

July 19, 2021

Tompkins Township
9999 Tompkins Rd
Rives Junction MI 49277

Re: Surbrook Solar, LLC - Conditional Use Permit Submittal

Solar Ladies Consulting LLC (SLC) is pleased to present the attached Conditional Use Permit (CUP) Application materials on behalf of Pine Gate Renewables (PGR) and Surbrook Solar, LLC (Surbrook Solar). Surbrook Solar is designed and will be operated in partnership with Consumers Energy (Consumers) to provide a source of clean, renewable energy in Tompkins Township.

Project Overview

Surbrook Solar is a proposed 10 MW AC / 14 MW DC solar farm located near 5457 Wood Rd. in Tompkins Township. The project sits on approximately 165 total acres on parcel 000-02-13-401-001-00. The parcel is currently zoned Agricultural, which is an allowable district for Utility Solar development with a Conditional Use Permit from Tompkins Township.

Project Need

The Michigan State Energy Plan stipulates that 15% of energy generation in the State of Michigan will be sourced from renewable energy sources by 2021. Every 5 MW of solar energy facilities that can be placed in Michigan can offset an estimated 7,000 tons of carbon dioxide annually, the equivalent of 700 cars off the road.

Project Benefits

- Locally generated, clean energy resources in the Township of Grattan.
 - This 10 MW project will generate roughly 21,000 mWh annually; enough to power 1,800 households. Solar is the fastest growing energy source in America, adding 50% of all capacity on the electric grid in 2019.
- Consistent annual income for land owner.
- Consistent tax revenue for the township.
 - As Michigan transitions to solar, many of the market mechanisms are being developed. Pine Gate is supportive of a bill moving through the Michigan House and Senate which will grant the local township a clear, consistent source of tax revenue at a rate of \$35,000/year, based on the size of this project. As these projects consistently operate for an expected useful life of 40 years - the Byrne Solar site would generate \$1,400,000 over its useful life with little to no public needs, such as water, sewers or schools. Our goal is to be a quiet, friendly contributing neighbor to the community.

- Surbrook Solar, LLC expects to invest approximately several million dollars in to the project, creating approximately 50 full-time equivalent local construction and installation jobs.

Project Decommissioning

Surbrook Solar, LLC guarantees that the project footprint will be removed, at the expense of the operator, in the unlikely event that the system ceases power production or the land lease expires or is terminated. Surbrook Solar, LLC is contractually obligated through it's ground lease to decommission the project if and when the need arises. There is also a decommissioning plan submitted with this Application as per the requirements of Section 7.11 of the Tompkins Township Zoning Ordinance.

Conditional Use Permit Application

Per the requirements of sections 7.10 governing Conditional Use Permit Applications and 7.11 governing Solar Energy Systems, please find the attached application materials incorporating the requirements concerning the design and construction of Solar Energy Systems:

- Hard Copy Materials
 - Cover Sheet (This letter)
 - Checks
 - \$3,000 - Escrow Fees
 - Conditional Use Permit Application
 - Site Plan - 11" x 17" - 10 copies
 - Survey showing lot lines & legal descriptions - 11" x 17" - 10 copies
 - Redacted Power Purchase Agreement with Consumers Energy
 - Redacted Ground Lease with underlying landowner
- Soft Copy Materials
 - Photosimulations
 - Site Assessment
 - Traffic Analysis
 - Noise Analysis
 - Glare Analysis
 - Phase 1 Environmental Site Assessment
 - Threatened and Endangered Species Consultation
 - Wetland and Waterway Delineation
 - Natural and Cultural Resources Report

Conditional Use Permit Requirements

Per the requirements of Section 7.11 of the Tompkins Township Zoning Ordinance, PGR / Surbrook Solar designed the project and this submittal to comply with the intent of the CUP process:

1. Site Assessment study has been completed and included with this submittal.
2. Noise, traffic and glare are contemplated in the Site Assessment.
3. Underlying district & wetland setbacks and height restrictions are met.

4. Interconnection and distribution lines are highlighted on the Site Plan.
5. Light pollution is minimized.
6. Landscaping is incorporated.
7. Fencing and signage is included.
8. Decommissioning plan is per the Township requirements.

Solar Ladies Consulting, LLC as co-applicant

Solar Ladies Consulting is a Michigan owned-and-operated developer of utility- and behind-the-meter solar applications nationwide. SLC will represent Surbrook Solar and be the main point of contact through the Conditional Use and permitting processes.

Please contact Kathy Webber at 517-204-5115 or kat@solarladiesconsulting.com for anything related to this application. Thank you in advance for your time with this.

Kathy Webber
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