

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

**AGENDA
April 6, 2023**

1. Call the meeting to order
2. Roll Call: Stanczyk, Wayman, Brooks, Bolan, Miesch, Jung, Lynn
3. Approval of Agenda
4. Minutes: Additions, corrections and/or approval
 - A. Regular Meeting December 1, 2022
5. Public comments on agenda items (excluding Public Hearing)
6. Communication
7. Committee Reports
8. Public Hearings (Notification as required by State Law)
 - A. Persia Holdings & Green Panel Inc. have submitted an application for a ground mount solar energy system located at 1201 Sackner Road (06-07-300-026). (Special Land Use)
9. New Business
10. Unfinished Business

Postponed: Elyse Frankford and Power Home Solar have submitted an application for a ground mount solar energy system located at 7980 Hickory Ridge Road (06-29-300-013). (Special Land Use)
11. Tabled Items
12. Discussion Items
 - Announcements
 - A. Rose Township Board Report-
 - B. Comments by Township Planner.
 - C. Next Regular Planning Commission Meeting May 4, 2023 7:00 PM Rose Twp. Offices, 9080 Mason Street, Holly, Michigan (tentative).
 - D. Next Regular N.O.C.F.A. Meeting, April 17, 2023, 7:00 PM Rose Township.
 - E. Next Regular Township Board Meeting April 12, 2023, 7:00 PM
 - F. Zoning Board of Appeals April 4, 2023, 7:00 PM, Rose Township Hall. (tentative)
14. Open the meeting to the public
15. Adjournment A. Motion _____ B. Time _____ PM

**ROSE TOWNSHIP PLANNING MEETING
REGULAR MEETING
December 1, 2022**

DATE: Thursday, December 1, 2022
TIME: 7:00 p.m.
PLACE: 9080 Mason St., Holly, MI 48442

PRESENT: Michael Brooks, Chair
Theresa Lynn, Co-Chair
Darlene Stanczyk

Mark Bolan
Maura Jung
Jason Wayman

Glen Noble, Trustee

OTHER(S) PRESENT AND GUESTS SIGNED IN:

Brian Borden (Township Planner)
Debbie Miller (Township Clerk)
Paul Gambka
Gisela Lendle King
Jim and Rochelle Flake
George Stolzenfeld

Dave Plewes (Zoning Administrator)
Dianne Scheib-Snider (Township Supervisor)
Jim Holton
Dan Johnson
Dan Oblinger

1. CALL TO ORDER:

Chairman Brooks called a regular meeting of the Rose Township Planning Commission to order at 7:00 p.m.

2. ROLL CALL:

Board Members Present: Jung, Stanczyk, Noble, Wayman, Lynn, Bolan, Brooks
Board Members Absent: None

3. APPROVAL OF AGENDA:

Motion by Noble to approve the agenda as submitted. Seconded by Lynn. All said Aye.

VOTE: YES: Stanczyk, Noble, Wayman, Lynn, Bolan, Jung, Brooks

NO: None

4. APPROVAL OF MINUTES:

Motion by Lynn to approve the minutes as amended (changing CEMCOG to SEMCOG).
Seconded by Bolan. All said Aye.

VOTE: YES: Noble, Bolan, Lynn, Jung, Stanczyk, Wayman, Brooks

NO: None

5. BRIEF PUBLIC COMMENTS – AGENDA ITEMS ONLY: (limit comments to 3 minutes)

None

6. COMMUNICATIONS:

None

7. COMMITTEE REPORTS:

None

8. PUBLIC HEARINGS: (Notification as required by State law)

A. Parks and Recreation Plan: Open Public Hearing at 7:06pm

Dan Johnson: Questioned what public grants have been applied for? Dave Plewes responded that we need to have a plan adopted by February; then at that point we can start applying for grants. Marijuana grows in Rose Oaks and they need to consider that.

Jim Holton: Parks and Recreation committee: Stated it is not a millage to be put in place, just a survey.

Gisela Lendle King: Parks don't have any comfort stations, which may be an issue for older people or people with children to rest.

Dan Oblinger: Moved here because it is open. He doesn't want any of his assets put into a park.

George Stolzenfeld: He is opposed to any type of improvements or enhancements. Doesn't believe spending money on the parks is fair to the older community who some struggle putting food on the table.

Debbie Miller: Once you do all the parks, who will maintain them and pay for them? Brooks responded she will need to speak with the Board. Dave Plewes stated the public hearing needed to be closed because that should not be part of the public hearing because she is a member of the board.

Closed Public Hearing at 7:23 pm

9. NEW BUSINESS:

None

10. UNFINISHED BUSINESS:

A) Master Plan (five (5) year update)

Brooks questioned the Commission if there should be any changes.

Motion by Noble that we approve the Parks and Recreation Plan and submit it to the Rose Township Board for their final approval of action. Seconded by Wayman.

VOTE: YES: Jung, Stanczyk, Noble, Wayman, Lynn, Bolan, Brooks

NO: None

Motion by Lynn to amend the Rose Township Parks and Recreation Plan, to include the draft dated November 3, 2022, with updates and outcomes to tonight's meeting, December 1, 2022, the Boards meeting on December 14, 2022 and its outcomes and the final date that the plan will be adopted, or on the date that the township board adopts the plan. Seconded by Bolan.

VOTE: YES: Stanczyk, Bolan, Lynn, Noble, Wayman, Jung, Brooks

NO: None

Motion by Wayman that the Planning Commission has reviewed the five (5) year plan and I move that we send it without any changes to the Rose Township Board for review and

approval, as we found that per the Michigan rules there is no changes required at this time.
Seconded by Noble.

VOTE: YES: Noble, Bolan, Lynn, Jung, Stanczyk, Wayman, Brooks
NO: None

11. TABLED ITEMS:

None

12. DISCUSSION ITEMS:

None

13. ANNOUNCEMENTS:

- A. **Rose Township Board Report-Glen Noble:** This will be submitted to the Township Board.
- B. **Comments by Township Planner-Brian Borden:** None
- C. **Next Regular Planning Commission Meeting:** January 5, 2023, 7:00pm (tentative)
- D. **Next Regular N.O.C.F.A. Meeting:** December 19, 2022, 7:00pm at Station #1
- E. **Next Regular Township Board Meeting:** December 14, 2022, 7:00pm
- F. **Zoning Board of Appeals:** December 6, 2022 , 7:00pm, Rose Township Hall (tentative)

14. OPEN THE MEETING TO THE PUBLIC:

Dan Johnson – Encouraged the Commission to publish an agenda at least 48 hours prior to the meeting.

Gisela Lendle King – Had stuff to present for the Master Plan. Macomb and Oakland Counties have formed an association to look at water quality issues. We have a green infrastructure plan and she would like to discuss them at future meetings.

Dan Oblinger – Has a cottage on Taylor Lake, which Taylor Lake Association is well aware of. The other invasive species is the Canadian geese. DNR is not helping.

15. ADJOURNMENT: 7:53pm

Motion to adjourn by Lynn. Seconded by Bolan. All say aye.

Meeting adjourned at 7:53pm.

Approved/Corrected

Debbie Miller, MMC, MiPMC II
Rose Township Clerk



March 22, 2023

Planning Commission
Rose Township
9080 Mason Street
Holly, MI 48442

Attention:	Dave Plewes, Zoning Administrator
Subject:	Sackner Road Solar – Special Land Use and Site Plan Review #1
Location:	1201 Sackner Road – north side of Sackner, east of Tipsico Lake Road
Zoning:	AG/RP Agricultural and Rural Preserve District

Dear Commissioners:

As requested, we have reviewed the special land use and site plan review submittal requesting a ground mounted private solar energy system for the property at 1201 Sackner Road.

We have reviewed the proposal for compliance with the applicable provisions of the Rose Township Zoning Ordinance. Areas in need of attention or additional discussion are underlined below to ease navigation through this review letter.

A. Proposal/Process

The subject site is within the AG/RP District, which allows ground mounted private solar energy systems with special land use approval (Table 38-179). The project is also subject to the specific use standards of Section 38-582.

The project entails 2 rather large ground mounted solar installations – approximately 750 and 800 square feet in area, respectively.

Procedurally, the Planning Commission has review and approval authority over both the special land use and site plan.

Following a public hearing, the Commission may approve, approve with conditions, deny, or table the request for additional information/necessary revisions.

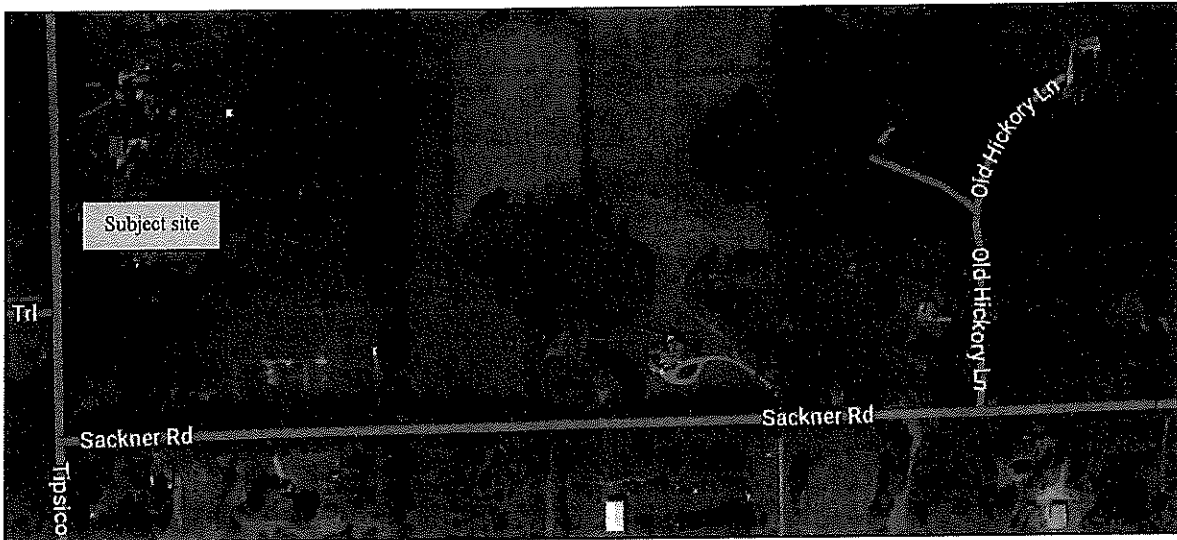
B. Special Land Use Review

Section 38-579 of the Zoning Ordinance identifies the review criteria for Special Land Use applications, as follows:

- 1. The proposed special land use shall be compatible with and in accordance with the general principles and objectives of the Township's Master Plan and shall promote the intent and purpose of this Ordinance.**

The Township Master Plan identifies the subject site as Rural Residential/Agriculture, which is promotes continuation of existing farming operations, as well as low density rural residential, horse stables, nurseries, and public facilities.

The Housing section of the Land Use and Transportation Chapter of the Master Plan also encourages the use of solar as a form of clean energy.



Aerial view of site and surroundings (looking north)

Per the Zoning Ordinance, the solar energy system regulations are intended “to allow for the use of solar energy systems in the Township and to promote clean energy, economic viability, and environmental protection, while providing a consistent set of regulations on the use of solar energy systems to protect the rural character, health, safety, and welfare of the Township.”

Generally speaking, the proposal is consistent with the Master Plan and the intent of the Zoning Ordinance.

However, this is the largest installation that has been proposed since the regulations were adopted. As such, we request the applicant explain to the Commission the need for such a large installation to service the residence.

2. The proposed special land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.

Based upon review of aerial photos, development on-site and in the surrounding area is generally limited to agriculture and/or detached single-family residences on rather large lots.

Similar to the comment above, the main concern under this criterion is the sheer size of the proposed installation (116 panels in total).

Additionally, the submittal materials state that “the solar panels will primarily feed the home on the property...” which begs the question as to whether is solely for use by the residence (as required by Ordinance)?

Township staff has also posed the following related questions that need to be addressed:

- Why is the energy output greater than yearly use for the residence?
- What is the kW output per panel?
- Why are 3 inverters required for a single-family residence?
- Why is a category 2 system required?

- 3. The proposed special land use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off street parking and provisions for pedestrian traffic, with particular attention to minimizing child vehicle interfacing. The Planning Commission may require submittal of a traffic impact study to ensure compliance with this standard.**

Given the nature of the property and the scope of the project, vehicular and pedestrian traffic will not be impacted.

- 4. The proposed special land use shall not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses. The Planning Commission may require a quantitative comparison of the impacts of typical permitted uses and the special use to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the requested use (i.e. ensure the end result is at least similar to the pre-existing conditions).**

The proposal for a ground mounted private solar energy system on a large residential lot is not expected to adversely impact the natural environment.

- 5. The proposed special land use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.**

Provided the use standards of Section 38-582 are met to the Commission's satisfaction, the proposal is not expected to create any of the potential nuisance-like conditions described under this criterion.

- 6. The proposed special land use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district. The proposed use shall be such that the proposed location and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.**

The proposal is not expected to interfere with or discourage development, value, or use of adjacent/surrounding properties.

- 7. The proposed special land use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.**

Provided the use standards of Section 38-582 are met to the Commission's satisfaction, we anticipate that the proposal will relate harmoniously with the surrounding area.

- 8. The proposed special land use shall be designated, located, planned and to be operated that the public health, safety, and welfare will be protected.**

Provided the use standards of Section 38-582 are met to the Commission's satisfaction, the proposal is expected to protect the public health, safety, and welfare.

C. Use Standards/Site Plan

Section 38-582 of the Zoning Ordinance identifies the specific use standards for ground mounted private solar energy systems, as follows:

- 1. Ground Mounted Private Solar Energy Systems shall be located on parcels of land no less than five (5) acres in size.**

The submittal notes that the site contains 34.84 acres.

- 2. The Ground Mounted Private Solar Energy Systems shall meet the minimum front, side, and rear yard setbacks of the zoning district in which it is located, as well as maximum height requirements for accessory buildings.**

As shown in the table below, the proposal complies with this standard:

	Front Yard	Side Yard	Rear Yard	Height
AG/RP requirement	50'	20'	50'	15'
Proposal	Not applicable (rear yard placement)	236'-7" (E) 930'-2" (W)	710'-3"	8'-6" (approximate)

- 3. Landscaping and/or fencing shall be placed to mitigate the effects of glare and to screen the system from view on all sides.**

The site plan depicts numerous existing trees on the subject site around the location of the proposed structures.

There is a gap between trees immediately east of the project area. The Commission may require additional screening in this area.

- 4. The area covered by any Ground Mounted Private Solar Energy System shall be included in calculations for overall lot coverage.**

Table 38-180 establishes a maximum lot coverage of 20% for the AG/RP District.

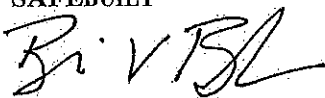
The submittal does not provide lot coverage calculations; however, given the size of the property (34.84 acres), this standard will clearly be met.

- 5. All Ground Mounted Private Solar Energy Systems shall be maintained in good condition. Upon removal, the land shall be restored to its condition prior to the construction of the system, including replacement of any prime soils and topsoil. The property owner of the system is responsible for the proper removal of the system.**

Similar to past practice, we request the applicant acknowledge this standard in writing, and provide the Township with a copy for their files.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,
SAFEBUILT



Brian V. Borden, AICP
Michigan Planning Manager



ROSE TOWNSHIP

9080 Mason Street ♦ Holly, Michigan 48442 ♦ (248) 634-7551 ♦ FAX (248) 634-6888

Site Plan Review Application

1. Identification

Project Name Persia Residential Solar Array
 Applicant Name The Green Panel, Inc. / Eric Roberts
 Address 8273 Grand River Ave, Suite 160
Brighton, MI 48114
 Phone (616) 427-1166 Fax () _____
 Email Address permits@thegreenpanel.com
 Interest in the Property (e.g. fee simple, land option, etc.) Solar Contractor

Property Owner (if other than applicant) Persia Holdings
 Address 1201 Sackner Rd.
Fenton, MI 48430
 Phone (248) 866-5440 Fax () _____
 Email Address rjpersia@aol.com

2. Property Information

Property Street Address 1201 Sackner Rd. Fenton, MI 48430
 Permanent Parcel Number R-06-07-300-026
 Legal Description of Property
T4N, R7E, SEC 7 PART OF SW 1/4 BEG AT S 1/4 COR, TH N 89-33-55 W 1144.74 FT.
TH N 00-06-10 E 1314.23 FT, TH N 89-45-32 E 1153 FT.
AGRICULTURAL - IMPROVED.

Zoning District AG/RP Agriculture and Rural Preserve
 Area 34.84 acres Width 1200' Depth 1300'
 Current Use(s) Residential
 Zoning District of Adjacent Properties to the:
 North AG/RP South AG/RP East AG/RP West AG/RP

- 3. Site Plan Information.** Consult *Chapter 38 Zoning, Section 38-111 Scope of application* to determine if your project requires a full site plan review. Some projects qualify for an administrative Sketch Plan Review or are altogether exempt from the review process. Uses that are exempt from site plan review and sketch plan review still require a land use permit. The site plan for the proposed development shall include all of the following information when required (refer to *Chapter 38 Zoning, Section 38-113*):

Note: If any of the following information is not applicable or required, a written explanation of the reasons why it is not applicable or required must be provided.

SITE PLAN DATA	Check (✓) if provided
A. Application Form: The application form shall contain the following:	
1. Name and address of the applicant and property owner	✓
2. Address and common description of property and, when appropriate, legal description	✓
3. Total acreage	✓
4. Zoning of the site	✓
5. Description of proposed project or use, type of building or structures, and name of proposed development, if applicable	✓
6. Name and address of firm or individual who prepared the plan	✓
7. Notarized evidence of property ownership or written power of attorney when the applicant is acting as an agent of the property owner	✓
B. Site Plan Descriptive and Identification Data:	
1. Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than 3 acres, or 1 inch = 100 feet for property 3 acres or more in size. Sheet size shall be at least 24 x 36 inches. If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included	✓
2. Title block with sheet number/title name, address and telephone number of the applicant and firm or individual who prepared the plans and date(s) of submission and any revisions (month, day, year)	✓
3. Scale and north-point	✓
4. Location map drawn to a separate scale with north-point, showing surrounding land, water features, zoning and streets within a quarter mile	✓
5. Legal and common description of property	✓
6. Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared drawings	✗

SITE PLAN DATA	Check (✓) if provided
7. Zoning classification of petitioner's parcel and all abutting parcels	✓
8. Proximity to section corner and major thoroughfares	✓
9. Net acreage (minus rights-of-way) and total acreage	✓
C. Site Data:	
1. Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site	✓
2. Topography on the site and within 100 feet of the site at two (2) foot contour intervals, referenced to a U.S.G.S. benchmark	✓
3. Site conditions plan showing location of existing drainage courses, floodplains, lakes, streams, wetlands and woodlands	✓
4. Proposed lot lines, lot dimensions, property lines, setback dimensions, structures, and other improvements on the site and within 100 feet of the site	✓
5. All existing and proposed easements	✓
D. Building and Structure Details:	
1. Location, height, and outside dimensions of all proposed buildings or structures	✓
2. Building floor plans and total floor area	✓
3. Details on accessory structures and any screening	✓
4. Size, height and method of shielding for all site and building lighting	✗
5. Location, size, height, and lighting of all proposed site and wall signs	✗
6. Location, size, height and material of construction for all obscuring wall(s) or berm(s)	✗
7. Building facade elevations for all sides, drawn at an appropriate scale	✓
8. Description of exterior building materials and colors (samples may be required)	✓
E. Access and Circulation:	
1. Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements	✗
2. Dimensions of acceleration, deceleration, and passing lanes	✗
3. Opposing driveways and intersections within 250 feet of site	✓

SITE PLAN DATA	Check (✓) if provided
4. Cross section details of proposed roads, driveways, parking lots, and non-motorized paths illustrating materials and thickness	X
5. Dimensions of parking spaces, islands, circulation aisles and loading zones	X
6. Calculations for required number of parking and loading spaces	X
7. Designation of fire lanes	X
8. Traffic regulatory signs and pavement markings	X
9. Location of existing and proposed sidewalks/pathways within the site or right-of-way	✓
10. Location, height, and outside dimensions of all storage areas and facilities.	X
F. Landscape Plans:	
1. General location and canopy outline of all existing woodlands, with an identification of materials to be removed and materials to be preserved	✓
2. Description of methods to preserve existing landscaping	✓
3. Location of existing and proposed lawns and landscaped areas	✓
4. Landscape plan, including location and type of all proposed shrubs, trees, and other live plant material	X
5. Planting list for proposed landscape materials with caliper size or height of material, botanical and common names, and quantity	X
G. Information Concerning Utilities, Drainage and Related Issues:	
1. Location of existing and proposed septic systems or sanitary sewers	✓
2. Location and size of existing and proposed well sites, water service and fire suppression systems	✓
3. Fire safety access	✓
4. Storm water drainage and retention/detention calculations	X
5. Site grading, drainage patterns and other storm water management measures	X
6. Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls	X
7. Location and size of underground storm sewers and drains	X
8. Location of above and below ground gas, electric and telephone lines, existing and proposed	✓

SITE PLAN DATA	Check (✓) if provided
9. Location of transformers and utility boxes	✓
10. Site lighting, including locations and details for lighting fixtures	✗
11. Waste receptacle enclosure location and details	✗
12. Locations and storage containment details for any hazardous materials or chemicals, if applicable	✗
H. Additional information required for Residential Development	
1. The number and location of each type of residential unit	✓
2. Density calculations by type of residential unit (dwelling units per acre)	✗
3. Garage and/or carport locations and details, if proposed	✗
4. Mailbox clusters	✗
5. Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable	✗
6. Location and size of recreation and open space areas and an indication of type of recreation facilities proposed for recreation area	✗
7. Common use riparian access lots (keyholes) including any easements for lake access	✗
I. Additional information submitted by Applicant (please specify)	

4. **Application Procedure.** The completed site plan, with all elements to be turned in to the Township Zoning Administrator to commence the review process, shall include all of the following information:

- Completed Site Plan.** A completed site plan including all elements specified above as required for proposed development and property.
- Applications, Form and Fees.** A completed application form and an application fee; check to see if a separate escrow deposit is required for administrative charges to review the site plan submittal.
- Proof of Ownership.** Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land.
- Project Schedule.** A narrative indicating the period of time in which the project will be completed.



ROSE TOWNSHIP

9080 Mason Street ♦ Holly, Michigan 48442 ♦ (248) 634-7551 ♦ FAX (248) 634-6888

Special Land Use Application

Uses regarding a Special Land Use Permit are listed within each district of the Rose Township Zoning Ordinance. This application form includes the standards upon which the Planning Commission will review the request, and notes which uses have specific non-discretionary standards which must also be met. Refer to *Chapter 38 Zoning, Article 9 Special Land Use* for these special standards.

Filing Deadline: Requests for a Special Land Use Permit must be submitted, along with a Site Plan and its required application form and fee, at least 30 days prior to the next Planning Commission meeting; however, no date will be set until the application is complete as determined by the Zoning Administrator

Fee: The application fee for both this Special Land Use permit application and the Site Plan Review are listed on the "Rose Township Fee Schedule", which is available from the Township Clerk.

1. Identification

Applicant Name The Green Panel, Inc. / Eric Roberts
Address 8273 Grand River Ave, Suite 160, Brighton, MI 48114
Township/State/Zip Brighton Twp, MI 48114
Phone (616) 427-1166 **Fax ()** _____
Email Address permits@thegreenpanel.com
Interest in the Property (e.g. fee simple, land option, etc.) Contractor

Property Owner (If other than applicant) Persia Holdings
Address 1201 Sackner Rd.
Township/State/Zip Rose Twp, MI 48430
Phone (248) 866-5440 **Fax ()** _____
Email Address rjpersia@aol.com

2. Property Information

Property Street Address 1201 Sackner Rd. Fenton, MI 48430
Permanent Parcel Number 06-07-300-026
Legal Description of Property
T4N, R7E, SEC 7 PART OF SW 1/4 BEG AT S 1/4 COR, TH N 89-33-55 W 1144.74 FT.
TH N 00-06-10 E 1314.23 FT, TH N 89-45-32 E 1153 FT.
AGRICULTURAL - IMPROVED.

Zoning District AG/RP Agriculture and Rural Preserve
Area 34.84 acres Width 1200' Depth 1300'
Current Use(s) Residential
Zoning District of Adjacent Properties to the:
North AG/RP South AG/RP East AG/RP West AG/RP

3. **Proposed Use** (check one and complete any additional requested information)

- Residential Number of Units 1 single family home
 Office
 Commercial
 Industrial Products to be Produced: None
 Institutional
 Other (Describe) Ground-mounted solar arrays for residential use

Note: Please consult *Chapter 38 Zoning, Section 4 Special Land Use Specific Requirements* (also listed on the next page of this application) to make sure your use does not qualify for additional specific site and/or use standards.

Proposed Construction (please check any that apply)

New Building Addition Alteration/Repair/Replacement Other

Briefly Describe the Nature of the Proposed Special Land Use

Installation of two ground-mounted solar arrays for use at the existing residential home on the property. There will be one array of (60) solar panels and another of (56) solar panels tied into (3) 15 kW inverters and trenched to the home on the property. The solar panels will primarily feed the home on the property and has Consumers Energy's permission to operate, but will not be a commercial array.

4. **Special Land Use General Criteria.** The applicant must provide written responses to demonstrate how the Special Land Use Standards (*Chapter 38 Zoning, Section 4.9 Standards for Approval*) will be satisfied by the proposed Special Land Use. Describe how the proposed special land use will:

- a. Be compatible with and in accordance with the general principles and objectives of the Township's Master Plan and will promote the intent and purpose of the Township's Zoning Ordinance. The Master Plan map for Rose Township has this parcel of land planned to be zoned as Rural Residential in the future, and this solar array would be primarily used for a residential home on the property, and therefore would not change this plan. This solar array also meets the requirements for minimum parcel size, setbacks, landscaping, and lot coverage as outlined in the Rose Township zoning ordinance.

- b. Be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.
The solar arrays will be in a clearing off the road surrounded by trees on all sides. They will not be visible to others without purposely trespassing into the property. In this way, they should not disrupt the harmony of the neighborhood. The zoning district allows ground-mounted solar arrays for private use with a special land use permit according to table 3.02 of the Rose Township zoning ordinance.
- c. Be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off street parking and provisions for pedestrian traffic, with particular attention to minimizing child vehicle interfacing. The Planning Commission may require submittal of a traffic impact study to ensure compliance with this standard. Such a traffic study shall be in accordance with standard practices and procedures, and prepared by a qualified traffic professional. The Township may require mitigation to maintain the pre-existing traffic operations.
The solar arrays will not be visible from the road, nor do they need to be accessible by vehicles. There are no parking requirements and they should not impact traffic in any way. All wires will be properly insulated and most of them will be buried, so there should be no safety concerns for any potential passersby (which there should not be this far back on private property).
- d. Not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses. The Planning Commission may require a quantitative comparison of the impacts of typical permitted uses and the special use to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the requested use (i.e. ensure the end result is at least similar to the pre-existing conditions).
The solar arrays should have a positive effect overall on the quality of the natural environment. In terms of construction hazards, the only ground disturbance will be from the posts upholding the panels and the trenching of the wires to the home. The ground will be restored afterward and there should be less impact from this kind of construction than a standard building. The arrays will also reduce strain on the local power generation facilities and decrease resulting pollution.
- e. Be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.
There should be no nuisance emanating from the solar arrays. They do not make noise, fumes, or vibrations and are designed to be anti-glare (though they will not be visible from outside of the property).

- f. Not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district. The proposed use shall be such that the proposed location and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

The solar arrays will not disturb any other land uses in the area and should actually increase the value of the property that they are situated on, according to several recent studies on the impact of solar panels on land value. The arrays will not be visible or noticeable from other lots, and therefore should have no impact on any adjacent land values.

- g. Relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.

The adjacent land uses are all agricultural, so there should be no shopping or prospective patrons and no needed services or facilities. The solar arrays should relate harmoniously with the land as they simply sit on the land and collect solar energy.

- h. Be designated, located, planned and to be operated that the public health, safety and welfare will be protected


The solar arrays will be installed by a company that has been installing solar projects for over 15 years. All projects are overseen by master electricians that work specifically on solar projects every day. The Green Panels makes safety a top priority and there will be disconnecting switches at the arrays themselves and also at the house for safety. All systems are designed to comply with building, electrical, and fire code.

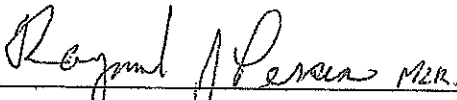
5. **Special Land Use Specific Requirements.** The general standards and requirements listed above are basic to all uses authorized by a special land use approval. However, certain special land uses, because of their unique character and potential impacts on the welfare of adjacent properties and the Township; require that additional specific requirements be met. Please consult *Chapter 3B Zoning, Section 4 Special Land Use Specific Requirements* for a listing of the special land uses with these additional requirements.
6. **Site Plan Review.** In addition to the preceding questions and information, properties for which application for special land use approval is made shall also be subject to site plan review in accordance with the requirements of *Chapter 3B Zoning, Article 3 Site Plan Review*. Failure to obtain plan approval will constitute denial of the approved special land use.
7. **Application Procedure.** Upon completion of this form, the applicant must turn in the following materials to the Rose Township at least thirty (30) days prior to the meeting at which the Planning Commission first considers the special land use application (check as completed):

- Fees.** Payment in full of the required fee.
- Application.** Copies of the completed application forms.
- Site Plan.** Copies of a site plan which meets the requirements of *Chapter 38 Zoning, Article 3. Site Plan Review*. Two (2) folded plans should be submitted for preliminary review. Once the plans are complete, as determined by the Zoning Administrator, twelve (12) folded plans and accompanying documentation, including completed application(s), must be submitted for Planning Commission review.
- N/A **Impact Assessment.** Impact assessment if required by the Planning Commission; the analysis shall be carried out by qualified individuals and shall include, but need not be limited to the impact on: natural features, storm water management, surrounding land uses, public facilities/services, public utilities, and traffic.
- Legal Description.** A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Eric Roberts (applicant),

do hereby swear that the information given herein is true and correct.

 11/11/2022
 Signature of Applicant Date

 M.R. 11/16/22
 Signature of Property Owner Date

I, Raymond Persia (Persia Real Estate Holdings LLC)(property owner), hereby give permission for Rose Township officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

For Zoning Administrator Use:	
Fee: _____	Consultant Retainer (Est.): _____ Total Fee Received: _____ File No.: _____
Signature of Zoning Administrator: _____	Date: _____
Additional Comments: _____	

1201 sackner



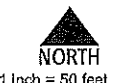
-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODPLAIN - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 2/15/2023



1 inch = 50 feet

1201 Sackner rd



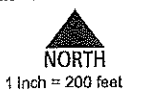
- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 2/15/2023



From: PO Box: Net Metering
net.metering@cmsenergy.com
Subject: Re: Interest in DG Program (Raymond
Persia Account: 100012396105 1201
Sackner Rd.)
Date: Aug 19, 2022 at 2:30:58 PM
To: rjpersia@aol.com

Hello Mr. Persia,

Thank you for reaching out. Per our conversation, a 53.5 kWdc system would meet eligibility requirements for the DG program. Please see below for calculation detail:

Annual Usage (July 2021- August 2022): 59, 566 kWh
Expected Production: $53.5 \text{ kW} * 0.1274 * 8,760 \text{ hours} = 59, 707 \text{ kW}$
Production to Consumption: 100%

To meet DG program criteria, system production must not exceed annual usage and a system must not be sized no greater than 150 kWac.

There were also some additional policy questions that you have requested to receive clarification on.

- A battery is permissible to install with solar. You stated that you wished to operate the battery behind the meter as a supplement to your solar generation and to be used as backup energy storage.
- A generator that exceeds 20kWac would be categorized as a Category 2 generator, which requires a second meter to be installed. The customer will also be responsible for all system upgrade costs such as a transformer upgrade.
- The next recommended step would be to apply for Interconnection via <http://www.consumersenergy.powerclerk.com> prior to installation

Please feel free to give me a call if you have additional questions.

Kind regards,

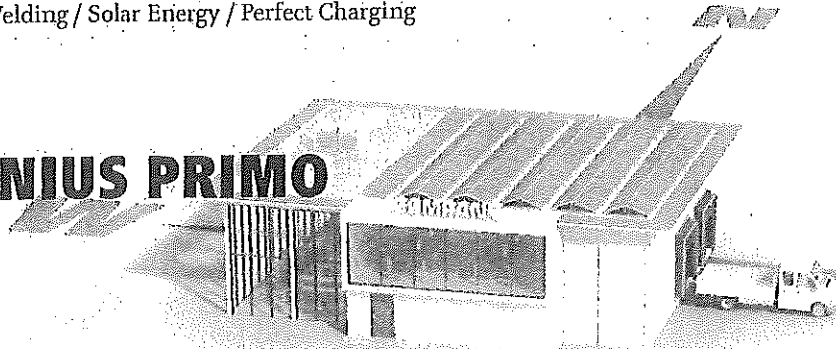
DeAndre A. Smith
Office: (517) 788-2251
Distributed Generation Program

/ Perfect Welding / Solar Energy / Perfect Charging



SHIFTING THE LIMITS

FRONIUS PRIMO



/ SnapInverter mounting system



/ Wireless monitoring



/ Open data communication



/ Smart Grid Ready



/ Arc Fault Circuit Interruption

The transformerless Fronius Primo is the ideal compact single-phase inverter for residential and small-scale commercial applications with power categories from 3.8 to 8.2 kW. In accordance with ESA rules for residential applications, the Fronius Primo can operate efficiently at a maximum input voltage of 600 V. And for increased efficiency and additional cost savings for commercial applications, the Fronius Primo can operate at the maximum input voltage of 1,000 V. Industry-leading features now come standard with the Fronius Primo, including: dual maximum power point tracking, arc fault protection, integrated wireless monitoring and SunSpec Modbus interfaces for seamless monitoring and datalogging via Fronius' online and mobile platform, Fronius Solar.web.

TECHNICAL DATA FRONIUS PRIMO

GENERAL DATA	FRONIUS PRIMO 3.8 - 8.2	FRONIUS PRIMO 10.0-15.0
Dimensions (width x height x depth)	16.9 x 24.7 x 8.1 in. / 42.9 x 62.7 x 20.6 cm.	20.1 x 28.5 x 8.9 in. / 51.1 x 72.4 x 20.6 cm
Weight	47.4 lb. / 21.5 kg	82.5 lbs. / 37.4 kg
Degree of protection		NEMA 4X
Night time consumption		< 1 W
Inverter topology		Transformerless
Cooling		Controlled forced ventilation, variable speed fan
Installation		Indoor and outdoor installation
Ambient operating temperature range	-40 to 131 F / -40 to 55 C	-40 to 140 F / -40 to 60 C
Permitted humidity		0 - 100 %
DC connection terminals	2x DC+1, 2x DC+2 and 4x DC- screw terminals for solid; copper and aluminium stranded / fine stranded; copper and aluminium	4x DC+1, 2x DC+2 and 6x DC- screw terminals for copper (solid / stranded / fine stranded) or aluminium (solid / stranded)
AC connection terminals		Screw terminals 12 - 6 AWG
Revenue Grade Metering		Optional (ANSI C12.1 accuracy)
Certificates and compliance with standards	UL 1741-2010 Second Edition (incl. UL1741 Supplement SA 2016-09 for California Rule 21 and Hawaiian Electric Code Rule 14H), UL1998 (for functions: AFCI, RCMU and isolation monitoring), IEEE 1547-2003, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC 2017 Article 690, C22. 2 No. 107.1-16, UL1699B Issue 2 -2013, CSA TIL M-07 Issue 1 -2013	UL 1741-2010 Second Edition (incl. UL1741 Supplement SA 2016-09 for California Rule 21 and Hawaiian Electric Code Rule 14H), UL1998 (for functions: AFCI, RCMU and isolation monitoring), IEEE 1547-2003, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC 2017 Article 690, C22. 2 No. 107.1-16, UL1699B Issue 2 -2013, CSA TIL M-07 Issue 1 -2013

PROTECTIVE DEVICES	STANDARD WITH ALL PRIMO MODELS
AFCI	Yes
Ground Fault Protection with Isolation Monitor Interrupter	Yes
DC disconnect	Yes
DC reverse polarity protection	Yes

INTERFACES	AVAILABILITY	AVAILABLE WITH ALL FRONIUS PRIMO MODELS
USB (A socket)	Standard	Datalogging and inverter update via USB
2x RS422 (RJ45 socket)	Standard	Fronius Solar-Net, Interface protocol
Wi-Fi*/Ethernet/Serial/Datalogger and webserver	Optional	Wireless standard 802.11 b/g/n / Fronius Solar.web, SunSpec Modbus TCP, JSON / SunSpec Modbus RTU
6 inputs or 4 digital inputs/outputs	Optional	External relay controls

*The term Wi-Fi® is a registered trademark of the Wi-Fi Alliance.

TECHNICAL DATA FRONIUS PRIMO 3.8-1 TO 8.2-1

INPUT DATA		PRIMO 3.8-1	PRIMO 5.0-1	PRIMO 6.0-1	PRIMO 7.6-1	PRIMO 8.2-1
Max. permitted PV power (kWp)		5.7 kW	7.5 kW	9.0 kW	11.4 kW	12.3 kW
Max. usable input current (MPPT 1/MPPT 2)		18 A / 18 A	18 A / 18 A	18 A / 18 A	18 A / 18 A	18 A / 18 A
Total max. DC current				36 A		
Max. admissible input current (MPPT 1/MPPT 2)				27 A		
Operating voltage range				80 V - 1,000 V		
Max. input voltage				1,000 V		
Nominal input voltage		410 V	420 V	420 V	420 V	420 V
Admissible conductor size DC				AWG 14 - AWG 6		
MPP voltage range		200 - 800 V	240 - 800 V	240 - 800 V	250 - 800 V	270 - 800 V
Number of MPPT				2		
OUTPUT DATA		PRIMO 3.8-1	PRIMO 5.0-1	PRIMO 6.0-1	PRIMO 7.6-1	PRIMO 8.2-1
Max. output power	240 V	3,800 W	5,000 W	6,000 W	7,600 W	8,200 W
	208 V	3,800 W	5,000 W	6,000 W	7,600 W	7,900 W
Max. output fault current / Duration	240 V	584 A Peak / 154 ms	584 A Peak / 154 ms	584 A Peak / 154 ms	584 A Peak / 154 ms	584 A Peak / 154 ms
Max. continuous output current	240 V	15.8 A	20.8 A	25.0 A	31.7 A	34.2 A
	208 V	18.3 A	24.0 A	28.8 A	36.5 A	38.0 A
Recommended OCPD/AC breaker size	240 V	20 A	30 A	35 A	40 A	45 A
	208 V	25 A	30 A	40 A	50 A	50 A
Max. efficiency (Lite version)				97.9 %		
CEC efficiency (Lite version)	240 V	95.5 %	96.5 %	96.5 %	97.0 %	97.0 %
Admissible conductor size AC				AWG 14 - AWG 6		
Grid connection				208 / 240 V		
Frequency				60 Hz		
Total harmonic distortion				< 5.0 %		
Power factor (cos ϕ_{ac})				0.85 - 1 ind./cap.		

TECHNICAL DATA FRONIUS PRIMO 10.0-1 TO 15.0-1

INPUT DATA		PRIMO 10.0-1	PRIMO 11.4-1	PRIMO 12.5-1	PRIMO 15.0-1
Max. permitted PV power (kWp)		15.00 kW	17.10 kW	18.75 kW	22.50 kW
Max. usable input current (MPPT 1/MPPT 2)				33.0 A / 18.0 A	
Total max. DC current				51 A	
Max. admissible input current (MPPT 1/MPPT 2)				49.5 A / 27.0 A	
Operating voltage range				80 V - 1,000 V	
Max. input voltage				1,000 V	
Nominal input voltage		655 V	660 V	665 V	680 V
Admissible conductor size DC		AWG 14 - AWG 6 copper direct, AWG 6 aluminum direct, AWG 4 - AWG 2 copper or aluminum with optional input combiner			
MPP Voltage Range		220 - 800 V	240 - 800 V	260 - 800 V	320 - 800 V
Number of MPPT				2	
OUTPUT DATA		PRIMO 10.0-1	PRIMO 11.4-1	PRIMO 12.5-1	PRIMO 15.0-1
Max. output power	240 V	9,995 W	11,400 W	12,500 W	15,000 W
	208 V	9,995 W	11,400 W	12,500 W	13,750 W
Max. output fault current / Duration	240 V	916 A Peak / 6.46 ms	916 A Peak / 6.46 ms	916 A Peak / 6.46 ms	916 A Peak / 6.46 ms
Max. continuous output current	240 V	41.6 A	47.5 A	52.1 A	62.5 A
	208 V	48.1 A	54.8 A	60.1 A	66.1 A
Recommended OCPD/AC breaker size	240 V	60 A	60 A	70 A	80 A
	208 V	60 A	70 A	80 A	90 A
Max. efficiency (Lite version)				97.9 %	
CEC efficiency (Live version)	240 V	96.5 %	96.5 %	96.5 %	97.0 %
Admissible conductor size AC		AWG 10 - AWG 2 copper (solid / stranded / fine stranded), AWG 6 - AWG 2 copper (solid / stranded)			
Grid connection				208 / 240 V	
Frequency				60 Hz	
Total harmonic distortion				< 2.5 %	
Power factor (cos ϕ_{ac})				0.1 ind./cap.	

Sent by: on 4/25/2022 at 1:42 PM
From: DoNotReply@PowerClerk.com
To: |
Reply-To Email Address:
Reply-To Display Name:
Cc:
Bcc:
Subject: Interconnection Application Status Update
Attachments:

Dear Susana Patino,

The following message is in regard to the Interconnection application for:

Customer Name: :
Program: Distributed Generation
Project Number: INT-
Address:
Site Address:

Consumers Energy has completed its Engineering Review and System Study (if applicable) for the Generator Interconnection Application submitted on 4/11/2022 and has determined it meets the criteria to advance to the Design & Construction phase.

For Category 2 Projects Only:

1. Retrieve your meter socket from the location.
2. Wire the meter socket.
3. Call or email the DG team at net_metering@cmsenergy.com or 517-788-2119 once setup has been completed.
4. Consumers Energy will provide a meter set date and set the generation meter.

Prior to operating your system, two documents are required from you:

1. Generator Interconnection Operating Agreement (GIOA) signed by all required parties
2. Commissioning Test Report

Generator Interconnection Operating Agreement

All projects are required to complete a Generator Interconnection Operating Agreement (GIOA). After you have purchased your generator equipment, you will have the information necessary to complete the Agreements.

1. Please log into PowerClerk to provide your system information and request the agreement for signature.
2. Upon logging in, you can click on your line item on the dashboard and click on the "Final System Information"
3. Once you are satisfied with the previewed GIOA, submit the information and confirm by clicking "Submit".
4. At that point, Consumers Energy will review the data and route the agreement for your signature. (Can take up to 10 business days) Check your email for DocuSign link. The subject will read "Please DocuSign Interconnection and Parallel Operating Agreement (GIOA)". If you do not see the email, check your spam folder. Click the *Review Documents* button to sign the agreement electronically.

Commissioning Test Report

Once your generator is ready to be placed into service and all required inspections have been completed, a Commissioning Test will need to be performed and submitted to Consumers Energy for review. You can

access the Commissioning Test Report forms via page 5 of the Final System Information form in PowerClerk.

1. The Commissioning Test will consist of operating your generator in parallel with the utility system and opening your disconnect switch between the inverter and the utility source to validate the anti-islanding function of the unit is operating correctly.
2. The inverter will need to cease generation within a two second time period after the inverter is disconnected from the utility system to be approved for operation.
3. After performing your Commissioning Test, you must disconnect your generating system from parallel operation with Consumers Energy's electric distribution system. Consumers Energy retains the rights to witness, validate or request additional testing as part of the approval process and operating agreement.
4. The commissioning test report must be submitted when you request the routing of the agreement.
5. Upon receipt of your report, Consumers Energy will review and provide you with a reply within 5 business days as to the acceptability of the Commissioning Test Report and its result.

Summary:

1. Provide your system information by logging into PowerClerk and completing the **Final System Information form**.
2. Complete and upload the Commissioning Test Report and Final One Line Drawing.
3. Once steps 1 and 2 have been completed, a Generator Interconnection Operating Agreement (GIOA) will be sent to the customer to sign via Docusign. The subject will read **"Please Docusign Interconnection and Parallel Operating Agreement (GIOA)"**.
4. Once Consumers Energy has countersigned, authorization to operate in parallel with the utility will be sent via email.

For safety precautions, please note you are not permitted to operate your system prior to receiving formal approval from Consumers Energy. This approval will be granted following the GIOA being signed by all parties and the appropriate meter being set.

Thank you for your interest in renewable energy. We look forward to working with you on your project.

Sincerely,
Interconnection Coordinators

This is an automated message. Please do not respond. Please direct questions to customer_generation@cmsenergy.com or (517)788-1432

2/21/23, 2:46 PM

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Date Printed: Tue Feb 21 2023 14:46:35 GMT-0500 (Eastern Standard Time)

Sent by: on 4/25/2022 at 1:29 PM
From: DoNotReply@PowerClerk.com
To:
Reply-To Email Address:
Reply-To Display Name:
Cc:
Bcc:
Subject: Welcome to the Distributed Generation Program! | INT-10497
Attachments: SampleBill.pdf; Distributed_Generation_Program_Guide_(final)_10272021.pdf

Dear

Congratulations! Your system has been approved for the Distributed Generation program. Once your application process is complete, your account will be set up to receive excess generation credits.

Distributed Generation is a customer generation program that allows customers to receive compensation for the excess energy that is sent onto the grid. The renewable system, namely wind and solar, provides energy to the home which leads to a decrease in energy supplied from the utility. During time periods where renewable generation is higher, customers will receive an additional decrease in the bill for the generation sent onto the grid. Excess credits are banked and carried over month to month.

Based on review your 5.32kW system is capable of offsetting approximately 85 % of your last year's usage.

(if your % is greater than 100, a receipt or document was provided to substantiate that the usage on the account was not an indicator of future use.)

Additional Review Comments

Approved by the DG team

How to monitor savings?

An approach to monitor savings would be to compare the total kWhs billed for year to year with and without solar/wind equipment. This can be found using the charts on the monthly billing statement. (See attached) Inverter reports provided by an app are often confused with the *Generated Interval Usage* indicated on the bill. Inverter apps provide the total production the PV system has generated and does not account for the energy used by the home.

Sincerely yours,

Distributed Generation Team

(517) 788-2119

about:blank

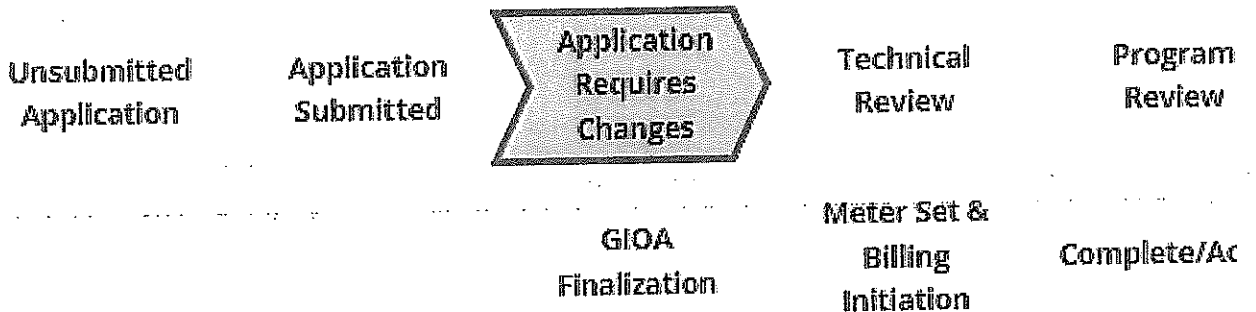
1/1

Dave Plewes

From: PO Box: Net Metering <net.metering@cmsenergy.com>
Sent: Tuesday, February 21, 2023 3:03 PM
To: Dave Plewes
Cc: PO Box: Customer Generation
Subject: Interconnection_DER Program Inquiry (Rose Township)
Attachments: Approved for Construction Letter.pdf; Program Approval Letter.pdf

Hello David,

Thank you for meeting with us today. Below is a graphic that details the application process milestones when pursuing Interconnection. Prior to receiving approval to construct, a project must undergo both a technical and program eligibility review. Once passed, a *Approved for Construction Letter* is provided along with a *Program Approval Letter*. (see attached)



Program Eligibility

Eligibility for program participation is conditioned upon the two criteria:

1. System must be sized less than 150 kW.
2. The systems production must not exceed the most recent 12 months of usage on the account (in kWh).

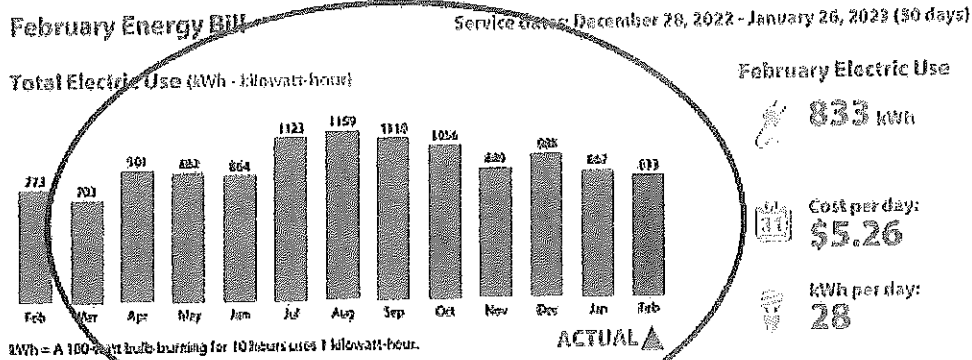
CE System production formula = Capacity nameplate DC in kW * 0.1274 * 8,760

Example: CE System production = 5.18kW * 0.1274 * 8,760 = **5,781 kWh**

*System production can also be found using a pvWatts calculator

(<https://pvwatts.nrel.gov/pvwatts.php>)

System would be approved as system production (5,781 kWh) is less than annual usage (11,375 kWh)



Annual usage = 11,375 kWh

Other parameters that may disqualify program eligibility is:

- ✓ Equipment is not on the same parcel of electric service
- ✓ Generator feeds or is electrically connected to more than one account
- ✓ Does not provide evidence of township approval

Kind regards,

DeAndre A. Smith

Office: (517) 788-2251

Distributed Generation Program

Distribution Agreements & Programs

WORKING TO DELIVER THE ENERGY YOU NEED, WHENEVER YOU NEED IT.

THAT'S OUR PROMISE TO MICHIGAN!

Please consider the environment before printing this email

