSES (**Appendix B: Site Plan Sheet 1; Appendix L: Safety Measures**).
12. A written description of the maintenance program to be used for the arrays and other components of the LSES, including maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules in the event the LSES becomes obsolete, uneconomical, or is considered an abandoned SES (**Appendix K: Maintenance Program; Appendix G: Project Decommissioning Plan**).
13. A copy of the manufacturer's safety measures (**Appendix L: Safety Measures**)
14. Planned lighting protection measures (**Appendix B: Site Plan Sheets 4 - 15 and 17**).
15. Details of the environmental impact of the LSES, as reflected in an environmental impact study, including, but not limited to, a review of specified factors (**Appendix C: Clyde Township Application for Special Conditional Use Permit; Appendix E: Environmental Impact Study**).
16. A written description of measures to be taken to support the flow of rainwater throughout the LSES, including any measures to promote the growth of vegetation beneath the arrays and/or otherwise limit the impacts of storm water runoff (**Appendix B: Site Plan**). The measures shall be subject to the approval of the Saint Clair County Drain Commissioner.
17. A written contract with any energy provider or other purchaser of the energy produced by the LSES, demonstrating a commitment to purchase such energy for a term acceptable to the Township (**Appendix J: Project Interconnection Information**).
18. Additional detail(s) and information as required by the special use requirements of the Zoning Ordinance, or as required by the Planning Commission (**Appendix A: Special Conditional Use / Site Plan Review Checklist; Appendix C: Clyde Township Application for Special Conditional Use Permit**).



#### IV. SITE PLAN REQUIREMENTS

The Applicant has prepared a Site Plan (**Appendix B**) in accordance with the requirements of Section 17.02 of the Clyde Township Zoning Ordinance. Refer to the Special Conditional Use / Site Plan Review, included with **Appendix A**. The Project Site Plan package, which includes maps showing the physical features and land uses of the Project Area, both before and after construction of the proposed Project, is attached as **Appendix B**. Refer to the Special Conditional Use / Site Plan Review Checklist (**Appendix A**) for a summary of required documents and where they are located within the Special Conditional Use Permit Application and Site Plan Package. The above-listed requirements are included in the Site Plan package in **Appendix B** and the Clyde Township Special Conditional Use Permit Application in **Appendix C**. Design drawings and engineering calculations have been certified by a Professional Engineer licensed in the State of Michigan.

#### V. STANDARDS FOR PLAN APPROVAL

Atwell prepared the Site Plan (**Appendix B**) in accordance with Article 17 of the Clyde Township Zoning Ordinance. Refer to the Special Conditional Use / Site Plan Review Checklist in **Appendix A** for a summary of SCUP and Site Plan Requirements and where they can be found in this SCUP application package and Site Plan Package. The Site Plan, which includes maps showing the physical features and land uses of the Project Area, both before and after Project construction, complies with the standards for site plan approval as outlined in Article 17 of the Clyde Township Zoning Ordinance.

#### VI. ADDITIONAL INFORMATION

##### 1) REGULATORY CERTIFICATIONS AND APPROVALS

The Applicant will comply with all applicable federal, state, and local laws and regulations and will obtain all required federal, state, and local approvals, licenses, permits or variances for the proposed large solar energy system prior to the start date of construction. The Applicant ensures their projects are sited in an environmentally responsible manner and in compliance with all applicable local, state, and federal laws and regulations.

The following list represents some of the permits and approvals being reviewed as part of this project:

AGENCY	DESCRIPTION	STATUS
EGLE-WRD	Potential NREPA permits/approvals include: <ul style="list-style-type: none"> <li>● Part 31 Floodplains</li> <li>● Part 301 Watercourses</li> <li>● Part 303 Wetlands</li> </ul>	Application Anticipated
St. Clair County	Soil Erosion and Sedimentation Control Permit	Application Anticipated
DTE Energy	Electrical Line Easement Crossing Agreements	Application Anticipated

Michigan Department of Transportation	Driveway Crossing Agreements	Application Anticipated
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**2) CONSTRUCTION CODES AND INTERCONNECTION STANDARDS**

Applicant will comply with all applicable state construction and electrical codes and St. Clair County building permit requirements, as well as all applicable utility, Michigan Public Service Commission, and Federal Energy Regulatory Commission interconnection standards. Construction of the LSES shall comply with the National Electric Safety Code and the state construction codes as administered and enforced by the Clyde Township or St. Clair County.

**3) COMPONENT CODES AND STANDARDS**

Components of the LSES shall be approved by the Institute of Electrical and Electronics Engineers ("IEEE"), Solar Rating and Certification Corporation ("SRCC"), or Electronic Testing Laboratories ("ETL").

**4) CONSTRUCTION SCHEDULE**

Upon approval of the SCUP application, the below table depicts an anticipated construction schedule outlining major Portside Solar milestones.

Portside Solar Milestones	
Mobilization	Q2 2025
Start of Construction	Q2 2025
Commercial Operation Date	Q4 2026

**VII. CONCLUSION**

This submission and its attachments demonstrate the Applicant's compliance with the Clyde Township Zoning Ordinance, Conditional Use Permit Standards, Solar Ordinance, and associated amendments. Upon approval of the Special Conditional Use Permit, Ranger Power looks forward to the opportunity to construct the Project. The Project will supply clean renewable energy to the state and will operate in compliance with all applicable local, state, and federal regulations.