



Conway Township Planning Commission Joint Special Meeting Minutes with Cohoctah Township

Tuesday, September 9th | 7:00pm EST

Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	<p>PC Members Present: Lucas Curd- Chair, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss- Vice Chair, Kayla Poissant- Secretary</p> <p>Cohoctah PC Members: Clint Beach, Jessica Buttermore, Sarah Newton, Jen Carmack, Kyle Engel.</p> <p>Zoning Administrator: Russ Cesarz</p> <p>Township Planner- Liz Hart- McKenna</p> <p>Township Attorney- Keith Brown</p>	None
Call to Order/Pledge	Chair, L. Curd called the Conway Township Planning Commission Special meeting to order at 7:00pm and J. Buttermore led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as presented for Sept 9th, 2025. Motion by S. Weiss. Support L. Curd. Motion Approved. G. Pushies- Dissent.	Motion Approved
Call to the Public	None at this time.	None
New Business	<p>Review and Discussion of Ranger Power/Headland Solar LLC Special Land Use Application with Ranger Power and DESRI-</p> <p>J. Buttermore stated that DESRI representative (Conner Cox) and Drew Vielbig (Ranger) was in attendance to answer questions regarding the solar application.</p> <p>C. Beach (Cohoctah)- He asked if Mr. Cox was familiar with other solar sites. Mr. Cox stated that he was not familiar with the projects. C. Beach went over information on wattage from those facilities, and then asked Mr. Cox if they would be willing to scale down this facility/application to fit in the CREO and community guidelines and wishes. Mr. Cox said he would have to</p>	None

	<p>refer to Ranger Power, and that DESRI would not get involved until construction.</p> <p>C. Beach then asked about construction hours and hours of operations. Mr. Cox stated that they would with the construction contractors and follow all state and local requirements.</p> <p>C. Beach asked about the reported concerns about water run-off and sound mitigation from the Shiawassee facility, and how that was being addressed. Mr. Cox stated that DESRI/construction companies must work with the state to handle the drainage concerns during construction, and then works promptly and swiftly to handle storm water concerns after construction. He also stated that it was a “wet spring”, and that there haven’t been storm water concerns since construction was completed. He stated that the setbacks have been increase in regards to the sound concerns, but could not specify the amount that it has increased. Mr. Cox also stated that designs have been altered as well to help mitigate the concern.</p> <p>C. Beach brought up noise pollution, and asked how the other products/facilities have been able to obtain lower sound output, and what else can be done to bring down the overall noise level from the inverters ahead of time. Mr. Cox stated that sounds can be complex, and that’s why they hire professionals to bring in input. He stated that they can speak with the manufacturers to see what can be done to reduce the noise from the units. Mr. Vielbig stated that they were here to discuss specifically on noise on the Headland project. C. Beach stated that there are other Ranger projects with lower noise levels, and asked why the Headland project can’t be updated to have similar results and outputs. Mr. Vielbig stated that neither him or Mr. Cox is on the Acceleration project so they could not respond to that question about design parameters, and that this application meets PA 233.</p> <p>C. Beach mentioned the bald eagles in the area that have nested and continue to live in the area, and asked about how the Headland project will impact the eagles, and if any research on how noise may impact the eagles. Mr. Vielbig stated that no eagle’s nest has been reported in the project area. C. Beach stated that the nest is directly outside the project, and their habit is included in the project area.</p>	
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C. Beach asked about the report of deer carcasses being found and removed from the Assembly site. Mr. Cox stated that he was unaware of that issue, but can look into that. C. Beach stated that the concern is that if the deer is electrocuted it is not able to be consumed, and Mr. Cox stated that they can contact the local DNR on how to properly dispose of them if this happens. C. Beach also asked about the crops and deer habits being moved due to the new fencing around the project. Mr. Vielbig stated that this issue has not heard this concern.

C. Beach asked about decommissioning, and if all equipment would be removed or up to the 3ft mentioned in the application. Mr. Vielbig stated that there is flexibility to leave some cables/roads/etc. and the land owner agreed, they would leave it.

C. Beach asked about brown fields, and how many facilities are built on current brown fields. Mr. Vielbig stated that none of them so far are built on brown fields.

C. Beach asked about the pollinator scale, and asked why they are doing only the minimum on the scale. Mr. Vielbig stated that they would meet the minimal requirements. C. Beach asked about grazing, and Mr. Vielbig stated that at this time it is too early to decide this in the project timeline.

P. Charette went in depth regarding the recent sound evaluation that was conducted, and the concern about the sound output to not only the participating residents, but the non-participating residents surrounding the facility. He asked if DESRI or Ranger Power would be willing to commit to get the sound output down to 45 dbs. Discussion continued. Mr. Vielbig stated that the design of the project is going to continue to change, and can only commit to the 55 dbs. He also stated that they are taking in concerns and new information from other facilities to update as they go. Mr. Cox stated that he does not have the authority to speak on this specific aspect, but they are trying to be good neighbors by installing sound walls, etc. to help with concerns and complaints.

C. Beach asked how long they have been working on the sound concern at Assembly, to which Mr. Cox replied with about 9 months, and could not estimate the exact

	<p>time until finished, but estimated that after the frost lifted, they would begin installing the walls.</p> <p>S. Weiss stated that they occasionally check on the pollinators, and asked for more specifics on how often this occurs. Mr. Cox stated that there is a state mandated and in applications, and varies. It was clarified that it was not stated specifically in the application.</p> <p>S. Weiss asked about maintenance testing after it is operational, and Mr. Cox stated that there will be check and stated in the operational agreement. S. Weiss asked about the maintenance testing scheduling, and Mr. Cox stated that all standards are being followed, but will follow up with a response.</p> <p>S. Weiss asked whether DESRI is bound to everything stated in the application, and Mr. Cox stated yes.</p> <p>K. Poissant asked if DESRI has been updated on the agreements reached verbally in the meetings at the townships. Mr. Vielbig stated that all of the obligations would be transferred to DESRI. Mr. Vielbig stated that the plans are not finalized, and the commitment was to install a well adequate to supply the needs of the project referring to the well.</p> <p>K. Poissant asked whether Ranger or DESRI would update the current application to match the other applications in regards to sound levels/inverters. Mr. Vielbig stated that they can not make commits to match specs at other facilities/projects due to many reasons including equipment availability. K. Poissant then asked whether if a better inverter was out of stock, if they would be willing to push off the project in order to wait and get the better inverter. Mr. Vielbig stated that they are not in a position to make that commitment.</p> <p>K. Poissant stated that the MPSC stated that there was some missing information in the recent application they reviewed, and if Ranger/DESRI would update the Headland project with that same missing information. Mr. Vielbig stated that they are not associated with that project.</p> <p>K. Poissant stated that there are a lot of owner conditions in the application, and asked if DESRI has read each one and is committed to making sure they were</p>	
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	<p>followed. Mr. Cox stated he has not read all of them, but that in the past, they have followed the applications as stated.</p> <p>J. Buttermore stated that there is still missing information, and a lot of frustration over the unanswered questions. She asked whether they understand the PC decision is the final decision and why they can't provide the information they are requesting. Mr. Vielbig stated that they feel they have been responsive and attended multiple meetings, but that they do not have all of the information yet as they are still in pre-planning.</p>	
<p>Last Call to the Public</p>	<p>M. Brown stated that Conway Township is the most fertile land in Livingston County. He stated that flooding is a major concern, and asked about grading during the project. Mr. Vielbig stated that if grading is done, they preserve it and it is not removed from the site. Mr. Cox stated that grading costs more money, and they try to prevent doing it at all possible. M. Brown asked about the panels in the buildable area, and if more panels are to be expected. Mr. Vielbig stated that they do next expect more panels, but that could change as plans changes going forward.</p> <p>F. Crisenti stated that he finds it offensive that there is representation here, but they can't answer all the questions. He stated that every meeting noise is discussed and that a PC member asked about cost effective measures, and how the applicant will not be a good neighbor and try to work on the noise concern. He stated that he has personally experienced deer affecting fields when the deer are displaced.</p> <p>S. Smith asked about why there is a 1,000 ft setback in some areas and not in others. Mr. Vielbig stated that the line is a buffer which is required and not a setback. S. Smith stated that the applicant should take the prime farmland into more consideration. He also stated that many companies have reached out to lease his land, and always asks the companies how they can make their project work for him. He stated that he has heard nothing tonight on how this project works for this community. He stated that he is very concerned about the local wildlife.</p>	<p>None</p>

	<p>R. Frost- He stated that the federal subsidies are due to expire in 2026 so projects starting to be built before then get the money, and after the date, they do not get the money. He stated that he feels that this is a “shine up”, and that those in power to make decisions are not here to answer the questions. He feels it is all about the money, and that the project is not in the best interest for the community.</p> <p>G. Pushies left the meeting at 8:27pm.</p> <p>J. Haas- She stated that she wanted them to remember her face, and to see each person walk out the door to remember that they are all human. She stated that the sound study was done at her property, and that the 55 dbs. is at the boundary of her house and not the boundary of the property. She asked why they can promise to try and do better on the noise pollution, and how it will affect those around it. She says they are not willing to work on it, and she doesn’t understand how they can be like that.</p> <p>G. Mileski- He stated that he did some research and found about 250 affiliates (LLC) of DESRI, so he asked how many LLC’s this project will have. Mr. Cox stated that the projects start with one main LLC, and wasn’t sure on exact details, but there would be more involved in the future. Mr. Mileski stated that the Swiss stock exchanged refused to trade with a particular company until paper is in order, and asked how this will impact this project. Mr. Cox stated that DESRI works with numerous contractors, and doesn’t expect issues.</p>	
Adjournment	Motion to adjourn at 8:33pm. Motion by L. Curd. Support by S. Weiss. Motion Approved.	Motion Approved

Respectfully Submitted:

Kayla Poissant

Kayla Poissant,
PC Secretary

Approved:

Lucas Curd,
PC Chair