City of Swartz Creek
AGENDA
Regular Council Meeting, Tuesday, November 12, 2024, 7:00 P.M.
Paul D. Bueche Municipal Building, 8083 Civic Drive Swartz Creek, Michigan 48473
THIS WILL BE A HYBRID MEETING, WITH IN PERSON ATTENDANCE BY COUNCIL MEMBERS.

1. CALL TO ORDER:

2. INVOCATION & PLEDGE OF ALLEGIANCE:

3. OATH OF OFFICE-COUNCILMEMBER'S ELECT (City Clerk):

4. ROLL CALL:

5. COUNCIL ELECTIONS:

5A.	Elect Mayor	MOTION	Pg. 22
5B.	Elect Mayor Pro-Tem	MOTION	Pg. 22

6. MOTION TO APPROVE MINUTES:

6A.	Council Meeting of October 28, 2024	MOTION	Pg. 41

7. APPROVE AGENDA:

7A.	Proposed / Amended Agenda	MOTION	Pg. 1

8. REPORTS & COMMUNICATIONS:

8A.	City Manager's Report	MOTION	Pg. 8
8B.	Staff Reports & Meeting Minutes		Pg. 46
8C.	Fire Equipment Fund Assessment		Pg. 75
8D.	Local Election Results		Pg. 79
8E.	Communication Site Lease Reduction Agreement		Pg. 118
8F.	Transportation Improvement Program Project Scoring Drafts		Pg. 124
8G.	Solar Reference Materials		Pg. 127
8H.	Notice of Liquor License Transfer		Pg. 172

9. MEETING OPENED TO THE PUBLIC:

9A.	General Public Comments		

10. COUNCIL BUSINESS:

10A.	Fire Equipment Purchase Information	Presentation	
10B.	Communication Site Lease Reduction Request	RESO	Pg. 23
10C.	Renewable Energy Ordinance	RESO	Pg. 24

11. MEETING OPENED TO THE PUBLIC:

12. REMARKS BY COUNCILMEMBERS:

13. ADJOURNMENT: MOTION Pg. 40

Next Month Calendar *(Public Welcome at All Meetings)*

Downtown Development Authority:	Thursday, November 14, 2024, 6:00 p.m., PDBMB
Park Board:	Tuesday, November 19, 2024, 5:30 p.m. PDBMB
Zoning Board of Appeals:	Wednesday, November 20, 2024, 6:00 p.m., PDBMB
Fire Board:	Monday, November 18, 2024, 6:00 p.m., Station #2
Metro Police Board (Special):	Tuesday, November 19, 2024, 11:00 a.m., Metro HQ
City Council:	Monday, November 25, 2024, 7:00 p.m., PDBMB
Metro Police Board:	Wednesday, November 27, 2024, 11:00 a.m., Metro HQ
Planning Commission:	Wednesday, December 3, 2024, 7:00 p.m., PDBMB
City Council:	Tuesday, December 9, 2024, 6:00 p.m., PDBMB

City of Swartz Creek Mission Statement

The City shall provide a full range of public services in a professional and competent manner, assuring that the needs of our constituents are met in an effective and fiscally responsible manner, thus promoting a high standard of community life.

City of Swartz Creek Values

The City of Swartz Creek's Mission Statement is guided by a set of values which serve as a common operating basis for all City employees. These values provide a common understanding of responsibilities and expectations that enable the City to achieve its overall mission. The City's values are as follows:

Honesty, Integrity and Fairness

The City expects and values trust, openness, honesty and integrity in the words and actions of its employees. All employees, officials, and elected officials are expected to interact with each other openly and honestly and display ethical behavior while performing his/her job responsibilities. Administrators and department heads shall develop and cultivate a work environment in which employees feel valued and recognize that each individual is an integral component in accomplishing the mission of the City.

Fiscal Responsibility

Budget awareness is to be exercised on a continual basis. All employees are expected to be conscientious of and adhere to mandated budgets and spending plans.

Public Service

The goal of the City is to serve the public. This responsibility includes providing a wide range of services to the community in a timely and cost-effective manner.

Embrace Employee Diversity and Employee Contribution, Development and Safety

The City is an equal opportunity employer and encourages diversity in its work force, recognizing that each employee has unlimited potential to become a productive member of the City's team. Each employee will be treated with the level of respect that will allow that individual to achieve his/her full potential as a contributing member of the City staff. The City also strives to provide a safe and secure work environment that enables employees to function at his/her peak performance level. Professional growth opportunities, as well as teamwork, are promoted through the sharing of ideas and resources. Employees are recognized for his/her dedication and commitment to excellence.

Expect Excellence

The City values and expects excellence from all employees. Just "doing the job" is not enough; rather, it is expected that employees will consistently search for more effective ways of meeting the City's goals.

Respect the Dignity of Others

Employees shall be professional and show respect to each other and to the public.

Promote Protective Thinking and Innovative Suggestions

Employees shall take the responsibility to look for and advocate new ways of continuously improving the services offered by the City. It is expected that employees will perform to the best of his/her abilities and shall be responsible for his/her behavior and for fulfilling the professional commitments they make. Administrators and department heads shall encourage proactive thinking and embrace innovative suggestions from employees.

CITY OF SWARTZ CREEK
VIRTUAL REGULAR CITY COUNCIL MEETING ACCESS INSTRUCTIONS
TUESDAY, NOVEMBER 12, 2024, 7:00 P.M.

The regular meeting of the City of Swartz Creek city council is scheduled for **November 12, 2024** starting at 6:00 p.m. and will be conducted in hybrid form. The meeting will be available virtually (online and/or by phone). Council members and staff must attend in-person. The general public may attend in-person or virtually.

To comply with the **Americans with Disabilities Act (ADA),** any citizen requesting accommodation to attend this meeting, and/or to obtain the notice in alternate formats, please contact Renee Kraft, 810-429-2766, 48 hours prior to meeting,

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID** number (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provided below. The details include a link to **"Join via computer**" as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on "Test Computer Audio." Once you are satisfied that your audio works, click on "Join audio by computer."

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touchtone (DMTF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:

Using the icons in the lower left corner of the Zoom screen you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera ("Start/Stop Video")
- Invite other participants
- View participant list-opens a pop-out screen that includes a "Raise Hand" icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between "speaker" and "gallery" view. "Speaker view" show the active speaker.

Renee Kraft is inviting you to a scheduled Zoom meeting.

Topic: Swartz Creek City Council Meeting
Time: November 12, 2024 at 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/83096401128

Meeting ID: 830 9640 1128

One tap mobile
+13017158592,,83096401128# US (Washington DC)
+13126266799,,83096401128# US (Chicago)

Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)

Meeting ID: 830 9640 1128

Find your local number: https://us02web.zoom.us/u/kz4Jb4etg

If you have any further questions or concerns, please contact 810-429-2766 or email rkraft@cityofswartzcreek.org.
A copy of this notice will be posted at City Hall, 8083 Civic Drive, Swartz Creek, Michigan.

CITY OF SWARTZ CREEK
VIRTUAL (ELECTRONIC) MEETING RULES AND PROCEDURES

In order to conduct an effective, open, accessible, and professional meeting, the following protocols shall apply. These protocols are derived from the standard practices of Swartz Creek public meetings, Roberts Rules of Order, the City Council General Operating Procedures, and other public board & commission procedures. These procedures are adopted to govern participation by staff, councilpersons and members of the public in all City meetings held electronically pursuant to PA 228 of 2020. Note that these protocols do not replace or eliminate established procedures or practices. Their purpose is to augment standing expectations so that practices can be adapted to a virtual meeting format.

The following shall apply to virtual meetings of the city's public bodies that are held in accordance with the Open Meetings Act.

1. Meetings of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Park Board, or committees thereunder may meet electronically or permit electronic participation in such meetings insofar as (1) the Michigan Department of Health and Human Services restricts the number of persons who can gather indoors due to the COVID-19 pandemic; (2) there is in place a statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or other person authorized to declare a state of emergency or disaster.

2. All meetings held hereunder must provide for two-way communication so that members of the public body can hear and respond to members of the general public, and vice versa.

3. Members of the public body who participate remotely must announce at the outset of the meeting that he/she is in fact attending the meeting remotely and by further identifying the specific physical location (by county, township, village and state) where he/she is located. The meeting minutes must include this information.

4. Notice of any meeting held electronically must be posted at the City Offices at least 18 hours before the meeting begins and must clearly explain the following:

   (a) why the public body is meeting electronically;

   (b) how members of the public may participate in the meeting electronically, including the specific telephone number, internet address or similar log-in information needed to participate in the meeting;

   (c) how members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting;

   (d) how persons with disabilities may participate in the meeting.

5. The notice identified above must also be posted on the City's website homepage or on a separate webpage dedicated to public notices for non-regularly scheduled or electronic

public meetings that is accessible through a prominent and conspicuous link on the website's homepage that clearly describes the meeting's purpose.

6. The City must also post on the City website an agenda of the meeting at least 2 hours before the meeting begins.

7. Members of the public may offer comment only when the Chair recognizes them and under rules established by the City.

8. Members of the public who participate in a meeting held electronically may be excluded from participation in a closed session that is convened and held in compliance with the Open Meetings Act.

MAINTAINING ORDER

Public body members and all individuals participating shall preserve order and shall do nothing to interrupt or delay the proceedings of public body.

All speakers shall identify themselves prior to each comment that follows another speaker, and they shall also indicate termination of their comment. For example, "Adam Zettel speaking. There were no new water main breaks to report last month. That is all."

Any participants found to disrupt a meeting shall be promptly removed by the city clerk or by order of the Mayor. Profanity in visual or auditory form is prohibited.

The public body members, participating staff, and recognized staff/consultants/presenters shall be the only participants not muted by default. All other members must request to speak by raising their digital hand on the virtual application or by dialing *9 on their phone, if applicable.

MOTIONS & RESOLUTIONS

All Motions and Resolutions, whenever possible, shall be pre-written and in the positive, meaning yes is approved and no is defeated. All motions shall require support. A public body member who reads/moves for a motion may oppose, argue against or vote no on the motion.

PUBLIC ADDRESS OF COUNCIL

The public shall be allowed to address a public body under the following conditions:

1. Each person who wishes to address the public body will be first recognized by the Mayor or Chair and requested to state his / her name and address. This applies to staff, petitioners, consultants, and similar participants.
2. Individuals shall seek to be recognized by raising their digital hand as appropriate on the digital application.
3. Petitioners are encouraged to appropriately identify their digital presence so they can be easily recognized during business. If you intend to call in only, please notify the clerk in advance of your phone number.

4. The city clerk shall unmute participants and the members of the public based upon the direction of the mayor or chair. Participants not recognized for this purpose shall be muted by default, including staff, petitioners, and consultants.
5. Individuals shall be allowed five (5) minutes to address the public body, unless special permission is otherwise requested and granted by the Mayor or Chair.
6. There shall be no questioning of speakers by the audience; however, the public body, upon recognition of the Mayor or Chair, may question the speaker.
7. No one shall be allowed to address the public body more than once unless special permission is requested, and granted by the Mayor or Chair.
8. One spokesperson for a group attending together will be allowed five (5) minutes to address the public body unless special permission has been requested and granted by the Mayor or Chair.
9. Those addressing the public body shall refrain from being repetitive of information already presented.
10. All comments and / or questions shall be directed to and through the Mayor or Chair.
11. Public comments (those not on the agenda as speakers, petitioners, staff, and consultants) are reserved for the two “Public Comment” sections of the agenda and public hearings.

VOTING RECORD OF PUBLIC BODIES

All motions, ordinances, and resolutions shall be taken by "YES" and "NO" voice vote and the vote of each member entered upon the journal.

City of Swartz Creek
CITY MANAGER'S REPORT
Regular Council Meeting of Tuesday, November 12, 2024 - 7:00 P.M.

TO: ***Honorable Mayor, Mayor Pro-Tem & Council Members***
FROM: **Adam Zettel,** City Manager
DATE: November 6, 2024

ROUTINE BUSINESS – REVISITED ISSUES / PROJECTS

- ✓ **MICHIGAN TAX TRIBUNAL APPEALS** *(No Change of Status)*
  There have not been any commercial appeals for 2024 as of yet. Though some commercial appeals reach the tribunal in July, I suspect there will not be any for this calendar year.

- ✓ **STREETS** *(See Individual Category)*
  - ✓ **2025-2027 TRAFFIC IMPROVEMENT PROGRAM (TIP)** ***(Update)***
    We submitted Miller Road, from Dye to Morrish, for the 2026-2029 TIP cycle. The total cost is estimated to be $4,063,547, with our share being $812,709.40. This includes repairs to the concrete section, preliminary engineering, and construction engineering. As a backup, we submitted Elms Road, save that section that does not require repair. This application totals $1,475,940, with the local share being $295,188. The project submission was affirmed by a resolution of the city council on October 14th.

    As of writing, we have our preliminary scores. The county has separated the applications because they believe the concrete section of Miller qualifies for rehabilitation scoring instead of PASER 5 scoring. This means that it is more competitive and is eligible for more funds. Contrary to this move, Elms was moved from rehabilitation to the PASER 5 category with the other sections of Miller. As things stand now, we are told that it is these two sections, based on scoring in their respective categories that are most competitive.

    We will learn more in the coming weeks, but the county does not intend to have a full list of county-wide projects with their rankings until after the New Year. In addition, we are working with them on alternate strategies for road funding should the Western Digital project become a reality.

STREET PROJECT UPDATES ***(Update)***

This is a standing section of the report on the status of streets as it relates to our dedicated levy, 20-year plan, ongoing projects, state funding, and committee work. Information from previous reports can be found in prior city council packets.

Street reconstruction for Winchester Village is in the punch list phase. I will report how this goes, especially as it relates to restoration of parkways. See the October 28, 2024 city manager report for details on tree complaints. Note that we intend to conduct forestry in future phases in the same manner as the existing phase.

As noted previously, there is a claim concerning aggregate. It is substantial, at about $375,000. Our engineer reviewed the claim and responded that they do not believe the claim is valid in any amount. Based upon the facts of the case, I stand by this assertion. I will report what the next steps are.

Street rehabilitation with limited drainage in Winchester Woods is complete! Paving has occurred for all areas except a section of Young Drive, and the surfacing of Young, School, Maple, and Raubinger is also done! There is only one more ditching project that is slated for Oakview, on the unimproved section of road.

We are still looking to get the overband crack fill contractor to return to get parking areas and the remainder of the local streets. Usually, we select a small area of the city, but with conditions improving, we aspire to address the entire city on an annual basis moving forward.

Concerning FOG seal, we are looking to bid that out this winter for application in 2025, which was the soonest that the 2024 low bid could do the work anyways. See the October 14, 2024 report for details on this program.

In addition, we have ordered engineering services for Don Shenk Street reconstruction, as well as Cappy Lane and water main work. Note that Don Shenk does not require water main replacement, and part of Cappy Lane is also of newer street and water main. We should have enough funds to complete this project in the 2025 construction season. If not, I will recommend use of major street fund dollars for Cappy Lane and/or short term internal borrowing.

- ✓ **WATER – SEWER ISSUES PENDING** *(See Individual Category)*
  - ✓ **SEWER REHABILITATION PROGRAM** *(No Change of Status)*

    Sewer work is wrapping up, and we expect the televised video and a statement of findings this fall. We can then ascertain the need, if any for additional sewer work on the first segments that we inspected. The previous report follows.

    The first three miles of cleaning and inspections (two sections of Miller, Dye, and all of Elms) have commenced. I expect this project to be completed very soon. We will report the findings to the city council regarding the potential for additional sewer repair work in the areas that were televised.

    This effort is part of a program to clean and inspect the entire sewer system approximately every eight years. We believe this is a prudent time frame until we can assess all lines at least once. Note that Genesee County was on a seven-year schedule, but after an experience study, they moved to a ten-year schedule. Further note that some segments (e.g. Miller and Elms) will be done more frequently due to known build-up issues.

    This program will ensure proper flow of the system, but it cannot ensure elimination of all blockages. Televising of the lines will be conducted with inspection of manholes. This will provide the city with information to plan future lining, excavation, or manhole rehabilitation projects, if any. As noted previously, we believe we have addressed most, if not all, of the high-risk clay lines. The cleaning and inspection program will determine

if any of the newer clay lines (1970s era) require work. With this information we can create a revised asset management plan.

- ✓ **WATER MAIN REPLACEMENT - USDA** *(No Change of Status)*
  All water main work is substantially complete. There is some obvious restoration to do, which will take USDA closeout into winter, but for all intents and purposes, the water main is in and we are done with this phase of USDA work.

- ✓ **WATER/SEWER SYSTEM MISCELLANEOUS** ***(Update)***
  Water affordability is back. I included my thoughts and related information in the October 28 packet

  The hydrant painting is still underway. We are not pleased with the slow down in work, and we do not believe they will blast and paint all hydrants prior to the onset of unsuitable temperatures. Work may need to commence again in the spring.

  Work is complete on a new section of water main that will connect Elms/Maple to Hill, and on to Morrish. This will provide some additional redundancy for the system. Water main is being installed on Elms, between Maple and Hill. Connection down Hill to Seymour is expected next year. I am making inquiries to the county to see if this is something we need to plan for. It does not appear that a connection is imminent.

  These two connections will greatly increase reliability in the city, especially on our extreme west end, where we have a pronounced need for a second feed from either Clayton or Gaines. As a side note, this could encourage some new development south of the city, which is common to experience when utilities are extended during strong economic periods.

  See prior reports (May 28, 2024) for updates on PFAS. At a meeting of the WWS Advisory Committee on September 18, it was reported that the federal government has declared PFAS to be a toxic substance. The county ceased land application at this time and has been depositing waste in approved landfills. This has resulted in an additional expense that is estimated to total $2,000,000 annually for the county.

  As of writing, there is no rate increase planned, nor have there been additional restrictions on what products can possess PFAS. The latter is of concern because all water intake and distribution tests indicate that there are no traces of PFAS, but waste water from businesses and homes DOES contain PFAS. They estimate that 60% of the PFAS effluent comes from residential users that have PFAS in their homes and products.

- ✓ **HERITAGE VACANT LOTS** *(No Change of Status)*
  Another privately owned lot is having a new home built. The water service could not be located, so the city provided one at our expense.

  The city also has two more lots that were acquired through the tax reversion process. There is interest by the builder to proceed with acquisition and construction. In addition, the association manager reached out about permitted designs and builders for the subdivision. There could be renewed interest in some building. This would finally clear us of the

subdivision and put the association in a better position to build membership and dues for their operations.

Though the city cannot retain funds in addition to expenses for these lots, we are still expected to sell them at market value. Listings in Heritage for vacant units are $10,000-$12,000, and none of them are moving. I propose a price of $10,000 for each lot. If there is no objection, I will bring this back to the council for the first step of the sale process.

✓ **NEWSLETTER** *(No Change of Status)*
The fall newsletter is out. Let me know what you think. The next newsletter is expected to go out in January.

✓ **CONSTRUCTION & DEVELOPMENT UPDATE** *(See Individual Category)*
This will be a standing section of the report that provides a consolidated list for a brief status on public and private construction/developmental projects in the city.

1. Additional **demolitions have been undertaken by the owner of the raceway.** The owner intends to have the site razed for future use. The site is not formally for sale, nor is there a concept plan for reuse.
2. The **reuse of Mary Crapo is becoming a reality.** The school has approved phase one of a varsity baseball field. Construction is underway on phase one. There will be two pickleball courts that can double as skating in the winter. There has been some pushback on the pickleball courts due to the potential for noise. Schools are exempt from zoning, so the city has no say in this officially. If noise is an issue, we will work with the school and neighborhoods to reduce it.
3. **Street repair in 2024** is substantially complete. We are going through punch lists now, but all paving has been completed. We are looking to having crack fill completed this year as well. There is not a contractor available to apply a FOG seal to select streets in 2024, but we plan to bid this again over the winter.
4. The **Brewer Condo Project** first tri-plex is complete and all units are sold. The developer is looking to partner with other builders to complete new units as-is or with the potential redesign that includes a first floor master. Such units would likely be a two unit. They believe that, with site development costs increasing, this project will look more attractive and competitive because the other units are ready to be constructed.
5. The current phase of **Springbrook East is substantially complete.** We created a punch list for the infrastructure improvements, which the owner has completed. The next step is to proceed with formal street dedication. **There was a sale of this project's future phases and real estate.** It appears JW Morgan and another partner are in control of future phases.
6. The **southwest corner of Elms & Miller** was seeing some increased activity. We met with the owner and an architect on some preliminary plans in the spring. Neither the designer nor our staff have heard anything since, but the property owner says this is still cooking.
7. **Park projects** currently include an active grant application for Otterburn, pavilion repairs at Elms (now complete) and application of more asphalt millings to all parking areas. The park board recommended interpretive signs, bike racks, and benches for 2024. Benches are in. Signs are awaiting availability of the historical society to furnish content. Bike racks were to be completed by others, but that

donation fell through. We will look to add these ourselves. Pickleball courts are now in at Elms Park. A FLOCK camera has been installed at Elms, and fence repair is complete, with new fences to go in at Elms. Sidewalk repairs are complete.

8. ***(Update)*** **New Businesses.** It appears Cottage Inn is open and is conducting a soft opening! Quiznos appears to be right behind them. In addition, the Country Carriage at 9237 Miller Road is seeking a liquor license. Since this is a transfer, local approval is not required by LARA. However, the use is a conditional land use for this zoning district, which requires the principle building to be set back 100 feet from residential properties. This will require a variance. I am including the notice (note that the Sunday sales and adult entertainment are NOT transferring).
9. ***(Update)*** **Mundy Megasite.** We are hearing a lot of chatter that indicates a strong likelihood that a user may locate a large operation at the Mundy Township site. I have been communicating with staff, Mundy Township, Metro PD, Swartz Creek Area Fire Department, Swartz Creek Community Schools, and our other partners about strategies to proceed forward in the event that such an announcement occurs. If an investment is announced, I will recommend we collaborate with our partners to engage in third party assessments to ascertain area needs for housing, infrastructure, and services. I expect resources would be made available to help analyze our position and to impact needed change.
10. **Holland Square** has updated material costs. We are integrating these costs into the plan and will be getting the committee together soon. We plan to fund this project with $75,000 from MSHDA and matching funds from the MEDC crowdfunding program.
11. **Wayfinding** planning is complete. We are working with local and regional sign companies to get costs. Once complete, the DDA and council can liaise on if, when, and how to proceed with installation.
12. The DDA is considering a **Social District.** With the potential for another tavern coming, the city has the ability to designate a commons area in the community. This was discussed by the DDA on April 11th. There was no desire to proceed at this point.

✓ **REDEVELOPMENT READY COMMUNITIES** ***(Update)***

The wayfinding program (see below) is mostly funded through this program. Thanks MEDC!

The DDA completed the purchase of the Methodist Church on Morrish. They made this acquisition as a means to create more likely opportunities for the building's preservation and reuse for recreation, hospitality, or culture. I expect them to discuss this at their meeting on the 14th. More information is to follow.

The DDA is also taking the lead on Holland Square, which is a candidate for a future crowdfunding program. Please see the dedicated section below.

✓ **TAX REVERTED PROPERTY USE** *(No Change of Status)*

The owners adjacent to the Wade Street property emailed me on August 13th and indicated that they would be willing to purchase the lot for $6,000. Please indicate your interest in discussing this again in open or closed session. The previous report follows.

The neighbor to the north of the city lot called and expressed interest in buying this to add to their homesite. I made an inquiry of the assessor to determine its value. She indicated

that it would be worth $15,000 but for the floodplain. She feels $5,000 to $6,000 would be fair given the floodplain building requirements. I relayed this to the neighbor, and I received an email reply from them. They offered $3,000 cash to purchase this lot. The council did not wish to entertain this price and dropped the issue.

The council has the option of having the planning commission and/or DDA make a recommendation regarding the disposition of this lot to a neighbor. This is not being placed on the agenda at this time, but if any council member believes this offer is worth considering it is probably worth discussion. Let me know.

- ✓ **CDBG** *(No Change of Status)*
  In other news, the full applications for the next cycle (2025-2027) have been submitted. This includes senior services and downtown decorative lighting. Since we have had so many issues getting bids on CDBG work, the decorative lighting was chosen, in part, because Consumers Energy is a sole-source provider that is exempt from many of the federal requirements. This should create less issues in making use of future funds.

- ✓ **DISC GOLF** *(No Change of Status)*
  Shattered Chains has completed the course as it relates to the 18 baskets and fairways. They plan to have all the tee pads installed by the end of the month, and all bridges/crossings are in and very functional! In fact, they are holding an event on October 26th as part of a Halloween/course kick off attraction.

  They expect to have signs installed in early 2025 to mark the course. Once complete, a ribbon cutting will follow!

- ✓ **PAVILION COMMITMENT/GRANTS** *(No Change of Status)*
  We noted previously, the three communities that are getting the award from Kildee's office have agreed to split the $850,000 evenly, making our share $283,333.33. This is great news and feeds into our other grant application! I was notified that a grant sub-recipient agreement is being drafted by Genesee County Parks. Once complete, we will be in a position to make something happen at Otterburn!

  Our DNR Trust Fund grant application appears to be competitive. I attended a TF board meeting on October 16th to plead our case. We will not likely know until December. The project now includes a pavilion, restrooms, a path, bike station, gates, sign, and ADA parking. The estimated total cost is $600,000. This concept includes all original work items, excluding the disc golf and sledding hill (now complete), as well as a secondary pavilion on the far north of the site, which is not affordable. We received our preliminary score and worked with the state to improve this by amending our submission prior to October 1. Final results are expected in November or December. I plan to advocate for our grant in person this month.

- ✓ **SPEEDING AND TRAFFIC CONTROL** *(No Change of Status)*
  We are going to mark Ingalls with the new scheme as soon as possible. I have a contact with the schools paint marking subcontractor that is working on Mary Crapo. They have the plan and should be in a position to make this happen soon.

Some of the markings for “25 MPH” and “30 MPH” are in various locations across the city. Combined with our other efforts, we expect this will help create more awareness and help to reduce speeds.

Note that both the contractor and staff find the stencils to be a bit small. We are ordering professional stencils that we can use in perpetuity. We will apply these in other areas. If the update appears dramatic and positive, we will likely black out and paint over the existing markings.

✓ **FIBER INSTALLATION** *(No Change of Status)*
Fiber installation continues across the city. We have been working with Frontier on some issues related to restoration. In doing so, we have found a good contact that has been very responsive to specific issues with the fiber installation, older assets of Frontier, and general quality control. This service will provide the community with valuable high-speed service, as well as the potential for enhanced 5G.

✓ **SOLAR SYSTEM MODEL** *(No Change of Status)*
We have ordered the signs installed. It is now just a matter of time. Wayfinding signs are on hold until the council can review the wayfinding concepts. See the April 8, 2024, council packet for more details.

✓ **CROSS CONNECTIONS** *(No Change of Status)*
See the October 28, 2024 packet for the most recent reports.

I attended a water training course in early October. Among other things, I was able to speak to the EGLE staff about residential cross connections. They indicated that there is not a foreseeable mandate to require service termination of those residents that are not participating, yet. As such, I think our good faith model approach is appropriate. The previous report follows.

Much progress has been made since the residential cross connection inspection program inception. However, a number of homes have not had the opportunity to comply, and some are still hesitant to comply. We have renewed the program for another two years and hope to get through most of the units by the end. Some will likely not comply without a turn off, but that is a last resort.

As previously noted, we have postponed imminent shut-offs and the related hearings before the city council. I have concerns that there are not enough inspection slots for all outstanding inspections to sign up, making the process impossible to complete for all users. We are going to consider the matter in the coming months to come up with a long term strategy that is predictable, fair, and productive as it relates to getting compliance with the residential cross connection inspections.

This is not something we wish to be pursuing, but the expectations for cross connection are objective and reasonable.

✓ **SENIOR CENTER ARPA WINDFALL** *(No Change of Status)*

The senior center and city now have an agreement to use the $100,000 in additional ARPA funds. They are proposing to buy a 14-passenger bus for $120,000 to $135,000. See the March 11, 2024 report for more details on this award and process.

✓ **WAYFINDING PROJECT** *(No Change of Status)*
Wayfinding planning is complete. We are working with local and regional sign companies to get costs. Once complete, the DDA and council can liaise on if, when, and how to proceed with installation.

✓ **SOCIAL DISTRICT** *(No Change of Status)*
The DDA had a discussion about the potential for a social district in the downtown area. There is some potential for this to have a positive impact by attracting events and visitors to encourage commerce and desirable activities in the community. There is also the potential for this to generate undesirable nonsense, bad behavior, litter, etc. The DDA did not act on this. They intend to independently consider how a district might impact the community, be received by the residents, and support businesses. See the April 8, 2024 packet for more details.

✓ **SOLAR EQUIPMENT MORATORIUM & ORDINANCE** ***(Business Item)***
The moratorium on ground mounted solar is still in effect and will be through November planning commission. The planning commission reviewed a substantial amendment to the zoning code in October that includes provisions for large scale systems (those that are primary uses and generally regulated now by state statute), small scale systems (those that are completely regulated by ordinance but are still utility scale), and accessory uses (those that include ground mounted and rooftop solar that accompanies primary uses like homes and businesses).

On November 7th, the planning commission met again to consider a revised draft of the ordinance. This meeting was also a public hearing that was noticed in accordance with the Michigan Zoning Enabling Act. As it happens, there is not much interest in this from the public, as evidenced by a lack of public comment. However, this is not surprising since the likelihood of large scale solar in the city is very slim. Just the same, it is important to have an ordinance in place so that the community controls its own destiny as it relates to any potential utility-scale project, as well as the more common accessory uses we see with homes and businesses.

At the commission meeting, there was an additional revision to the ordinance. The commission then voted to approve the ordinance as amended. I am including the ordinance within the resolution below, and I am also including some guidance that has recently been published on the matter for reference. I recommend the council proceed and adopt the ordinance as amended.

Note that this legislation is controversial, especially because it greatly reduced local control over this land use. As such, we expect litigation will quickly follow. This could result in changes to the ordinance down the road.

✓ **HOLLAND SQUARE CROWDFUNDING PROJECT** *(No Change of Status)*
We have new pricing for upgraded materials, which is being integrated into the plan. I expect a meeting of the committee soon. The previous report follows.

We are working to formalize the $75,000 in MSHDA grant funds. This will make the powering of the structure, along with lighting and sound, a reality! MSHDA is asking that we sign off on a grant agreement by September 30th. Since this is our last meeting, I am hopeful they will provide us with such an agreement prior to our meeting. As of writing, I do not have it. If it is not available prior to our meeting, I will include as much of the supporting documentation as I can and ask the council to enable myself or the Mayor to execute the agreement when it is available.

The project is still being reviewed by the committee and we await updated costs and plans for the structure and technology components. We are nearing the creation of detailed plans, which will provide more finely tuned costs and imagery for review by the city council. I seek to have this in the month of September. The previous report follows.

The Holland Square Steering Committee met on May 30th. We believe we explored many opportunities and areas of concern to narrow in on what appears to be the most viable and desirable project. The concept remains the same, but there have been some additions relating to power, lighting, sound, and architectural style. The architect and contractor are working on renderings now.

Our community continues to pursue a crowd funding match for a public place enhancement. The Public Places, Community Spaces opportunity is a powerful incentive and can provide up to $50,000 towards a downtown project (perhaps as much as $75,000 if it includes universal design)!

The DDA believes that the primary objective for such funds is to invest in Holland Square to provide built-in structures for community seating, vending, entertainment, and related activities. There are a couple examples of this already that seem to work well in public spaces. Such a concept would activate Holland Square along Miller Road by providing social interactions, market activities, and some recreation. It would also include lighting, sound systems, and some shade/weather protection. Parking would be reduced but only minimally.

Over the last year, the DDA has worked with a local architect (thanks AMA Architects for the in-kind work), and a local builder (thanks JW Morgan) to refine a design, materials, and cost. This has resulted in concept plans for a pergola style structure, with a total base installation price of about $150,000. With the addition of the grant, we expect the project to total around $225,000.

The city council created a steering committee to finalize project details for review by the city. The council will have the final say in any structure constructed on city property.

- ✓ **SPRINGBROOK STREET DEDICATION INQUIRY** *(No Change of Status)*
  The HOA has sent a letter regarding the streets to the city. I am including this in the packet. This will likely include an engineering assessment and pricing of the street deficiencies. I have asked the engineer about a scope of work and pricing to compile this information. Once received, I will see if this is something that the HOA is willing to conduct.

In the meantime, we authorized the engineer to work with the HOA to assess their proposed rehabilitation measures. They are recommending some cores be completed because they have reason to believe that the proposed work will leave only 1" of original asphalt in place, creating an unstable situation. The HOA is considering doing these cores so we can revisit the work scope.

See the October 14, 2024 report for all the details of this request, as well as an historical and contextual narrative.

✓ **WIRELESS TOWER UPDATES** ***(Business Item)***

Multiple times over the summer, the owners of the tower that is in Elms Park have reached out to request a rent abatement. The Tenant is also seeking to add two five-year renewal periods to the agreement to make the site more marketable to long-term users. Because the tower does not have a rent paying user, the city has granted a temporary reduction in the past (2018).

I do believe that they are sincere in their efforts to find a new tenant, in the absence of which, they are losing money. Wireless mergers were intended to reduce the number of towers and redundant infrastructure in the nation for exactly this purpose, and we have definitely observed the consolidation of users on the various towers that the city controls.

I instructed them to send their request in writing for the council to review, and we finally have one in our possession. This is included in the packet. If the city wishes not to participate in the reduction, we continue to collect about $15,972 under the current rates. The risk to refusing to lower rent is that the Tenant may choose to take the tower down altogether. This will open this area of the park back up as green space and eliminate all revenue. Conversely, if the city accepts, rents drop to $3,393 a year and may remain there indefinitely.

Summarily, I do not think there is a wrong answer here. My opinion is that $3,393 a year is not worth the presence of a tower in the park. The city can continue to collect full rent or see the tower gone as a very viable option. The reduction does not have much value as I see things, even to buy time for another user. However, we have granted a request in the past, and one can argue that it keeps service providers in the community and may generate future cash flows.

I have included a resolution which is written in the affirmative. I have sent this along to the city attorney, and I have sent along some of my comments for language use that I am not comfortable with, such as the definition of what constitutes a sub-tenant capable of restoring rents.

Concerning our tower on Elms south of Miller, we have gotten an informal request to secure an additional 1,000 square foot land lease for ground equipment. They are offering $3,500 for the option and $350/month for any land subsequently leased. I have not gotten answers on how long the option would be and how the pricing is impacted if the square footage ends up being 250sft (as indicated) or if it is 1,000sft, per the option.

At any rate, I requested that they send along a complete and formal request so that the city council can review it. A land lease for this location is certainly something the city could and

should consider, since the land is set aside exclusively for this purpose. However, I do find the rate to be low.

Concerning our water tower, Verizon approached us many months back about locating a system here to correct the noted deficiencies on the west end of town. Using the city tower will greatly improve service to the community. Since the tower is used by two wireless providers currently, this request will be treated as a colocation. This means that the city will be responsible for approving the site plan at the planning commission level for a permitted use, as well as a lease for occupancy.

As of writing, it appears Verizon put this on hold because they do not prefer water tower locations. There was a draft lease (included in the April 8, 2024 packet). This is disappointing news because Verizon used to be the primary provider in the area, and we found their service to be atrocious for municipal use, forcing a switch to a competitor.

✓ **OTHER COMMUNICATIONS & HAPPENINGS** *(See Individual Category)*

✓ **MONTHLY REPORTS** ***(Update)***
Monthly reports are included.

✓ **BOARDS & COMMISSIONS** *(See Individual Category)*

✓ **PLANNING COMMISSION** ***(Update)***
The Planning Commission met on November 6th regarding the solar ordinance. Please see that section above.

The next regular meeting is scheduled for Tuesday, December 3, 2024. I expect to have a special land use request for child care at the Baptist Church on Miller Road.

✓ **DOWNTOWN DEVELOPMENT AUTHORITY** *(No Change of Status)*
The DDA closed on the purchase of the former Methodist Church on Morrish for a cost of $125,000. The DDA is pursuing this as a means to create opportunities for the building's preservation and reuse for recreation, hospitality, or culture. More information is to follow.

They did NOT hold an October meeting. Their next meeting is scheduled for November 14th.

✓ **ZONING BOARD OF APPEALS** *(No Change of Status)*
The ZBA met on October 15th to approve September minutes. There was a variance requested related to an accessory dwelling unit at 8040 Maple Street heard and approved at that meeting. There are not currently any pending appeals, variances, or interpretations scheduled for future meetings.

✓ **PARKS AND RECREATION COMMISSION** *(No Change of Status)*
The park board held their regular monthly meeting on October 15, 2024. They discussed the Butterfly Garden proposal at Abrams Park and conducted their annual review of park rules, including the reservation.

The board recommends approval of the butterfly garden.

Concerning the rules and reservation sheet, I do not expect many changes. However, they did request to have staff amend the maps, add a provision for e-bikes, revise language related to bows/projectiles, and to increase some fees. I expect this to be reviewed at their next meeting, which is scheduled for November 19th.

✓ **BOARD OF REVIEW** *(No Change of Status)*
The Board of Review met on July 16th. They recapped (reversed an uncapping) of taxable value for one petitioner's property. They will meet next in December.

✓ **CLERK'S OFFICE/ELECTION UPDATE (Kraft)** ***(Update)***
Routine duties include record management, publications, FOIA request, human resources, payroll approval and everything related to elections.

ELECTION RESULTS FOR 2024: Please see attached sheet
General Election: November 5, 2024 – from 7:00am – 8:00pm.
Early Voting dates for the general election are October 26–November 3 from 8am – 4pm.

Girl Scout Troop #77465 will be attending the council meeting until 7:30pm. The leader, Marie Ovsenik, is trying to get some of these girls to speak at the first public speaking because they will receive a badge if they talk with an elected official. They are arriving before the meeting to learn about how elections run.

✓ **DEPARTMENT OF COMMUNITY SERVICES UPDATE (Bincsik)** ***(Update)***

- DPS continues to GPS water and sewer assets. This will be ongoing for most of the year as we have time available.
- Trees are being planted in the village, signs are being installed and final punch lists are being developed. The project is nearing its end.
- TG Priehs has completed paving on Young Drive. The project still has some restoration and punch list items to complete.
- DPS continues to update water meter transponders, registers and meters as needed to allow the new meter reading collectors to read meters. This will be ongoing for several months.
- Blastec has been painting hydrants on 11/7 and 11/8.
- DPS has finished winterizing hydrants.
- DPS hired a new temporary employee and would like to welcome Steve Bloss.
- DPS has been street sweeping and getting leaves picked up over the past week.
- DPS is getting winter equipment ready for the season.
- DPS will be working on tree trimming in the coming weeks.

✓ **TREASURER UPDATE (Nichols)** ***(Update)***
The auditors from Plante & Moran have completed on sight fieldwork for the FY24 audit. Our staff is continuing to work with them on open items as they arise. Winter property tax bills will be mailed out on December 1st. Routine operations include, but are not limited to, processing payments for utility bills, tax bills, delinquent personal and qualified real taxes, building permits, daily/weekly/monthly journal entries, bank wires, review/approval of accounts payable invoices, issuance of building permits and rental inspection collections, processing payroll, accounting for grants and projects and other financial matters impacting the city.

✓ **ECONOMIC DEVELOPMENT UPDATE** *(No Change of Status)*
Greg Dietrich is the new Economic Development Director for Mundy/Swartz Creek. He has been onboarded and is learning the ropes.

NEW BUSINESS / PROJECTED ISSUES & PROJECTS

✓ **ELECTION RESULTS** ***(Update)***
I am including the election results that we have for the city and county races. The most notable change for the city is the election of Mr. Walt Melen to the city council. He replaces Mr. Cramer, who chose not to run for another term as an at large member. Walt is joined by returning at large members Mr. Gilbert and Mayor Kreuger. Mr. John Knickerbocker is also returning to finish the remaining two years for the 1st precinct. He was appointed for a partial term after the passing of Dr. Pinkston.

You will note that there are many changes in the composition of various governments. Obviously, the US President and US Senate are flipping to Republican leadership, as is the Michigan House. Many implications will certainly result. In addition, Gaines, Clayton, and Mundy Township are all welcoming new leadership and various degrees of new representation. As these folks take office, I will be reaching out to engage them. In the meantime, I do not have any reason to believe that our cooperative arrangements for fire, police, building, and other services will be impacted in the short or long term.

✓ **NEW COUNCIL, MAYORAL ELECTION** ***(Business Item)***
Welcome back to our returning incumbents and welcome to our new member, Mr. Melen. We have a handful of organizational activities tonight, including Office Oath, Mayor, and Mayor Pro-Tem Elections.

Swartz Creek City Council adopted the following selection procedure for the Offices of Mayor and Mayor Pro-Tem:

1. The City Clerk will accept verbal nominations for all candidates of the respective post. Support for the nominee is not required.
2. A roll call vote of each Councilmember will be conducted by the Clerk. Councilmembers will name a single choice for the respective post.
3. Four votes shall be required of a nominee to be selected as Mayor and Mayor Pro-Tem.
4. If four votes are not cast for a candidate, the process will be repeated.

✓ **FIRE TRUCK PURCHASE REQUEST** ***(Business Item)***
Chief Plumb and the department have received the most recent truck order, a bit behind schedule but under budget. They will soon be auctioning off its predecessor. In the meantime, Dave is advocating for an early order on the next truck. He is taking this position for a number of reasons, the most prominent being the 2-3 year delay in shipments, as well as projected price increases.

Dave has attached a quote and his detailed explanation. From the staff perspective, I do not have comment on the type of apparatus in question, though this certainly does weigh on

affordability and use. However, I do wish to ensure that the purchases are in accordance with a sustainable vehicle replacement schedule that the fire board finds sufficient and efficient.

With that said, the city currently has about $166,000 in the fire equipment fund. This includes a small amount of carried-over savings, plus the $155,000 budgeted deposit for the fiscal year commencing on July 1, 2024. If council continues to budget for fire equipment at the same rate, the city will have ~$321,000 on July 1, 2025, ~$476,000 on July 1, 2026, and ~$631,000 on July 1, 2027. This last date is approximately 2.5 years from now, making the potential purchase of an engine possible from a financial standpoint.

Note that this does not account for interest earnings and other equipment needs that the department may have during this time, which can impact this fund. However, if one considers that our share of a new piece of equipment is to be approximately $550,000 in two to three years, I can report that funding is projected to be sufficient with about a 10% contingency.

Since we are speaking in very general terms about timeframes and estimates, I am only providing general level findings. I expect Chief Plumb to give a more detailed presentation at our meeting that will provide essential information regarding the type of vehicle, its purpose, the timeframe, and the cost. We are not seeking any commitment or resolution at this point in time, however, that may be the case for the November 25, 2024 meeting. So, please read his narrative and take as much information in as you can during our meeting on the 12th.

Council Questions, Inquiries, Requests, Comments, and Notes

Orienteering Course: I am working with Walt to replace these medallions. This should be completed this fall.
Veteran's Day Event: There is to be an event honoring veterans on November 11th at 11:00 a.m. at the Swartz Creek Veteran's Memorial.

City of Swartz Creek
RESOLUTIONS
Regular Council Meeting, Tuesday, November 12, 2024, 7:00 P.M.

Motion No. 241112-5A **NOMINATIONS & ELECT MAYOR**

Councilmember Gilbert:_____
Councilmember Henry:_____
Councilmember Hicks: _____
Councilmember Knickerbocker:_____
Councilmember Krueger: _____
Councilmember Melen:_____
Councilmember Spillane: _____

Elected *(Minimum 4 Votes Needed)*: _____

Motion No. 241112-5B **NOMINATIONS & ELECT MAYOR PRO-TEM**

Councilmember Gilbert:_____
Councilmember Henry:_____
Councilmember Hicks: _____
Councilmember Knickerbocker:_____
Councilmember Krueger: _____
Councilmember Melen:_____
Councilmember Spillane: _____

Elected *(Minimum 4 Votes Needed)*: _____

Motion No. 241112-6A **MINUTES – October 28, 2024**

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the Minutes of the Regular Council Meeting held Monday, October 28, 2024, to be circulated and placed on file.

Second by Councilmember: _____

Voting For:_____
Voting Against: _____

Motion No. 241112-7A **AGENDA APPROVAL – November 12, 2024**

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the Agenda as presented / printed / amended for the Regular Council Meeting of November 12, 2024, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____
Voting Against: _____

Motion No. 241112-8A **CITY MANAGER'S REPORT**

Motion by Councilmember: _____

I Move the Swartz Creek City Council accept the City Manager's Report of November 12, 2024, including reports and communications, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____
Voting Against: _____

Resolution No. 241112-10B **RESOLUTION TO APPROVE THE LEASE ABATEMENT FOR THE COMMUNICATION TOWER IN ELMS PARK**

Motion by Councilmember: _____

WHEREAS, the City of Swartz Creek (Landlord) and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, entered into that certain Communications Site Lease Agreement (Ground), dated June 16, 2005, as evidenced by that certain Memorandum of Lease, recorded April 16, 2014, as Instrument No. 201404160032238, and ultimately assigned to Tenant , as evidenced by that certain Memorandum of Assignment recorded September 8, 2020, as Instrument No. 202009080061683, said recordings of the Register of Deeds of Genesee County, Michigan, for Tenant's use of a portion of real property ("Premises") located at 4127 Elms Road, Swartz Creek, MI 48473 ("Land"), being more particularly described in the attached Exhibit "A";; and

WHEREAS, the tower is currently without an active wireless provider; and

WHEREAS, the Landlord and Tenant desire and intend to amend and supplement the Agreement as provided in the Second Amendment to Communications Site Lease Agreement (Ground) as included in the city council packet of November 12, 2024; and

WHEREAS, the Tenant requests to reduce existing monthly rents to 25% of the current rate until such time as sub-tenants locate on said Premises; and

WHEREAS, the Tenant requests to include two additional five (5) year terms to the lease.

NOW, THEREFORE, BE IT RESOLVED, the City of Swartz Creek City Council hereby approves the Second Amendment to Communications Site Lease Agreement (Ground) as included in the city council packet of November 12, 2024 and further directs the Mayor to execute said agreement on behalf of the City.

Second by Councilmember: _____

Voting For: _____
Voting Against: _____

Resolution No. 241112-8B **RESOLUTION TO RECOMMEND AMENDMENT TO ZONING APPENDIX A SECTION 13: GENERAL PROVISIONS**

Motion by Councilmember: _____

WHEREAS, the Public Act 110 of 2006, the Michigan Zoning Enabling Act, enables cities to regulate land use through the creation and enforcement of zoning maps and regulations, and

WHEREAS, the planning commission, with the assistance of staff, and input by the public, reviewed specific changes to the zoning ordinance at a meeting on November 6, 2024, and;

WHEREAS, the planning commission, at a public hearing at their meeting on November 6, 2024 and in reviewing the criteria in Zoning Ordinance Section 24.02, found the proposed zoning ordinance amendments to be in the best interest of the public and recommended approval to the city council.

THEREFORE, I MOVE the City of Swartz Creek ordains:

CITY OF SWARTZ CREEK
ORDINANCE NO. 468

An ordinance to amend the Code of Ordinances: Zoning Appendix A to add Amend Section 13.14: Renewable Energy Standards

THE CITY OF SWARTZ CREEK ORDAINS:

Section 1. Addition of Articles to Appendix A of the Code of Ordinances.

The City hereby amends Section 13 to the Code of Ordinances of Appendix A by adding Section 13.14 as follows:

Section 13.14. Renewable Energy Standards Definitions.

A. Definitions. The following definitions apply to provisions of Section 13.14 through Section 13.18 only.

1. *Accessory Battery Energy Storage System*: A battery energy storage system intended primarily to serve the electricity needs of the applicant property but may, at times, discharge into the electric grid.
2. *Accessory Solar Energy System*: A small-scale solar energy system with the primary purpose of generating electricity for the principal use on the site.
3. *Accessory Ground-Mounted Solar Energy System*: A ground-mounted solar energy system with the purpose primarily of generating electricity for the principal use on the site.
4. *ANSI*: American National Standards Institute.

5. *A-Weighted Sound Level*: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network, as expressed as dB(A) or dBA.
6. *Building-Mounted Solar Energy System*: A solar energy system attached to the roof or wall of a building, or which serves as the roof, wall or window or other element, in whole or in part, of a building.
7. *Building-Integrated Solar Energy System*: A solar energy system that is an integral part of a primary or accessory building or structure (rather than a separate mechanical device), replacing or substituting for an architectural or structural component of the building or structure. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.
8. *Construction*: Any substantial action taken constituting the placement, erection, expansion, or repowering of an energy facility.
9. *Dark sky-friendly lighting technology*: A light fixture that is designed to minimize the amount of light that escapes upward into the sky.
10. *dBA*: The sound pressure level in decibels using the “A” weighted scale defined by the American National Standards Institute (ANSI).
11. *Decibel*: A unit used to measure the intensity of a sound or the power level of an electric signal by comparing it with a given level on a logarithmic scale.
12. *Dual Use*: A solar energy system that employs one or more of the following land management and conservation practices throughout the project site:
    a) *Pollinator Habitat*: A site designed to have vegetation that will enhance pollinator populations, including a diversity of flowering plants and wildflowers, and meets a score of 76 or more on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.
    b) *Conservation Cover*: A site designed with practices to restore native plants, grasses, and prairie with the aim of protecting specific species or providing specific ecosystem services, such as carbon sequestration or soil health. The site must be designed in partnership with a conservation organization or approved by the Genesee County Conservation District.
    c) *Forage/Grazing*: Sites that incorporate rotational livestock grazing and forage production as part of a vegetative maintenance plan.
    d) *Agrivoltaics*: Sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.
13. *Energy Storage System (ESS):* A system that absorbs, stores, and discharges electricity. Energy storage facility does not include fossil fuel storage or power-to-gas storage that directly uses fossil fuel inputs.
14. *Ground-Mounted Solar Energy System*: A solar energy system mounted on support posts, like a rack or pole, that is attached to or rests on the ground. The system is not attached to and is separate from any building on the property.
15. *Independent power producer (IPP):* A person that is not an electric provider but owns or operates facilities to generate electric power for sale to electric providers, the state, or local units of government.

16. *Leq*: The equivalent average sound level for the measurement period.
17. *Maximum Tilt*: The maximum angle of a solar array (i.e. most vertical position) for capturing solar radiation as compared to the horizon line.
18. *Minimum Tilt*: The minimal angle of a solar array (i.e. most horizontal position) for capturing solar radiation as compared to the horizon line.
19. *Nameplate capacity*: The designed full-load sustained generating output of an energy facility. Nameplate capacity shall be determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.
20. *NFPA*: National Fire Protection Association.
21. *Non-participating Property*: A property that is adjacent to an energy facility and that is not a participating property.
22. *Occupied community building*: A school, place of worship, day-care facility, public library, community center, or other similar building that the applicant knows or reasonably should know is used on a regular basis as a gathering place for community members.
23. *Participating Property*: Real property that either is owned by an applicant or that is the subject of an agreement that provides for the payment by an applicant to a landowner of monetary compensation related to an energy facility regardless of whether any part of that energy facility is constructed on the property.
24. *Person*: An individual, governmental entity authorized by this state, political subdivision of this state, business, proprietorship, firm, partnership, limited partnership, limited liability partnership, co-partnership, joint venture, syndicate, business trust, labor organization, company, corporation, association, subchapter S corporation, limited liability company, committee, receiver, estate, trust, or any other legal entity or combination or group of persons acting jointly as a unit.
25. *Principal-Use (Large) Energy Facility*: A large, principal-use energy system. An energy facility may be located on more than 1 parcel of property, including noncontiguous parcels, but shares a single point of interconnection to the grid.
26. *Principal-Use (Large) Energy Storage System*: An Energy Storage System (ESS) that is a principal use (or co-located with a second principal use), is designed and built to connect into the transmission grid and has a nameplate capacity of 50 MW or more and an energy discharge capacity of 200 MWh or more.
27. *Principal-Use (Large) Solar Energy System*: A Principal-Use SES with a nameplate capacity of 50 MW or more for the primary purpose of off-site use through the electrical grid or export to the wholesale market.
28. *Principal-Use (Small) Solar Energy System*: A Principal-Use SES with a nameplate capacity of less than 50 MW for the primary purpose of off-site use through the electrical grid or export to the wholesale market.
29. *Repowering*: The replacement of all or substantially all of the energy facility for the purpose of extending its life. Repowering does not include repairs related to the ongoing operations that do not increase the capacity or energy output of the energy facility.
30. *Roof-Mounted Solar Energy System*: A solar energy system mounted on a racking that is attached to or ballasted on the roof of a building or structure.

31. *Sound Pressure*: The difference at a given point between the pressure produced by sound energy and the atmospheric pressure, expressed as pascals (Pa).
32. *Sound Pressure Level*: Twenty times the logarithm to the base 10, of the ratio of the root-mean-square sound pressure to the reference pressure of micro pascals, expressed as decibels (dB). Unless expressed with reference to a specific weighing network (such as dBA), the unit dB shall refer to an unweighted measurement.
33. *Solar Energy System (SES):* A system that captures and converts solar energy into electricity, for the purpose of sale or for use in locations other than solely the solar energy system property. A solar energy system includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: photovoltaic solar panels; solar inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage systems; overhead and underground control; communications and radio relay systems and telecommunications equipment; utility lines and installations; generation tie lines; solar monitoring stations; and accessory equipment and structures.
34. *Solar Thermal System*: A system of equipment that converts sunlight into heat.

B. *Accessory solar energy systems*, as defined in Section 13.14 Renewable Energy Standards Definitions, include building-mounted, building-integrated, and ground-mounted systems with the primary purpose of generating electricity for the principal use on the site. Accessory solar energy systems are subject to the following standards:

1. *Permitted Use.* Accessory solar energy systems are permitted accessory uses in all zoning districts, subject to administrative review and approval.
2. *Application Criteria*. An application seeking installation of an accessory solar energy system shall be made to the zoning administrator in line with Section 21.03 Sketch plan review process and shall also include the following information:
    a) Sketch plan showing the proposed location of the accessory solar energy system, the primary structure, any accessory structures, and setbacks from lot lines.
    b) For building-mounted or building-integrated systems, horizontal and vertical elevation drawings showing the location and height of the SES on the building and dimensions of the SES.
    c) For ground-mounted systems, elevation drawings showing height, dimensions of the SES, and tilt features if applicable.
3. *Exemptions from Permitting*. The following are exempt from review and permitting:
    a) The installation of one (1) solar panel with a total area of less than eight (8) square feet.
    b) The installation of device-specific solar panels, which exclusively power the device it is attached to and is less than one (1) square foot in area.
    c) Repair and replacement of existing solar energy equipment, provided that there is no expansion of the size or coverage area of the system.

4. *Standards for Accessory Solar Energy Systems*. All accessory SES shall be subject to the following requirements, as well as applicable standards listed below for building-mounted or ground-mounted systems:

    a) The exterior surfaces of solar energy systems shall be generally neutral in color and substantially non-reflective of light.

    b) Solar energy systems shall be installed, maintained, and used only in accordance with the manufacturer's directions. Upon request, a copy of such directions shall be submitted to the zoning administrator prior to installation. The zoning administrator may inspect the completed installation to verify compliance with the manufacturer's directions.

    c) Accessory SES shall conform with all County, State, and Federal regulations and safety requirements as well as applicable industry standards.

5. *Building-Mounted Solar Energy Systems*. Building-mounted solar energy systems, including roof-mounted systems and building integrated systems, are subject to the following requirements:

    a) Solar energy systems that are mounted on the roof of a building shall not project more than five (5) feet above the highest point of the roof but, in any event, shall not exceed the maximum building height for the zoning district in which it is located, and shall not project beyond the eaves of the roof.

    b) Solar energy systems that are roof-mounted, wall-mounted or otherwise attached to a building or structure shall be permanently and safely attached to the building or structure. Proof of the safety and reliability of the means of such attachment shall be submitted to the zoning administrator prior to installation; such proof shall be subject to the zoning administrator’s approval.

    c) Solar energy systems that are wall-mounted shall not exceed the height of the building wall to which they are attached.

    d) Solar energy systems shall not be mounted on a building wall that is facing an adjacent public right-of-way.

    e) A building-mounted SES installed on a non-conforming building, structure, or use shall not be considered an expansion of the nonconformity, but shall be required to meet all height and placement requirements.

6. *Ground-Mounted Solar Energy Systems*. Ground-mounted solar energy systems are subject to the following requirements:

    a) Accessory ground-mounted solar energy systems shall be located as follows:

        1) Shall be located in the rear yard or non-required side yard.

        2) Should extenuating circumstances exist that prevent the system from being located in the rear or non-required side yard, the Planning Commission may have the authority to approve a location in the front yard, but in no event shall the energy system be located within the front yard setback. The applicant shall demonstrate to the Commission that the rear or side yard is not feasible.

    b) Accessory ground-mounted SES shall have a minimum height as detailed in the manufacturer’s specifications, but shall in no case exceed fourteen (14) feet in

height, measured from the ground at the base of such equipment, when oriented at maximum tilt.

c) Ground-mounted SES shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the application and be subject to the zoning administrator's approval.

d) The total area of accessory ground-mounted SES shall not exceed fifty percent (50%) of the square footage of the principal building.

e) An accessory ground-mounted SES installed on a non-conforming use or lot shall not be considered and expansion of the nonconformity, but shall be required to meet all placement and height requirements.

7. *Building-Integrated Solar Energy Systems*. Building-integrated SES are subject to zoning regulations applicable to the building or structure and not subject to accessory ground or building-mounted SES permits.

C. *Accessory energy storage systems,* as defined in Section 13.14 Renewable Energy Standards Definitions, with the primary purpose of serving the electricity needs of the applicant property are a permitted accessory use in all zoning districts. Accessory energy storage systems shall follow the regulations associated with accessory uses.

D. A *small principal-use SES,* as defined in Section 13.14 Renewable Energy Standards Definitions, is a special land use in the I-1, Light Industrial, and I-2, Heavy Industrial, zoning districts subject to site plan and special land use review requirements, and shall meet the following requirements:

1. *Height*. Total height for a small principal-use SES shall not exceed a maximum of sixteen (16) feet in height, measured from the ground at the base of such equipment, when oriented at maximum tilt. The Planning Commission may permit up to twenty (20) feet in height for small principal-use systems as part of the special land use approval, to allow for grazing or other operations.

2. *Lot Coverage*. The total area of a small principal-use SES shall not be included in the calculation of the maximum permitted lot coverage requirement for the parcel of land.

3. *Installation and safety*. Small principal-use SES shall be properly installed to ensure safety, and meet the following requirements:

a) Solar energy systems shall be safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the special land use application and shall be subject to the Planning Commission's approval.

b) Solar energy systems shall be installed, maintained and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the special land use application. The special land use, if granted, may be subject to the zoning administrator's inspection to determine compliance with the manufacturer's directions.

4. *Appearance*. The exterior surfaces of solar energy systems shall be generally neutral in color and substantially non-reflective of light.

5. *Compliance with construction and electrical codes*. A small principal-use SES, and the installation and use thereof, shall comply with all applicable construction codes and electric codes, including state construction codes and the National Electric Safety Code.
6. *Fencing*. A small principal-use SES shall be secured with perimeter fencing to restrict unauthorized access. Perimeter fencing shall comply with the latest version of the National Electric Code as of November 2023. Barbed wire is prohibited. Fencing is not subject to setback requirements.
7. *Transmission and communication lines*. All power transmission and communication lines between banks of solar panels and to nearby electric substations or interconnections with any buildings or other structures shall be located underground. Exemptions may be granted in instances when soil conditions, shape, topography, or other elements of the natural landscape interfere with the ability to bury lines, or distance makes undergrounding infeasible, at the discretion of the Planning Commission.
8. *Setbacks*. Setback distance shall be measured from the stated location below to the nearest edge of the perimeter fencing of the small principal-use SES as follows:
    a) 300 feet from the nearest point on the outer wall of any occupied community buildings and residences on non-participating properties.
    b) 50 feet from the nearest edge of a public road right-of-way.
    c) 50 feet from the nearest shared property line of non-participating properties.
9. *Setback from wetlands*. A small principal-use SES shall be at least fifty (50) feet from the edge of any wetland, or any shoreline or drain easement.
10. *Sound*. The sound pressure level of a small principal-use SES and all ancillary solar equipment shall not exceed 55 dBA at the property line of adjacent non-participating properties or the exterior of any non-participating habitable structure, whichever is closer. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this standard.
11. *Lighting*. Lighting for a small principal-use SES shall be limited to inverter and/or substation locations only. A small principal-use SES shall implement dark sky friendly lighting solutions and any lighting shall be directed downward and be placed to keep light on-site and glare away from adjacent properties, bodies of water, and adjacent roadways. Flashing or intermittent lights are prohibited.
12. *Groundcover*. A small principal-use SES shall include the installation of ground cover vegetation maintained for the duration of operation until the site is decommissioned. A ground cover vegetation establishment and management plan shall be submitted as part of the site plan. Ground cover shall meet one or more of the following types of Dual Use, as defined in this Ordinance, to promote ecological benefits:
    a) Pollinator Habitat
    b) Conservation Cover
    c) Forage/Grazing
    d) Agrivoltaics
13. *Drainage*. Drainage on the site shall be maintained in a manner consistent with, or improved upon, existing natural drainage patterns. Any disturbance to drainage or water management practices must be managed within the property and on-site, in order to not

negatively impact surrounding properties as a result of the development. This shall be maintained for the duration of the operation and shall be able to be returned to pre-existing conditions following decommissioning. Any existing drainage tiles that are identified on the property shall be shown on the as-built drawings submitted following construction.

14. *Landscaping/Screening*. Landscaping shall be provided in accordance with the standards required in Article 20 Landscaping.
15. *Signage*. Signage shall be permitted in accordance with Article 14 Sign Regulations. Signage shall be required to identify the owner and provide a 24-hour emergency contact phone number.
16. *Agricultural Protection*. A small principal-use SES shall be sited to minimize impacts to agricultural production, including the following:
    a) Systems shall be sited to minimize land disturbance or clearing except for minimally necessary. Topsoil shall be retained on-site.
    b) Any access drives shall be designed to minimize the extent of soil disturbance, water runoff, and soil compaction.
17. *Battery Storage*. On-site battery storage accessory to a small principal-use solar energy system is prohibited.
18. *Decommissioning*. A decommissioning plan that is consistent with agreements reached between the applicant and other landowners of participating properties and that ensures the return of all participating properties to a useful condition similar to that which existed before construction, including removal of above-surface facilities and infrastructure that have no ongoing purpose. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, but excluding cash. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the energy facility, after deducting salvage value, as calculated by a third party with expertise in decommissioning, hired by the applicant. However, the financial assurance shall be posted in increments as follows:
    a) At least 25% by the start of full commercial operation.
    b) At least 50% by the start of the fifth year of commercial operation.
    c) 100% by the start of the tenth year of commercial operation.
19. *Abandonment*. In the event that a small principal-use SES has not been in operation for a period of one year without a waiver from the Planning Commission, the system shall be considered abandoned and shall prompt an abandonment hearing conducted by the City Council. If deemed abandoned after a hearing, the system shall be removed by the applicant or the property owner and the site shall be stabilized and re-vegetated, in compliance with the approved decommissioning plan. If the abandoned system is not removed or repaired, amongst other available remedies, the City may pursue legal action against the applicant and property owner to have the system removed and assess its cost to the tax roll of the subject parcel. The applicant and property owner shall be responsible for the payment of any costs and attorney's fees incurred by the City in securing removal of the structure. The City may utilize the benefit of any performance guarantee being held to offset its cost. As a condition of approval, the applicant and

property owner shall give permission to the City to enter the parcel of land for this purpose.

20. *Annual Reports*. For a small principal-use SES, a written annual report shall be submitted to the Planning Commission by a date determined at the time of special land use approval. The annual report shall include an update on electricity generation by the project, as well as document all complaints received regarding the small principal-scale solar energy system along with the status of complaint resolutions and the actions taken to mitigate the complaints.
21. *Additional approvals and agency reviews*. The following approval and agency reviews shall be required, as applicable:
    a) Local Fire Chief;
    b) Department of Environment, Great Lakes, and Energy (EGLE);
    c) Genesee County Drain Commissioner;
    d) Genesee County Road Commission;
    e) Genesee County Health Department;
    f) Federal Aviation Administration (FAA);
    g) Local Airport Zoning (if applicable);
    h) Building Department;
    i) Tax Assessor.
22. *Operations Agreement*. The applicant shall provide the Planning Commission with an operations agreement, which sets forth the operations parameters, the name and contact information of the certified operator, inspection protocol, emergency procedures and general safety documentation. It shall be a condition of approval that the Zoning Administrator shall be notified and provided copies of any changes.
23. *Indemnity/Insurance*. The City shall be indemnified from all third-party claims for personal or property damage arising from the developer's negligent and/or intentional acts and/or omissions during construction, maintenance, and decommissioning of the small principal-scale solar energy system and shall be listed as an additional insured on applicable insurance policies during the life of the project.
24. *Maintenance and Repair*. Repair, replacement, and maintenance of components is permitted without the need for a new special land use permit. Proposals to change the project footprint of an existing system shall be considered a new application.
25. *Site Plan Requirements*. Small Principal-Use SES are subject to submittal and approval of a site plan meeting all requirements in Article 21 Site Plan Review, as well as the following requirements:
    a) Small principal-use SES shall be submitted at a scale of 1" = 200 feet;
    b) Location of all arrays, including dimensions and layout of arrays, ancillary structures and equipment, utility connections, dwellings on the property and within three-hundred (300) feet of the property lines, any existing and proposed structures, wiring locations, temporary and permanent access drives, fencing details, screening and landscaping detail, and any signage;

c) Plan for land clearing and/or grading required for the installation and operation of the system;

d) Plan for ground cover establishment and management;

e) Anticipated construction schedule;

f) Sound modeling study including sound isolines extending from the sound source(s) to the property lines;

g) A decommissioning plan in accordance with Section 13.17.R Decommissioning;

h) Additional studies may be required by the Planning Commission if reasonably related to the standards of this Ordinance as applied to the application, including but not limited to:

1) Visual Impact Assessment: A technical analysis by a third party qualified professional of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscaping and other screening measures), a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project.

2) Environmental Analysis: An analysis by a third-party qualified professional to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, wildlife, endangered and threated species. If required, the analysis shall identify all appropriate measures to minimize, eliminate or mitigate adverse impacts identified and show those measures on the site plan, where applicable.

3) Stormwater Study: An analysis by a third-party qualified professional that takes into account the proposed layout of the principal-use scale solar energy system and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain event. Percolation tests or site-specific soil information shall be provided to demonstrate infiltration on-site without the use of engineered solutions.

4) Glare Study: An analysis by a third-party qualified professional to determine if glare from the principal-use solar energy system will be visible from nearby residents and roadways. If required, the analysis shall consider the changing position of the sun throughout the day and year, and its influences on the principal-use solar energy system.

26. *As-Built Drawings*. A set of as-built drawings shall be submitted to the City following project completion and prior to energy generation within the project.

E. The following standards are intended to regulate *Principal-Use (Large) Energy Facilities*, as defined in Section 13.14 Renewable Energy Standards Definitions, as a Compatible Renewable Energy Ordinance in accordance with Part 8 of P.A. 233 of 2023.

1. *Application Process.* An electric provider or IPP that proposes to obtain a certificate from the Michigan Public Service Commission to construct an energy facility within the City shall follow the following application process, unless exempt as noted in Section 222 (4) of PA 233:

a) At least 60 days before the public meeting provided for in MCL 460.1223, an electric provider or IPP shall offer in writing to meet with the City Manager, or the Manager's designee, to discuss the site plan. The offer to meet must be delivered by email and certified mail and must also be sent to the City Council in care of the City Clerk in the same manner. The Manager or Manager's designee must respond within 30 days from the offer to meet.

b) Within 30 days following the meeting described in paragraph 1, the City Manager shall notify the electric provider or IPP planning to construct the energy facility that the City has a compatible renewable energy ordinance. If all affected local units with zoning jurisdiction provide similar timely notice to the electric provider or IPP, then the electric provider or IPP shall file for approval of a permit with the City.

c) To file for approval of a permit the electric provider or IPP must submit a complete application to the City Clerk. The application form to be used shall be adopted by resolution of the City Council. The application shall contain the items set forth in MCL 460.1225(1), except for (l)(j) and (s). The application may also require other information to determine compliance with this Compatible Renewable Energy Ordinance. By resolution, the City may establish an application fee and escrow policy to cover the City's reasonable costs of review and processing of the application, including but not limited to staff, attorney, engineer, planning, environmental, or other professional costs.

2. *Application Requirements.* Any application for a Principal-Use (Large) Energy Facility shall contain all of the following:

a) The complete name, address, and telephone number of the applicant.

b) The planned date for the start of construction and the expected duration of construction.

c) A description of the energy facility, including a site plan as described in Section 224 of the Clean and Renewable Energy Waste Reduction Act, 2008 PA 295, MCL 460.1224. The following items must be shown on the site plan:

1) A map of all properties upon which any component of a facility or ancillary feature would be located, and for solar energy or energy storage systems, all properties within one thousand (1,000) feet. This should indicate the location of all existing structures and shall identify such structures as occupied or vacant.

2) Lot lines and required setbacks shown and dimensioned.

3) Size and location of existing and proposed water utilities, including any proposed connections to public, or private community sewer or water supply systems.

4) A map of any existing overhead and underground major facilities for electric, gas, telecommunications transmission within the facility and surrounding area.

5) The location and size of all surface water drainage facilities, including source, volume expected, route, and course to final destination.

6) A map depicting the proposed facilities, adjacent properties, all structures within participating and adjacent properties, property lines, and the

projected sound isolines along with the modeled sound isolines including the statutory limit.

d) A description of the expected use of the energy facility.

e) Expected public benefits of the proposed energy facility.

f) The expected direct impacts of the proposed energy facility on the environment and natural resources and how the applicant intends to address and mitigate these impacts.

g) Information on the effects of the proposed energy facility on public health and safety.

h) A description of the portion of the community where the energy facility will be located.

i) A statement and reasonable evidence that the proposed energy facility will not commence commercial operation until it complies with applicable state and federal environmental laws, including, but not limited to, the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.101 to 324.90106.

j) Evidence of consultation, before submission of the application, with the Department of Environment, Great Lakes, and Energy and other relevant state and federal agencies before submitting the application, including, but not limited to, the Department of Natural Resources and the Department of Agriculture and Rural Development.

k) The Soil and Economic Survey Report under Section 60303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.60303, for the county where the proposed energy facility will be located.

l) Interconnection queue information for the applicable regional transmission organization.

m) If the proposed site of the energy facility is undeveloped land, a description of feasible alternative developed locations, including, but not limited to, vacant industrial property and brownfields, and an explanation of why they were not chosen.

n) If the energy facility is reasonably expected to have an impact on television signals, microwave signals, agricultural global position systems, military defense radar, radio reception, or weather and doppler radio, a plan to minimize and mitigate that impact. Information in the plan concerning military defense radar is exempt from disclosure under the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246, and shall not be disclosed by the commission or the electric provider or independent power producer except pursuant to court order.

o) A stormwater assessment and a plan to minimize, mitigate, and repair any drainage impacts at the expense of the electric provider or IPP. The applicant shall make reasonable efforts to consult with the county drain commissioner before submitting the application and shall include evidence of those efforts in its application.

p) A fire response plan and an emergency response plan.

    1) The fire response plan (FRP) shall include:

i. Evidence of consultation or a good faith effort to consult with local fire department representatives to ensure that the FRP is in alignment with acceptable operating procedures, capabilities, resources, etc. If consultation with local fire department representatives is not possible, provide evidence of consultation or a good faith effort to consult with the State Fire Marshal or other local emergency manager.

ii. A description of all on-site equipment and systems to be provided to prevent or handle fire emergencies.

iii. A description of all contingency plans to be implemented in response to the occurrence of a fire emergency.

iv. For energy storage systems, a commitment to conduct, or provide funding to conduct, site-specific training drills with emergency responders before commencing operation, and upon request while the facility is in operation. Training should familiarize local fire departments with the project, hazards, procedures, and current best practices.

v. A commitment to review and update the FRP with fire departments, first responders, and county emergency managers at least once every three (3) years.

vi. An analysis of whether plans to be implemented in response to a fire emergency can be fulfilled by existing local emergency response capacity. The analysis should include identification of any specific equipment or training deficiencies in local emergency response capacity and recommendations for measures to mitigate deficiencies.

vii. Other information the applicant finds relevant.

2) The emergency response plan (ERP) shall include:

i. Evidence of consultation or a good faith effort to consult with local first responders and county emergency managers to ensure that the ERP is in alignment with acceptable operating procedures, capabilities, resources, etc.

ii. An identification of contingencies that would constitute a safety or security emergency (fire emergencies are to be addressed in a separate fire response plan);

iii. Emergency response measures by contingency;

iv. Evacuation control measures by contingency;

v. Community notification procedures by contingency;

vi. An identification of potential approach and departure routes to and from the facility site for police, fire, ambulance, and other emergency vehicles;

vii. A commitment to review and update the ERP with fire departments, first responders, and county emergency managers at least once every three (3) years;

viii. An analysis of whether plans to be implemented in response to an emergency can be fulfilled by existing local emergency response capacity, and identification of any specific equipment or training deficiencies in local emergency response capacity; and

ix. Other information the applicants finds relevant.

q) A decommissioning plan that is consistent with agreements reached between the applicant and other landowners of participating properties and that ensures the return of all participating properties to a useful condition similar to that which existed before construction, including removal of above-surface facilities and infrastructure that have no ongoing purpose. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, but excluding cash. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the energy facility, after deducting salvage value, as calculated by a third party with expertise in decommissioning, hired by the applicant. However, the financial assurance shall be posted in increments as follows:

1) At least 25% by the start of full commercial operation.

2) At least 50% by the start of the fifth year of commercial operation.

3) 100% by the start of the tenth year of commercial operation.

r) A report detailing the sound modeling results along with mitigation plans to ensure that sound emitted from the facilities will remain below the statutory limit throughout the operational life of the facilities.

s) A photometric plan to demonstrate compliance with dark sky-friendly lighting solutions.

t) For energy storage systems, evidence of compliance with NPFA 855 including, but not limited to:

1) Commissioning Plan (NFPA 855 Chapters 4.2.4 & 6.1.3.2)

2) Emergency Operation Plan (NFPA 855 Chapter 4.3.2.1.4)

3) Hazard Mitigation Analysis (NFPA 855 Chapter 4.4)

3. *Application Review*. The application shall be processed subject to the provisions of this Article. The Planning Commission shall approve or deny the application within 120 days after receiving a complete application. This deadline may be extended by up to 120 days if jointly agreed upon by the City Council and the applicant. In consideration of the application, the Planning Commission must approve the application and issue a permit for the requested construction if it complies with the standards as detailed in Section 13.18.D for a large principal-use solar energy system or Section 13.18.E for a large principal-use energy storage system.

4. *Principal-Use (Large) Solar Energy System (SES):* A large principal-use SES is a permitted use in all zoning districts subject to site plan review by the planning commission, and shall meet the following requirements:

a) *Height*: Total height for a large principal-use SES shall not exceed a maximum of twenty-five (25) feet above ground when the arrays are at maximum tilt.

b) *Setbacks*: Setback distance shall be measured from the stated location below to the nearest edge of the perimeter fencing of the large principal-use SES as follows:

1) 300 feet from the nearest point on the outer wall of any occupied community buildings and residences on non-participating properties.

2) 50 feet from the nearest edge of a public road right-of way.

3) 50 feet from the nearest shared property line of non-participating parties.

c) *Fencing*: A large principal-use SES shall be secured with perimeter fencing to restrict unauthorized access. Perimeter fencing shall comply with the latest version of the National Electric Code as of November 2023 or any applicable successor standard approved by the Michigan Public Service Commission (MPSC) as reasonable and consistent with the purposes of Subsection 226(8) of the Clean and Renewable Energy Waste Reduction Act, 2008 PA 295, MCL 460.1226.

d) *Lighting*: A large principal-use SES shall implement dark sky-friendly lighting solutions.

e) *Sound*: The sound pressure level of a large principal-use SES and all ancillary solar equipment shall not exceed 55 dBA (Leq (1-hour)) at the nearest outer wall of the nearest dwelling of an adjacent non-participating lot. Decibel modeling shall use the A-weighted sound level meter as designed by the American National Standards Institute.

f) *Michigan Public Service Commission requirements*: Principal-use large SES shall comply with any more stringent requirements adopted by the MPSC as provided in MCL 460.1226(8)(a)(vi).

5. *Principal-Use (Large) Energy Storage System (ESS)*: A large principal-use energy storage system is a permitted use in all zoning districts subject to site plan review by the planning commission, and shall meet the following requirements:

a) *NFPA Compliance and other Applicable Codes*: Large principal-use energy storage systems (ESS) shall comply with the version of NFPA 855 “Standard for the Installation of Stationary Energy Storage Systems” in effect on November 29, 2024, or any applicable successor standard adopted by the MPSC as reasonable and consistent with the purposes of this subsection.

b) *Setbacks*: Setback distance shall be measured from the stated location below to the nearest edge of the perimeter fencing of the large principal-use ESS as follows:

1) Occupied community buildings and residences on non-participating properties: 300 feet from the nearest point on the outer wall of the building or residence.

2) Public road right of way: 50 feet from the nearest edge of a public road right-of-way.

3) Non-participating parties: 50 feet from the nearest shared property line.

c) *Sound*: The sound pressure level of a large principal use ESS shall not exceed a noise level of 55 dBA (Leq (1-hour)) as modeled at the nearest outer wall of the nearest dwelling located on an adjacent non-participating lot. Decibel modeling

shall use the A-weighted scale as designed by the American National Standards Institute.

d) *Lighting*: The large principal-use ESS will implement dark sky friendly lighting solutions.

e) *Michigan Public Service Commission Requirements*: Large principal-use energy storage systems shall comply with any more stringent requirements adopted by the MPSC as provided in MCL 460.1226(8)(c)(v).

6. *Issuance and Compliance with Permit*.

a) Upon approval of an application, the City shall issue the permit to the electric provider or IPP. Construction of the proposed energy facility must begin within 5 years after the date the permit is issued and any challenges to the grant of the permit are concluded. The City Council may extend this timeline at the request of the electric provider or IPP without requiring a new application.

b) The permit shall require the electric provider or IPP to remain in compliance at all times with the standards identified for approval of the permit and all documentation submitted with and affirmations made in the application, including, but not limited to, the site plan, decommissioning plan, fire response plan, and emergency plan. No changes may be made to the permit by the electric provider or IPP without the written agreement of the City. The energy facility must further comply with all local ordinances, state and federal laws and regulations except as otherwise provided in Section MCL 460.1231. The City shall not revoke a permit except for material noncompliance with the permit by the electric provider or IPP.

c) A permit may be transferred to another electric provider or IPP upon the filing with the City of an attestation by the transferee that it accepts the terms of the permit and acknowledges that it is subject to this Ordinance.

7. *Section Host Community Agreement*. The permit holder shall enter into a host community agreement with the City within 90 days after issuance of the permit. The host community agreement shall require that, upon commencement of any operation, the energy facility owner must pay the City $2,000.00 per megawatt of nameplate capacity located within the City. The payment shall be used as determined by the City for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the City and the permit holder within said 90 days.

8. *Section Interpretation*. The provisions contained in this Article are intended to meet the definition of a Compatible Renewable Energy Ordinance pursuant to 2023 PA 233, as may be amended, MCL 460.1221 et. seq. and shall only be interpreted in a manner consistent with such intent.

Section 2. Effective date.

This Ordinance shall take effect thirty (30) days following publication.

Second by Councilmember: _____

Voting For: _____
Voting Against: _____

Motion No. 241112-13A **ADJOURN**

Motion by Councilmember: _____

I Move the Swartz Creek City Council adjourn the regular council meeting of November 12, 2024.

Second by Councilmember: _____

Voting For: _____
Voting Against: _____

CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE REGULAR COUNCIL MEETING
DATE October 28, 2024

The meeting was called to order at 7:00 p.m. by Mayor Krueger in the Swartz Creek City Council Chambers, 8083 Civic Drive.

Invocation and Pledge of Allegiance.

Councilmembers Present:	Spillane, Gilbert, Hicks, Krueger, Knickerbocker, Henry.
Councilmembers Absent:	Cramer until 6:20pm
Staff Present:	City Manager Adam Zettel, Clerk Renee Kraft.
Others Present:	Metro PD Chief Bade, Walter M. Melen, Boots Abrams, Ken and Sandi Brill, Glenda Grable.
Others Virtually Attended:	Lania Rocha

APPROVAL OF MINUTES

Resolution No. 241028-01 **(Carried)**

Motion by Councilmember Spillane
Second by Councilmember Gilbert

I Move the Swartz Creek City Council approve the Minutes of the Regular Council Meeting held Monday October 14, 2024 to be circulated and placed on file.

YES: Spillane, Gilbert, Hicks, Krueger, Knickerbocker, Henry.
NO: None. Motion Declared Carried.

APPROVAL OF AGENDA

Resolution No. 241028-02 **(Carried)**

Motion by Councilmember Henry
Second by Councilmember Gilbert

I Move the Swartz Creek City Council approve the Agenda as printed for the Regular Council Meeting of October 28, 2024 to be circulated and placed on file.

YES: Gilbert, Hicks, Krueger, Knickerbocker, Henry, Spillane.

NO: None. Motion Declared Carried.

CITY MANAGER'S REPORT

Resolution No. 241028-03 **(Carried)**

Motion by Mayor Pro Tem Hicks
Second by Councilmember Gilbert

I Move the Swartz Creek City Council accept the City Manager's Report of October 28, 2024, including reports and communications to be circulated and placed on file.

Discussion Ensued.

YES: Hicks, Krueger, Knickerbocker, Henry, Spillane, Gilbert.
NO: None. Motion Declared Carried.

MEETING OPENED TO THE PUBLIC:

Sandi Brill: Discussed the flagpole ribbon cutting ceremony.

COUNCIL BUSINESS:

RESOLUTION TO APPROVE DONATION AND INSTALLATION OF A MONARCH BUTTERFLY GARDEN AT ABRAMS PARK

Resolution No. 241028-04 **(Carried)**

Motion by Councilmember Gilbert
Second by Councilmember Knickerbocker

WHEREAS, the City of Swartz Creek owns operates and maintains a system of parks; and

WHEREAS, the Friends of Abrams Park group has offered to donate materials and labor sufficient to install a Butterfly Garden, including irrigation, at Abrams Park; and

WHEREAS, the Park Board, after deliberation, found the garden donation to be in the best interests of the park and approved the donation at their meeting on October 15, 2024.

NOW, THEREFORE, BE IT RESOLVED, the City of Swartz Creek City Council hereby accepts the Friends of Abrams Park donation of a Monarch Butterfly Garden Waystation, to be located at Abrams Park, conditioned upon the following:

1. The project shall be overseen by the Director of Public Works and not commence until the ability to ensure project completion is evidenced.
2. The Friends of Abrams Park and/or other volunteers shall maintain the gardens in a reasonable manner, with eventual replacement or removal dependent on the best interests of the city at a future date.
3. The city will own and maintain the garden irrigation system in a reasonable manner, with eventual replacement or removal dependent on the best interests of the city at a future date.

Discussion Ensued.

YES: Krueger Knickerbocker, Henry, Spillane, Gilbert, Hicks.
NO: None. Motion Declared Carried.
ABSTAIN: Cramer

RESOLUTION TO APPROVE STREET USAGE & PUBLIC SPACE PERMIT FOR THE ANNUAL FIRE DEPARTMENT CHRISTMAS PARADE

Resolution No. 241028-05 **(Carried)**

Motion by Councilmember Knickerbocker
Second by Councilmember Gilbert

WHEREAS, the City of Swartz Creek issues street closure permits and public plaza usage permits for the purposes of holding public events from time-to-time; and,

WHEREAS, the Swartz Creek Area Firefighters Association has submitted an application for such a street closure for the purposes of hosting an annual Christmas parade in downtown Swartz Creek, as well as an application to use Holland Square and the adjacent streets for a Tree Lighting event; and,

WHEREAS, the Chief of Police finds the application satisfactory and the City Council finds the time, place, and manner of the parade and related events to be conducive to the health, safety, and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED THAT the City of Swartz Creek accept the Chief of Police's recommendation and approve the Swartz Creek Area Fire Fighters Association's Street Usage Application to hold an annual Christmas Parade on Saturday, December 7, 2024 from 6:00 PM to 7:00 PM (Fairchild to Miller, Miller from Fairchild to Morrish), route, stipulations and conditions as set

forth in the application packet, a copy of which is attached hereto, under the direction and control of the office of the Chief of Police.

BE IT FURTHER RESOLVED THAT the City of Swartz Creek City Council hereby approves the Swartz Creek Area Fire Fighters Association's Municipal Property Reservation request to hold an annual tree lighting event for Holland Square and Holland Drive on Saturday, December 7, 2024 from 6:00 PM to 7:00 PM, with lot closure and conditions as set forth in the application packet, a copy of which is attached hereto, under the direction and control of the office of the Director of Public and Community Services.

BE IT FURTHER RESOLVED THAT the City of Swartz Creek City Council hereby authorizes and directs the Mayor to ensure quality weather, not too hot or too cold, with just the right amount of seasonal snow, for said events.

Discussion Ensued.

YES: Knickerbocker, Henry, Cramer, Spillane, Gilbert, Hicks, Krueger.
NO: None. Motion Declared Carried.

MEETING OPENED TO THE PUBLIC:

Sandi Brill: Thanked Councilmembers for approving the Butterfly resolution.
Ken Brill: Complimented the clerk on a good election so far.

REMARKS BY COUNCILMEMBERS:

Councilmember Knickerbocker: Thanked Dennis Cramer for his service to the community.

Councilmember Gilbert: Think spring.

Mayor Pro Tem Hicks: GFWC had a successful region meeting and raised $1,270 for the Whaley Children's Center. Complimented the clerk on the election.

Councilmember Cramer: Stated it's been his honor to sit on this council. This council, as a team, has move this city forward. Thanked Chief Bade and the City Manager Adam Zettel for their work.

Councilmember Henry: Suggested the parade go by the church building. Thanked Councilmember Cramer for his service.

Councilmember Spillane: Thanked Councilmember Cramer for all he has done and all he will do in the community.

Mayor Krueger: Thanked Councilmember Cramer for his service.

ADJOURNMENT

Resolution No. 241028-06 **(Carried)**

Motion by Councilmember Gilbert
Second by Councilmember Cramer

I Move the Swartz Creek City Council adjourn the regular meeting at 6:37pm.

Unanimous Voice Vote.

_____ _____

David A. Krueger, Mayor **Renee Kraft, CMC, MiPMC2, City Clerk**

REVENUE AND EXPENDITURE REPORT FOR CITY OF SWARTZ CREEK
PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 101 - General Fund						
000.000 - General		2,819,079.00	2,819,079.00	1,805,228.71	1,013,850.29	64.04
215.000 - Administration and Clerk		0.00	0.00	3.00	(3.00)	100.00
253.000 - Treasurer		0.00	0.00	480.00	(480.00)	100.00
262.000 - Elections		0.00	0.00	5,305.19	(5,305.19)	100.00
301.000 - Police Dept		4,700.00	4,700.00	6,012.60	(1,312.60)	127.93
345.000 - PUBLIC SAFETY BUILDING		24,200.00	24,200.00	4,443.69	19,756.31	18.36
371.000 - Building/Zoning/Planning		63,275.00	63,275.00	26,484.00	36,791.00	41.86
448.000 - Lighting		8,722.00	8,722.00	1,930.38	6,791.62	22.13
523.000 - Grass, Brush & Weeds		3,600.00	3,600.00	1,500.00	2,100.00	41.67
694.000 - Community Development Block Grant		39,822.00	39,822.00	(17,500.00)	57,322.00	(43.95)
780.000 - Parks & Recreation		0.00	0.00	30.00	(30.00)	100.00
780.500 - Mundy Twp Park Services		11,024.00	11,024.00	2,745.70	8,278.30	24.91
782.000 - Facilities - Abrams Park		500.00	500.00	310.00	190.00	62.00
783.000 - Facilities - Elms Rd Park		10,000.00	10,000.00	2,150.00	7,850.00	21.50
790.000 - Facilities-Senior Center/Libr		5,300.00	5,300.00	1,060.03	4,239.97	20.00
TOTAL REVENUES		2,990,222.00	2,990,222.00	1,840,183.30	1,150,038.70	
000.000 - General		14,133.00	14,133.00	4,349.57	9,783.43	30.78
101.000 - Council		26,012.00	26,012.00	7,724.01	18,287.99	29.69
172.000 - Executive		161,341.00	161,341.00	42,258.05	119,082.95	26.19
215.000 - Administration and Clerk		36,293.00	36,293.00	7,183.58	29,109.42	19.79
228.000 - Information Technology		23,000.00	23,000.00	5,670.34	17,329.66	24.65
247.000 - Board of Review		4,204.00	4,204.00	275.88	3,928.12	6.56

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	AVAILABLE BALANCE	% BDGT USED
253.000 - Treasurer		122,480.00	122,480.00	27,846.84	94,633.16	22.74
257.000 - Assessor		52,881.00	52,881.00	9,940.48	42,940.52	18.80
262.000 - Elections		86,374.00	86,374.00	27,055.86	59,318.14	31.32
265.000 - Facilities - City Hall		19,357.00	19,357.00	5,152.40	14,204.60	26.62
266.000 - Legal Council		18,900.00	18,900.00	2,737.60	16,162.40	14.48
301.000 - Police Dept		12,026.00	12,026.00	3,921.13	8,104.87	32.61
301.266 - Legal Council PSFY		24,000.00	24,000.00	6,757.00	17,243.00	28.15
301.851 - Retiree Employer Health Care PSFY		36,648.00	36,648.00	2,890.36	33,757.64	7.89
334.000 - Metro Police Authority		1,291,290.00	1,291,290.00	319,698.75	971,591.25	24.76
336.000 - Fire Department		205,162.00	205,162.00	81,495.24	123,666.76	39.72
345.000 - PUBLIC SAFETY BUILDING		40,138.00	40,138.00	9,554.45	30,583.55	23.80
371.000 - Building/Zoning/Planning		129,303.00	129,303.00	24,257.49	105,045.51	18.76
448.000 - Lighting		108,150.00	108,150.00	31,284.73	76,865.27	28.93
523.000 - Grass, Brush & Weeds		1,500.00	1,500.00	90.00	1,410.00	6.00
567.000 - Facilities - Cemetery		2,817.00	2,817.00	674.14	2,142.86	23.93
694.000 - Community Development Block Grant		39,822.00	39,822.00	(17,500.00)	57,322.00	(43.95)
728.000 - Economic Development		8,237.00	8,237.00	0.00	8,237.00	0.00
780.000 - Parks & Recreation		20,354.00	20,354.00	4,203.89	16,150.11	20.65
780.500 - Mundy Twp Park Services		10,022.00	10,022.00	3,285.04	6,736.96	32.78
782.000 - Facilities - Abrams Park		74,055.00	74,055.00	20,206.09	53,848.91	27.29
783.000 - Facilities - Elms Rd Park		101,047.00	101,047.00	88,726.56	12,320.44	87.81
786.000 - Non-Motorized Trailway		20.00	20.00	0.00	20.00	0.00
788.000 - Otterburn Disc Golf Park		56,154.00	56,154.00	3,767.75	52,386.25	6.71
790.000 - Facilities-Senior Center/Libr		30,332.00	30,332.00	9,218.15	21,113.85	30.39

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	AVAILABLE BALANCE	% BDGT USED
794.000 - Community Promotions Program		77,194.00	77,194.00	22,891.16	54,302.84	29.65
797.000 - Facilities - City Parking Lots		8,725.00	8,725.00	394.30	8,330.70	4.52
851.000 - Retired Employee Health Care		34,732.00	34,732.00	5,378.02	29,353.98	15.48
965.000 - Transfers Out		202,500.00	202,500.00	0.00	202,500.00	0.00
TOTAL EXPENDITURES		3,079,203.00	3,079,203.00	761,388.86	2,317,814.14	
Fund 101 - General Fund:						
TOTAL REVENUES		2,990,222.00	2,990,222.00	1,840,183.30	1,150,038.70	61.54
TOTAL EXPENDITURES		3,079,203.00	3,079,203.00	761,388.86	2,317,814.14	24.73
NET OF REVENUES & EXPENDITURES		(88,981.00)	(88,981.00)	1,078,794.44	(1,167,775.44)	
Fund 202 - Major Street Fund						
000.000 - General		617,797.00	617,797.00	70,852.34	546,944.66	11.47
441.000 - Miller Rd Park & Ride		5,000.00	5,000.00	1,354.02	3,645.98	27.08
463.000 - Routine Maint - Streets		10,000.00	10,000.00	0.00	10,000.00	0.00
478.000 - Snow & Ice Removal		3,000.00	3,000.00	0.00	3,000.00	0.00
TOTAL REVENUES		635,797.00	635,797.00	72,206.36	563,590.64	
228.000 - Information Technology		900.00	900.00	301.34	598.66	33.48
429.000 - Occupational Safety		34.00	34.00	0.00	34.00	0.00
441.000 - Miller Rd Park & Ride		5,873.00	5,873.00	1,369.28	4,503.72	23.31
449.500 - Right of Way - General		15,000.00	15,000.00	0.00	15,000.00	0.00
449.501 - Right of Way - Storms		15,000.00	15,000.00	0.00	15,000.00	0.00
452.100 - Safe Routes to School Grant		0.00	0.00	5,610.24	(5,610.24)	100.00
454.000 - STREETS PROJECTS		0.00	0.00	5,623.25	(5,623.25)	100.00
463.000 - Routine Maint - Streets		319,653.00	319,653.00	18,111.88	301,541.12	5.67
474.000 - Traffic Services		29,778.00	29,778.00	7,335.55	22,442.45	24.63
478.000 - Snow & Ice Removal		62,193.00	62,193.00	1,668.63	60,524.37	2.68
482.000 - Administrative		17,525.00	17,525.00	3,769.43	13,755.57	21.51
538.500 - Intercommunity storm drains		14,540.00	14,540.00	979.66	13,560.34	6.74

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	AVAILABLE BALANCE	% BDGT USED
TOTAL EXPENDITURES		480,496.00	480,496.00	44,769.26	435,726.74	
Fund 202 - Major Street Fund:						
TOTAL REVENUES		635,797.00	635,797.00	72,206.36	563,590.64	11.36
TOTAL EXPENDITURES		480,496.00	480,496.00	44,769.26	435,726.74	9.32
NET OF REVENUES & EXPENDITURES		155,301.00	155,301.00	27,437.10	127,863.90	
Fund 203 - Local Street Fund						
000.000 - General		196,892.00	196,892.00	19,464.70	177,427.30	9.89
449.000 - Right of Way Telecomm		15,000.00	15,000.00	0.00	15,000.00	0.00
478.000 - Snow & Ice Removal		1,500.00	1,500.00	0.00	1,500.00	0.00
931.000 - Transfers IN		965,000.00	965,000.00	0.00	965,000.00	0.00
TOTAL REVENUES		1,178,392.00	1,178,392.00	19,464.70	1,158,927.30	
228.000 - Information Technology		700.00	700.00	301.34	398.66	43.05
449.500 - Right of Way - General		14,000.00	14,000.00	0.00	14,000.00	0.00
449.501 - Right of Way - Storms		1,000.00	1,000.00	0.00	1,000.00	0.00
454.000 - STREETS PROJECTS		0.00	0.00	4,317.50	(4,317.50)	100.00
463.000 - Routine Maint - Streets		1,078,384.00	1,078,384.00	16,567.12	1,061,816.88	1.54
474.000 - Traffic Services		10,657.00	10,657.00	1,429.08	9,227.92	13.41
478.000 - Snow & Ice Removal		43,380.00	43,380.00	1,351.56	42,028.44	3.12
482.000 - Administrative		13,144.00	13,144.00	2,827.04	10,316.96	21.51
538.500 - Intercommunity storm drains		13,200.00	13,200.00	979.66	12,220.34	7.42
TOTAL EXPENDITURES		1,174,465.00	1,174,465.00	27,773.30	1,146,691.70	
Fund 203 - Local Street Fund:						
TOTAL REVENUES		1,178,392.00	1,178,392.00	19,464.70	1,158,927.30	1.65
TOTAL EXPENDITURES		1,174,465.00	1,174,465.00	27,773.30	1,146,691.70	2.36
NET OF REVENUES & EXPENDITURES		3,927.00	3,927.00	(8,308.60)	12,235.60	
Fund 204 - MUNICIPAL STREET FUND						
000.000 - General		812,938.00	812,938.00	818,668.83	(5,730.83)	100.70
TOTAL REVENUES		812,938.00	812,938.00	818,668.83	(5,730.83)	

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	AVAILABLE BALANCE	% BDGT USED
455.100 - CAPITAL IMPROVEMENT BOND		2,895,284.00	2,895,284.00	59,770.56	2,835,513.44	2.06
905.000 - Debt Service		661,473.00	661,473.00	0.00	661,473.00	0.00
965.000 - Transfers Out		965,000.00	965,000.00	0.00	965,000.00	0.00
TOTAL EXPENDITURES		4,521,757.00	4,521,757.00	59,770.56	4,461,986.44	
Fund 204 - MUNICIPAL STREET FUND:						
TOTAL REVENUES		812,938.00	812,938.00	818,668.83	(5,730.83)	100.70
TOTAL EXPENDITURES		4,521,757.00	4,521,757.00	59,770.56	4,461,986.44	1.32
NET OF REVENUES & EXPENDITURES		(3,708,819.00)	(3,708,819.00)	758,898.27	(4,467,717.27)	
Fund 226 - Garbage Fund						
000.000 - General		499,946.00	499,946.00	476,996.04	22,949.96	95.41
253.000 - Treasurer		0.00	0.00	120.00	(120.00)	100.00
TOTAL REVENUES		499,946.00	499,946.00	477,116.04	22,829.96	
101.000 - Council		4,221.00	4,221.00	1,362.69	2,858.31	32.28
172.000 - Executive		9,912.00	9,912.00	3,685.74	6,226.26	37.18
215.000 - Administration and Clerk		2,961.00	2,961.00	706.40	2,254.60	23.86
228.000 - Information Technology		2,640.00	2,640.00	696.70	1,943.30	26.39
253.000 - Treasurer		21,540.00	21,540.00	4,189.81	17,350.19	19.45
265.000 - Facilities - City Hall		4,437.00	4,437.00	1,205.14	3,231.86	27.16
528.000 - Sanitation Collection		336,098.00	336,098.00	55,379.73	280,718.27	16.48
530.000 - Wood Chipping		57,758.00	57,758.00	29,135.23	28,622.77	50.44
782.000 - Facilities - Abrams Park		17,835.00	17,835.00	3,704.74	14,130.26	20.77
783.000 - Facilities - Elms Rd Park		20,434.00	20,434.00	5,079.41	15,354.59	24.86
965.000 - Transfers Out		2,500.00	2,500.00	0.00	2,500.00	0.00
TOTAL EXPENDITURES		480,336.00	480,336.00	105,145.59	375,190.41	
Fund 226 - Garbage Fund:						
TOTAL REVENUES		499,946.00	499,946.00	477,116.04	22,829.96	95.43
TOTAL EXPENDITURES		480,336.00	480,336.00	105,145.59	375,190.41	21.89
NET OF REVENUES & EXPENDITURES		19,610.00	19,610.00	371,970.45	(352,360.45)	

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 248 - Downtown Development Fund						
000.000 - General		167,327.00	167,327.00	112,060.07	55,266.93	66.97
728.000 - Economic Development		0.00	0.00	10,000.00	(10,000.00)	100.00
TOTAL REVENUES		167,327.00	167,327.00	122,060.07	45,266.93	
173.000 - DDA Administration		16,400.00	16,400.00	500.00	15,900.00	3.05
728.000 - Economic Development		38,299.00	38,299.00	5,000.00	33,299.00	13.06
728.002 - Streetscape		100,000.00	100,000.00	20,050.00	79,950.00	20.05
728.003 - Facade Program		20,000.00	20,000.00	0.00	20,000.00	0.00
728.004 - Family Movie Night		6,500.00	6,500.00	1,214.86	5,285.14	18.69
TOTAL EXPENDITURES		181,199.00	181,199.00	26,764.86	154,434.14	
Fund 248 - Downtown Development Fund:						
TOTAL REVENUES		167,327.00	167,327.00	122,060.07	45,266.93	72.95
TOTAL EXPENDITURES		181,199.00	181,199.00	26,764.86	154,434.14	14.77
NET OF REVENUES & EXPENDITURES		(13,872.00)	(13,872.00)	95,295.21	(109,167.21)	
Fund 401 - Capital Project Fund						
000.000 - General		0.00	0.00	1.51	(1.51)	100.00
931.000 - Transfers IN		60,000.00	60,000.00	0.00	60,000.00	0.00
TOTAL REVENUES		60,000.00	60,000.00	1.51	59,998.49	
Fund 401 - Capital Project Fund:						
TOTAL REVENUES		60,000.00	60,000.00	1.51	59,998.49	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		60,000.00	60,000.00	1.51	59,998.49	
Fund 402 - Fire Equip Replacement Fund						
000.000 - General		1,245.00	1,245.00	178.06	1,066.94	14.30
931.000 - Transfers IN		155,000.00	155,000.00	0.00	155,000.00	0.00
TOTAL REVENUES		156,245.00	156,245.00	178.06	156,066.94	
Fund 402 - Fire Equip Replacement Fund:						
TOTAL REVENUES		156,245.00	156,245.00	178.06	156,066.94	0.11
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		156,245.00	156,245.00	178.06	156,066.94	
Fund 590 - Sanitary Sewer Fund						

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	AVAILABLE BALANCE	% BDGT USED
000.000 - General		11,000.00	11,000.00	19,935.92	(8,935.92)	181.24
253.000 - Treasurer		0.00	0.00	300.00	(300.00)	100.00
536.000 - Sewer System		1,383,900.00	1,383,900.00	304,296.04	1,079,603.96	21.99
TOTAL REVENUES		1,394,900.00	1,394,900.00	324,531.96	1,070,368.04	
101.000 - Council		10,372.00	10,372.00	3,412.94	6,959.06	32.91
172.000 - Executive		39,363.00	39,363.00	13,218.83	26,144.17	33.58
215.000 - Administration and Clerk		13,526.00	13,526.00	3,173.81	10,352.19	23.46
228.000 - Information Technology		9,440.00	9,440.00	2,830.39	6,609.61	29.98
253.000 - Treasurer		84,886.00	84,886.00	20,279.54	64,606.46	23.89
265.000 - Facilities - City Hall		10,690.00	10,690.00	3,060.36	7,629.64	28.63
536.000 - Sewer System		1,190,171.00	1,190,171.00	29,471.53	1,160,699.47	2.48
537.000 - Sewer Lift Stations		12,096.00	12,096.00	1,861.38	10,234.62	15.39
542.000 - Read and Bill		71,164.00	71,164.00	14,223.46	56,940.54	19.99
543.401 - Flush & TV Sewers		200,000.00	200,000.00	0.00	200,000.00	0.00
850.000 - Other Functions		8,000.00	8,000.00	0.00	8,000.00	0.00
TOTAL EXPENDITURES		1,649,708.00	1,649,708.00	91,532.24	1,558,175.76	
Fund 590 - Sanitary Sewer Fund:						
TOTAL REVENUES		1,394,900.00	1,394,900.00	324,531.96	1,070,368.04	23.27
TOTAL EXPENDITURES		1,649,708.00	1,649,708.00	91,532.24	1,558,175.76	5.55
NET OF REVENUES & EXPENDITURES		(254,808.00)	(254,808.00)	232,999.72	(487,807.72)	
Fund 591 - Water Supply Fund						
000.000 - General		9,000.00	9,000.00	11,270.67	(2,270.67)	125.23
253.000 - Treasurer		0.00	0.00	300.00	(300.00)	100.00
540.000 - Water System		2,555,308.00	2,555,308.00	544,754.65	2,010,553.35	21.32
TOTAL REVENUES		2,564,308.00	2,564,308.00	556,325.32	2,007,982.68	
101.000 - Council		9,957.00	9,957.00	3,413.17	6,543.83	34.28
172.000 - Executive		39,396.00	39,396.00	13,423.16	25,972.84	34.07

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	AVAILABLE BALANCE	% BDGT USED
215.000 - Administration and Clerk		13,574.00	13,574.00	3,173.81	10,400.19	23.38
228.000 - Information Technology		9,440.00	9,440.00	2,830.39	6,609.61	29.98
253.000 - Treasurer		98,543.00	98,543.00	18,851.55	79,691.45	19.13
265.000 - Facilities - City Hall		10,453.00	10,453.00	3,070.99	7,382.01	29.38
540.000 - Water System		2,930,853.00	2,930,853.00	333,998.75	2,596,854.25	11.40
542.000 - Read and Bill		53,144.00	53,144.00	14,158.13	38,985.87	26.64
850.000 - Other Functions		8,000.00	8,000.00	0.00	8,000.00	0.00
905.000 - Debt Service		188,476.00	188,476.00	0.00	188,476.00	0.00
965.000 - Transfers Out		5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL EXPENDITURES		3,366,836.00	3,366,836.00	392,919.95	2,973,916.05	
Fund 591 - Water Supply Fund:						
TOTAL REVENUES		2,564,308.00	2,564,308.00	556,325.32	2,007,982.68	21.69
TOTAL EXPENDITURES		3,366,836.00	3,366,836.00	392,919.95	2,973,916.05	11.67
NET OF REVENUES & EXPENDITURES		(802,528.00)	(802,528.00)	163,405.37	(965,933.37)	
Fund 661 - Motor Pool Fund						
000.000 - General		155,450.00	155,450.00	51,969.64	103,480.36	33.43
TOTAL REVENUES		155,450.00	155,450.00	51,969.64	103,480.36	
172.000 - Executive		11,802.00	11,802.00	9,866.80	1,935.20	83.60
228.000 - Information Technology		815.00	815.00	514.79	300.21	63.16
253.000 - Treasurer		946.00	946.00	599.97	346.03	63.42
265.100 - Facilities - City Garage		293,959.00	293,959.00	102,294.92	191,664.08	34.80
850.000 - Other Functions		3,000.00	3,000.00	0.00	3,000.00	0.00
TOTAL EXPENDITURES		310,522.00	310,522.00	113,276.48	197,245.52	
Fund 661 - Motor Pool Fund:						
TOTAL REVENUES		155,450.00	155,450.00	51,969.64	103,480.36	33.43
TOTAL EXPENDITURES		310,522.00	310,522.00	113,276.48	197,245.52	36.48
NET OF REVENUES & EXPENDITURES		(155,072.00)	(155,072.00)	(61,306.84)	(93,765.16)	

REVENUE AND EXPENDITURE REPORT FOR CITY OF SWARTZ CREEK
PERIOD ENDING 10/31/2024

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 10/31/2024	AVAILABLE BALANCE	% BDGT USED
Fund 101 - General Fund						
000.000 - General		2,819,079.00	2,819,079.00	1,966,511.78	852,567.22	69.76
215.000 - Administration and Clerk		0.00	0.00	3.00	(3.00)	100.00
253.000 - Treasurer		0.00	0.00	480.00	(480.00)	100.00
262.000 - Elections		0.00	0.00	5,305.19	(5,305.19)	100.00
301.000 - Police Dept		4,700.00	4,700.00	1,806.75	2,893.25	38.44
345.000 - PUBLIC SAFETY BUILDING		24,200.00	24,200.00	5,275.74	18,924.26	21.80
371.000 - Building/Zoning/Planning		63,275.00	63,275.00	32,469.00	30,806.00	51.31
448.000 - Lighting		8,722.00	8,722.00	2,573.84	6,148.16	29.51
523.000 - Grass, Brush & Weeds		3,600.00	3,600.00	1,500.00	2,100.00	41.67
694.000 - Community Development Block Grant		39,822.00	39,822.00	(17,500.00)	57,322.00	(43.95)
780.000 - Parks & Recreation		0.00	0.00	35.00	(35.00)	100.00
780.500 - Mundy Twp Park Services		11,024.00	11,024.00	3,707.55	7,316.45	33.63
782.000 - Facilities - Abrams Park		500.00	500.00	310.00	190.00	62.00
783.000 - Facilities - Elms Rd Park		10,000.00	10,000.00	2,150.00	7,850.00	21.50
790.000 - Facilities-Senior Center/Libr		5,300.00	5,300.00	1,546.50	3,753.50	29.18
TOTAL REVENUES		2,990,222.00	2,990,222.00	2,006,174.35	984,047.65	
000.000 - General		14,133.00	14,133.00	5,498.65	8,634.35	38.91
101.000 - Council		26,012.00	26,012.00	9,263.84	16,748.16	35.61
172.000 - Executive		161,341.00	161,341.00	53,344.84	107,996.16	33.06
215.000 - Administration and Clerk		36,293.00	36,293.00	11,551.10	24,741.90	31.83
228.000 - Information Technology		23,000.00	23,000.00	6,701.14	16,298.86	29.14
247.000 - Board of Review		4,204.00	4,204.00	275.88	3,928.12	6.56

253.000 - Treasurer	122,480.00	122,480.00	49,826.23	72,653.77	40.68
257.000 - Assessor	52,881.00	52,881.00	13,309.01	39,571.99	25.17
262.000 - Elections	86,374.00	86,374.00	31,352.79	55,021.21	36.30
265.000 - Facilities - City Hall	19,357.00	19,357.00	9,247.94	10,109.06	47.78
266.000 - Legal Council	18,900.00	18,900.00	4,923.10	13,976.90	26.05
301.000 - Police Dept	12,026.00	12,026.00	3,921.13	8,104.87	32.61
301.266 - Legal Council PSFY	24,000.00	24,000.00	7,978.00	16,022.00	33.24
301.851 - Retiree Employer Health Care PSFY	36,648.00	36,648.00	5,205.72	31,442.28	14.20
334.000 - Metro Police Authority	1,291,290.00	1,291,290.00	639,397.50	651,892.50	49.52
336.000 - Fire Department	205,162.00	205,162.00	86,397.38	118,764.62	42.11
345.000 - PUBLIC SAFETY BUILDING	40,138.00	40,138.00	10,702.74	29,435.26	26.66
371.000 - Building/Zoning/Planning	129,303.00	129,303.00	34,557.57	94,745.43	26.73
448.000 - Lighting	108,150.00	108,150.00	41,168.24	66,981.76	38.07
523.000 - Grass, Brush & Weeds	1,500.00	1,500.00	90.00	1,410.00	6.00
567.000 - Facilities - Cemetery	2,817.00	2,817.00	854.14	1,962.86	30.32
694.000 - Community Development Block Grant	39,822.00	39,822.00	(17,500.00)	57,322.00	(43.95)
728.000 - Economic Development	8,237.00	8,237.00	3,584.65	4,652.35	43.52
780.000 - Parks & Recreation	20,354.00	20,354.00	5,832.87	14,521.13	28.66
780.500 - Mundy Twp Park Services	10,022.00	10,022.00	3,986.28	6,035.72	39.78
782.000 - Facilities - Abrams Park	74,055.00	74,055.00	25,718.13	48,336.87	34.73
783.000 - Facilities - Elms Rd Park	101,047.00	101,047.00	95,504.75	5,542.25	94.52
786.000 - Non-Motorized Trailway	20.00	20.00	340.00	(320.00)	1,700.00
788.000 - Otterburn Disc Golf Park	56,154.00	56,154.00	4,129.38	52,024.62	7.35
790.000 - Facilities-Senior Center/Libr	30,332.00	30,332.00	12,401.59	17,930.41	40.89
794.000 - Community Promotions Program	77,194.00	77,194.00	30,759.72	46,434.28	39.85
797.000 - Facilities - City Parking Lots	8,725.00	8,725.00	575.22	8,149.78	6.59
851.000 - Retired Employee Health Care	34,732.00	34,732.00	8,016.91	26,715.09	23.08

965.000 - Transfers Out	202,500.00	202,500.00	155,000.00	47,500.00	76.54
TOTAL EXPENDITURES	3,079,203.00	3,079,203.00	1,353,916.44	1,725,286.56	
Fund 101 - General Fund:					
TOTAL REVENUES	2,990,222.00	2,990,222.00	2,006,174.35	984,047.65	67.09
TOTAL EXPENDITURES	3,079,203.00	3,079,203.00	1,353,916.44	1,725,286.56	43.97
NET OF REVENUES & EXPENDITURES	(88,981.00)	(88,981.00)	652,257.91	(741,238.91)	
Fund 202 - Major Street Fund					
000.000 - General	617,797.00	617,797.00	119,645.65	498,151.35	19.37
441.000 - Miller Rd Park & Ride	5,000.00	5,000.00	1,354.02	3,645.98	27.08
463.000 - Routine Maint - Streets	10,000.00	10,000.00	0.00	10,000.00	0.00
478.000 - Snow & Ice Removal	3,000.00	3,000.00	0.00	3,000.00	0.00
TOTAL REVENUES	635,797.00	635,797.00	120,999.67	514,797.33	
228.000 - Information Technology	900.00	900.00	301.34	598.66	33.48
429.000 - Occupational Safety	34.00	34.00	0.00	34.00	0.00
441.000 - Miller Rd Park & Ride	5,873.00	5,873.00	1,582.33	4,290.67	26.94
449.500 - Right of Way - General	15,000.00	15,000.00	9,800.00	5,200.00	65.33
449.501 - Right of Way - Storms	15,000.00	15,000.00	0.00	15,000.00	0.00
452.100 - Safe Routes to School Grant	0.00	0.00	5,610.24	(5,610.24)	100.00
454.000 - STREETS PROJECTS	0.00	0.00	13,140.25	(13,140.25)	100.00
463.000 - Routine Maint - Streets	319,653.00	319,653.00	87,153.46	232,499.54	27.27
474.000 - Traffic Services	29,778.00	29,778.00	20,475.54	9,302.46	68.76
478.000 - Snow & Ice Removal	62,193.00	62,193.00	1,895.53	60,297.47	3.05
482.000 - Administrative	17,525.00	17,525.00	5,025.93	12,499.07	28.68
538.500 - Intercommunity storm drains	14,540.00	14,540.00	1,025.66	13,514.34	7.05
TOTAL EXPENDITURES	480,496.00	480,496.00	146,010.28	334,485.72	
Fund 202 - Major Street Fund:					
TOTAL REVENUES	635,797.00	635,797.00	120,999.67	514,797.33	19.03
TOTAL EXPENDITURES	480,496.00	480,496.00	146,010.28	334,485.72	30.39
NET OF REVENUES & EXPENDITURES	155,301.00	155,301.00	(25,010.61)	180,311.61	
Fund 203 - Local Street Fund					

000.000 - General	196,892.00	196,892.00	35,080.51	161,811.49	17.82
449.000 - Right of Way Telecomm	15,000.00	15,000.00	0.00	15,000.00	0.00
478.000 - Snow & Ice Removal	1,500.00	1,500.00	0.00	1,500.00	0.00
931.000 - Transfers IN	965,000.00	965,000.00	0.00	965,000.00	0.00
TOTAL REVENUES	1,178,392.00	1,178,392.00	35,080.51	1,143,311.49	
228.000 - Information Technology	700.00	700.00	301.34	398.66	43.05
449.500 - Right of Way - General	14,000.00	14,000.00	2,675.00	11,325.00	19.11
449.501 - Right of Way - Storms	1,000.00	1,000.00	0.00	1,000.00	0.00
454.000 - STREETS PROJECTS	0.00	0.00	11,436.50	(11,436.50)	100.00
463.000 - Routine Maint - Streets	1,078,384.00	1,078,384.00	132,820.13	945,563.87	12.32
474.000 - Traffic Services	10,657.00	10,657.00	14,009.95	(3,352.95)	131.46
478.000 - Snow & Ice Removal	43,380.00	43,380.00	1,532.99	41,847.01	3.53
482.000 - Administrative	13,144.00	13,144.00	3,769.38	9,374.62	28.68
538.500 - Intercommunity storm drains	13,200.00	13,200.00	1,025.66	12,174.34	7.77
TOTAL EXPENDITURES	1,174,465.00	1,174,465.00	167,570.95	1,006,894.05	
Fund 203 - Local Street Fund:					
TOTAL REVENUES	1,178,392.00	1,178,392.00	35,080.51	1,143,311.49	2.98
TOTAL EXPENDITURES	1,174,465.00	1,174,465.00	167,570.95	1,006,894.05	14.27
NET OF REVENUES & EXPENDITURES	3,927.00	3,927.00	(132,490.44)	136,417.44	
Fund 204 - MUNICIPAL STREET FUND					
000.000 - General	812,938.00	812,938.00	835,305.93	(22,367.93)	102.75
TOTAL REVENUES	812,938.00	812,938.00	835,305.93	(22,367.93)	
455.100 - CAPITAL IMPROVEMENT BOND	2,895,284.00	2,895,284.00	834,145.69	2,061,138.31	28.81
905.000 - Debt Service	661,473.00	661,473.00	369,544.04	291,928.96	55.87
965.000 - Transfers Out	965,000.00	965,000.00	0.00	965,000.00	0.00
TOTAL EXPENDITURES	4,521,757.00	4,521,757.00	1,203,689.73	3,318,067.27	
Fund 204 - MUNICIPAL STREET FUND:					
TOTAL REVENUES	812,938.00	812,938.00	835,305.93	(22,367.93)	102.75
TOTAL EXPENDITURES	4,521,757.00	4,521,757.00	1,203,689.73	3,318,067.27	26.62
NET OF REVENUES & EXPENDITURES	(3,708,819.00)	(3,708,819.00)	(368,383.80)	(3,340,435.20)	

Fund 226 - Garbage Fund					
000.000 - General	499,946.00	499,946.00	488,982.58	10,963.42	97.81
253.000 - Treasurer	0.00	0.00	120.00	(120.00)	100.00
TOTAL REVENUES	499,946.00	499,946.00	489,102.58	10,843.42	
101.000 - Council	4,221.00	4,221.00	1,576.97	2,644.03	37.36
172.000 - Executive	9,912.00	9,912.00	4,334.75	5,577.25	43.73
215.000 - Administration and Clerk	2,961.00	2,961.00	1,219.65	1,741.35	41.19
228.000 - Information Technology	2,640.00	2,640.00	906.70	1,733.30	34.34
253.000 - Treasurer	21,540.00	21,540.00	8,752.22	12,787.78	40.63
265.000 - Facilities - City Hall	4,437.00	4,437.00	1,544.66	2,892.34	34.81
528.000 - Sanitation Collection	336,098.00	336,098.00	82,504.06	253,593.94	24.55
530.000 - Wood Chipping	57,758.00	57,758.00	34,989.51	22,768.49	60.58
782.000 - Facilities - Abrams Park	17,835.00	17,835.00	5,111.18	12,723.82	28.66
783.000 - Facilities - Elms Rd Park	20,434.00	20,434.00	6,608.95	13,825.05	32.34
965.000 - Transfers Out	2,500.00	2,500.00	0.00	2,500.00	0.00
TOTAL EXPENDITURES	480,336.00	480,336.00	147,548.65	332,787.35	
Fund 226 - Garbage Fund:					
TOTAL REVENUES	499,946.00	499,946.00	489,102.58	10,843.42	97.83
TOTAL EXPENDITURES	480,336.00	480,336.00	147,548.65	332,787.35	30.72
NET OF REVENUES & EXPENDITURES	19,610.00	19,610.00	341,553.93	(321,943.93)	
Fund 248 - Downtown Development Fund					
000.000 - General	167,327.00	167,327.00	112,573.49	54,753.51	67.28
728.000 - Economic Development	0.00	0.00	10,000.00	(10,000.00)	100.00
TOTAL REVENUES	167,327.00	167,327.00	122,573.49	44,753.51	
173.000 - DDA Administration	16,400.00	16,400.00	523.19	15,876.81	3.19
728.000 - Economic Development	38,299.00	38,299.00	138,977.54	(100,678.54)	362.88
728.002 - Streetscape	100,000.00	100,000.00	46,275.00	53,725.00	46.28
728.003 - Facade Program	20,000.00	20,000.00	0.00	20,000.00	0.00
728.004 - Family Movie Night	6,500.00	6,500.00	1,214.86	5,285.14	18.69

TOTAL EXPENDITURES	181,199.00	181,199.00	186,990.59	(5,791.59)	
Fund 248 - Downtown Development Fund:					
TOTAL REVENUES	167,327.00	167,327.00	122,573.49	44,753.51	73.25
TOTAL EXPENDITURES	181,199.00	181,199.00	186,990.59	(5,791.59)	103.20
NET OF REVENUES & EXPENDITURES	(13,872.00)	(13,872.00)	(64,417.10)	50,545.10	
Fund 401 - Capital Project Fund					
000.000 - General	0.00	0.00	2.10	(2.10)	100.00
931.000 - Transfers IN	60,000.00	60,000.00	0.00	60,000.00	0.00
TOTAL REVENUES	60,000.00	60,000.00	2.10	59,997.90	
Fund 401 - Capital Project Fund:					
TOTAL REVENUES	60,000.00	60,000.00	2.10	59,997.90	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES	60,000.00	60,000.00	2.10	59,997.90	
Fund 402 - Fire Equip Replacement Fund					
000.000 - General	1,245.00	1,245.00	224.11	1,020.89	18.00
931.000 - Transfers IN	155,000.00	155,000.00	155,000.00	0.00	100.00
TOTAL REVENUES	156,245.00	156,245.00	155,224.11	1,020.89	
336.000 - Fire Department	0.00	0.00	107,012.28	(107,012.28)	100.00
TOTAL EXPENDITURES	0.00	0.00	107,012.28	(107,012.28)	
Fund 402 - Fire Equip Replacement Fund:					
TOTAL REVENUES	156,245.00	156,245.00	155,224.11	1,020.89	99.35
TOTAL EXPENDITURES	0.00	0.00	107,012.28	(107,012.28)	100.00
NET OF REVENUES & EXPENDITURES	156,245.00	156,245.00	48,211.83	108,033.17	
Fund 590 - Sanitary Sewer Fund					
000.000 - General	11,000.00	11,000.00	25,702.57	(14,702.57)	233.66
253.000 - Treasurer	0.00	0.00	300.00	(300.00)	100.00
536.000 - Sewer System	1,383,900.00	1,383,900.00	306,935.95	1,076,964.05	22.18
TOTAL REVENUES	1,394,900.00	1,394,900.00	332,938.52	1,061,961.48	
101.000 - Council	10,372.00	10,372.00	3,948.77	6,423.23	38.07
172.000 - Executive	39,363.00	39,363.00	15,825.55	23,537.45	40.20
215.000 - Administration and Clerk	13,526.00	13,526.00	4,882.22	8,643.78	36.10
228.000 - Information Technology	9,440.00	9,440.00	3,405.39	6,034.61	36.07
253.000 - Treasurer	84,886.00	84,886.00	35,020.30	49,865.70	41.26

265.000 - Facilities - City Hall	10,690.00	10,690.00	3,821.59	6,868.41	35.75
536.000 - Sewer System	1,190,171.00	1,190,171.00	221,088.55	969,082.45	18.58
537.000 - Sewer Lift Stations	12,096.00	12,096.00	2,352.55	9,743.45	19.45
542.000 - Read and Bill	71,164.00	71,164.00	18,967.27	52,196.73	26.65
543.401 - Flush & TV Sewers	200,000.00	200,000.00	0.00	200,000.00	0.00
850.000 - Other Functions	8,000.00	8,000.00	0.00	8,000.00	0.00
TOTAL EXPENDITURES	1,649,708.00	1,649,708.00	309,312.19	1,340,395.81	
Fund 590 - Sanitary Sewer Fund:					
TOTAL REVENUES	1,394,900.00	1,394,900.00	332,938.52	1,061,961.48	23.87
TOTAL EXPENDITURES	1,649,708.00	1,649,708.00	309,312.19	1,340,395.81	18.75
NET OF REVENUES & EXPENDITURES	(254,808.00)	(254,808.00)	23,626.33	(278,434.33)	
Fund 591 - Water Supply Fund					
000.000 - General	9,000.00	9,000.00	13,494.66	(4,494.66)	149.94
253.000 - Treasurer	0.00	0.00	300.00	(300.00)	100.00
540.000 - Water System	2,555,308.00	2,555,308.00	556,869.91	1,998,438.09	21.79
TOTAL REVENUES	2,564,308.00	2,564,308.00	570,664.57	1,993,643.43	
101.000 - Council	9,957.00	9,957.00	3,948.98	6,008.02	39.66
172.000 - Executive	39,396.00	39,396.00	16,039.62	23,356.38	40.71
215.000 - Administration and Clerk	13,574.00	13,574.00	4,882.21	8,691.79	35.97
228.000 - Information Technology	9,440.00	9,440.00	3,405.39	6,034.61	36.07
253.000 - Treasurer	98,543.00	98,543.00	33,112.09	65,430.91	33.60
265.000 - Facilities - City Hall	10,453.00	10,453.00	3,835.75	6,617.25	36.70
540.000 - Water System	2,930,853.00	2,930,853.00	473,329.60	2,457,523.40	16.15
542.000 - Read and Bill	53,144.00	53,144.00	18,945.50	34,198.50	35.65
543.230 - Water Main Repair USDA Grant	0.00	0.00	36,316.05	(36,316.05)	100.00
850.000 - Other Functions	8,000.00	8,000.00	0.00	8,000.00	0.00
905.000 - Debt Service	188,476.00	188,476.00	1,954.71	186,521.29	1.04
965.000 - Transfers Out	5,000.00	5,000.00	0.00	5,000.00	0.00

TOTAL EXPENDITURES	3,366,836.00	3,366,836.00	595,769.90	2,771,066.10	
Fund 591 - Water Supply Fund:					
TOTAL REVENUES	2,564,308.00	2,564,308.00	570,664.57	1,993,643.43	22.25
TOTAL EXPENDITURES	3,366,836.00	3,366,836.00	595,769.90	2,771,066.10	17.70
NET OF REVENUES & EXPENDITURES	(802,528.00)	(802,528.00)	(25,105.33)	(777,422.67)	
Fund 661 - Motor Pool Fund					
000.000 - General	155,450.00	155,450.00	73,185.15	82,264.85	47.08
TOTAL REVENUES	155,450.00	155,450.00	73,185.15	82,264.85	
172.000 - Executive	11,802.00	11,802.00	9,866.80	1,935.20	83.60
228.000 - Information Technology	815.00	815.00	514.79	300.21	63.16
253.000 - Treasurer	946.00	946.00	797.29	148.71	84.28
265.100 - Facilities - City Garage	293,959.00	293,959.00	123,357.27	170,601.73	41.96
850.000 - Other Functions	3,000.00	3,000.00	0.00	3,000.00	0.00
TOTAL EXPENDITURES	310,522.00	310,522.00	134,536.15	175,985.85	
Fund 661 - Motor Pool Fund:					
TOTAL REVENUES	155,450.00	155,450.00	73,185.15	82,264.85	47.08
TOTAL EXPENDITURES	310,522.00	310,522.00	134,536.15	175,985.85	43.33
NET OF REVENUES & EXPENDITURES	(155,072.00)	(155,072.00)	(61,351.00)	(93,721.00)	

October 2024	Beginning Mileage	Ending Mileage	Miles Driven	Gallons Gas Purchased	Gallons Diesel Purchased
#7-15 4WD P/U gas	56900	57093	193	30.4	
#2-08 4WD P/U gas	79380				
#7-22 4 WD P/U gas	14990	15522	532	56	
#12-02 DUMP diesel	35469				
#21 WOOD CHIPPER diesel	2494	2515	21		21
#9-07 STREET SWEEPER diesel	20279	20437	158		126.7
#5-18 KUBOTA (hours)	1000				
#1-20 4WD P/U diesel	7396	7653	257		28.6
#3-08 4WD P/U gas	89681	89898	217	26.2	
#10-18 4WD P/U diesel	39700	40512	812		63
#8-22 CASE BACKHOE	265				23.5
#6-16 2WD P/U gas	87665	87916	251	37.8	
#6-00 BACKHOE diesel			0		
#1-22 DUMP	6129.7				
#12-04 DUMP diesel	41889				
#12-99 GENERATOR gas			0		
#17 CASE BACKHOE diesel			0		
#19 JD TRACTOR diesel			0		
#9-22 PATCHER			0		
#37 TRAIL ARROW			0		
#10-15 GEN gas	79641	80122	481	54.8	
#11-23 Big Plow Truck	1077				
gas can			0		
8/24 Truck	273			31	
9/24 Truck	300			26.5	
TOTAL			2922	**262.7**	**262.8**

Public Works

Monthly Work Orders

11/04/24

Work Order # / Work Order Status	Location ID	Customer Name / Service Address	Date Recd / Date Comp	Type
24-000043 CANCELLED	IT10-004935-B013-01	MARI-DAN MILLER FARMS 4935 ITA # B013 CT	10/30/24 10/30/24	WATER QUALITY
BXRP24-0243 COMPLETED	CC10-005901-0000-03	LAKE, THOMAS & NANCY 5901 CROSS CREEK DR	10/17/24 10/18/24	CURB BOX REPAIR
CKME24-0532 COMPLETED	MO10-005152-B112-01	RIVERSIDE MANOR TOWNHOUSES 5152 MORRISH # B112 RD	10/16/24 10/16/24	METER REPLACEMENT
CKME24-0610 COMPLETED	WO10-005300-0000-01	MOODY, PATRICIA 5300 WORCHESTER DR	10/18/24 10/18/24	CHECK METER
DAPU24-0053 COMPLETED	MI10-007084-SUMM-01	KROGER CO OF MI 7084 MILLER RD	10/07/24 10/07/24	DEAD ANIMAL PICK U
DAPU24-0054 COMPLETED	OA10-009263-0000-00	BAIR, WILLIAM 9263 OAKVIEW	10/28/24 10/28/24	DEAD ANIMAL PICK U
GARB24-0016 COMPLETED	MY10-004316-0000-03	PLESHAKOV, SHEILA 4316 MAYA LN	10/22/24 10/22/24	PICK UP GARBAGE
GWO24-0719 COMPLETED	DA10-005234-0000-02	FREELAND, STEVEN & KELLY 5234 DAVAL DR	10/30/24 10/30/24	GENERIC WORK ORDEI
MNT24-0469 COMPLETED	CI10-008083-0000-01	CITY OF SWARTZ CREEK 8083 CIVIC DR	10/10/24 10/11/24	BUILDING MAINTENAI
MNT24-0470 COMPLETED	CI10-008095-000B-01	SENIOR CENTER 8095 CIVIC DR 000B	10/14/24 10/14/24	BUILDING MAINTENAI
MNT24-0471 COMPLETED	WI10-005363-0000-01	ABRAMS PARK 5363 WINSHALL DR	10/21/24 10/22/24	BUILDING MAINTENAI
MNT24-0472 COMPLETED	CI10-008083-0000-01	CITY OF SWARTZ CREEK 8083 CIVIC DR	10/30/24 10/30/24	BUILDING MAINTENAI
MTRP24-0776 COMPLETED	BR20-006159-0000-04	MILLER, KIMBERLY 6159 BRISTOL RD	10/11/24 10/11/24	METER REPAIR
READ24-1073 COMPLETED	MA30-007510-0000-04	CHAMBERS, RACHEL 7510 MASON ST	10/04/24 10/04/24	READ METER
RPLR24-0055 COMPLETED	SP10-004268-0000-01	WOTHERSPOON, GAITHEL 4268 SPRINGBROOK DR	10/16/24 10/16/24	REPLACE READER
SAMP24-0072 COMPLETED	MO10-005121-0000-01	SWARTZ CREEK DPW, CITY OF 5121 MORRISH RD	10/08/24 10/08/24	WATER SAMPLES
SAMP24-0073 COMPLETED	MO10-005121-0000-01	SWARTZ CREEK DPW, CITY OF 5121 MORRISH RD	10/15/24 10/15/24	WATER SAMPLES
SAMP24-0074 COMPLETED	MO10-005121-0000-01	SWARTZ CREEK DPW, CITY OF 5121 MORRISH RD	10/22/24 10/22/24	WATER SAMPLES
SAMP24-0075 COMPLETED	MO10-005121-0000-01	SWARTZ CREEK DPW, CITY OF 5121 MORRISH RD	10/29/24 10/29/24	WATER SAMPLES
SETM24-0128 COMPLETED	AL10-004251-0000-01	HARRIS, RICHARD & FRANCES 4251 ALEX MARIN DR	10/10/24 10/10/24	SET METER

Work Order # / Work Order Status	Location ID	Customer Name / Service Address	Date Recd / Date Comp	Type
WMBK24-0135 COMPLETED	FA10-005045-0000-05	MORGAN, WILMA 5045 FAIRCHILD ST	10/01/24 10/01/24	WATER MAIN BREAK
WOFF24-2805 COMPLETED	ST10-006327-0000-02	WHITMAN, DARLENE 6327 ST CHARLES PASS	10/16/24 10/22/24	WATER TURN OFF
WOFF24-2806 COMPLETED	SP10-004361-0000-04	FRYE, DOROTHY 4361 SPRINGBROOK DR	10/28/24 10/28/24	WATER TURN OFF
WOFF24-2807 COMPLETED	MC10-005111-0000-07	RANDALL, ALEX 5111 MC LAIN ST	10/22/24 10/22/24	WATER TURN OFF
WOFF24-2808 COMPLETED	CA10-008366-0000-08	VALDEZ, LORIANN 8366 CAPPY LN	10/22/24 10/22/24	WATER TURN OFF
WOFF24-2809 COMPLETED	DO10-005267-0000-13	ZALAC, TRACY 5267 DON SHENK DR	10/22/24 10/22/24	WATER TURN OFF
WOFF24-2810 COMPLETED	DU10-005202-0000-03	BROWN, MYRA 5202 DURWOOD DR	10/22/24 10/22/24	WATER TURN OFF
WOFF24-2811 COMPLETED	WI20-005120-0000-03	HINKLEY, BRANDY 5120 WINSTON DR	10/22/24 10/22/24	WATER TURN OFF
WOFF24-2812 COMPLETED	HI10-009223-0000-11	BUTLER, DANIEL 9223 HILL RD	10/22/24 10/22/24	WATER TURN OFF
WOFF24-2813 COMPLETED	JI10-009308-0000-06	CASTANO, RICHARD 9308 JILL MARIE LN	10/22/24 10/22/24	WATER TURN OFF
WOFF24-2814 COMPLETED	CE10-009265-0000-12	TREADWAY, ARRON 9265 CEDAR CREEK CT	10/23/24 10/23/24	WATER TURN OFF
WOFF24-2815 CANCELLED	CE10-009271-0000-08	FREEMAN, RANDALL & WENDY 9271 CEDAR CREEK CT	10/25/24 10/25/24	WATER TURN OFF
WOFF24-2816 COMPLETED	GR10-005273-0000-13	LAWRENCE, HOLLY 5273 GREENLEAF DR	10/25/24 10/25/24	WATER TURN OFF
WPRESS24-000063 COMPLETED	RA10-004534-0001-01	BECKER, DR EUGENE 4534 RAUBINGER # 1 RD	10/01/24 10/01/24	WATER PRESSURE
WTON24-1732 COMPLETED	JI10-009308-0000-06	CASTANO, RICHARD 9308 JILL MARIE LN	10/23/24 10/23/24	WATER TURN ON
WTON24-1733 COMPLETED	DO10-005267-0000-13	ZALAC, TRACY 5267 DON SHENK DR	10/23/24 10/23/24	WATER TURN ON
WTON24-1734 COMPLETED	WI20-005120-0000-03	HINKLEY, BRANDY 5120 WINSTON DR	10/23/24 10/23/24	WATER TURN ON
WTON24-1735 COMPLETED	HI10-009223-0000-11	BUTLER, DANIEL 9223 HILL RD	10/23/24 10/23/24	WATER TURN ON
WTON24-1736 COMPLETED	CE10-009265-0000-12	TREADWAY, ARRON 9265 CEDAR CREEK CT	10/23/24 10/23/24	WATER TURN ON
WTON24-1737 COMPLETED	DU10-005202-0000-03	BROWN, MYRA 5202 DURWOOD DR	10/23/24 10/23/24	WATER TURN ON
WTON24-1738 COMPLETED	GR10-005273-0000-13	LAWRENCE, HOLLY 5273 GREENLEAF DR	10/25/24 10/25/24	WATER TURN ON
WTON24-1739	CA10-008366-0000-08	VALDEZ, LORIANN	10/28/24	WATER TURN ON

Work Order # / Work Order Status	Location ID	Customer Name / Service Address	Date Recd / Date Comp	Type
COMPLETED		8366 CAPPY LN	10/28/24	

Total Records: 42

Report Generated: 11/4/2024 2:01 PM
Report Options: Completed From: 10/1/2024 To: 10/31/2024

City of Swartz Creek
Building Permit List
2024

Permit No.	Date	Applicant	Phone	Tax ID No.	Value of Const	Permit Fee	Location		Type of Construction
Building									
PB2400078	10/02/24	C & L Ward Bros Co	(810) 652 6622	58-31-501-004	$26,687	$215.00	4035 ELMS RD	48473-	Res Add/Alter/Repair
PB2400079	10/03/24	HAWLEY, JARD & HEIDI	(810) 845 5534	58-03-531-014	$8,960	$155.00	9278 CHESTERFIELD DR	48473-	Res Utility Building
PB2400080	10/25/24	VANHOOSEAR, HEATHER	8107726192	58-03-533-104	$9,000	$155.00	5367 GREENLEAF DR	48473-	Res Add/Alter/Repair
PB2400081	10/21/24	T and D Remodeling LLC	(517) 962 3851	58-02-526-036	$3,234	$155.00	5089 MC LAIN ST	48473-	Res Deck
PB2400082	10/29/24	Hanson's Window & Constructi	(248) 581 3030	58-36-578-014	$30,276	$100.00	7146 MILLER RD	48473-	Roofing
PB2400084	10/17/24	TruEco Construction	(810) 620 2250	58-25-576-005	$0	$100.00	7042 BRISTOL RD	48473-	Roofing
PB2400085	10/24/24	Stutzman Builders	(810) 730 7033	58-36-676-095	$12,000	$221.00	4261 ALEX MARIN DR	48473	Res Deck
PB2400086	10/25/24	BERSON, BENJAMIN & SAR	8109640698	58-02-200-011	$0	$75.00	8051 INGALLS ST	48473-	Res Add/Alter/Repair
PB2400088	10/29/24	Nicholas Salem	(810) 955 9564	58-36-551-001	$0	$100.00	4463 MORRISH RD	48473-	Roofing
Total:		***9 Permits***		***Value: $90,157***		***Fee Total:***	***$1,276.00***	Total Number of Dwelling Units	0
Electrical									
PE2400040	10/25/24	VANHOOSEAR, HEATHER	8107726192	58-03-533-104	$0	$135.00	5367 GREENLEAF DR	48473-	Electrical
PE2400041	10/11/24	Cornerstone Electric Inc	(810) 223 1043	58-02-530-002	$0	$205.00	8040 MAPLE ST	48473-	Electrical
Total:		***2 Permits***		***Value: $0***		***Fee Total:***	***$340.00***	Total Number of Dwelling Units	0
Mechanical									
PM240043	10/04/24	Dee Cramer Inc	(810) 579 4790	58-31-200-017	$0	$250.00	6273 MILLER RD	48473-	Mechanical
PM240051	10/16/24	Goyette Mechanical	(810) 742 8530	58-02-552-004	$0	$160.00	5342 DON SHENK DR	48473-	Mechanical
PM240054	10/30/24	Hoffman Comfort Solutions LL	(810) 922 9008	58-36-676-036	$0	$190.00	7263 MAPLECREST CIR	48473-	Mechanical
PM240055	10/30/24	Dee Cramer Inc	(810) 579 4790	58-02-526-027	$0	$280.00	8197 MILLER RD	48473-	Mechanical

City of Swartz Creek
Building Permit List
2024

Permit No.	Date	Applicant	Phone	Tax ID No.	Value of Const	Permit Fee	Location		Type of Construction
PM240056	10/30/24	Staley's Plbg & Htg, Inc.	(810) 659 5572	58-03-526-017	$0	$195.00	9146 CHESTERFIELD DR	48473-	Mechanical
Total:	***5 Permits***				***Value: $0***	***Fee Total: $1,075.00***	Total Number of Dwelling Units		0

Plumbing

PP240026	10/04/24	Staley's Plbg & Htg, Inc.	(810) 659 5572	58-02-526-058	$0	$390.00	5016 MC LAIN ST	48473-	Plumbing
PP240027	10/07/24	Blessing Co.	(810) 694 4861	58-01-100-018	$0	$134.00	7506 GROVE ST	48473-	Plumbing
PP240028	10/30/24	COOKS, CORI	8108456171	58-31-100-022	$0	$325.00	6376 MILLER RD	48473-	Plumbing
Total:	***3 Permits***				***Value: $0***	***Fee Total: $849.00***	Total Number of Dwelling Units		0

Right of Way

PROW-0319	10/08/24	Comcast Communications		58-35-200-013	$0	$100.00	8041 BRISTOL RD	48473-	Right of way
PROW-0320	10/21/24	HAWKS, RALPH J & ELEAN(		58-03-531-165	$0	$100.00	9301 CHESTERFIELD DR	48473-	Right of way
Total:	***2 Permits***				***Value: $0***	***Fee Total: $200.00***	Total Number of Dwelling Units		0

Permit Total: 21 ***Value: $90,157*** ***Fee Total: $3,740.00***

City of Swartz Creek
Building Permit List
2024

Permit No.	Date	Applicant	Phone	Tax ID No.	Value of Const/Permit Fee	Location	Type of Construction

Permit.DateIssued Between 10/1/2024 12:00:00 AM AND 10/31/2024 11:59:59 PM

Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
5393 DON SHENK DR	58-03-579-013	Ordinance	10/01/2024	10/03/2024	Complied
8010 MILLER RD	58-35-576-047	Rough	10/01/2024	10/01/2024	Partially Approv
7128 PARK RIDGE PKWY	58-36-529-001	Final	10/01/2024	10/02/2024	Approved
8603 MILLER RD	58-02-100-009	Final-Reinspection	10/01/2024	10/01/2024	Approved
8067 MILLER RD	58-02-529-021	Final	10/01/2024	10/02/2024	Approved
8603 MILLER RD	58-02-100-009	Final-Reinspection	10/01/2024	10/01/2024	Partially Approv
6363 BRISTOL RD	58-31-100-010	Final Zoning	10/02/2024	10/02/2024	Approved
9351 CHESTERFIELD DR	58-03-531-170	Final	10/02/2024	10/02/2024	Approved
8010 MILLER RD	58-35-576-047	Rough	10/02/2024	10/02/2024	Partially Approv
6218 BAINBRIDGE DR	58-30-651-099	Final-Reinspection	10/02/2024	10/02/2024	Approved
7442 GROVE ST	58-01-502-108	Follow Up	10/03/2024	10/02/2024	Complied
7455 WADE ST	58-01-502-097	Initial	10/03/2024	10/03/2024	Violation(s)
14 BROOKFIELD	58-35-776-014	Final	10/03/2024	10/03/2024	Approved
8603 MILLER RD	58-02-100-009	Final	10/03/2024	10/03/2024	Approved
8603 MILLER RD	58-02-100-009	Final	10/03/2024	10/03/2024	Approved
8603 MILLER RD	58-02-100-009	Final	10/03/2024	10/03/2024	Approved
8197 MILLER RD	58-02-526-027	Rough	10/03/2024	10/03/2024	Canceled
5170 MORRISH RD 2	58-02-530-044	Initial	10/03/2024	10/03/2024	Violation(s)
4426 MORRISH RD	58-35-576-004	Initial	10/03/2024	10/03/2024	Complied
9048 CHESTERFIELD DR	58-03-526-005	Initial	10/03/2024	10/03/2024	Violation(s)
5319 WORCHESTER DR	58-02-551-018	Initial	10/03/2024	10/03/2024	Violation(s)
5124 WINSHALL DR	58-02-503-083	Initial	10/03/2024	10/03/2024	Complied
8010 MILLER RD	58-35-576-047	Rough-Reinspection	10/07/2024	10/07/2024	Approved
4297 MAYA LN	58-36-676-022	Final	10/07/2024	10/07/2024	Approved
4251 ALEX MARIN DR	58-36-676-094	Final	10/07/2024	10/07/2024	Disapproved
7151 PARK RIDGE PKWY	58-36-529-017	Final	10/08/2024	10/08/2024	Approved
5016 MC LAIN ST	58-02-526-058	Underground	10/08/2024	10/08/2024	Approved
4251 ALEX MARIN DR	58-36-676-094	Final	10/08/2024	10/08/2024	Disapproved
4251 ALEX MARIN DR	58-36-676-094	Final	10/08/2024	10/08/2024	Partially Approv
4251 ALEX MARIN DR	58-36-676-094	Final-Reinspection	10/09/2024	10/09/2024	Partially Approv
6309 BRISTOL RD	58-31-100-014	Final	10/10/2024	10/10/2024	Approved
9159 CHESTERFIELD DR	58-03-527-001	Final	10/10/2024	10/10/2024	Approved
9159 CHESTERFIELD DR	58-03-527-001	Rough	10/10/2024	10/10/2024	Approved
8603 MILLER RD	58-02-100-009	Final	10/10/2024	10/10/2024	Disapproved
8603 MILLER RD	58-02-100-009	Final	10/10/2024	10/10/2024	Disapproved
9155 OAKVIEW DR	58-03-533-016	Final	10/10/2024	10/10/2024	Approved

Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
4251 ALEX MARIN DR	58-36-676-094	Final	10/10/2024	10/10/2024	Disapproved
4251 ALEX MARIN DR	58-36-676-094	Final-Reinspection	10/10/2024	10/10/2024	Approved
4251 ALEX MARIN DR	58-36-676-094	Final-Reinspection	10/10/2024	10/10/2024	Approved
5128 WORCHESTER DR	58-02-502-039	Initial	10/10/2024	10/10/2024	Complied
5016 MC LAIN ST	58-02-526-058	Basement floor	10/10/2024	10/10/2024	Approved
5273 GREENLEAF DR	58-03-533-090	Follow Up	10/11/2024	10/10/2024	Complied
8040 MAPLE ST	58-02-530-002	Walk-Thru	10/14/2024	10/14/2024	Approved
4468 COLONY CT	58-36-651-076	Final	10/15/2024	10/15/2024	Approved
8603 MILLER RD	58-02-100-009	Final-Reinspection	10/15/2024	10/15/2024	Approved
8197 MILLER RD	58-02-526-027	In Wall Rough	10/15/2024	10/15/2024	Approved
8603 MILLER RD	58-02-100-009	Final-Reinspection	10/16/2024	10/16/2024	Canceled
7049 MILLER RD	58-36-577-011	Service-Reinspection	10/16/2024	10/16/2024	Canceled
38 SOMERSET ST	58-35-776-038	Final	10/16/2024	10/16/2024	Approved
4251 ALEX MARIN DR	58-36-676-094	Final-Reinspection	10/16/2024	10/17/2024	Approved
9263 CEDAR CREEK CT	58-03-627-001	Letter	10/17/2024		
7335 MILLER RD	58-36-300-033	Letter	10/17/2024		
6007 MILLER RD	58-31-200-016	Letter	10/17/2024		
6359 MILLER RD	58-31-100-033	Letter	10/17/2024		
9091 MILLER RD	58-03-200-002	Letter	10/17/2024		
6449 BRISTOL RD	58-31-100-004	Ordinance	10/17/2024		
5482 MILLER RD	58-29-551-003	Status	10/17/2024		
7484 WADE ST	58-01-502-047	Ordinance	10/17/2024		
7493 MILLER RD	58-01-501-001	Status	10/17/2024		
5111 FAIRCHILD ST	58-02-526-074	Ordinance	10/17/2024		
6103 MILLER RD	58-31-527-004	Initial	10/17/2024	10/17/2024	Complied
8603 MILLER RD	58-02-100-009	Final	10/21/2024	10/21/2024	Not Ready
6376 MILLER RD	58-31-100-022	Progress - Req. by h	10/21/2024	10/22/2024	Partially Approv
8499 CHESTERFIELD DR	58-02-501-053	Ordinance	10/22/2024	10/22/2024	Violation(s)
8517 CHESTERFIELD DR	58-02-501-056	Ordinance	10/22/2024	10/22/2024	Violation(s)
8523 CHESTERFIELD DR	58-03-526-001	Ordinance	10/22/2024	10/22/2024	Complied
9221 CHESTERFIELD DR	58-03-531-158	Ordinance	10/22/2024	10/22/2024	Violation(s)
9211 CHESTERFIELD DR	58-03-531-157	Ordinance	10/22/2024	10/22/2024	Complied
5237 SEYMOUR RD	58-03-533-012	Ordinance	10/22/2024	10/22/2024	Complied
5300 SEYMOUR RD	58-03-531-061	Ordinance	10/22/2024	10/22/2024	Complied
5379 SEYMOUR RD	58-03-533-032	Site Inspection	10/22/2024	10/22/2024	Canceled
9278 CHESTERFIELD DR	58-03-531-014	Final	10/22/2024	10/22/2024	Disapproved

Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
9278 CHESTERFIELD DR	58-03-531-014	Final	10/22/2024	10/22/2024	Approved
8603 MILLER RD	58-02-100-009	Final-Reinspection	10/22/2024	10/22/2024	Approved
5089 MC LAIN ST	58-02-526-036	Footing	10/22/2024	10/22/2024	Partially Approv
8040 MAPLE ST	58-02-530-002	Service	10/22/2024	10/22/2024	Approved
7042 BRISTOL RD	58-25-576-005	Final	10/22/2024	10/22/2024	Approved
5101 MC LAIN ST	58-02-526-038	Site Inspection	10/24/2024	10/24/2024	No Violation
5014 FORD ST	58-02-528-012	Site Inspection	10/24/2024	10/24/2024	Violation(s)
9135 CHELMSFORD DR	58-03-528-003	Ordinance	10/24/2024	10/29/2024	Complied
8348 CAPPY LN	58-02-503-038	Ordinance	10/24/2024		
5044 SECOND ST	58-01-502-035	Ordinance	10/24/2024		
6376 MILLER RD	58-31-100-022	Rough	10/24/2024	10/24/2024	Canceled
8603 MILLER RD	58-02-100-009	Final	10/24/2024	10/24/2024	Approved
8197 MILLER RD	58-02-526-027	In Wall	10/24/2024	10/24/2024	Approved
8603 MILLER RD	58-02-100-009	Final	10/24/2024	10/23/2024	Not Ready
4261 ALEX MARIN DR	58-36-676-095	Post Hole	10/24/2024	10/24/2024	Approved
6398 TALLMADGE CT	58-31-100-021	Initial	10/24/2024	10/24/2024	Violation(s)
4276 KROGER DR	58-36-400-010	Final	10/29/2024	10/29/2024	Approved
4413 MORRISH RD	58-36-300-025	Final	10/29/2024	10/29/2024	Approved
5027 FAIRCHILD ST	58-02-526-065	Final	10/29/2024	10/29/2024	Approved
7070 MILLER RD	58-36-677-002	Final	10/29/2024	10/29/2024	Approved
1 DRAGON DR	58-02-100-006	Final	10/29/2024	10/29/2024	Approved
6230 BAINBRIDGE DR	58-30-651-097	Follow Up	10/30/2024	10/29/2024	Complied
9118 CHELMSFORD DR	58-03-528-026	Final	10/30/2024	10/30/2024	Approved
8603 MILLER RD	58-02-100-009	Final	10/30/2024	10/29/2024	Not Ready
5128 WORCHESTER DR	58-02-502-039	Ordinance	10/31/2024	10/31/2024	No Violation
5014 FORD ST	58-02-528-012	Ordinance	10/31/2024	10/30/2024	Canceled
7025 YARMY DR	58-36-526-023	Initial	10/31/2024	10/31/2024	Violation(s)
7506 GROVE ST	58-01-100-018	Final	10/31/2024	10/31/2024	Approved
6273 MILLER RD	58-31-200-017	Final	10/31/2024	10/31/2024	Approved
8603 MILLER RD	58-02-100-009	Final-Reinspection	10/31/2024	10/31/2024	Approved
6285 ARLINGTON DR	58-30-651-044	Progress	10/31/2024		

Inspections: 103

Population: All Records

Inspection.DateTimeScheduled Between 10/1/2024 12:00:00 AM AND 10/31/2024 11:59:59 PM

Enforcements By Category

11/04/24

PARKING

Enforcement Number	Address	Status	Filed	Closed
E24-153	5128 WORCHESTER DR	Closed	10/29/24	10/31/24

Total Entries: 1

RENTAL NON-COMPLIANCE

Enforcement Number	Address	Status	Filed	Closed
E24-152	6449 BRISTOL RD	Inspection Pending	10/09/24	

Total Entries: 1

WEED COMPLAINT

Enforcement Number	Address	Status	Filed	Closed
E24-151	5076 MC LAIN ST	Closed	10/02/24	10/15/24

Total Entries: 1

Total Records: 3

Population: All Records

Enforcement.DateFiled Between 10/1/2024 12:00:00 AM AND 10/31/2024 11:5

Certificates With Inspections

11/04/2024

Certificate Number	Address	Date Applied	Since	Issued	Last Inspection	Expires	Status
CR240063	6103 MILLER RD	10/02/2024	10/02/2024	10/02/2024	10/17/2024	12/07/2027	Certified
Initial	JKEY	Corey Jarbeau	Completed	Complied			
CR240071	9275 CEDAR CREEK CT	10/16/2024	10/16/2024	10/16/2024		10/16/2026	Suspended
Initial	JKEY	Corey Jarbeau	Scheduled				
CR240072	9283 CEDAR CREEK CT	10/16/2024	10/16/2024	10/16/2024		10/16/2026	Suspended
Initial	JKEY	Corey Jarbeau	Scheduled				
CR240074	9289 CEDAR CREEK CT	10/16/2024	10/16/2024	10/16/2024		10/16/2026	Suspended
Initial	JKEY	Corey Jarbeau	Scheduled				
CR240076	9293 CEDAR CREEK CT	10/16/2024	10/16/2024	10/16/2024		10/16/2026	Suspended
Initial	JKEY	Corey Jarbeau	Scheduled				
CR240077	9295 CEDAR CREEK CT	10/16/2024	10/16/2024	10/16/2024		10/16/2026	Suspended
Initial	JKEY	Corey Jarbeau	Scheduled				
CR240078	7151 MILLER RD	10/21/2024	10/21/2024	10/21/2024		10/21/2026	Suspended
Initial	JKEY	Corey Jarbeau	Scheduled				

Population: All Records

Record Count: 7

Certificate.DateIssued Between 10/1/2024 12:00:00 AM
AND 10/31/2024 11:59:59 PM

Metro Police Authority Offense Summary

For Swartz Creek

Occurred 10/1/2024 - 10/31/2024

Offense	Total Offenses
1313 - 13001 - Assault and Battery/Simple Assault	1
2299 - 22001 - Burglary -Other Forced Entry	1
2305 - 23005 - Larceny - Personal Property from Vehicle	2
2399 - 23007 - Larceny (Other)	2
2408 - 24001 - Possess Stolen Vehicle	1
2602 - 26001 - Fraud - Swindle	2
2902 - 29000 - Damage to Property - Private Property	1
3078 - 30002 - Retail Fraud Theft 3rd Degree	1
5006 - 50000 - Obstructing Justice	2
5015 - 50000 - Failure to Appear	1
8041 - 54002 - Operating Under the Influence of Intoxicating Liquor	1
8273 - 54003 - Traffic - Driving on Susp/Revoked/Refused License	2
8328 - 54003 - Motor Vehicle Violation	3
8930 - 89003 - Violation - Insurance - Other Commission Rules	1
9910 - 93001 - Traffic, Non-Criminal - Accident	12
9911 - 93002 - Traffic, Non-Criminal - Non-Traffic Accident	6
9913 - 93004 - Traffic, Non-Criminal - Parking Violations	1
9944 - 98008 - Inspections/Investigations - Lost and Found Prop	1
9947 - 99002 - Miscellaneous - Natural Death	2
9953 - 99008 - Miscellaneous - General Assistance	2
Total	**45**

From:	Fire Chief
To:	Adam Zettel
Subject:	Next Truck Purchases
Date:	Sunday, November 3, 2024 6:40:07 AM
Attachments:	image001.png image002.png image003.png image004.png SKM_454e24102811470.pdf

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Good morning Adam,

At the October 21, 2024, I made a proposal to the Swartz Creek Area Fireboard to recommend to the municipalities to order our next fire truck this year. A lot of things are changing, almost daily with these proposals .

The manufacture who built our last fire truck, which we just took delivery of, has provided the attached proposal of $1,092,912. The last trucks proposed cost was $910,956 and through thorough review of the specification by my staff and I delivered a truck with a final cost of $897,241.56.

There are several reasons we propose moving forward without going through a traditional bidding process. My staff and I spent 2 1/2 years researching and speaking with sales representatives from various manufacturers as well as area fire departments that have purchased trucks for their agencies and determined this build was the best fit for our communities. Price, quality and delivery times were all taken into consideration during our evaluation.

We currently have 2 trucks built by one manufacturer (Spartan) and 3 trucks built by Pierce. Moving into a bid process could possibly lead us to a third. One of the reasons Pierce trucks were recommended for so many years was to avoid dealing with multiple manufacturers, when ordering parts and scheduling service. With this proposal the next truck will replace a 1999 Pierce (27-year-old truck at delivery) and a 1991 Pierce (a 36 year truck at time of delivery) leaving us with only 1 Pierce, the rest being Spartan built trucks. Additionally, with this purchase of this truck, at this time, will put us back on track after a 16-year gap of no truck purchases or replacements. This will make the next delivery of a *major* replacement truck in 2035.

All manufacturers announce a price increase at the end of each year due to emissions standards and OSHA requirements and NFPA recommendations. With this proposal, we are stuck in the engine mess and the main pricing issue. I was just advised that there will be another price increase 11-15 that there are no more price extensions being made. This is due to current model changes that must be put into play. Right now, we have limited availability for the X-12 engine that we have in current truck. Everybody is after them so I'm not sure we will get one or not which means the pricing difference are noted below.

Engine. The X-10 engine comes with an estimated $80,000 price tag. All manufactures are faced with this and no way out. The other manufactures are telling their customers $80K to 175K for the engine. The problem is, Cummins has not released the new engine demos for the manufactures to test and design change around them. There is no guarantee any of this pricing is correct, only an estimate currently. That said, the sooner an order is placed, the better chance we have for the X-12 and the estimated $80K comes off. This is a very

complex and difficult problem to deal with right now and there will be heart burn with the X-10 change over

There will be a price increase on 11-15 with this manufacture. They tell me 1%. The problem is there are other factors that play in, and I expect once done, it will be in the 1.5 to 2% range. The inflation although slowed down some is still alive and well in the fire industry and is not following the national numbers. Other manufactures have stated the same with some rumors of up to 4% increase.

Doing payments saves us money. Exactly how much is nearly impossible to calculate not knowing the payment amount or when it will be received. If we paid for it at time of order, we would save approximately $106,000. It would be less if we get the X-12 engine

Build times are dependent on the engine. A minimum of 700 days up to 850 days given the X-10 engine is an unknown, currently.

This is the absolute best time to order a truck given the circumstances. I think it is safe to say we will miss the 11-15 deadline so with that being said the cost would be $1,114,770.24. This is before other price increase that could come as we are working through the approval. If we are able to secure a X10 engine we may be able to get the price down back around the proposal price, we also will be making proposed changes to the current design specifications that may result in a reduced final price. For example, there is a 1250 gallon take in the current truck the next truck will be 1000 gallons which should save money not only on the tank but the suspension requirements.

In speaking to other truck manufacturers, some of the trucks are looking at 1100 day builds. Nationally, there is always a rush to order trucks this time of year to beat the various price increases. It also seems there is always a price increase every 30 days. Because we ordered the last truck when we did, we avoid increases from, seat manufacturers and window manufacturers who imposed increases at various times during the build.

The current major purchases schedule recommends replacing our ATV around 2035 and our Air Packs in 2037.

Respectfully,
David J. Plumb – CFI-I
Fire Chief
Swartz Creek Area Fire Department
8100-b Civic Dr
Swartz Creek Mi, 48473
810-635-2300 Office
810-965-4573 Cell

Swartz Creek Area Fire Department

2024 Proposed Fire Apparatus Replacement /Major Purchase Schedule

November 3, 2024

Ordered/ Contract Date Year	Payment/ Delivery Date	Purchased New Year	Original Cost	Years When Replaced	Apparatus Description	Current Rig #	New Rig #	Replacement / Additional Apparatus	Projected Cost
12/1/2022	4/15/2024	1999	227,919	**25**	1999 Pierce, 1500 GPM pump, 750 gal tank	41-21	41-21	1500 GPM pumper, 1250 gal. tank	$897,242
12/10/2024	1/1/2028	1991/1998	215,366/ 180,681	**37 / 28**	1999 Pierce, 1500 GPM pump, 750 gal tank/1991 Pierce, 1500 GPM pump, 1000 gal tank	41-22 / 41-11	41-11	1500 GPM pumper, 1000 gal. tank	$1,200,000
8/1/2033	8/1/2033	2007	NA	**26**	2- ATV's	B1/B2	B1/B2	2 - Kobota's	$100,000
8/1/2033	8/1/2035	Trucks will begin a 20 year rotation out of being a 1st out truck, becoming a 2nd due truck and begin replacing trucks at their 25 year age					41-15	1500 GPM pumper, 500 gal. tank, 107ft Ladder	$2,000,000
1/1/2037	1/1/2038	2023	260,000	**15**	Air Packs	-	-	Air Packs	$400,000
2/1/2038	2/1/2040	2015	609,786	**27**	2015 1500 GPM pumper, 750 gal. tank	41-12	41-21	1500 GPM pumper, 1250 gal. tank	$1,600,000
2/1/2043	2/1/2045	2020	382,375	**27**	2020 1500GPM Tanker, 4000 ga. Tank	41-23	41-23	1500GPM Tanker, 4000 ga. Tank	$1,400,000
2/1/2050	2/1/2050	2022	70,000	**30**	2020 Dodge Utility Body w/Skid Unit	41-27	41-27		$150,000
2/1/2050	2/1/2050	2022	70,000	**30**	2022 Dodge Crew vCad Utility Body	41-16	41-16		$150,000
TBD#		2022	55,000		2022 Dodge Durango				$150,000

~ Every 5 years

~ Replace trucks every 5 years after

BALANCE SHEET FOR CITY OF SWARTZ CREEK
Period Ending 10/31/2024

Fund 402 Fire Equip Replacement Fund

GL Number	Description	Balance
*** Assets ***		
402-000.000-001.000	Comml BkOne 230007172646	155,922.43
402-000.000-005.000	Investments	10,178.17
Total Assets		**166,100.60**
*** Liabilities ***		
Total Liabilities		**0.00**
*** Fund Balance ***		
402-000.000-390.000	Fund Balance	4,652.88
Total Fund Balance		**4,652.88**
Beginning Fund Balance - 23-24		**4,652.88**
Net of Revenues VS Expenditures - 23-24		**113,279.12**
***23-24 End FB/24-25 Beg FB**		**117,932.00**
Net of Revenues VS Expenditures - Current Year		**48,168.60**
Ending Fund Balance		**166,100.60**
Total Liabilities And Fund Balance		**166,100.60**

* Year Not Closed

Current funds available for fire equipment. $155,000 is expected to be added on July 1 of each year.

ELECTION RESULTS
NOVEMBER 5, 2024 -

Most updated information can be found at:

https://www.mlive.com/politics/2024/11/election-results-for-genesee-county-in-nov-5-2024-general-election.html

TOTAL # OF VOTERS	
300	P1 - ED
382	P2 - ED
324	P3 - ED
272	P4 - ED
1465	AV
862	EV
3605	
5019	voters
71.7 % voted	

% Breakdown by precinct:	
P1	75.18%
P2	64.46%
P3	66.94%
P4	80.37%

		Gilbert	Krueger	Melen	Knickerbocker
Council	P1	135	151	112	3
	P2	177	224	164	n/a
	P3	141	161	122	n/a
	P4	121	131	111	n/a
	AVCB	739	768	647	9
	EV	370	450	332	3
	TOTAL	**1683**	**1885**	**1488**	**15**

		Weighill	Cramer
Commissio	P1	96	180
	P2	163	190
	P3	129	165
	P4	103	150
	AVCB	888	467
	EV	304	494
	TOTAL	**1683**	**1646**

		Harris	Trump
Presidentia	P1	96	198
	P2	171	204
	P3	132	183
	P4	106	159
	AVCB	944	476
	EV	313	536
	TOTAL	**1762**	**1756**

Swartz Creek Community School Board:	**Alyssa Bouchard**	**6,308**
4 seats available	**Holly Jarvis**	**6,144**
	Carrie Germain	**6,021**
	Autumn Henry	**5,885**
	Jessica Lanave	5,185
Swartz Creek Schools Bond Proposal:	**Yes**	**7,911**
	No	6,201

GENESEE COUNTY, MI
GENERAL ELECTION

Unofficial Results

RESULTS

Last updated
Wednesday, November 6, 2024, 5:21:46 AM (1 day ago)

(0)

Partisan

Straight Party Ticket (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	Democratic Party	75,737
REP	Republican Party	56,963
LIB	Libertarian Party	463
UST	U.S. Taxpayers Party	255
GRN	Green Party	371
WCP	Working Class Party	1,005
NLP	Natural Law Party	180
		134,974

President and Vice-President of the United States (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	Kamala Harris Tim Walz	114,632
REP	Donald J. Trump JD Vance	105,284
LIB	Chase Oliver Mike ter Maat	679
UST	Randall Terry Stephen E. Broden	232
GRN	Jill Stein Rudolph Ware	926
NLP	Robert F. Kennedy Jr Nicole Shanahan	1,048
NPA	Joseph Kishore Jerry White	96
NPA	Cornel West Melina Abdullah	245
	Write-in	463
		223,605

United States Senator (Vote For 1)

Precincts Reporting **100%**

	Votes

DEM	Elissa Slotkin	114,960
REP	Mike Rogers	97,978
LIB	Joseph Solis-Mullen	2,113
UST	Dave Stein	1,938
GRN	Douglas P. Marsh	1,583
NLP	Doug Dern	827
	Write-in	335
		219,734

Representative in Congress 7th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Curtis Hertel	33
REP	Tom Barrett	69
LIB	L. Rachel Dailey	2
	Write-in	0
		104

Representative in Congress 8th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Kristen McDonald Rivet	117,320
REP	Paul Junge	91,069
LIB	Steve Barcelo	2,386
UST	James Allen Little	1,470
GRN	Jim Casha	899
WCP	Kathy Goodwin	4,755
	Write-in	291
		218,190

Representative in State Legislature 67th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Anissa Buffin	9,098
REP	Phil Green	11,888
	Write-in	46
		21,032

Representative in State Legislature 68th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Matt Schlinker	23,389
REP	David W. Martin	26,818
	Write-in	94
		50,301

Representative in State Legislature 69th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Jasper Ryan Martus	26,783
REP	Patrick Duvendeck	20,834
	Write-in	129
		47,746

Representative in State Legislature 70th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Cynthia R. Neeley	28,480
REP	Rob Waskoviak	7,223
	Write-in	384
		36,087

Representative in State Legislature 71st District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Mark D. Zacharda	4,864
REP	Brian BeGole	8,511
	Write-in	21
		13,396

Representative in State Legislature 72nd District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	John Dolza	16,950
REP	Mike Mueller	23,381
	Write-in	62
		40,393

Representative in State Legislature 97th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Mark Putnam	2,379
REP	Matthew Bierlein	3,512
	Write-in	9
		5,900

Member of the State Board of Education (Vote For 2)

Precincts Reporting **100%**		Votes
DEM	Theodore Jones	103,888
DEM	Adam Frederick Zemke	99,779
REP	Tom McMillin	89,406
REP	Nikki Snyder	89,771
LIB	Scotty Boman	5,826
UST	Ted Gerrard	2,251
UST	Christine C. Schwartz	3,770
WCP	Mary Anne Hering	9,347
	Write-in	468
		404,506

Regent of the University of Michigan (Vote For 2)

Precincts Reporting **100%**		Votes
DEM	Denise Ilitch	109,074
DEM	Shauna Ryder Diggs	103,026
REP	Carl Meyers	93,289
REP	Sevag Vartanian	79,044
LIB	Andrew Chadderdon	5,751
UST	Donna M. Oetman	6,464
	Write-in	934
		397,582

Trustee of Michigan State University (Vote For 2)

Precincts Reporting **100%**		Votes
DEM	Rebecca Bahar-Cook	106,125
DEM	Thomas Stallworth III	99,257

REP	Mike Balow	89,080
REP	Julie Maday	86,469
LIB	Grant T. Baker	4,586
UST	Janet M. Sanger	4,695
UST	John Paul Sanger	3,368
GRN	John Anthony La Pietra	2,904
	Write-in	564
		397,048

Governor of Wayne State University (Vote For 2)

Precincts Reporting **100%**

		Votes
DEM	Rasha Demashkieh	99,330
DEM	Mark T. Gaffney	102,147
REP	Michael Busuito	86,514
REP	Sunny Reddy	84,399
LIB	Farid Ishac	3,089
UST	William Mohr II	3,038
GRN	Sami Makhoul	2,131
WCP	Suzanne Roehrig	8,110
NLP	Kathleen Oakford	2,726
	Write-in	626
		392,110

Genesee County Prosecuting Attorney (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	David Leyton	146,202
	Write-in	4,832
		151,034

Genesee County Sheriff (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	Christopher R. Swanson	139,685
REP	Jeff Salzeider	75,922
	Write-in	462
		216,069

Genesee County Clerk and Register of Deeds (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Domonique Clemons	140,663
	Write-in	4,355
		145,018

Genesee County Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Sam E. Muma	138,215
	Write-in	4,259
		142,474

Genesee County Drain Commissioner (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Jeff Wright	126,163
UST	David Niggemeyer	34,095
	Write-in	1,625
		161,883

Genesee County Surveyor (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Kim R. Carlson	139,286
	Write-in	4,166
		143,452

Genesee County Commissioner 1st District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Delrico J. Loyd	15,393
	Write-in	271
		15,664

Genesee County Commissioner 2nd District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Charles Winfrey	14,668

	Write-in	276
		14,944

Genesee County Commissioner 3rd District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Ellen J. Ellenburg	11,496
REP	Gary L. Goetzinger	11,862
	Write-in	55
		23,413

Genesee County Commissioner 4th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Beverly Brown	12,188
REP	Steve Minnock	11,058
	Write-in	43
		23,289

Genesee County Commissioner 5th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	James Avery	13,423
REP	John C. Wellington	12,567
	Write-in	43
		26,033

Genesee County Commissioner 6th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Donna Anderson	10,499
REP	Shaun Shumaker	18,159
	Write-in	36
		28,694

Genesee County Commissioner 7th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Martin L. Cousineau	12,238
REP	Lutullus Penton	11,148

	Write-in	60
		23,446

Genesee County Commissioner 8th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Dale K. Weighill	13,598
REP	Dennis W. Cramer	12,089
	Write-in	65
		25,752

Genesee County Commissioner 9th District (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Wendy Wolcott	10,330
REP	Brian K. Flewelling	13,642
	Write-in	66
		24,038

Argentine Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Robert Cole	2,344
	Write-in	1,361
		3,705

Argentine Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Gwynne E. James	3,244
	Write-in	36
		3,280

Argentine Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Matthew Frederick	3,224
	Write-in	45
		3,269

Argentine Township Trustee (Vote For 2)

Precincts Reporting **100%**		Votes
REP	Ed Renckly	2,937
REP	Norman J. Schmidt	2,932
	Write-in	62
		5,931

Atlas Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Jim Busch	4,052
	Write-in	43
		4,095

Atlas Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Toni A. Yaklin	4,000
	Write-in	25
		4,025

Atlas Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Ann Marie Moore	3,956
	Write-in	22
		3,978

Atlas Township Trustee (Vote For 2)

Precincts Reporting **100%**		Votes
REP	Tracy Butcher	3,776
REP	Patrick Major	3,609
	Write-in	37
		7,422

Clayton Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes

REP	Ted Henry	3,231
	Write-in	100
		3,331

Clayton Township Clerk (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	Dennis E. Milem	2,891
	Write-in	84
		2,975

Clayton Township Treasurer (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	Rick Caruso	2,214
REP	Shelley M. Thompson	2,345
	Write-in	8
		4,567

Clayton Township Trustee (Vote For 4)

Precincts Reporting **100%**

		Votes
DEM	Tamara Kapraun	2,280
REP	Kenneth Engel	2,471
REP	Kathy Norris	2,612
REP	Douglas Sherman	2,391
REP	Thomas Spillane	2,494
	Write-in	35
		12,283

Davison Township Supervisor (Vote For 1)

Precincts Reporting **100%**

		Votes
REP	Jim Slezak	7,390
	Write-in	1,823
		9,213

Davison Township Clerk (Vote For 1)

Precincts Reporting **100%**

REP	Michael Leffler	8,194
	Write-in	280
		8,474

Davison Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Travis Howell	8,275
	Write-in	198
		8,473

Davison Township Trustee (Vote For 2)

Precincts Reporting **100%**		Votes
REP	Matthew D. Karr	7,186
REP	Lori A. Tallman	7,450
NPA	Brent Darling	2,001
	Write-in	118
		16,755

Fenton Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Vince Lorraine	8,241
	Write-in	128
		8,369

Fenton Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Robert E. Krug	8,162
	Write-in	99
		8,261

Fenton Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
REP	John R. Tucker	8,042
	Write-in	84

		8,126

Fenton Township Trustee (Vote For 4)

Precincts Reporting **100%**		Votes
REP	Bill Clark	7,246
REP	Mark Goupil	7,162
REP	Robert C. Kesler	7,101
REP	Christine M. Reid	7,223
	Write-in	158
		28,890

Flint Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Karyn Miller	11,545
	Write-in	294
		11,839

Flint Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Manya Triplett	11,440
	Write-in	280
		11,720

Flint Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Tom Klee	11,474
	Write-in	295
		11,769

Flint Township Trustee (Vote For 4)

Precincts Reporting **100%**		Votes
DEM	Tenesia Amadou	10,110
DEM	Gene A. Leverette Sr.	10,104
DEM	Jenna McIntire	10,217
DEM	Barbara Vert	10,153

	Write-in	538
		41,122

Flushing Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Frederick Thorsby	4,568
	Write-in	104
		4,672

Flushing Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Wendy D. Meinburg	4,543
	Write-in	90
		4,633

Flushing Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Terry A. Peck	4,503
	Write-in	90
		4,593

Flushing Township Trustee (Vote For 4)

Precincts Reporting **100%**		Votes
REP	Bill Bain	3,856
REP	Andrew Eichorn	3,824
REP	Linda Minarik	3,856
REP	Josh Upleger	3,768
	Write-in	179
		15,483

Forest Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Mary Ann Price	1,688
	Write-in	69
		1,757

Forest Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Lisa M. Margrif	1,662
	Write-in	63
		1,725

Forest Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Linda D. Smoke	1,652
	Write-in	60
		1,712

Forest Township Trustee (Vote For 2)

Precincts Reporting **100%**		Votes
DEM	Mark Martin	1,307
DEM	Al Sorge	1,040
REP	Steed A. Mills Jr.	1,758
	Write-in	18
		4,123

Gaines Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Daniel Jenkins	3,066
	Write-in	79
		3,145

Gaines Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Matthew D. Anderton	2,969
	Write-in	52
		3,021

Gaines Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Diane M. Hyrman	1,640
REP	Robert Henderson	2,510
	Write-in	7
		4,157

Gaines Township Trustee (Vote For 2)

Precincts Reporting **100%**		Votes
DEM	Rocky D. Fowler	1,811
REP	William J. Harris	2,721
	Write-in	22
		4,554

Genesee Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Dan Eashoo	6,950
	Write-in	288
		7,238

Genesee Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Robert Watters	6,824
	Write-in	262
		7,086

Genesee Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Andrew Sorensen	6,774
	Write-in	260
		7,034

Genesee Township Trustee (Vote For 4)

Precincts Reporting **100%**		Votes
DEM	Carrie K. Bock	5,295
DEM	Brenda Duplanty	5,511

DEM	Patrick Gerace	5,257
DEM	Ashley Witte	5,337
REP	Michael Link	5,202
	Write-in	145
		26,747

Grand Blanc Township Supervisor (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	Monica Shapiro	10,999
REP	Scott Bennett	12,089
	Write-in	31
		23,119

Grand Blanc Township Clerk (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	Jet Kilmer	11,236
REP	David B. Robertson	11,338
	Write-in	31
		22,605

Grand Blanc Township Treasurer (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	Mike Yancho Sr.	11,682
REP	Bob Brundle	10,624
	Write-in	38
		22,344

Grand Blanc Township Trustee (Vote For 4)

Precincts Reporting **100%**

		Votes
DEM	Kevin Harmes	10,740
DEM	Sarah Hugo	12,134
DEM	Jude Rariden	10,766
DEM	Paul J. White	11,114
REP	Cecelia Adkins	9,525
REP	Lonnie Adkins	9,245

REP	Joel Feick	11,087
REP	Parker Wheatley	9,214
	Write-in	95
		83,920

Montrose Township Supervisor (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	Coetta Adams	1,877
	Write-in	97
		1,974

Montrose Township Clerk (Vote For 1)

Precincts Reporting **100%**

		Votes
DEM	Steve Schlicht	1,824
	Write-in	82
		1,906

Montrose Township Treasurer (Vote For 1)

Precincts Reporting **100%**

		Votes
REP	Karen L. Jones	2,272
	Write-in	36
		2,308

Montrose Township Trustee (Vote For 4)

Precincts Reporting **100%**

		Votes
DEM	Jerry Cole	1,254
DEM	Gary Keeler	1,251
DEM	Sam Spence	1,360
REP	Fred Christensen	1,934
REP	Jim Coon	1,847
NPA	Steven Shaski II	634
	Write-in	13
		8,293

Mount Morris Township Supervisor (Vote For 1)

Precincts Reporting **100%**

		Votes

DEM	Larry Green	6,337
NPA	Scott DeSilva	1,533
	Write-in	73
		7,943

Mount Morris Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	DeWayn Allen	6,863
	Write-in	208
		7,071

Mount Morris Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Jona May Kean	5,441
NPA	Pamala Green	2,275
	Write-in	77
		7,793

Mount Morris Township Trustee (Vote For 4)

Precincts Reporting **100%**		Votes
DEM	Brian S. Baxter	6,378
DEM	Dora King	6,159
DEM	Michele Loper	6,116
DEM	Reginald P. Mays	5,980
	Write-in	306
		24,939

Mundy Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Tonya Ketzler	4,512
REP	Jennifer Arrand Stainton	5,081
	Write-in	16
		9,609

Mundy Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Cory Jo Bostwick	5,571
	Write-in	164
		5,735

Mundy Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Danelle Barker	6,169
	Write-in	155
		6,324

Mundy Township Trustee (Vote For 4)

Precincts Reporting **100%**		Votes
DEM	Mark T. Gorton	4,325
DEM	Kimberly Jimenez	4,192
DEM	Dan Morey	4,159
DEM	Debra J. Ridley	3,960
REP	Leah Davis	5,061
REP	Zach Sack	4,772
REP	Kyle Ward	4,916
	Write-in	63
		31,448

Richfield Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Joseph M. Madore	3,860
	Write-in	104
		3,964

Richfield Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Teri Webber	2,263
REP	Cheryl Campbell-Hoberg	3,036
	Write-in	12
		5,311

Richfield Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Brian G. Arnes	3,743
	Write-in	61
		3,804

Richfield Township Trustee (Vote For 2)

Precincts Reporting **100%**		Votes
DEM	Gerald Masters	1,942
DEM	Keith J. Pyles	2,019
REP	Don Harris	2,893
REP	John W. Minto	2,867
NPA	Brandon S. Davis	205
NPA	Justin J. Layman	208
	Write-in	13
		10,147

Thetford Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Tammy Batterbee	1,334
REP	Rachel A. Stanke	2,112
NPA	Richard L. Russell	276
	Write-in	8
		3,730

Thetford Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Stacey Wells	2,641
	Write-in	116
		2,757

Thetford Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Kristine M. Taylor	2,645

	Write-in	100
		2,745

Thetford Township Trustee (Vote For 4)

Precincts Reporting **100%**		Votes
DEM	John A. Congdon	1,609
DEM	Janis A. Franich	1,479
DEM	Theo Gantos	1,285
DEM	Susan L. Guith	1,438
REP	Tim Brenner	1,853
REP	Eric Gunnels	2,130
REP	Jeremy Kline	1,816
REP	Patrick Tack	1,692
	Write-in	20
		13,322

Vienna Township Supervisor (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Joseph A. Rizk	4,476
	Write-in	173
		4,649

Vienna Township Clerk (Vote For 1)

Precincts Reporting **100%**		Votes
DEM	Cynthia J. Bryan	4,428
	Write-in	147
		4,575

Vienna Township Treasurer (Vote For 1)

Precincts Reporting **100%**		Votes
REP	Catherine A. Thompson	5,056
	Write-in	99
		5,155

Vienna Township Trustee (Vote For 4)

Precincts Reporting **100%**		Votes
DEM	Richard T. Johnson	3,157
REP	Karin J. Muron	3,741
REP	Sheryllynn Russo	3,916
REP	Jeffrey Thomas	3,935
REP	Sue Thomas	3,948
NPA	Jeff Harrington	1,369
	Write-in	55
		20,121

☆ Non-Partisan

Justice of Supreme Court 8 Year Term (Vote For 1)

Precincts Reporting **100%**	Votes
Andrew Fink	57,403
Kimberly Ann Thomas	107,011
Write-in	1,408
	165,822

Justice of Supreme Court Incumbent Position Partial Term Ending 01/01/2029 (Vote For 1)

Precincts Reporting **100%**		Votes
JSC	Kyra Harris Bolden	105,422
	Patrick William O'Grady	59,329
	Write-in	1,282
		166,033

Judge of Court of Appeals 2nd District Incumbent Position (Vote For 2)

Precincts Reporting **100%**		Votes
JCA	Randy J. Wallace	98,480
JCA	Adrienne Nicole Young	111,282
	Write-in	2,219
		211,981

Judge of Court of Appeals 2nd District Non-Incumbent Position (Vote For 1)

Precincts Reporting **100%**		Votes
	Matthew Ackerman	80,266
	Latoya Marie Willis	72,904
	Write-in	1,343
		154,513

Judge of Circuit Court 7th Circuit Incumbent Position (Vote For 2)

Precincts Reporting **100%**		Votes
JCC	Elizabeth Kelly	108,125
JCC	Brian S. Pickell	106,389
	Write-in	1,957
		216,471

Judge of Circuit Court 7th Circuit Incumbent Position Partial Term Ending 01/01/2029 (Vote For 1)

Precincts Reporting **100%**		Votes
JCC	Khary L. Hanible	126,327
	Write-in	2,700
		129,027

Judge of Circuit Court 7th Circuit Non-Incumbent Position (Vote For 1)

Precincts Reporting **100%**		Votes
	Nancy K. Chinonis	65,114
	Mary Hood	84,921
	Write-in	1,788
		151,823

Judge of Probate Court Incumbent Position (Vote For 1)

Precincts Reporting **100%**		Votes
JPC	Ariana E. Heath	126,074
	Write-in	2,342
		128,416

Judge of District Court 67th District, 4th Division Non-Incumbent Position (Vote For 1)

Precincts Reporting **100%**		Votes

	Jeffrey E. Clothier	29,142
	Amanda Odette	25,760
	Write-in	350
		55,252

Judge of District Court 67th District, 5th Division Incumbent Position (Vote For 2)

Precincts Reporting **100%**		Votes
JDC	William H. Crawford II	16,872
JDC	Herman Marable, Jr.	18,283
	Write-in	472
		35,627

City of Davison Mayor (Vote For 1)

Precincts Reporting **100%**		Votes
	Mike Barrette	505
	Chris Hinkley	714
	Stacey M. Kalisz	1,060
	Write-in	19
		2,298

City of Davison Council Member (Vote For 3)

Precincts Reporting **100%**		Votes
	Angela Bunton	1,569
	Write-in	137
		1,706

City of Flushing Mayor (Vote For 1)

Precincts Reporting **100%**		Votes
	Edward J. Sullivan	3,177
	Write-in	105
		3,282

City of Flint Council Member Ward 1 Partial Term Ending 11-18-2026 (Vote For 1)

Precincts Reporting **100%**		Votes
	Leon El-Alamin	1,609

Carol McIntosh	1,501
Write-in	84
	3,194

City of Flushing Council Member District 3 (Vote For 1)

Precincts Reporting **100%**	Votes
Danielle Smith	2,779
Write-in	53
	2,832

City of Flushing Council Member At-Large (Vote For 1)

Precincts Reporting **100%**	Votes
Michael David Aversa	1,910
Kraig Kuehnemund	1,281
Write-in	35
	3,226

City of Flushing Council Member At-Large Partial Term Ending 11-09-26 (Vote For 1)

Precincts Reporting **100%**	Votes
Nicholas Reitano	2,676
Write-in	50
	2,726

City of Linden Mayor (Vote For 1)

Precincts Reporting **100%**	Votes
Liz Armstrong	1,194
Danielle N. Cusson	1,065
Write-in	14
	2,273

City of Linden Council Member (Vote For 3)

Precincts Reporting **100%**	Votes
Lawrence W. Allen Jr.	527
Ray M. Culbert	687

Thomas Hicks	745
Greg Jones	700
Jerry Link	861
Denise Miller	1,208
Write-in	37
	4,765

City of Montrose Mayor (Vote For 1)

Precincts Reporting **100%**	Votes
Thomas J. Banks	397
Colleen Brown	356
Write-in	1
	754

City of Montrose Council Member (Vote For 3)

Precincts Reporting **100%**	Votes
Robert Arnold	267
Aaron J. Burch	223
Melissa Hoose	402
Lori Machuk	310
Andrea Martin	257
Scott Webster	250
Write-in	14
	1,723

City of Mount Morris Council Member (Vote For 3)

Precincts Reporting **100%**	Votes
Wayne Walter	648
Michael Withey	569
Write-in	37
	1,254

City of Swartz Creek Council Member At-Large (Vote For 3)

Precincts Reporting **100%**	Votes
John A. Gilbert	1,683
David A. Krueger	1,885

Walter M. Melen	1,489
Write-in	47
	5,104

Board of Trustee Member Mott Community College (Vote For 3)

Precincts Reporting **100%**	Votes
Mary Davis	28,270
Kenyetta V. Dotson	37,249
Andy Everman	20,556
Anne Figueroa	32,034
Aron Gerics	9,146
Gail L. Johnson	22,226
Jenna Rose Marden	12,375
Candice Miller	51,704
Virginia A. Sepanak	15,204
Jeffrey R. Swanson	41,530
Richard Wagonlander	15,507
Amanda Wares	20,221
Andrew Watchorn	16,233
Perci Whitmore	23,341
Write-in	2,666
	348,262

President Village of Gaines (Vote For 1)

Precincts Reporting **100%**	Votes
Valerie DeLauter	103
Connie Greene	75
Write-in	3
	181

Council Member Village of Gaines (Vote For 3)

Precincts Reporting **100%**	Votes
Ronda Roach	129
Stephanie Saintmarie	94
Write-in	8
	231

Council Member Village of Goodrich (Vote For 3)

Precincts Reporting **100%**	Votes
David Lucik	586
Jonathan D. Schlinker	604
Melissa Schluentz	552
Write-in	27
	1,769

President Village of Lennon (Vote For 1)

Precincts Reporting **100%**	Votes
Barbara BakerOmerod	38
Write-in	1
	39

Clerk Village of Lennon (Vote For 1)

Precincts Reporting **100%**	Votes
Geraldine Terry	36
Write-in	1
	37

Treasurer Village of Lennon (Vote For 1)

Precincts Reporting **100%**	Votes
Larry Widigan	40
Write-in	1
	41

Council Member Village of Lennon (Vote For 3)

Precincts Reporting **100%**	Votes
David Campbell	27
Keith St. Clair	24
Paul Terry	24
Write-in	2
	77

Council Member Village of Lennon Partial Term Ending 11/20/2026 (Vote For 1)

Precincts Reporting **100%**	Votes
Byron Vowell	33
Write-in	1
	34

Council Member Village of Otisville (Vote For 3)

Precincts Reporting **100%**	Votes
Vadice Burgett III	241
Rick Ferguson	265
John Ray	214
Write-in	9
	729

Trustee Village of Otter Lake (Vote For 3)

Precincts Reporting **100%**	Votes
Terry Gill	23
Ana M. Lerma	18
Mechelle Valley	19
Write-in	0
	60

Atherton Community School District Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Bette Bigsby	1,893
Craig Lanter	1,787
Write-in	59
	3,739

Beecher Community School District Board Member (Vote For 5)

Precincts Reporting **100%**	Votes
Calvin Clemmons	1,565
Johnnie Reed	1,765
Charles Robinson	1,664

Write-in	137
	5,131

Bendle Public Schools Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Jan Bugbee	1,088
Rene Robbins	1,192
Write-in	33
	2,313

Bendle Public Schools Board Member Partial Term Ending 12/31/2026 (Vote For 1)

Precincts Reporting **100%**	Votes
David Love	1,435
Write-in	25
	1,460

Bentley Community School District Board Member (Vote For 4)

Precincts Reporting **100%**	Votes
Toby J. Bauldry	1,108
Steven L. Bentley	1,236
Cheryl L. Blosser	1,624
Kevin W. Burge	1,170
Hayley Downs	1,372
Tony Howard	1,044
Write-in	62
	7,616

Carman-Ainsworth Community Schools Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Gary Cousins	7,323
Gloria Nealy	8,575
Write-in	170
	16,068

Carman-Ainsworth Community Schools Board Member Partial Term Ending 12/31/2026 (Vote For 1)

Precincts Reporting **100%**	Votes
Mary Margaret Gleason-Gidcumb	9,524
Write-in	176
	9,700

Clio Area Schools Board Member (Vote For **4**)

Precincts Reporting **100%**	Votes
Carrie Ammons	5,433
Bob Gaffney	4,595
Robert D. Love	4,323
Robert J. Love	4,258
Dawn Renkiewicz	4,897
Write-in	141
	23,647

Davison Community Schools Board Member (Vote For **2**)

Precincts Reporting **100%**	Votes
Connie Green	4,025
Robert Malcomnson	1,842
Sherry Marden	3,199
Shannon McKee	6,881
Matt Smith	4,320
Benjamin Vick	5,232
Write-in	173
	25,672

Davison Community Schools Board Member Partial Term Ending 12/31/2026 (Vote For **2**)

Precincts Reporting **100%**	Votes
Holly Halabicky	8,351
Corey A. Herriman	4,836
Maggie Miller	4,263
Diane Rhines	6,084
Write-in	168
	23,702

Fenton Area Public Schools Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Brian Eltringham	1,915
Dana Jones	2,201
John W. Jordan	843
Ky Orvis	1,297
Laura Setzke	2,569
Andrew Younger	2,054
Write-in	41
	10,920

Flint Community Schools Board Member (Vote For 1)

Precincts Reporting **100%**	Votes
Linda K. Boose	16,950
Chad Schlosser	7,306
Write-in	322
	24,578

Flushing Community Schools Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Megan LeCureux	8,941
Janice Winkiel	8,654
Write-in	188
	17,783

Genesee School District Board Member (Vote For 3)

Precincts Reporting **100%**	Votes
John Ferguson	616
Gary O'Hare	674
Virginia Riggs	682
Write-in	19
	1,991

Goodrich Area Schools Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Ashley Herriman	2,966
Greg Main	2,857
Patrick Tesler	1,639
Write-in	42
	7,504

Grand Blanc Community Schools Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Ethan J. Lang	15,044
Kelly Ryckaert	15,816
Write-in	355
	31,215

Kearsley Community Schools Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Kevin Brown	2,119
Maureen Callahan	3,855
Richard E. Hill	3,298
Charles A. Wade	2,349
Write-in	115
	11,736

Lake Fenton Community Schools Board Member (Vote For 3)

Precincts Reporting **100%**	Votes
Heidi Howieson	3,783
Justin Schweigert	3,544
Sevinc Sparks	3,017
Write-in	85
	10,429

LakeVille Community School District Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Richard G. Gulledge	1,735
Vickie Lee Luoma	1,892
Write-in	148

	3,775

LakeVille Community School District Board Member Partial Term Ending 12/31/2026

(Vote For **1**)

Precincts Reporting **100%**	Votes
Shantell Bennett	2,123
Write-in	68
	2,191

Linden Community Schools Board Member

(Vote For **2**)

Precincts Reporting **100%**	Votes
Katie O'Dell	3,894
Tabitha Ramberg	3,574
John H. Rynearson	3,432
Write-in	94
	10,994

Montrose Community School District Board Member

(Vote For **4**)

Precincts Reporting **100%**	Votes
Barry W. Gross	2,011
Trevor Jones	1,617
Vicki VanCura	1,730
Charles Wright	1,649
Write-in	47
	7,054

Montrose Community School District Board Member Partial Term Ending 12/31/2026

(Vote For **1**)

Precincts Reporting **100%**	Votes
Dan Hill	2,451
Write-in	40
	2,491

Mount Morris Consolidated School District Board Member

(Vote For **2**)

Precincts Reporting **100%**	Votes

Russell Edwards	1,946
Amy Plyler	2,316
Mary D. Severn	2,559
Write-in	109
	6,930

Mount Morris Consolidated School District Board Member Partial Term Ending 12/31/2026 (Vote For 2)

Precincts Reporting **100%**	Votes
Stephanie Rowe	3,426
Arlene Wilborn	2,693
Write-in	106
	6,225

Swartz Creek Community Schools Board Member (Vote For 4)

Precincts Reporting **100%**	Votes
Alyssa A. Bouchard	6,308
Carrie Germain	6,021
Autumn Henry	5,885
Holly Jarvis	6,144
Jessica Lanave	5,185
Write-in	268
	29,811

Westwood Heights Schools Board Member (Vote For 3)

Precincts Reporting **100%**	Votes
Cherese Bransford	1,118
Jessie B. Cloman Sr.	962
Tyra Coburn	1,223
Lester Fykes	848
Write-in	41
	4,192

Birch Run Area Schools Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Katie Barnum	32

David Cook	33
Cynthia Parker	38
Write-in	0
	103

Byron Area Schools Board Member (Vote For 3)

Precincts Reporting **100%**	Votes
Phillip Hamilton	583
Jeanette Prestonise	608
Tonia Ritter	585
Write-in	17
	1,793

Durand Area Schools Board Member (Vote For 2)

Precincts Reporting **100%**	Votes
Kasey J. Fiebernitz	314
Darrick Huff	362
Write-in	12
	688

Millington Community Schools Board Member (Vote For 4)

Precincts Reporting **100%**	Votes
Lauren Dooley	121
James C. Henderson Jr.	133
Rachel Millington	168
Darci Sherman	129
Gary Shreve	125
Herbert Thompson	108
Write-in	1
	785

New Lothrop Area Schools Board Member (Vote For 3)

Precincts Reporting **100%**	Votes
Jerry A. Birchmeier Jr.	1
Adam Green	1

Jon Henige	1
Joseph M. Henige	2
Jay Kuchar	0
Jennifer Otter	0
Joseph M. Toma	0
Write-in	0
	5

Westwood Heights Schools Board Member Partial Term Ending 12/31/2026 (Vote For 1)

Precincts Reporting **100%**	Votes
Kimberly Turner	1,712
Write-in	28
	1,740

☆ Proposals

City of Grand Blanc Resolution #24-0702 (Vote For 1)

Precincts Reporting **100%**	Votes
Yes	2,127
No	2,270
	4,397

Gaines Township Fire Department Equipment Millage (Vote For 1)

Precincts Reporting **100%**	Votes
Yes	2,463
No	1,657
	4,120

Carman-Ainsworth Community Schools Building and Site Bond Proposal (Vote For 1)

Precincts Reporting **100%**	Votes
Yes	8,538
No	4,428
	12,966

Lake Fenton Community Schools Bond Proposal (Vote For 1)

Precincts Reporting **100%**	Votes
Yes	3,783
No	4,244
	8,027

Swartz Creek Community Schools Bond Proposal (Vote For 1)

Precincts Reporting **100%**	Votes
Yes	7,911
No	6,201
	14,112

Westwood Heights Schools Operating Millage Proposal (Vote For 1)

Precincts Reporting **100%**	Votes
Yes	1,445
No	664
	2,109

PRECINCTS REPORTING

PRECINCTS REPORTING **156**/156

VOTER TURNOUT

TOTAL	61.88%
Ballots Cast	224,461
Registered Voters	362,726

Prepared by: Catherine Hutchison
After recording return to: Rita Drinkwater
SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487
Ph: 800-487-7483 ext. 7872

Parcel ID: 58-31-100-018

SECOND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT (GROUND)

THIS SECOND AMENDMENT TO CMMUNICATIONS SITE LEASE AGREEMENT (GROUND) ("Second Amendment") is executed this _____ day of _____, 202___ ("Effective Date") by and between **THE CITY OF SWARTZ CREEK, a Michigan municipal corporation**, having an address at 8083 Civic Drive, Swartz Creek, MI 48473-1377 ("Landlord") and **SBA STEEL II, LLC, a Florida limited liability company**, having a principal office located at 8051 Congress Avenue, Boca Raton, FL 33487-1307 ("Tenant").

WHEREAS, Landlord and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, entered into that certain Communications Site Lease Agreement (Ground) dated June 16, 2005, as evidenced by that certain Memorandum of Lease recorded April 16, 2014, as Instrument No. 201404160032238, as amended and assigned from time to time (collectively, "Agreement") and ultimately assigned to Tenant, as evidenced by that certain Memorandum of Assignment recorded September 8, 2020, as Instrument No. 202009080061683; said recordings of the Register of Deeds of Genesee County, Michigan, for Tenant's use of a portion of the real property ("Premises") located at 4127 Elms Road, Swartz Creek, MI 48473 ("Land"), being more particularly described in the attached **Exhibit "A"**; and

WHEREAS, Landlord and Tenant desire and intend to amend and supplement the Agreement as provided herein.

NOW, THEREFORE, for good and valuable consideration of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant, agree and bind themselves to the following modifications to the Agreement:

1. **Section 3. Term**, of the Agreement is hereby amended to include the following:

   In addition to the Renewal Terms as referenced in the Agreement, the Agreement is hereby amended to include two (2) additional successive terms of five (5) years (each a "Renewal Term"). Each Renewal Term shall be deemed automatically extended unless Tenant notifies Landlord of its intention not to renew the Agreement prior to the commencement of the succeeding Renewal Term. The first additional Renewal Term shall commence on February 13, 2036, upon the expiration of the Renewal Term expiring on February 12, 2036.

2. **Section 4. Rent**, of the Agreement is hereby amended to include the following:

   Commencing on the first (1st) day of the month following the Effective Date of this Second Amendment, Rent shall be reduced by seventy-five percent (75%) per month (for example, currently being reduced from $1,331.00 to the amount of $332.75) for a period of thirty-six (36) months ("Rent Reduction Period"), and any escalations pursuant to the terms of the Agreement shall continue. However, in the event that Tenant enters into a new sub-tenancy with any broadband telephony provider during the Rent Reduction Period, Rent and any escalations will resume at one hundred percent (100%) pursuant to the terms of the Agreement upon the first (1st) day of the month following the commencement of rent payment by Tenant's new sublessee.

3. Upon full execution of this Second Amendment, Tenant shall pay to Landlord a one-time payment of One Thousand and No/100 Dollars ($1,000.00).

4. Capitalized terms not defined in this Second Amendment will have the meaning ascribed to such terms in the Agreement.

5. This Second Amendment will be governed by and construed and enforced in accordance with the laws of the state in which the Land is located without regard to principles of conflicts of law.

6. Except as specifically set forth in this Second Amendment, the Agreement is otherwise unmodified and remains in full force and effect and is hereby ratified and reaffirmed. In the event of any inconsistencies between the Agreement and this Second Amendment, the terms of this Second Amendment shall take precedence.

7. Landlord acknowledges that the attached **Exhibit "A"** may be preliminary or incomplete and, accordingly, Tenant may replace and substitute such exhibit with an accurate survey

and legal descriptions of the Premises and re-record this Second Amendment without obtaining the further approval of Landlord. Following such re-recording, the descriptions of the Premises described therein shall serve as the descriptions for same for all purposes under the Agreement.

8. Landlord represents and warrants to Tenant that Landlord is the sole owner in fee simple title to the Land and Landlord's interest under the Agreement and that consent or approval of no other person is necessary for Landlord to enter into this Second Amendment.

9. This Second Amendment may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same Second Amendment.

10. Tenant shall have the right to record this Second Amendment.

[The remainder of this page is intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of the day and year first above written.

WITNESSES:

_____

Print Name:_____

_____

Print Name:_____

LANDLORD:

CITY OF SWARTZ CREEK, a Michigan municipal corporation

By:_____

Print Name:_____

Title:_____

STATE OF MICHIGAN

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 202___, by _____, the _____ of City of Swartz Creek, a Michigan municipal corporation, on behalf of the corporation.

_____

Notary Public_____

My Commission Expires _____

(NOTARY SEAL)

WITNESSES:

TENANT:

SBA STEEL II, LLC, a Florida limited liability company

_____

Print Name:_____

By:_____
Joshua Koenig
Executive Vice President and General Counsel

_____

Print Name:_____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this _____ day of _____, 202___, by Joshua Koenig, Executive Vice President and General Counsel of SBA Steel II, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me and did not take an oath.

_____
Notary Public _____
My Commission Expires _____

(NOTARY SEAL)

EXHIBIT "A"

Legal description to be incorporated upon receipt of final survey.

SITUATED IN THE COUNTY OF GENESEE AND STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, T7N, R6E, CITY OF SWARTZ CREEK, GENESEE COUNTY, MICHIGAN, LYING SOUTHERLY OF A LINE WHICH IS 825 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF BRISTOL ROAD, AND WHICH LIES NORTHERLY OF A LINE DESCRIBED AS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 31 WHICH IS NORTH 0 DEG. 34' 25" WEST A DISTANCE OF 586.59 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE NORTH 87 DEG. 14' 05" EAST A DISTANCE OF 169.74 FEET; THENCE NORTH 74 DEG. 27' 04" EAST A DISTANCE OF 229.92 FEET; THENCE NORTH 45 DEG. 56' 14" EAST A DISTANCE OF 233.68 FEET; THENCE NORTH 31 DEG. 51' 57" EAST A DISTANCE OF 283.87 FEET; THENCE NORTH 61 DEG. 22' 04" EAST A DISTANCE OF 185.27 FEET; THENCE NORTH 84 DEG. 50' 20" EAST A DISTANCE OF 178.98 FEET; THENCE SOUTH 65 DES. 25' 00" EAST A DISTANCE OF 180.28 FEET; THENCE SOUTH 41 DEG. 11' 19" EAST A DISTANCE OF 212.90 FEET; THENCE SOUTH 76 DEG. 43' 36" EAST A DISTANCE OF 127.28 FEET TO A POINT OF ENDING.

EXCEPTING THEREFROM THE EAST 190 FEET;

ALSO EXCEPTING THEREFROM THAT PART WHICH LIES WESTERLY OF A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 31 WHICH IS NORTH 0 DEG. 34' 25" WEST A DISTANCE OF 586.59 FEET AND NORTH 89 DEG. 25' 35" EAST A DISTANCE OF 80 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE NORTH 0 DEG. 34' 25" WEST A DISTANCE OF 546.76 FEET; THENCE SOUTH 89 DEG. 25' 35" WEST A DISTANCE OF 20 FEET; THENCE NORTH 0 DEG. 34' 25" WEST A DISTANCE OF 300 FEET; THENCE SOUTH 89 DEG. 25' 35" WEST A DISTANCE OF 30 FEET; THENCE NORTH 0 DEG. 34' 25" WEST A DISTANCE OF 500 FEET TO A POINT OF ENDING.

FY 2026-2029

Transportation Improvement Program Application Summary

Preservation/Reconstruction Application	Points
Pavement Condition	65
Average Daily Traffic (ADT)	17
Complete Streets	3
Safety	5
Areawide Impact: EJ, Add. Transportation Improvements, Location, System Reliability and Congestion	10
Total	100
Roadway Expand Application	**Points**
Identified Congestion Management Process Deficiency (CMP)	65
Pavement Condition	15
Safety	4
Access Management	2
Areawide Impact: EJ, Add. Transportation Improvements, Capacity related Bridge proj., System Reliability and Congestion	5
Complete Streets	4
Implementation of Roundabout Study Top Tier Intersections	5

Total	100

Preservation

Application	AGENCY	PROJECT	BEGINNING	END	DESCRIPTION	SCORE	PASER	ADT	TOTAL	FEDERAL	LOCAL	COST/LNF	AVG COST
95	Swartz Creek	Miller Road	East Springpoint of Elms Rd	475' East of Tallmadge Ct	Concrete Pavement Repair	87	3	8,374	$ 615,275	$ 492,220	$123,055	$ 40.66	$ 76.78

PASER 5

Application	AGENCY	PROJECT	BEGINNING	END	DESCRIPTION	SCORE	PASER	ADT	TOTAL	FEDERAL	LOCAL	COST/LNF	AVG COST
97	Swartz Creek	Elms Rd	South City Limits	North City Limits	Two Course Asphalt Resurfacing	60	5	9272	$ 1,475,940	$ 1,180,752	$295,188	$ 110.35	$ 52.50
43	Swartz Creek	Miller Road	Morrish Rd	Elms Rd	Two Course Asphalt Resurfacing	59	5	14,218	$ 1,665,506	$ 1,332,405	$333,101	$ 78.44	
44	Swartz Creek	Miller Rd	Tallmadge Ct	Dye Rd	Two Course Asphalt Resurfacing	59	5	13,468	$ 1,782,766	$ 1,426,212	$356,553	$ 56.32	

September 24, 2024

Planning Commission
City of Swartz Creek
8083 Civic Drive
Swartz Creek, MI 48473

Attention: Adam Zettel, City Manager

Subject: Renewable Energy Ordinance Draft Amendment

Dear Mr. Zettel:

At your request, we have completed a draft of ordinance amendment language addressing renewable energy systems, including solar energy and energy storage systems. Because there is a lot of information included in the draft amendments, we've put together a summary outlining the different elements of the draft, along with key points and areas we are looking for guidance from the Planning Commission.

The draft language includes four different sections: Definitions, Accessory Scale Energy Systems, Large Principal Scale Energy Systems, and Small Principal Scale Energy Systems.

Definitions. A list of definitions to be added to the Zoning Ordinance which address the terms used throughout the energy amendments.

Accessory Scale Energy Systems. This is language for accessory-scale systems with the primary purpose of generating or storing electricity for the principal use on the site. This includes building-mounted (roof-mounted), small ground-mounted, and building-integrated solar energy systems, as well as accessory battery energy storage systems. As written, the language permits these systems in all districts and allows them to be reviewed and approved administratively, as long as the requirements are met. In addition to general comments, specific items we are seeking guidance from the Planning Commission on includes the following:

- Height (Ground-Mounted Solar Energy Systems): The maximum height requirement as written is 14 feet (when a solar panel is tilted to the maximum height), which matches the maximum height for accessory structures. Does the Commission feel comfortable with this height requirement?

Large Principal Scale Energy Systems. This is language for solar energy systems and energy storage systems that qualify for regulation under PA 233 (solar energy facilities with nameplate capacity of 50 MW or more, energy storage facilities with nameplate capacity of 50 MW or more and energy discharge capability of 200 MW or more). This language is drafted with the intention to fit the criteria of a Compatible Renewable Energy Ordinance (CREO), as defined in PA 233, meaning it reflects closely the regulations found in PA 233. A key point of this draft is that these systems are listed as permitted

17195 Silver Parkway, #309
Fenton, MI 48430
Phone: 810-734-0000
Email: sprague@cibplanning.com

uses in all zoning districts, which we believe is compatible with PA 233 based on our understanding of the legislation.

Small Principal Scale Energy Systems. This is language to address energy systems that are larger than those used just for accessory purposes, but are smaller than the capacity requirements that qualify for PA 233 regulation. Since these systems are under the City's review and approval jurisdiction, the City may choose to have additional use standards and review requirements. In addition to general comments, specific items we are seeking guidance from the Planning Commission on includes the following:

- Special Land Use & Districts: This language is drafted to list these systems as a special land use in non-residential districts. The Planning Commission may feel that these systems are more appropriate as permitted land uses, or may narrow the districts in which they are permitted.
- Setbacks: The draft ordinance offers two options of setback requirements. The first is setbacks consistent with those for large principal scale systems (matching the PA 233 requirement), or the second is an example of an alternative.
- Landscaping/Screening: The Planning Commission may feel that the existing greenbelt & landscape buffer requirements of the ordinance are sufficient for screening of these systems. Alternatively, if the use is a special land use, the standards can include additional screening if deemed appropriate by the Planning Commission. The draft ordinance includes an example of what additional screening requirements may look like. The Planning Commission should consider if the existing landscape requirements are sufficient.
- Agricultural Protection & Land: The draft ordinance references agricultural protection and agricultural land enrolled in PA 116 Farmland Development Rights Program, as this is a common consideration for renewable energy projects located in areas with farmland. The Planning Commission should determine if this is applicable in Swartz Creek and necessary to include.

We look forward to discussing the draft language with the Planning Commission and receiving feedback. If you have any further questions, please contact us at 810-734-0000.

Sincerely,

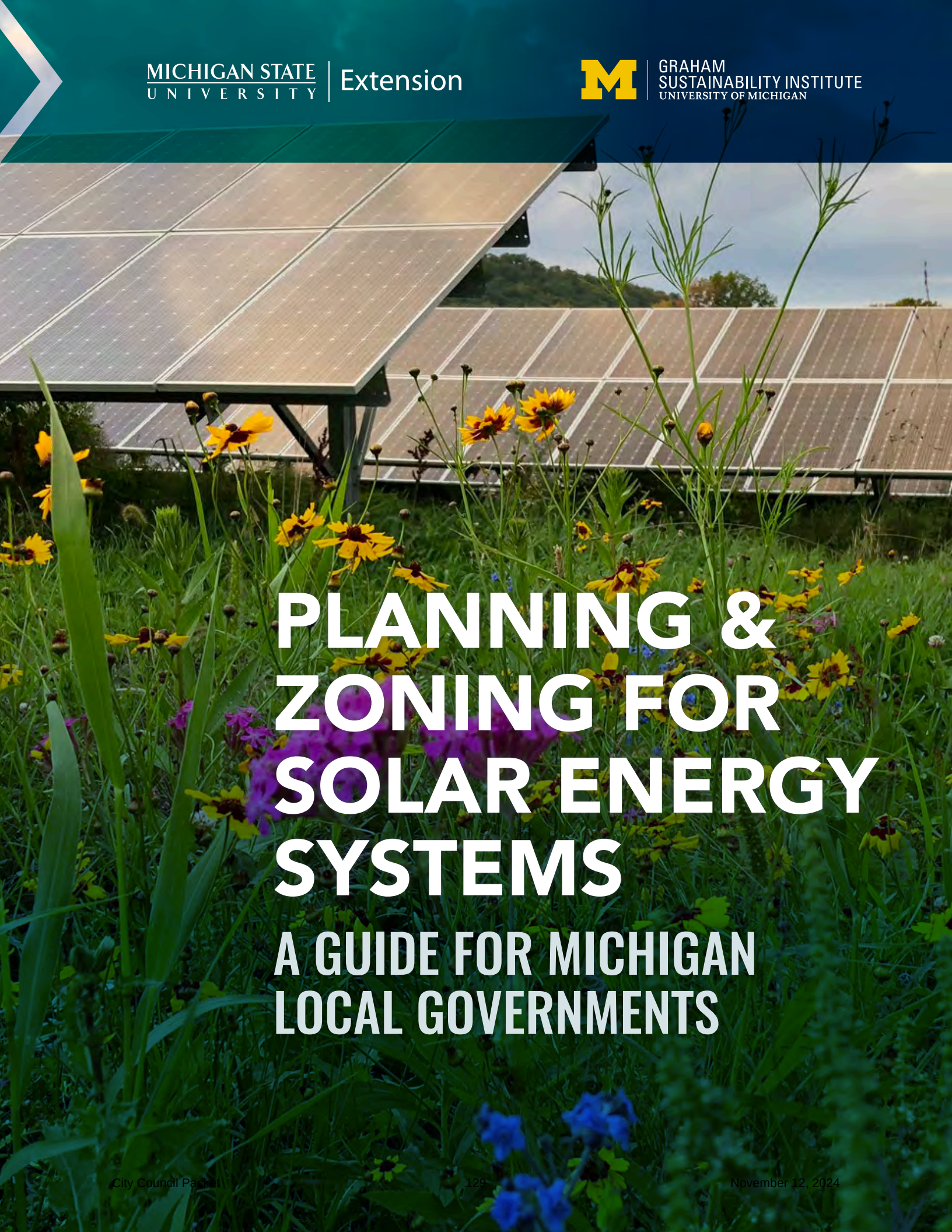
CIB Planning

Justin Sprague
Vice President
CIB PLANNING

Hannah Smith
Planner
CIB PLANNING

MICHIGAN STATE UNIVERSITY | Extension

GRAHAM SUSTAINABILITY INSTITUTE
UNIVERSITY OF MICHIGAN



PLANNING & ZONING FOR SOLAR ENERGY SYSTEMS

A GUIDE FOR MICHIGAN LOCAL GOVERNMENTS

TABLE OF CONTENTS

Michigan State University
MSU Extension

Harmony Fierke-Gmazel, *Educator*
M. Charles Gould, *Educator*
Bradley Neumann, *Senior Educator*
Mary Reilly, *Educator*

MSU School of Planning, Design and Construction

Wayne Beyea, *Senior Specialist*
Jason Derry, *Research Assistant*
Emma Gilbert, *Research Assistant*

University of Michigan
Graham Sustainability Institute

Sarah Mills, *Senior Project Manager*
Hannah Smith, *Research Assistant*

Cover image: Ground-mounted SES with pollinator garden. Photo by Rob Davis.

BACKGROUND & PURPOSE

Lapeer Solar Park. Photo by Bradley Neumann.

Michigan's diverse energy future is set in motion. Utility companies have bold plans to expand solar options and other forms of renewable energy over the next two decades and beyond. By 2040, DTE Energy[1] expects to have over 10 million solar panels generating power for its customers. Consumers Energy also announced[2] plans to build roughly 8,000MW of solar energy by 2040. Regional electric cooperatives and municipally owned utilities are following suit, with plans to expand solar energy production. Michigan has 65 utilities across two peninsulas.

The shift in the utility sector from centralized power generation (e.g., a large coal plant) to a higher number of accessory and principal use solar energy systems (SES[3]) means Michigan communities should plan for renewable energy development within their jurisdictions. According to a 2019 study of solar ordinances in Michigan, fewer than 20% of Michigan communities have zoning regulations in place to address all scales of SES.[4] These scales are defined further in Section 3 of this guide.

The purpose of this guide is to help Michigan communities meet the challenge of becoming solar-ready by addressing SES within their planning policies and zoning regulations. This document illustrates how various scales and configurations of photovoltaic SES fit into landscape patterns ranging between rural, suburban, and urban.

1 Our Bold Goal for Michigan's Clean Energy Future. DTE. (2020). https://dtecleanenergy.com/

2 Consumers Energy. Consumers Energy Announces Plan to End Coal Use by 2025; Lead Michigan's Clean Energy Transformation. (2021). https://www.consumersenergy.com/news-releases/news-release-details/2021/06/23/consumers-energy-announces-plan-to-end-coal-use-by-2025-lead-michigans-clean-energy-transformation

3 Michigan Office of Climate and Energy. (2019). Michigan Zoning Database. Available at https://www.michigan.gov/climateandenergy/0,4580,7-364-85453_85458-519951--,00.html

4 Ibid.

Planning and Zoning for Solar Energy Systems: A Guide for Local Governments in Michigan was developed by experts within Michigan State University Extension (MSUE) and Michigan State University's School of Planning, Design and Construction in partnership with faculty at the University of Michigan Graham Sustainability Institute. Further review of this document was completed by content experts from local units of government, legal counsel, energy-related non-profits, utility experts, and members of academia. Its intent is to help Michigan communities make public policy decisions related to solar energy development.

This guide is written for use by local planners, officials, legal counsel, and policymakers within the State of Michigan. It first presents the current context for solar in Michigan, describes the various components and configurations of SES, and provides principles for how SES might fit within various land-use patterns across the state. Then, starting on Page 22, the guide presents sample language for including SES into a community's zoning ordinance. The findings and recommendations in this document are based on university peer-reviewed research (whenever available and conclusive) and on the parameters of Michigan law as it relates to the topic(s) in Michigan. The zoning and regulatory rules and concepts discussed here may not apply in other states. This guide will be updated as solar technology evolves and as we learn more from the deployment of existing technology.

Preparing a zoning ordinance and master plan are only two aspects of being solar-ready. More information on how communities can plan for, regulate, and reduce barriers for SES—through meaningful public engagement, clarifying building/electrical permit processes, reducing permit fees, and evaluating placement of SES on or near municipal buildings, to name a few—is available through numerous Michigan agencies, universities, and organizations, and through the SolSmart[5] program. Additional resources on solar energy (and renewable energy) planning and zoning in Michigan are available from MSU Extension[6] and the Michigan Department of Environment, Great Lakes, and Energy[7] in partnership with University of Michigan Graham Sustainability Institute[8] faculty.

Ground-mounted SES, Grand Traverse waterfront. Photo by Mary Reilly.

5 SolSmart. (2021). Program Guide. Available at: https://solsmart.org/resources/solsmart-program-guide/
6 MSU Extension Outreach. Michigan Station University. https://www.canr.msu.edu/outreach/
7 Community Energy Management. Office of Climate and Energy. https://www.michigan.gov/climateandenergy/0,4580,7-364-85453_98214---,00.html
8 Graham Sustainability Institute. University of Michigan. http://graham.umich.edu/

SOLAR ENERGY IN MICHIGAN

O'Shea Solar Park, Detroit. Photo by DTE Energy.

While the solar resources in Michigan and other Midwestern states are not as abundant as in the Southwest,[9] over the course of one year, a solar panel in a typical Michigan location produces approximately 70% of the energy as the same solar panel in Phoenix, Arizona.[10] Furthermore, technology advancements have led to rapid cost reductions at all levels of solar development, making solar an increasingly cost-competitive option, both nationally and in Michigan specifically.[11] As a result, utility companies in Michigan have plans to significantly increase the amount of power generated from solar energy. This shift is evidenced by the amount of utility-scale solar energy development currently under construction or in the development queue,[12] along with expanding installations of smaller on-site solar energy systems.[13]

As the demand for clean energy sources continues to grow, Michigan communities are being approached with development proposals for new SES. It is vital that communities have planning and zoning in place to address these proposals. By doing so, communities have the opportunity to proactively determine how SES can fit into their landscape through master planning and zoning ordinance development.

MASTER PLANNING AND ZONING

Solar energy systems can serve as a method to help reach several different goals that a community may identify, including those focused on resiliency, economic development, farmland preservation, climate action, energy generation, and more.

A community's master plan sets the vision and high-level goals for the community. Local policy related to renewable energy generation is established first in the master plan, with an explanation of how SES could fit into the unique landscapes and character of the jurisdiction. In addition to the master plan, goals related to SES are established in other local plans, which could include district or sub-area plans, resiliency plans, climate action plans, or renewable energy plans. Here, specific geographical areas are designated as ideal for SES development. Including SES in local plans supports the establishment of related zoning regulations, consistent with the requirement of the Michigan Zoning Enabling Act (MZEA).[14] A community-supported vision, followed by the adoption of reasonable zoning standards, together establish a successful framework for SES in a community.

9 Solar Resource Data, Tools, and Maps. National Renewable Energy Laboratory. https://www.nrel.gov/gis/solar.html.

10 Solar Resource Data. NREL PVWatts Calculator. Available at: https://pvwatts.nrel.gov/pvwatts.php.

11 Lazard. (2020). Levelized Cost of Energy and Levelized Cost of Storage – 2020. Available at: https://www.lazard.com/perspective/levelized-cost-of-energy-and-levelized-cost-of-storage-2020/; Solar Technology Cost Analysis. NREL. https://www.nrel.gov/solar/solar-cost-analysis.html.

12 Midcontinent Independent System Operator, Inc. https://www.misoenergy.org/planning/generator-interconnection/GI_Queue/.

13 MPSC. (2020). Distributed Generation Program Report for Calendar Year 2019. https://www.michigan.gov/documents/mpsc/DG_and_LNM_Report_Calendar_Year_2019_711217_7.pdf

14 Michigan Zoning Enabling Act, Public Act (PA) 110 of 2006, as amended. http://legislature.mi.gov/doc.aspx?mcl-Act-110-of-2006.

Incorporating renewable energy into the master plan is a logical place to start before drafting zoning regulations. The MZEA requires that all zoning be based on a plan. The master plan therefore establishes the community's formal policy position on solar energy development. For example, the master plan might set a goal that permits accessory SES throughout the jurisdiction. For principal-use SES, it might define what scale is appropriate as a permitted use (i.e., use by right) or determine appropriateness based on the location of marginal lands, soil types, or steep slopes. It could document community attributes or characteristics that are important to consider and/or protect when siting solar energy development. A master plan ideally includes a spatial analysis of land-use suitability and incorporates community engagement to establish formal guidance for the zoning regulations.

Accessory ground-mounted SES powering remote meteorological and communications equipment. Photo by Bradley Neumann.

COMMENTARY: A request for solar energy development may land on the doorstep of a community that has no mention of solar in the zoning ordinance or master plan. While neither ideal nor recommended, communities sometimes zone first and plan second.[15] Amending the zoning ordinance first without planning for solar is a relatively common course of action, especially when there is a sense of urgency to the permit request. If a community cannot avoid amending the zoning ordinance without first amending the plan, they should work closely with a qualified planner or municipal attorney to perform a master plan review in order to find elements that support or contradict a solar energy zoning amendment. Master plan elements to consider in this review:

- **Vision statement:** How do these broad community statements align with or contradict the contemplated ordinance amendment? Does the vision include renewable energy?
- **Goals and objectives:** If the solar amendment includes multiple scales of SES, then review the goals, objectives, and policies for all relevant land-use classifications on the future land-use map, such as agricultural, residential, commercial, forestry, industrial, etc.
- **Brownfields or grayfields:** Review plans, policies, and maps for recommended zoning approaches.
- **Future land-use map:** Review the map for projected areas of growth (infrastructure extension, type of growth or change in land-use) or areas with goals, objectives, and policies to preserve or maintain a unique community asset.
- **Zoning plan:** While not required as a precursor to a zoning amendment, a statement in the zoning plan[16] affirming the preferred scope and/or location of SES relative to other land-use classifications and zoning districts may be sufficient to show the community anticipated the solar zoning amendment but had not yet taken action to amend the ordinance. [End of commentary]

15 All zoning must be based on a plan. MCL 125.3203(1). http://legislature.mi.gov/doc.aspx?mcl-125-3203

16 Michigan Planning Enabling Act, MCL 125.3833 (2.d)

After a community has incorporated solar development into its master plan, the zoning ordinance can be amended to include regulations for the various configurations and scales of SES. The zoning regulations protect the community's health, safety, and welfare, and are based on policies outlined in the master plan. Zoning regulations define the location, scale, and form or configuration of SES allowed in the community and establish the permits and processes by which solar energy is allowed and even incentivized.

COMMENTARY: According to a review of Michigan zoning ordinances,[17] large-scale solar energy systems (see Section 3) tend to be allowed as principal land uses of property and authorized by special land-use permit in certain zoning districts within a community. Accessory structures, where the electricity generated is used by the principal land use on the property, are generally allowed in more or all zoning districts as accessory uses by right. Furthermore, roof-mounted systems are generally permitted in more zoning districts within a community than ground-mounted systems. In fact, it is quite common to see roof-mounted systems allowed in all zoning districts.

Some communities also permit ground-mounted systems in all districts, though this is less frequently the case than with roof-mounted systems. More specifically, ground-mounted systems tend to be allowed in lower-density districts where there is likely to be larger parcels with larger yards that can accommodate the accessory structure on-site. [End of commentary]

PUBLIC ACT 116—FARMLAND DEVELOPMENT RIGHTS PROGRAM

The Michigan Department of Agriculture and Rural Development (MDARD) administers the Michigan Farmland and Open Space Preservation Program, which includes the Farmland Development Rights Program, commonly referred to as PA 116 (Public Act 116 of 1974). The PA 116 program allows a landowner to voluntarily enter into an agreement with the State to retain their land in agriculture in exchange for certain tax benefits and exemptions from various special assessments.

Prior to 2019, principal-use solar was not permitted on land enrolled in the PA 116 Farmland Preservation Program. The policy has since changed to allow landowners to put their PA 116 agreements on hold to pursue solar development if specified conditions are met.[18] For example, among the conditions in PA 116 are those that require the developer to maintain existing field tile, plant a cover crop that includes pollinator habitat, and post a surety bond or letter of credit with the state to ensure that solar panels will be removed, and the land will be returned to a condition that enables farming at the end of the project life. This allows farmers to take advantage of the economic opportunity presented by solar development while preserving the long-term viability of growing crops or raising livestock on that land. Under the terms of the Farmland Development Rights Agreement, it is the landowner's responsibility to work with the solar energy developer to ensure that all conditions associated with PA 116 are satisfied. Therefore, a landowner will need to address such conditions in the solar energy lease, easement, or other agreement with the developer. In some counties, as much as 80% of farmland is enrolled in PA 116.[19] It is important for municipalities to understand the scope of PA 116 lands within their jurisdiction.

17 Derry, J., & Gilbert, E. (2020). Primary Research on Planning and Zoning for Solar Energy Systems in the State of Michigan. https://www.canr.msu.edu/resources/primary-research-on-planning-zoning-for-solar-energy-systems-in-the-state-of-michigan

18 The Farmland and Open Space Preservation Act, being PA 116 of 1974, now codified in Part 361 of the Natural Resources and Environmental Protection Act, PA 451 of 1994. http://legislature.mi.gov/doc.aspx?mcl-451-1994-III-1-LAND-HABITATS-361. Also see: https://www.michigan.gov/mdard/0,4610,7-125-1599_2558---,00.html

19 MDARD Farmland Preservation Program (PA116) Percentage of Farmland Enrolled by County. https://www.michigan.gov/documents/mdard/PA116_Enrollment_Map_531166_7.pdf

Rooftop SES, Petoskey, Michigan. Photo by Richard Neumann.

PRIVATE RESTRICTIONS

Private restrictions, such as homeowners' association (HOA) rules, deed restrictions, or architectural standards within a subdivision or condominium development, can limit the installation of SES regardless of local government plans and ordinances. Local governments can work with neighborhood associations, sharing sample rules that allow for SES on individual properties and attempting to align the goals of the association with existing local policy. An additional possibility would be to include a requirement in one's zoning ordinance that all new residential developments must allow rooftop solar as a permitted use in the development.

ZONING FEES AND ESCROW POLICY

The local resolution governing permit fees and review costs should be updated to include SES upon adoption of a zoning amendment regulating the use. The Michigan Zoning Enabling Act authorizes the legislative body to adopt reasonable fees for zoning permits.[20] The permit fee amount must be set by the legislative body to cover anticipated actual cost of the application review and not more.

To encourage the adoption of solar energy, some communities waive or reduce zoning fees for some types of systems. Within the SolSmart certification program, for example, communities can earn points toward certification by waiving or exempting fees for residential solar permit applications.

For large utility-scale SES, though, a community might consider using escrow funds deposited by the applicant to recover the expense of hiring outside reviewers, such as an attorney, engineer, or planning consultant. An escrow policy provides a mechanism for the community to anticipate the costs associated with reviewing a complex application. Prior to requiring escrow funds for a zoning application review, the legislative body must first adopt an escrow policy by resolution.[21,22] Among other things, an escrow policy establishes administrative guidelines for spending, replenishing the escrow below a certain balance, and returning remaining funds.

20 Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3406, http://legislature.mi.gov/doc.aspx?mcl-125-3406

21 Forner v. Allendale Charter Twp. Court: Michigan Court of Appeals, 2019 Mich. App. LEXIS 576, 2019 WL 1302094 (March 21, 2019, Decided), Unpublished Opinion No. 339072, http://www.michbar.org/file/opinions/appeals/2019/032119/70094.pdf

22 Charter Township Act, PA 359 of 1947. http://legislature.mi.gov/doc.aspx?mcl-Act-359-of-1947. Revised Statutes of 1846. http://legislature.mi.gov/doc.aspx?mcl-R-S-1846-41-1-16

Langeland Farms SES. Photo by M. Charles Gould.

OTHER PERMIT PROCESSES

The planning commission can serve in a coordinating role to ensure additional required permits are obtained before planning commission review and approval. For example, the application may include mitigation measures to minimize potential impacts on the natural environment, including but not limited to wetlands and other fragile ecosystems, historical sites, and cultural sites. In addition to local zoning permits, solar energy developments may require permits from other agencies, including:

- **Department of Environment, Great Lakes, and Energy (EGLE)** if the project affects waters of the state, such as wetlands, streams, or rivers.[23]
- **U.S. Fish and Wildlife Service (USFWS)** for the Endangered Species Act or migratory flyways.[24]
- **Federal Aviation Administration (FAA)** for projects on or within the vicinity of an airport to determine if any safety or navigational problems are present.[25]
- **Municipal or County Soil Erosion Permitting Agency** if the project is one or more acres in size, or is within 500 feet of a lake or stream.[26]
- **Tax Assessor** or zoning administrator for land division approval if leasing less than 40 acres or the equivalent for more than one year.[27]
- **Building Department** for required building, electrical, and mechanical permits.[28]
- **Local Airport Zoning**, for projects within 10-miles of a local airport.[29,30]

23 Parts 301 and 303 of the Natural Resources and Environmental Protection Act, PA 451 of 1994. http://legislature.mi.gov/doc.aspx?mcl-451-1994-III-1-INLAND-WATERS

24 Federal laws administered by the USFWS: Endangered Species Act (ESA); Bald and Golden Eagle Protection Act (BGEPA); Fish and Wildlife Coordination Act (FWCA). See: https://www.fws.gov/ecological-services/energy-development/laws-policies.html

25 Part 77 (Airspace Review) of Title 14 of the Code of Federal Regulations. https://www.faa.gov/airports/environmental/policy_guidance/media/FAA-Airport-Solar-Guide-2018.pdf

26 Soil Erosion and Sedimentation Control. https://www.michigan.gov/egle/0,9429,7-135-3311_4113-8844--,00.html

27 Michigan Land Division Act, PA 288 of 1967, definition of 'Division' – MCL 560.102(d). http://legislature.mi.gov/doc.aspx?mcl-560-102

28 When a project is developed or owned by a private entity, local construction permits are required. If the project is owned by a regulated utility, then local building and electrical permits may not be required but projects are instead regulated by the Michigan Public Service Commission. See Stille-Derossett-Hale Single State Construction Code Act, PA 230 of 1972, MCL 125.1502a(1)(bb), http://legislature.mi.gov/doc.aspx?mcl-125-1502a; and 2015 Michigan Building Code, 1.105.2.3 Public Service Agencies, https://www.michigan.gov/lara/0,4601,7-154-89334_10575_17550-234789--,00.html

29 Airport Zoning Act, Act 23 of 1950. http://www.legislature.mi.gov/documents/mcl/pdf/mcl-act-23-of-1950-ex-sess-.pdf

30 Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3203, http://legislature.mi.gov/doc.aspx?mcl-125-3203

SCALES & COMPONENTS

Ground-mounted monopole SES. Photo by Bradley Neumann.

This section discusses SES across a range of sizes, scales, configurations, and related components. SES cannot be treated uniformly by local governments because the scale of installations and energy generation capacity can vary dramatically. For example, a small solar panel powering a streetlight might be exempt from regulation, while a large-scale photovoltaic SES, providing power to the grid through a system of components, likely would require rigorous local review.

TYPES

Solar energy generation for distribution to the grid is a unique land use, at both the large and small scale. As such, these developments should be clearly defined as a separate land use within a zoning ordinance. Treating all scales of SES the same may unnecessarily restrict accessory and small scale installations. In addition, solar developments are scalable and can be sited across many zoning districts. Therefore, in zoning ordinances, SES should be expressly defined as distinct land uses at the different system scales that the community desires (e.g. accessory use vs. principal-use, small SES vs. large SES, ground-mounted SES vs. roof-mounted SES, etc.).

The first distinction to consider for SES is accessory use versus principal use.

Accessory: These SES are accessory to the primary use of a property, such as a residence or a commercial building, and provide electricity that is intended for use by a primary structure located on the same parcel as the SES. Accessory systems can range in size and configuration. They typically range from being small enough to power an exterior light fixture to being large enough to power electricity for multiple buildings, for instance livestock or equipment barns. On-site (or distributed-generation) systems can be affixed to the roof of a building or can be freestanding, ground-mounted structures.

Principal: Principal-use SES developments generate electricity distributed off-site through the grid and exported to a wholesale utility market. These projects occupy single or multiple large parcels of land and are typically the primary use on the site. These SES vary greatly in size, covering as little as an acre to thousands of acres. In addition, SES have two primary configurations: ground-mounted and roof-mounted.

Roof-Mounted: A roof-mounted SES has solar panels affixed to a racking system on the roof of a building, which may be a residential, agricultural, institutional, commercial, or industrial building. Roof-mounted panels can be installed parallel to the roof surface, like a solar shingle, or protrude from the roof at an angle, like an awning. A roof-mounted SES typically has fixed mounts that do not rotate throughout the day to track the sun. By definition, roof-mounted systems are accessory structures relative to the principal use of the building.

Ground-Mounted: A ground-mounted SES has solar panels affixed to a racking system on support posts. These posts are most commonly driven into the ground, without requiring excavation for a concrete foundation. However, in cases where the soil cannot be penetrated, such as with a brownfield or capped landfill, ground-mounted SES can also be designed with ballasted supports that sit atop the ground. A ground-mounted SES may be fixed (i.e., stationary) or have single- or double-axis trackers to follow the sun throughout the day. While nearly all principal-use SES are ground-mounted, some accessory SES may be ground-mounted, too. For example, solar parking canopies are becoming more common in Michigan and present unique characteristics as compared to a typical ground-mounted SES.

These characteristics include unique panel height, vehicle support-post collision mitigation, lighting, and site configurations. Ground-mounted SES can also be distinguished by scale, which we define in this guide to be 'large' or 'small'.

SCALES

As mentioned, even principal-use SES can vary greatly in size, covering as little as an acre to thousands of acres. Because of this variation in the size and impact on a site, many communities may choose to distinguish between small and large principal-use SES in their ordinances. To be sure, there is no established definition of "small" or "large," and for other industry or taxation purposes, large- and small-scale distinctions may differ.

In assisting a community in making a distinction between scales of SES based on size, Table 1 (below) illustrates common SES outputs measured in megawatts (MW) of direct current (DC)[31] and the average acreage of land required to host an SES of that output.[32] Larger projects have a higher variability in land required per megawatt (5-10 acres per MW DC)[33], depending on how many parcels are involved and the layout of solar panels within them.

Table 1. Comparison Chart: Megawatt Outputs to Acreage Needed

Megawatts (DC)	Acres
1 MW*	5-10
2 MW	10-20
20 MW	100-200
100 MW	500-1,000
200 MW	1,000-2,000

*The current national average (through 2018) number of homes powered by 1 MW of solar is 190. Since SEIA began calculating this number in 2012 it has ranged from 150 - 210 homes/MW.[34]

31 Solar output can also be measured in alternating current (AC), often for taxation or regulatory policies. An SES will have a higher MW DC rating than MW AC rating since there are some losses when inverting power from DC to AC to connect to the grid.

32 Ong, S., Campbell, C., Denholm, P., Margolis, R., and Heath, G. 2013. Land-Use Requirements for Solar Power Plants in the United States. National Renewal Energy Laboratory, Technical Report NREL/TP-6A20-56290. Table ES-1, Page v. Source: https://www.nrel.gov/docs/fy13osti/56290.pdf. Retrieved August 27, 2021.

33 Solar Energy Industries Association (SEIA). (2021). Siting, Permitting & Land Use for Utility-Scale Solar. https://www.seia.org/initiatives/siting-permitting-land-use-utility-scale-solar

34 SEIA. (2021). What's in a Megawatt? https://www.seia.org/initiatives/whats-megawatt

(Clockwise from top right) Ground-mounted SES with grazing (sheep) by Mary Reilly.; park outbuilding, rooftop SES in winter, demonstration array, all by Bradley Neumann.

In this guide, the scale threshold between small and large principal-use SES is 2MW (or approximately 20 acres). Currently, there are dozens of SES projects of 2MW and less being developed in the state.[35] These have largely been well-received by local communities, suggesting they fit within the character of the landscapes in which they are proposed. Small systems 2MW or under (or 20 acres) could be permitted by right after an administrative site plan review (see discussion below). Each community, though, should determine what the right demarcation of scale is between small and large principal-use SES given the community's context. In an urban environment, where parcels are smaller, the threshold to classify as a large principal-use SES may be smaller projects of fewer megawatts. In a community abundant with rural land or experience with expansive developments, a larger MW or acreage threshold for large projects may be more appropriate.

35 Most of these small projects are sized so that they can be considered "qualifying facilities" under PURPA, a federal law enacted in 1978, intended to diversify electricity generation. Specific capacity (MW) thresholds to receive the "standard offer tariff" vary from utility to utility. The current standard offer capacity threshold and more about PURPA can be found on the Michigan Public Service Commission's website: https://www.michigan.gov/mpsc/0,9535,7-395-93309_93439_93463_93723_93730-406273--,00.html

COMMON SOLAR COMPONENTS

All SES require equipment to operate properly, although this equipment may differ based on the scale and configuration of the system. Besides the solar array panels/modules themselves, four common types of equipment are included with an SES: an inverter, a battery system (if in use), racking, and wiring. There are also other 'balance of system' components that may or may not be present: combiner boxes, disconnect switches, a weather station, performance monitoring equipment, and transformers.

Solar Panels: Photovoltaic solar panels convert light (photons) to electricity (voltage). The vast majority of today's solar panels are made of silicon solar cells. An individual solar panel is typically assembled on racking to function with other panels as part of an array. Commercial solar panels are constructed with one or more anti-reflective coatings often made of magnesium fluoride (MgF_2). Anti-reflective coatings have been highly improved in the last 20-30 years to ensure that panels maximize how much light reaches the photovoltaic cells. Glare from modern solar panels is insignificant and local regulation, even adjacent to airports, is not always required.

Inverter: Inverters convert direct current (DC) electricity generated by photovoltaic modules into alternating current (AC) electricity that is compatible with batteries and the electrical grid.[36] Some inverters produce sound when in operation, which can often be managed with proper placement based on the sound pressure they produce. Communities may choose to adopt sound regulations to influence the placement and design of inverters within an SES.[37]

Battery: Some homeowners or solar developers include batteries in their solar installations, allowing the solar energy to be stored and used at later times when it is needed (such as at night). These on-site batteries make solar energy more accessible and reliable as an electricity source, and are becoming increasingly common for all scales of SES as per-unit costs of batteries decline. Batteries can vary in size depending on the level of storage needed and may also vary in their location on the site. For accessory systems, the batteries may be within the residence itself.

Racking: As described above, SES may be ground- or roof-mounted. The frames, support posts, foundations (if required), and hardware used to secure solar panels and other SES equipment is often collectively referred to as "racking."

Wiring: Solar panels are wired together to create an electrical circuit that allows current to flow through the component parts. Wiring extends beyond the panels to inverters, batteries, electronic devices, transformers, and/or distribution lines, depending on whether the SES generates electricity for use on-site or export to the electrical grid. Wiring between solar components may be underground.

Other components related to larger SES include transformers and substations for connecting to transmission lines that serve the electrical grid. Often solar developers connect to existing substations, but sometimes developers propose new or upgraded substations or transmission-line extensions as part of the SES. Transformers in substations increase voltage to higher levels for more efficient transmission over long distances. Transformers may produce low audible noise, so they may be subject to local government regulations applying to substations.

36 U.S. Department of Energy, Office of Energy Efficiency & Renewable Energy. Solar Integration: Inverters and Grid Services Basics. https://www.energy.gov/eere/solar/solar-integration-inverters-and-grid-services-basics

37 Kaliski, K., I. Old, and E. Duncan. An overview of sound from commercial photovoltaic facilities. June 29-July 1. NOISE-CON 2020. https://rsginc.com/wp-content/uploads/2021/04/Kaliski-et-al-2020-An-overview-of-sound-from-commercial-photovolteic-facilities.pdf

LAND-USE CONSIDERATIONS

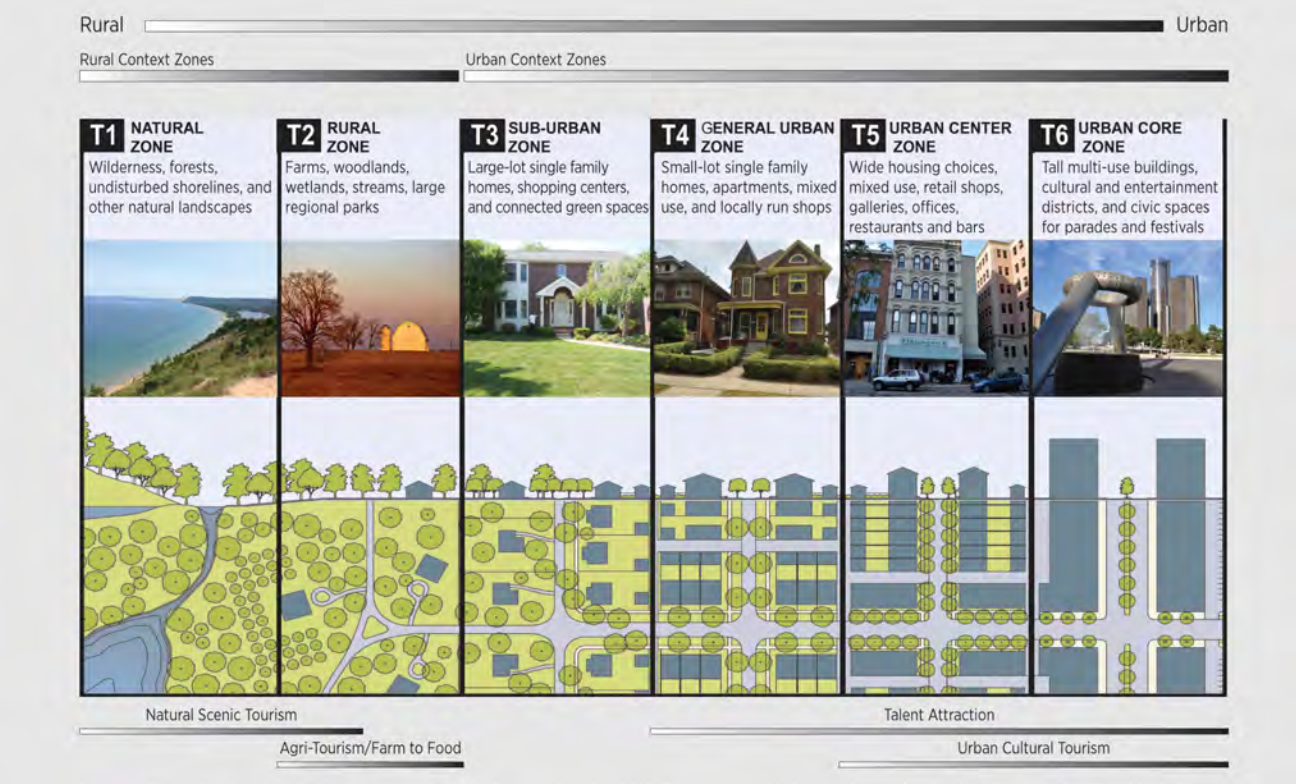


Fig 1. Rural-to-Urban Transect. *Credit: DPZ CoDesign; MSU Extension*

From left to right in **Figure 1**, above, the landscape shifts from a natural zone (T1), which can be wilderness, woodlands, wetlands, or other naturally occurring habitats, gradually transitioning in intensity-of-use to the urban core where we find our large urban centers. The remaining transect zones depicted in Figure 1 include rural farmland and open space areas (T2), suburban developments (T3) and general urban zones (T4, T5, T6), including traditional walkable neighborhoods and smaller historic downtowns. By taking a transect-based view of a community, policymakers can consider SES scales and configurations relative to the development pattern(s) in a community to determine the most appropriate regulation of SES by landscape type (vs. specific individual land use).

Solar energy systems (SES) can be of different scales and configurations within a community. As used in this document, the four basic scales of SES are roof-mounted, accessory ground-mounted, small principal-use, and large principal-use. Ultimately, the compatibility of an SES at a given site depends on its scale relative to the pattern and density of the surrounding physical and built environment. Zoning, as a local regulatory mechanism, can mitigate the impacts of SES if standards are appropriately tailored to the various development patterns of a community.

To better understand how SES can be integrated into existing development patterns in a community, it is helpful to understand and apply the 'transect' to illuminate the multiple intersections of solar configurations and scales possible across a range of natural to urban landscapes. The Rural-to-Urban Transect, depicted in Figure 1, is an urban planning model that defines a series of zones that transition from natural and sparse rural farmhouses to the dense urban core of a large regional city.[38] In the figure, the dark gray boxes are built structures served by light gray roadways and surrounded by green natural open space or trees. There is an elevation or profile view across the top 'horizon' line of each transect and a plan or aerial view of the same landscape just below.

38 For more background on the Rural-to-Urban Transect, visit the Center for Applied Transect Studies website at: https://transect.org/.

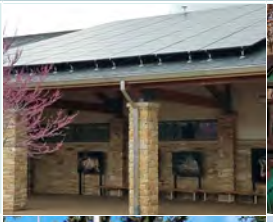
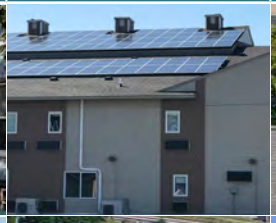
Solar Energy System Type	Natural	Rural	Urban	General Urban
Accessory Roof Mounted				
Accessory Ground Mounted				
Principal Use (Small)				
Principal Use (Large)				

Fig 2. Examples of Solar Energy System Types across the Transect

Figure 2 provides a visual depiction of the type and scale of SES that exhibit predominant factors for compatibility in a given setting. For example, while it's not generally appropriate to develop a large or small principal use SES in a natural wilderness area (T1), it may be more appropriate to allow roof-mounted SES in that transect to serve park structures and accessory equipment within this landscape. Similarly, compatible siting of SES can occur in the suburban transect zone (T3) with a full range of SES types and scales, such as a roof-mounted system on a hotel, an accessory ground-mounted SES carport, or a large or small principal use system at an office park. Regardless of whether a community uses transect-based zoning terminology in the master plan or zoning ordinance, the transect framework is helpful in developing community goals related to the logical placement and installation of SES across varying landscapes of a community.

Table 2 – SES Scale and Type as applied to Example Zoning Districts

Example Zoning District:	Resource Production / Agricultural	Low-Density Residential	Commercial / Office	Industrial	Medium-Density Residential	Mixed Use
Roof-Mounted	P	P	P	P	P	P
Accessory Ground-Mounted	P	P	P	P	P	P
Principal Use (Small)	SPR	SLU	SPR	SPR	SLU	SPR
Principal Use (Large)	SLU	X	SLU	SLU	X	X

P = Permitted Use (zoning standards apply); SPR = Site Plan Review; SLU = Special Land Use; X = Not Permitted

Understanding that various types of SES can exist (or not exist) compatibly within natural, rural, suburban, and urban land-use transects, communities with conventional, use-based zoning ordinances will need to determine the SES type and scale that best fits in each zoning district. This determination must include the approval mechanisms by which the types of SES will be allowed. See Table 2 for one approach to applying SES types and scales across a range of six common zoning districts and the zoning approval processes that might be used. Table 2 suggests permitting processes for the four main SES types. For instance, roof-mounted and accessory ground-mounted systems are likely appropriate across the transect and can be allowed as a use by right in all zoning districts. Small principal-use SES are similarly permitted across the transect, but the approval process varies depending on the context. In zoning districts where there is concern about compatibility with existing land uses, a special land-use (SLU) permit issued after planning commission review provides the most protection for existing and adjacent land uses. However, small principal-use SES might also fit within certain zoning districts without much concern and therefore can also be permitted through site plan review (SPR) performed by the zoning administrator. Lastly, large principal-use SES are permitted by SLU in many, but not all, zoning districts due to compatibility concerns with existing land uses and development patterns. For instance, it could be counter to the master plan and intent of the zoning district for a large principal-use SES to be sited in a walkable, mixed-use district. Each community, though, should tailor the SES type and scale to its own development patterns, transect zones, or zoning districts and assign the appropriate zoning approval process to each.

Overlay zoning is an optional approach to proactively establish the potential location of small or large principal-use SES.[39] Overlay zoning is often used to create a standard set of regulations to address unique needs of one type of land use by placing a second regulatory zoning district on top of the existing zoning map. This approach might be useful if the majority of the land in the community is under the same zoning designation (e.g., agricultural or ag-residential), and the community finds SES are appropriate in some, but not all, areas of that district. For example, the community may determine an SES overall to be most appropriate near existing electrical transmission lines or substations, or in sections of an ag-residential district without substantial residential development. In addition to defining the regulations for the overlay district within the zoning ordinance text, communities who opt to use overlay zoning to regulate SES should also proactively apply the overlay district to their zoning map. The boundaries of the overlay should be supported by the master plan with analysis of the solar resource, location of

39 American Planning Association. Property Topics and Concepts. https://www.planning.org/divisions/planningandlaw/propertytopics.htm

existing energy infrastructure, slopes, unique natural features, capabilities of the land/soil, current development patterns, and more.

COMMENTARY: Ethics and Conflict of Interest: Because large principal-use SES may cover hundreds of acres of land, it is not unusual for local elected officials or planning commission members' properties to be included in a project. The legislative body or planning commission may have existing rules or bylaws on what constitutes a conflict of interest for its members and how a conflict of interest is handled. Planning commissions are required to have bylaws with rules on handling conflict of interest.[40] If no such rules or bylaws are in place, they should be established and would apply to all matters before the board or commission. Involvement of the community's attorney that is experienced in municipal (planning and zoning) law is advised when a conflict of interest issue presents itself for one or more board members or planning commissioners. [End of commentary]

FARMLAND CONSIDERATIONS

When a large principal-use SES is proposed on agricultural land, there are sometimes concerns about whether the operation is a wise use of farmland and whether the land will be able to be farmed during or at the end of the solar project's life. While this question is rarely asked of other land uses in farming communities (for example, residential subdivisions are often allowed in agricultural districts and that land would not be readily farmed again), given the scale of solar projects on the horizon and that prime farmland and other important farmlands are a limited commodity,[41] it is a reasonable concern.

There is nothing inherent in solar development that would make the land unfarmable: the panels and support posts can all be removed. Driving paths between arrays or concrete pads on which the inverters sit will result in soil compaction and should be mitigated upon decommissioning, but these tend to be relatively small percentages of land area for an SES. A bigger concern for returning a solar site to crop production is site design standards, such as the choice of stormwater management practices, the extent and type of landscaping, and the use of berms as a screening mechanism. Movement of topsoil or planting of trees may jeopardize the ability to farm the land in the future. The guidelines outlined in this sample ordinance and also presented in PA 116—to maintain the field tile and plant pollinator habitat—help ensure that the land can be farmed again the future.

Some local governments have proposed going even further, prohibiting solar energy development on particular classes of farmland. The U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) uses eight categories to classify the suitability of soils to grow most kinds of field crops. In general, Class I through Class IV are suitable for cropland use while Class V through Class VIII are suitable for permanent vegetation (i.e., no tillage).[42] However, if land is predominantly Class III or higher, it might be considered marginal farmland, and therefore could be considered less valuable for long-term agricultural use—raising fewer concerns about the appropriateness of solar energy development. In communities where prohibitions based on soil classification extend to other land uses (e.g., residential developments, golf courses, airstrips), this may be reasonable based on a master plan that includes farmland preservation goals and recommends farmland protection zoning techniques and other farmland preservation tools, such as Michigan's farmland purchase of development rights program. However, if soil classification-based prohibitions only apply to large principal-use SES, this approach may be vulnerable to legal challenges.

40 MCL125.3815. http://legislature.mi.gov/doc.aspx?mcl-125-3815. Also see MSU Extension Sample Bylaws for a Planning Commission: https://www.canr.msu.edu/resources/sample_1e_bylaws_for_a_planning_commission

41 Other farmland classifications to consider include: farmland of statewide importance, farmland of local importance, unique farmland, and prime farmland if drained. https://websoilsurvey.sc.egov.usda.gov

42 USDA NRCS. Land Capability Class, by State. 1997. https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/nra/?cid=nrcs143_014040

AGRICULTURE DUAL USE

"Dual use" is the integration of solar panels in an agricultural system in a way that enhances a productive, multifunctional landscape.[43] Dual use can take many forms in agricultural areas, and while there are numerous examples of successful co-located projects, it isn't the default practice for every solar development, and may not always be possible or desired by property owners. Perhaps the most overt combination of solar and agriculture working together is through an "agrivoltaic" system that combines raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use. Careful planning and evaluation is needed when designing the configuration of solar arrays for specialty crop production.

Grazing animals under and around solar arrays is another example of dual use. Grazing sheep is a practice that keeps land in active agricultural production and effectively manages vegetation.[44] A 2018 report from the David R. Atkinson Center for a Sustainable Future at Cornell University concluded that utilizing sheep for site vegetation management resulted in, "2.5 times fewer labor hours than mechanical and pesticide management on site."[45] Tampa Electric reported a 75% cost savings over traditional mowing at its solar sites.[46] However, grazing sheep requires careful site design (to ensure that livestock is compatible with project infrastructure), as well as vegetation planning (so that the right forages are planted and the proper rotational grazing system is implemented).[47,48,49] Done successfully, solar grazing can support the livelihoods of veterinarians, feed suppliers, and other parts of the rural agriculture economy.

Agrivoltaics and grazing are not the only ways that SES can support agricultural landscapes and economies.[50] Another dual use is planting groundcover that is compatible with solar panels and provides a variety of other ecosystem services of value. Examples include planting vegetation that provides food sources for pollinators or selecting plant species that provide ecological services, such as carbon sequestration, increased soil health, habitat preservation, or water quality improvements.[51] Though some existing solar projects may already provide stacked ecological services, research is just now underway to quantify some of these co-benefits. In the interim, SES systems that integrate plant species and practices compatible with conservation-cover standards should be treated as dual use, as they provide the ecological benefits of these farm management practices along with clean energy.

43 Low-Impact Solar Development Basics. Innovative Site Preparation and Impact Reductions on the Environment. https://openei.org/wiki/InSPIRE/Basics

44 Hartman, David. (2021). Sheep Grazing to Maintain Solar Energy Sites in Pennsylvania. Penn State Extension. https://extension.psu.edu/sheep-grazing-to-maintain-solar-energy-sites-in-pennsylvania

45 Kochendoerfer, N., Hain, L., and Thonney, M.L. (2018). The agricultural, economic and environmental potential of co-locating utility scale solar with grazing sheep. David R. Atkinson Center for a Sustainable Future, Cornell University. https://cpb-us-e1.wpmucdn.com/blogs.cornell.edu/dist/f/6685/files/2015/09/Atkinson-Center-report-2018_Final-22l3c5n.pdf

46 Utility Dive Does a Deep Dive on Solar Grazing. (2020). ASGA. https://solargrazing.org/utility-dive-does-a-deep-dive-on-solar-grazing/

47 Agricultural Integration Plan: Managed Sheep Grazing & Beekeeping. (2020). https://www.edf-re.com/wp-content/uploads/004C_Appendix-04-B.-Agricultural-Integration-Plan-and-Grazing-Plan.pdf

48 Cassida, K. and Kaatz, P. (2019). Recommended Hay and Pasture Forages for Michigan. Extension Bulletin E-3309. Michigan State University. https://forage.msu.edu/wp-content/uploads/2019/11/E3309-RecommendedHayPastureForagesForMichigan-2019.pdf

49 Undersander, D., Albert, B., Cosgrove, D., Johnson, D., and Peterson, P. (2002). Pastures for Profit: A Guide to Rotational Grazing. Extension bulletin A3529. University of Wisconsin-Extension and Minnesota Extension Service. https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1097378.pdf

50 A Guide to Solar Energy in Vermont's Working Landscape. (2020). The University of Vermont Extension. https://www.uvm.edu/sites/default/files/The-Center-for-Sustainable-Agriculture/resources/solar_energy_vt_working_landscape.pdf

51 Steinberger, K. (2021). Native Plant Installation and Maintenance for Solar Sites. The Nature Conservancy. https://www.nature.org/content/dam/tnc/nature/en/documents/Native-Plant-Management-at-Solar-Sites.pdf

Ground-mounted SES with grazing (sheep). Photo by M. Charles Gould.

COMMENTARY: As of January 1, 2021, the sheep and lamb inventory in Michigan was 87,000 head.[52] Of that 87,000 head, 47,000 are ewes.[53] By 2024, there will be a total of 1,188 megawatt (MW) of solar online.[54] Assuming a principal-use SES requires eight acres per MW of generating capacity, 9,504 acres could potentially be grazed.[55] At a stocking rate of three mature ewes per acre, 28,512 ewes would be needed to manage the vegetation of all solar projects currently online or going online through 2024.[56] While there are more than enough ewes to service these solar projects, the sheep inventory in the state is at grazing equilibrium. Solar projects that are suitable for grazing could spur an increase in the sheep and lamb inventory in Michigan. Because ewes can have multiple lambs, the state's sheep industry has the capacity to expand to meet this demand. Furthermore, over half of the lamb and mutton supply is currently imported[57], and with the largest livestock harvesting facility east of the Mississippi in the Detroit area, there are opportunities to replace imported meat with the increased lamb and sheep inventory. [End of commentary]

52 U.S. Department of Agriculture. Sheep and Goat Inventory News Release [NR-21-07]. (February 2021). https://www.nass.usda.gov/Statistics_by_State/Michigan/Publications/Current_News_Release/2021/nr2107mi.pdf

53 USDA NASS Great Lakes Region. 2021. News Release: Sheep and Goat Inventory NR-21-07. Found at https://www.nass.usda.gov/Statistics_by_State/Michigan/Publications/Current_News_Release/2021/nr2107mi.pdf. Retrieved July 28, 2021.

54 Correspondence on March 5, 2021 with Julie Baldwin, Manager, Renewable Energy Section of the Michigan Public Service Commission.

55 SEIA. Siting, Permitting & Land Use for Utility-Scale Solar. https://www.seia.org/initiatives/siting-permitting-land-use-utility-scale-solar.

56 U.S. Department of Agriculture. Grazier's Math, With Apologies. https://app.box.com/s/x9zv3yvili2w0l7xbh8lcl2cgn71meh6

57 USDA Economic Research Service. https://www.ers.usda.gov/topics/animal-products/sheep-lamb-mutton/sector-at-a-glance/. Retrieved July 28, 2021.

SOLAR ON BROWNFIELDS AND GRAYFIELDS

A recommended practice is to use regulation to encourage the siting of SES on land that is difficult to develop or marginal for other uses. Examples of marginal land include brownfield sites, capped landfills, grayfield sites (previously developed property), and required safety buffer areas around industrial sites. On brownfields or capped landfills, solar development can allow productive use of land that might be compromised or have other development challenges. Solar arrays can be designed to avoid penetrating the ground and don't require as much remediation as other kinds of development. In a similar vein, development of solar on grayfield sites can provide an economic development opportunity for land that is otherwise disadvantaged from a redevelopment perspective.

While the use of marginal land for solar energy development is recommended, it is not a common practice, particularly among large SES, for a range of reasons.[58] One reason is that most of these marginal lands are smaller than the preferred 100+ acres for a more typical SES, and these smaller sites typically do not allow for achieving economies of scale. Even when solar developers are building a smaller-scale project, developing on a brownfield site may require using ballasted support structures (rather than driven posts), which can be more expensive, or may require a less-than-ideal panel layout. Communities wanting to attract solar development to marginal lands may need to reduce other costs or barriers to development, such as expediting review and permitting, providing land at low or no cost, decreasing required setbacks, or providing other incentives, including offering property tax incentives where that is allowed. While Michigan has seen modest development of solar on brownfields to date, other states (for example, Massachusetts and New York) are purposely targeting such development as a land-use and local economic development strategy.[59]

CO-LOCATION WITH OTHER LAND USES

When evaluating how SES might fit into a community, one important consideration is how compatible an SES would be with the surrounding landscape and existing land use. Solar co-location is a signature concept for local regulation. The notion of co-location allows for solar energy production to be in parallel with another use.

For example, parking lots may be outfitted with solar carports as accessory structures (see extended commentary for some case studies). Other examples of co-location of SES include siting solar arrays at public school sites or other institutional grounds and in highway rights-of-way and the open space at airports. With the road network, an SES within a highway or freeway right-of-way might be deployed to power a specific piece of equipment, such as a sign, light, or meteorological station. Given their ample landholdings, airports may be ideally poised for solar installation, and have successfully installed SES as both ground-mounted and roof-mounted systems. The three primary issues regulated by the Federal Aviation Administration (FAA) are reflectivity and glare, radar interference, and the physical penetration of panels into airspace. Guidance provided by the FAA helps airport operators understand the considerations they should make in deploying solar, including when glare studies are required.[60]

Coldwater Solar Field Park.
Image courtesy of City of Coldwater, MI.

58 Schaap, B., Dodinval, C., Husak, K., & Sertic, G. (2019). Reducing Barrier to Solar Development on Brownfields. Retrieved from: http://graham.umich.edu/product/reducing-barriers-solar-development-brownfields.

59 See: Solar Massachusetts Smart Target Program. https://www.mass.gov/info-details/solar-massachusetts-renewable-target-smart-program and NYSERDA Solar Guidebook for Local Governments.

60 Federal Aviation Administration. (2018). Technical Guidance for Evaluating Selected Solar Technologies on Airports. https://www.faa.gov/airports/environmental/policy_guidance/media/FAA-Airport-Solar-Guide-2018.pdf

COMMENTARY: The use of parking lots for co-location of solar energy systems is a growing trend around the country. These dual-use situations provide unique opportunities and challenges to local governments interested in encouraging their installation.

In many situations, regulations are silent on co-location opportunities. Communities sometimes struggle to identify the land-use regulations that should apply. The following examples, which come from three different underlying land uses, show how co-location opportunities can be encouraged on surface parking infrastructure for existing uses. These summaries are based on personal interviews related to MSU research.

Case Study—Michigan State University (MSU), East Lansing, MI | Michigan State University (49,000 students) has the largest solar carport development project in the state (2020). Over 5,000 parking spaces across five large commuter parking lots (34 acres total) are fitted with ground-mounted solar carports. These lots provide students, faculty, and visitors with covered space to leave their cars as they walk, bike, or use public transit to traverse the campus.

The project can generate up to 10MW—nearly 20% of total campus electricity generation. It is a key part of the university's Energy Transition Plan, a process by which MSU reduces its dependency on fossil fuels and expands its renewable energy portfolio. According to MSU director of Planning, Design, and Construction John LeFevre, preserving green space was a large selling point for the project.

The solar carports advance land-use and energy goals by increasing the utility of existing developed sites with enough structural repetition to allow for an efficient solar-panel layout. This approach to SES development applies to universities, as well as to other larger commuter parking lots and developed grayfield sites present in many communities.

Case Study—USA Hauling & Recycling, East Windsor, CT | East Windsor, a town in northern Connecticut with 11,375 residents, is home to USA Hauling & Recycling, a local waste management firm. In 2018, the company requested and received permission to enact a site-plan change for their industrial property, whereby they installed two solar carports of 25,000 and 45,000 square feet. They now operate their large compressors and recycling processes through 743kW of solar energy and protect their truck fleet with carport canopies.

The company received a prompt review from the town after amending their site plan, gaining final approval in just months. East Windsor town planner and consultant Mike D'Amato, AICP, CZEO, attributes the town's efficient approval process to how they regulate carports—as a class of accessory structures. Within this framework, solar carports are permitted in all zoning districts that allow accessory structures. A key provision of carports is that they are exempt from setbacks and lot coverage. The net result is an abundance of community locations where solar carports are now permitted.

Case Study—Fairbanks Museum & Planetarium, St. Johnsbury, VT | St. Johnsbury is a town of 5,685 residents in northeastern Vermont, home to the Fairbanks Museum & Planetarium. The museum undertook an energy efficiency campaign in 2015, resulting in the installation of a 27.36kW solar car-port over an auxiliary parking lot, connected to underground batteries, in December of 2020. The project marks the end of their renewable energy transformation. According to museum director Adam Kane, energy costs have decreased from around $15,000 per year in 2010 to $0 in 2020.

Both Kane and St. Johnsbury zoning administrator Paul Berlejung make special mention of the town's flexible solar regulations. There are no "restricted" or specifically permitted zoning districts in the town's section on solar collectors. Instead, solar collectors are defined as accessory uses, with a few clearly defined provisions pertaining to setbacks, build heights, and burial of utility lines. Kane and Berlejung both noted that interactions between solar suppliers and the town are remarkably smooth, concluding that municipalities looking to incentivize solar carport construction should consider reducing the barriers to entry at the local level. [End of commentary]

SOLAR AND HISTORIC OR CULTURALLY SIGNIFICANT SITES

Solar panels can have a variety of impacts on character-defining features of historic or culturally significant structures or sites. Solar collectors can obscure character-defining features of a structure, or be incompatible with a structure's roofline, exterior color, and the texture or shape of building materials. Despite these potential impacts, many Michigan communities allow for and regulate SES in historic districts and on other significant sites. It is important to allow SES on historic sites and structures in a context-sensitive way, granting the use while preserving the integrity of site aspects deemed historic or culturally significant.

Newer photovoltaic systems, including building-integrated SES, may be appropriate on the street-facing side, even in historic districts. New technology such as solar shingles can be designed and mounted to match the shape, materials, and proportions of a structure. For ground-mounted SES at a historic or culturally significant site, placement of the SES should be context-sensitive with respect to significant areas of the property.

Communities with historic district ordinances should update their ordinance to address roof and ground-mounted SES. The cities of Grand Rapids, Ypsilanti, and Manchester are a few examples that provide for regulations that address these issues. For state or federally designated historic structures, applicants should review the U.S. Secretary of the Interior's Standards for Rehabilitation.

DECOMMISSIONING AND REPOWERING

A question that commonly arises when communities are considering solar as a primary land use is what happens at the end of the solar project's life. Most solar panels are designed to operate for 25-40 years, so it is not uncommon for solar developers to have a lease or easement of roughly this length with a landowner. However, many landowner agreements include the option to extend, sometimes because there is still life left in the original panels and sometimes because the developer hopes to repower the project.

It's important to note the distinction between the two primary options at the end of a solar project's life: decommissioning and repowering. Decommissioning is the process of removing the equipment and other infrastructure associated with the project. While decommissioning is commonly a provision in a landowner's agreement with a solar developer, many communities also require review of a decommissioning plan that includes a financial commitment as part of the approval process. The decommissioning plan

Rooftop SES, Petoskey, Michigan. Photo by Richard Neumann.

details how the project equipment will be removed and the land restored when the contract for the SES expires, and the financial commitment guarantees there will be funding to implement the plan.

Before reaching the end of its useful life, sometimes a solar project is repowered. Repowering an SES involves refurbishing or replacing system components to allow the SES to continue operation. The expectation associated with repowering is that much of the original infrastructure (e.g., racking, access roads, wiring, etc.) may still have useful life and may be reused, even if other components have reached the end of their useful life.

COMMENTARY: Fundamentally, zoning approvals and permits are permanent and run with the land. A solar power project could be a temporary land use decommissioned at the end of the solar project's life, or it could be repowered through maintenance and installation of new technology. Generally, maintenance of real property is allowed within the terms of a zoning permit. What constitutes system maintenance versus work that triggers a new permit might vary from community to community. Advances in technology will certainly create circumstances in which the SES owner will be compelled to replace equipment in order to continue to efficiently produce electricity relative to project costs. Therefore, the zoning ordinance should specify if repowering triggers a review. A municipal attorney with experience in planning and zoning can help define a process to repower an SES to extend the life of the project. [End of commentary]

MICHIGAN EXAMPLE: Gaines Charter Township requires the following of a decommissioning plan:

"**Decommissioning:** A decommissioning plan signed by the responsible party and the landowner (if different) addressing the following shall be submitted prior to approval:

1. Defined conditions upon which decommissioning will be initiated (i.e. end of land lease, no power production for 12 months, abandonment, etc.)
2. Removal of all non-utility owned equipment, conduit, structures, fencing, roads, solar panels, and foundations.
3. Restoration of property to condition prior to development of the system.
4. The timeframe for completion of decommissioning activities.
5. Description of any agreement (e.g. lease) with landowner regarding decommissioning, if applicable.
6. The entity or individual responsible for decommissioning.
7. Plans for updating the decommissioning plan.
8. A performance guarantee shall be posted in the form of a bond, letter of credit, cash, or other form acceptable to the township to ensure removal upon abandonment. As a part of the decommissioning plan, the responsible party shall provide at least two (2) cost estimates from qualified contractors for full removal of the equipment, foundations, and structures associated with the facility. These amounts will assist the township when setting the performance guarantee valid throughout the lifetime of the facility. Bonds and letters of credit shall be extended on a bi-annual basis from the date of special use permit approval."

– *Gaines Charter Township Zoning Ordinance (Kent Co.), Section 4.18 [End of example]*

SAMPLE ZONING FOR SOLAR ENERGY SYSTEMS

The proposed sample zoning language is meant to be a starting point for dialogue between officials, staff, and residents before or during a zoning amendment process related to SES. Communities can (and should) work with their municipal attorney and a knowledgeable planner to modify the proposed sample zoning language in this document to further refine and develop regulations that fit identified community goals and are tied to master plan objectives, upon which zoning must be based.[61]

DEFINITIONS

Add to the Definitions article of the ordinance the following terms and definitions, or modify existing related definitions for consistency. Not all ordinances will require all of the following terms. Municipalities should tailor definitions to terms used in their ordinance.

Accessory Ground-Mounted Solar Energy System: A ground-mounted solar energy system with the purpose primarily of generating electricity for the principal use on the site.

Building-Integrated Solar Energy System: A solar energy system that is an integral part of a primary or accessory building or structure (rather than a separate mechanical device), replacing or substituting for an architectural or structural component of the building or structure. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

Dual Use: A solar energy system that employs one or more of the following land management and conservation practices throughout the project site:

- Pollinator Habitat: Solar sites designed to meet a score of 76 or more on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.[62]
- Conservation Cover: Solar sites designed in consultation with conservation organizations that focus on restoring native plants, grasses, and prairie with the aim of protecting specific species (e.g., bird habitat) or providing specific ecosystem services (e.g., carbon sequestration, soil health).
- Forage: Solar sites that incorporate rotational livestock grazing and forage production as part of an overall vegetative maintenance plan.
- Agrivoltaics: Solar sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.

Ground-Mounted Solar Energy System: A solar energy system mounted on support posts, like a rack or pole, that are attached to or rest on the ground.

Invasive Plant: Non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health.[63]

Maximum Tilt: The maximum angle of a solar array (i.e., most vertical position) for capturing solar radiation as compared to the horizon line.

61 MCL 125.3203(1) of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

62 Michigan State University Department of Entomology. Michigan Pollinator Habitat Planning Scorecard for Solar Sites. https://www.canr.msu.edu/home_gardening/uploads/files/MSU_Solar_Pollinators_Scorecard_2018_October.pdf

63 USDA U.S. Forest Service. What is an Invasive Plant Species. https://www.fs.fed.us/wildflowers/invasives/index.shtml

Minimum Tilt: The minimal angle of a solar array (i.e., most horizontal position) for capturing solar radiation as compared to the horizon line.

Non-Participating Lot(s): One or more lots for which there is not a signed lease or easement for development of a principal-use SES associated with the applicant project.

Participating Lot(s): One or more lots under a signed lease or easement for development of a principal-use SES associated with the applicant project.

Photovoltaic (PV) System: A semiconductor material that generates electricity from sunlight.

Principal-Use Solar Energy System: A commercial, ground-mounted solar energy system that converts sunlight into electricity for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Principal-Use (Large) Solar Energy System: A Principal-Use SES generating more than ___ [e.g., 2] MW DC for the primary purpose of off-site use through the electrical grid or export to the wholesale market [see discussion in "Land-Use Considerations" on why this number is suggested, and why it might warrant tailoring to your community's land-use typologies].

Principal-Use (Small) Solar Energy System: A Principal-Use SES generating up to and including ___ [e.g., 2] MW DC for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Repowering: Reconfiguring, renovating, or replacing an SES to maintain or increase the power rating of the SES within the existing project footprint.

Roof-Mounted Solar Energy System: A solar energy system mounted on racking that is attached to or ballasted on the roof of a building or structure.

Solar Array: A photovoltaic panel, solar thermal collector, or collection of panels or collectors in a solar energy system that collects solar radiation.

Solar Carport: A solar energy system of any size that is installed on a structure that is accessory to a parking area, and which may include electric vehicle supply equipment or energy storage facilities. Solar panels affixed on the roof of an existing carport structure are considered a Roof-Mounted SES.

Solar Energy System (SES): A photovoltaic system or solar thermal system for generating and/or storing electricity or heat, including all above and below ground equipment or components required for the system to operate properly and to be secured to a roof surface or the ground. This includes any necessary operations and maintenance building(s), but does not include any temporary construction offices, substation(s) or other transmission facilities between the SES and the point of interconnection to the electric grid.

Solar Thermal System: A system of equipment that converts sunlight into heat.

Wildlife-Friendly Fencing: A fencing system with openings that allow wildlife to traverse over or through a fenced area.

GENERAL PROVISIONS

Add to the General Provisions article of the ordinance, as a separate section, the following provisions for Roof-Mounted SES, Accessory Ground-Mounted SES, and Building-Integrated SES as permitted by right in all districts and do not require a special use permit.

Roof-Mounted SES, Accessory Ground-Mounted SES, and Building-Integrated SES are permitted in all zoning districts where structures of any sort are allowed, and shall meet the following requirements:

A. ROOF-MOUNTED SES

1. **Height:** Roof-Mounted SES shall not exceed __ [e.g. 5-10] feet above the finished roof and are exempt from any rooftop equipment or mechanical system screening.
2. **Nonconformities:** A Roof-Mounted SES or Building-Integrated SES installed on a nonconforming building, structure, or use shall not be considered an expansion of the nonconformity.
3. **Application:** All SES applications must include ___ plan [e.g., plot or site, whichever is required for a zoning compliance review]. Applications for Roof-Mounted SES must include horizontal and vertical elevation drawings that show the location and height of the SES on the building and dimensions of the SES.

MICHIGAN EXAMPLES:

"**Solar Energy System:** An aggregation of parts including any base, mounts, tower, solar collectors, and accessory equipment such as utility interconnections and solar storage batteries, etc., in such configuration as necessary to convert solar radiation into thermal, chemical or electrical energy."

– *Royal Oak Zoning Ordinance (Oakland Co.), Section 770-8*

"**Solar Energy System (SES):** A system consisting of a device or combination of devices, structures or parts thereof, that collect, transfer or transform solar radiant energy into thermal, chemical or electrical energy. An SES may be mounted on a roof (roof-mounted SES) or be supported by posts or other support structures extending into the ground (ground-mounted SES)."

– *Greater Thompsonville Area Zoning Ordinance (Benzie Co.), Section 18.23*

"**Solar Energy System:** A passive design using natural and architectural components to collect and store solar energy without using any external mechanical power or an active mechanical assembly that may include a solar collector, storage facility, and any other components needed to transform solar energy for thermal, chemical, or electrical energy. Examples include a solar greenhouse, solar panels, solar hot water heater, photovoltaic panels, passive solar panels, and a large, clear south-facing expanse of windows."

– *Bessemer Township Zoning Ordinance (Gogebic Co.), Section 15.22 [End of examples]*

COMMENTARY: Because of concerns over wind load, most roof-mounted systems are not the same dimensions as ground-mounted SES. Given current SES design considerations, 10 feet is sufficient to accommodate most roof-mounted systems.

If a zoning ordinance has height exceptions for other mechanical equipment, it might alternatively just include roof-mounted SES in this exception. In addition to listing this in the section of your ordinance with those exceptions, you could also use the following language in this section of the solar provisions:

A Roof-Mounted SES, other than building-integrated systems, shall be given an equivalent exception to height standards as building- or roof-mounted mechanical devices, chimneys, antennae, or similar equipment, as specified in Section __ [height exceptions] of the ___ [municipality name] Zoning Ordinance. [End of commentary]

Ground-mounted SES feedlot. Photo by M.Charles Gould.

B. ACCESSORY GROUND-MOUNTED SES

1. **Height:** Ground-Mounted SES shall not exceed __ [e.g. 20] feet measured from the ground to the top of the system when oriented at maximum tilt.

COMMENTARY: Height of a Ground-Mounted SES can vary from four to 15 feet, depending on how many rows of panels are installed and the maximum tilt height, if applicable. If the SES is co-located with an active agricultural operation, such as livestock grazing and crop production, it may need as much as eight feet of clearance, which can increase the overall height to up to roughly 20 feet. Similarly, a solar carport would need additional clearance to accommodate vehicle access. The carports at Michigan State University are 14'6" to accommodate snow removal and paving trucks. A relatively straightforward way to regulate the height of SES and account for this range of applications is to apply the same height standard as other accessory buildings or structures within the zoning district. [End of commentary]

2. **Setbacks:** A Ground-Mounted SES must be a minimum of __ [e.g., 5] feet from the property line or __ [e.g., ½] the required setback that would apply to accessory structures in the side or rear yard in the respective zoning district, whichever is greater. Setback distance is measured from the property line to the closest point of the SES at minimum tilt.
3. **Lot Coverage:** The area of the solar array shall not exceed __ [e.g., 50] % of the square footage of the primary building of the property unless it is sited over required parking (i.e. solar carport), in which case there is no maximum lot coverage for the Ground-Mounted SES. A Ground-Mounted SES shall not count towards the maximum number or square footage of accessory structures allowed on site or maximum impervious surface area limits if the ground under the array is pervious.

4. **Visibility** (Residential)**:** A Ground-Mounted SES in residential districts [list districts here] shall be located in the side or rear yard to minimize visual impacts from the public right-of-way(s).
    a. Ground-Mounted SES may be placed in the front yard with administrative approval, where the applicant can demonstrate that placement of the SES in the rear or side yard will:
        i. Decrease the efficiency of the SES due to topography, accessory structures, or vegetative shading from the subject lot or adjoining lots;
        ii. Interfere with septic system, accessory structures, or accessory uses; or
        iii. Require the SES to be placed on the waterfront side of the building housing the primary use [where applicable].

MICHIGAN EXAMPLES: Some communities apply screening standards to Accessory Ground-Mounted SES. Here is an example:

Ground Mounted SES shall be reasonably screened from the view of the surrounding streets and roads to the maximum extent practicable by garden walls, fences, hedges, landscaping, earth berms, or other means, except to the extent that such screening is either impracticable or would result in ineffective solar access on the lot in question. Ground Mounted SES that are visible from a road or adjacent properties shall, to the maximum extent feasible, and without compromising the ability to effectively use solar collectors on the lot in question, use materials, textures, screening, and landscaping that will screen the Ground Mounted SES from view, and blend with the natural setting, existing environment, and neighborhood character. All Ground Mounted SES that rely on landscaping or a vegetative buffer for screening shall maintain a minimum opacity of at least eighty percent (80%), and a mature height of not less than the greater of (x) six (6) feet or (y) sixty percent (60%) of the height of the Ground Mounted Solar Energy System when oriented to maximum tilt.

– *Webster Township Zoning Ordinance (Washtenaw Co.), Section 12.110 [End of example]*

5. **Exemptions:** A SES used to power a single device or specific piece of equipment such as a lawn ornament, lights, weather station, thermometer, clock, well pump or other similar singular device is exempt from Section ____ [Ground-Mounted SES provisions].
6. **Nonconformities:** A Ground-Mounted SES installed on a nonconforming lot or use shall not be considered an expansion of the nonconformity.
7. **Application:** All SES applications must include a ___ plan [e.g., plot or site, whichever is required for a zoning compliance review]. Applications for Ground-Mounted SES must include drawings that show the location of the system on the property, height, tilt features (if applicable), the primary structure, accessory structures, and setbacks to property lines. Accessory use applications that meet the ordinance requirements shall be granted administrative approval.

Off-grid device power. Photo by Bradley Neumann

Dual-use ground-mounted SES and blueberry farm. Photo by Mary Reilly.

MICHIGAN EXAMPLES: Many Michigan communities with both small-scale and large-scale solar regulations have zoned on-site solar energy systems as accessory uses. The City of Bay City (Bay Co.), Lyon Charter Township (Oakland Co.), and Almont Township (Lapeer Co.) all permit roof-mounted systems as an accessory use in all districts. Van Buren Charter Township (Wayne Co.), Albert Township (Montmorency Co.), and Chester Township (Ottawa Co.) all expand this provision (e.g. permitting roof-mounted systems as an accessory use in all districts) by permitting both on-site roof-mounted and ground-mounted systems in all districts as an accessory use. [End of example]

C. BUILDING-INTEGRATED SES

1. Building-Integrated SES are subject only to zoning regulations applicable to the structure or building and not subject to accessory ground or roof-mounted SES permits.

In addition to the General Provisions (above), also add the following standards for Small Principal-Use SES to the General Provisions article of the zoning ordinance. Also add 'Small Principal-Use SES' to the list of permitted uses in all zoning districts (or where desired). A community will need to decide whether a Small Principal-Use SES application is reviewed solely by the zoning administrator, reviewed and approved by the planning commission, or a hybrid, wherein the zoning administrator has the option to review/approve or advance the application to the planning commission for review/approval.

D. SMALL PRINCIPAL-USE SES: A Small Principal-Use SES is a permitted use in ____ [e.g., all, non-residential] zoning districts subject to site plan review and shall meet all of the following requirements:

1. **Height:** Total height shall not exceed __ [e.g. 20] feet measured from the ground to the top of the system when oriented at maximum tilt.
2. **Setbacks:** Setback distance shall be measured from the property line or road right-of-way to the closest point of the solar array at minimum tilt or any SES components and as follows:
   a. A Ground-Mounted SES shall follow the setback distance for primary buildings or structures for the district in which it is sited.
   b. A Ground-Mounted SES is not subject to property line setbacks for common property lines of two or more participating lots, except road right-of-way setbacks shall apply.
3. **Fencing:** A Small Principal-Use SES may [shall] be secured with perimeter fencing to restrict unauthorized access. If installed, perimeter fencing shall be a maximum of __ [e.g. something greater than or equal to 7] feet in height.____ [Barbed wire is prohibited.] Fencing is not subject to setbacks.

Ground-mounted SES in rural setting. Photo by Bradley Neumann.

COMMENTARY: Principal-Use SES may be subject to regulations, such as those of the National Electrical Code (NEC), that require a perimeter fence. The current NEC standards call for a 6-foot fence with three lines of barbed wire, or a 7-foot fence with no barbed wire. A community could ban the use of barbed wire at an SES and still allow for compliance with the NEC, so long as the fencing is allowed to be at least 7 feet. If an SES is not subject to the NEC, wildlife-friendly fencing, commonly made of smooth wiring to prevent injury with openings that allow wildlife to move through, should be used where appropriate. A community may choose to be less prescriptive in fencing requirements so long as the requirements do not conflict with NEC requirements (e.g. by limiting fence height to 5 feet). [End of commentary]

4. **Screening/Landscaping:** A Small Principal-Use SES shall be designed to follow the screening and/or landscaping standards for the zoning district of the project site. Any required screening and landscaping shall be placed outside the perimeter fencing.
   a. In districts that call for screening or landscaping along rear or side property lines, these shall only be required where an adjoining non-participating lot has an existing residential or public use.
   b. When current zoning district screening and landscaping standards are determined to be inadequate based on a legitimate community purpose consistent with local government planning documents, the Zoning Administrator [or Planning Commission] may require substitute screening consisting of native deciduous trees planted __ [e.g. 30] feet on center, and native evergreen trees planted __ [e.g. 15] feet on center along existing non-participating residential uses.
   c. The Zoning Administrator [or Planning Commission] may reduce or waive screening requirements provided that any such adjustment is in keeping with the intent of the Ordinance and is appropriately documented (e.g. abutting participating lots; existing vegetation).
   d. Screening/landscaping detail shall be submitted as part of the site plan that identifies the type and extent of screening for a Small Principal-Use SES, which may include plantings, strategic use of berms, and/or fencing.
5. **Ground Cover:** A Small Principal-Use SES shall include the installation of perennial ground cover vegetation maintained for the duration of operation until the site is decommissioned. The applicant shall include a ground cover vegetation establishment and management plan as part of the site plan.

a. An SES utilizing agrivoltaics is exempt from perennial ground cover requirements for the portion of the site employing the dual-use practice.

b. Project sites with majority existing impervious surface or those that are included in a brownfield plan adopted under the Brownfield Redevelopment Financing Act, PA 381 of 1996, as amended, are exempt from ground cover requirements. These sites must comply with the on-site stormwater requirements of the ordinance.

6. **Lot Coverage:** A Small Principal-Use SES shall not count towards the maximum lot coverage or impervious surface standards for the district.

COMMENTARY: One of the reasons to exempt large and small principle-use SES from maximum lot coverage or impervious surface standards is because there are practical challenges to measuring the overall footprint of principal-use systems, since they may include tilting panels and access drives. Communities who choose not to include this exemption must decide which elements of an SES count/do not count toward lot coverage and make clear how lot coverage should be calculated for co-located systems. If the community's intent is to minimize a development's impervious surface area, consider using the ground cover provisions within this sample language instead. They serve the same purpose and avoid unnecessary limitations and ambiguities. [End of commentary]

7. **Land Clearing:** Land disturbance or clearing shall be limited to what is minimally necessary for the installation and operation of the system and to ensure sufficient all-season access to the solar resource given the topography of the land. Topsoil distributed during site preparation (grading) on the property shall be retained on site.

8. **Access Drives:** New access drives within the SES shall be designed to minimize the extent of soil disturbance, water runoff, and soil compaction on the premises. The use of geotextile fabrics and gravel placed on the surface of the existing soil for temporary roadways during the construction of the SES is permitted, provided that the geotextile fabrics and gravel are removed once the SES is in operation.

9. **Wiring:** SES wiring (including communication lines) may be buried underground. Any above-ground wiring within the footprint of the SES shall not exceed the height of the solar array at maximum tilt.

10. **Lighting:** Lighting shall be limited to inverter and/or substation locations only. Light fixtures shall have downlit shielding and be placed to keep light on-site and glare away from adjacent properties, bodies of water, and adjacent roadways. Flashing or intermittent lights are prohibited.

11. **Signage:** An area up to ___ square feet [should be consistent with the district or sign type standard] may be used for signage at the project site. Any signage shall meet the setback, illumination, and materials/construction requirements of the zoning district for the project site.

12. **Sound:** The sound pressure level of a Small Principal-Use SES and all ancillary solar equipment shall not exceed __ [e.g. 45] dBA (Leq (1-hour)) at the property line of an adjoining non-participating lot. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this standard.

13. **Repowering:** In addition to repairing or replacing SES components to maintain the system, a Small Principal-Use SES may at any time be repowered by reconfiguring, renovating, or replacing the SES to increase the power rating within the existing project footprint.

a. A proposal to change the project footprint of an existing SES shall be considered a new application, subject to the ordinance standards at the time of the request.

COMMENTARY: The goal of the above sample sound regulation for both small and large principal-use SES is to determine compliance with the sound standard during site plan review, as opposed to long-term monitoring or enforcement by staff. Predicting noise levels and mitigating through site design is more efficient and cost-effective than mitigating an issue after the project is complete. During the site plan phase, applicants have more options to reduce noise impacts on adjoining property owners, such as by placing inverters closer to the center of the project or covering axis motors. Sound isolines on a site plan would show predicted sound levels, typically in 5 decibel increments, starting at the sound source and extending to or beyond the property line. Sound isolines are similar to contour lines on a topographical map and provide helpful information to the approving body and adjoining property owners. [End of commentary]

14. **Decommissioning:** Upon application, a decommissioning plan shall be submitted indicating the anticipated manner in which the project will be decommissioned, including a description of which above-grade and below-grade improvements will be removed, retained (e.g. access drive, fencing), or restored for viable reuse of the property consistent with the zoning district.
    a. An SES owner may at any time:
        i. Proceed with the decommissioning plan approved by the Zoning Administrator [or Planning Commission] under Section ___ [of local government ordinance] and remove the system as indicated in the most recent approved plan; or
        ii. Amend the decommissioning plan with Zoning Administrator [or Planning Commission] approval and proceed according to the revised plan.
    b. Decommissioning an SES must commence when the soil is dry to prevent soil compaction[64] and must be complete within __ [e.g., 18 months] after abandonment. An SES that has not produced electrical energy for __ [e.g., 12] consecutive months shall prompt an abandonment hearing.

64 The "ribbon test" is a simple in-field test that can be used to make a rough determination if the soil is too wet to work without a high risk of compaction. Conducting the ribbon test involves digging down four inches into the soil, grasping a handful of soil, and squeezing it tightly in your hand. If the soil forms a "ribbon" when squeezed between the thumb and forefinger, it is in a condition for compaction to occur. See Iowa State University Extension & Outreach article Soil compaction may be cutting into your yield (https://crops.extension.iastate.edu/encyclopedia/soil-compaction-may-be-cutting-your-yield) and Colorado State University Cooperative Extension Bulletin Estimating Soil Texture: Sandy, Loamy or Clayey? (https://culter.colorado.edu/~kittel/SoilChar(&RibbonTest)_handout.pdf).

SPECIAL LAND-USE STANDARDS

Add to the Special Land Uses article of the ordinance, as a separate section, the following provisions for large principal-use SES. Also add 'large principal-use SES' to the list of special land uses in the zoning districts where appropriate. See discussion on the Rural-to-Urban Transect above.

A. LARGE PRINCIPAL-USE SES: A large principal-use SES is a special land use in the zoning districts specified and shall meet the following requirements:

1. **Height:** Total height for a large principal-use SES shall not exceed the maximum allowed height in the district in which the system is located [or a lesser height, such as __ [e.g., 20] feet].
2. **Setbacks:** Setback distance shall be measured from the property line or road right-of-way to the closest point of the solar array at minimum tilt or any SES components and as follows:
   a. In accordance with the setbacks for principal buildings or structures for the zoning district of the project site [or __ [e.g. 50] feet from the property line of a non-participating lot].
   b. __ [e.g., 100] feet from any existing dwelling unit on a non-participating lot.
   c. A Ground-Mounted SES is not subject to property line setbacks for common property lines of two or more participating lots, except road right-of-way setbacks shall apply.
3. **Fencing:** A large principal-use SES may [shall] be secured with perimeter fencing to restrict unauthorized access. If installed, perimeter fencing shall be a maximum of __ [e.g. something greater than or equal to 7] feet in height. [Barbed wire is prohibited.] Fencing is not subject to setbacks.
4. **Screening/Landscaping:** A large principal-use SES shall follow the screening and/or landscaping standards for the zoning district of the project site. Any required screening and landscaping shall be placed outside the perimeter fencing.
   a. In districts that call for screening or landscaping along rear or side property lines, these shall only be required where an adjoining non-participating lot has an existing residential or public use.

Lapeer Solar Park. Photo by Bradley Neumann.

b. When current zoning district screening and landscaping standards are determined to be inadequate based on a legitimate community purpose consistent with local government planning documents, the Planning Commission may require substitute screening consisting of native deciduous trees planted __ [e.g. 30] feet on center, and native evergreen trees planted __ [e.g. 15] feet on center along existing non-participating residential uses.

c. The Planning Commission may reduce or waive screening requirements provided that any such adjustment is in keeping with the intent of the Ordinance.

d. Screening/landscaping detail shall be submitted as part of the site plan that identifies the type and extent of screening for a large principal-use SES, which may include plantings, strategic use of berms, and/or fencing.

COMMENTARY: Zoning requirements may impact the ability for the land to be returned to its original use. For example, required berming, substantial vegetative screening, or on-site stormwater detention/retention (which may be regulated by the Drain Commissioner, for example) may need to be removed or altered in order to return the land to its previous use. In considering whether to reduce, waive, or expand vegetation and screening standards, communities should take landowner considerations relating to reuse into account. [End of commentary]

5. **Ground Cover:** A large principal-use SES shall include the installation of ground cover vegetation maintained for the duration of operation until the site is decommissioned. The applicant shall include a ground cover vegetation establishment and management plan as part of the site plan. Vegetation establishment must include invasive plant species [and noxious weed, if local regulation applies] control. The following standards apply:

   a. Sites bound by a Farmland Development Rights (PA 116) Agreement must follow the Michigan Department of Agriculture and Rural Development's Policy for Allowing Commercial Solar Panel Development on PA 116 Lands.

   b. Ground cover at sites not enrolled in PA 116 must meet one or more of the four types of Dual Use defined in this ordinance.

      i. Pollinator Habitat: Solar sites designed to meet a score of 76 or more on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.

      ii. Conservation Cover: Solar sites designed in consultation with conservation organizations that focus on restoring native plants, grasses, and prairie with the aim of protecting specific species (e.g., bird habitat) or providing specific ecosystem services (e.g., carbon sequestration, soil health).

      iii. Forage: Solar sites that incorporate rotational livestock grazing and forage production as part of an overall vegetative maintenance plan.

      iv. Agrivoltaics: Solar sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.Project sites that are included in a brownfield plan adopted under the Brownfield Redevelopment Financing Act, PA 381 of 1996, as amended, that contain impervious surface at the time of construction or soils that cannot be disturbed, are exempt from ground cover requirements

   c. Project sites that are included in a brownfield plan adopted under the Brownfield Redevelopment Financing Act, PA 381 of 1996, as amended, that contain impervious surface at the time of construction or soils that cannot be disturbed, are exempt from ground cover requirements.

COMMENTARY: The Michigan Department of Agriculture and Rural Development policy for allowing commercial solar energy development on PA 116 lands requires that any portion of the site not included in pollinator plantings must maintain U.S. Department of Agriculture, Natural Resources Conservation Service Conservation Cover Standard 327. Standard 327 reduces erosion, enhances wildlife, pollinator, and beneficial organism habitat, and improves soil health. Standard 327 can be implemented to support grazing animals with the right mix of forage crops. However, if grazing is the primary forage management practice, Prescribed Grazing Standard 528 may be a more useful standard to follow. Standard 528, however, does not apply to solar projects on land enrolled in PA 116 because the policy specifically recommends using Standard 327. There is flexibility within each standard to develop site-specific seed mixes. Private consultants as well as local NRCS staff can help develop a plan to implement these standards in a solar project. [End of commentary]

COMMENTARY: As discussed on Page 15, if a community's existing master plan and ordinance include farmland preservation provisions, it may make sense to extend them to large principal-use SES. In that case, signal your community's desire for development that minimizes impacts to locally important soil classifications through language such as:

Agricultural Protection: For sites where agriculture is a permitted use in a district, a large principal-use SES may be sited to minimize impacts to agricultural production through site design and accommodations including [select those most applicable to your community]:

a. The ground mounting of panels by screw, piling, or a similar system that does not require a footing, concrete, or other permanent mounting in order to minimize soil compaction, [and/or]
b. Siting panels to avoid disturbance and compaction of farmland by siting panels along field edges and in nonproduction areas to the maximum extent practicable and financially feasible, [and/or]
c. Maintaining all drainage infrastructure on site, including drain tile and ditches, during the operation of the SES, [and/or]
d. Siting the SES to avoid isolating areas of the farm operation such that they are no longer viable or efficient for agricultural production, including, but not limited to, restricting the movement of agricultural vehicles/equipment for planting, cultivation, and harvesting of crops, and creating negative impacts on support infrastructure such as irrigation systems or drains, or
e. Voluntarily purchasing agricultural conservation easements from an equivalent number of prime farmland acres consistent with a purchase of development rights ordinance adopted under state law in ____ [local unit of government].

The above list is presented as a menu of sample standards and is neither a comprehensive list nor intended to be adopted in its entirety or verbatim. A local government that wishes to protect agricultural land from future development should work with a qualified planner and attorney to develop a comprehensive approach in the master plan and zoning ordinance that addresses threats to farmland from all types of development pressure. [End of commentary]

Aerial view of Tecumseh solar farm. Photo by Harvest Solar.

MICHIGAN EXAMPLES: Communities in Michigan have differing approaches to the compatibility of solar energy and agriculture. Here are some examples:

"Solar energy equipment shall only be located in an area determined to be "not prime farmland" by the U.S. Department of Agriculture (USDA), per the USDA's Farmland Classification Map as of the date of Special Use Application for a Utility-Scale Solar Energy Collector System."

– *Chester Township Zoning Ordinance (Ottawa Co.), Section 1912*

"All solar arrays greater than ten (10) acres in area must include one or more of the following amongst the panels of the solar array: Crop cultivation; Livestock grazing, with the panels raised to allow an eight (8) foot clearance for animals to pass underneath; or Pollinator fields, including milkweed and other native plantings."

– *Grand Haven Charter Township Zoning Ordinance 2020 (Ottawa Co.), Section 3.03*

"Solar energy systems in Oliver Township are considered a compatible use in the Agricultural Preservation District. The siting of a ground mounted solar energy system is permitted in the Agricultural Preservation District (Chapter 5) and must conform to the front, rear, and side yard setback requirements described in Section 504."

– *Oliver Township Zoning Ordinance (Huron Co.), Section 1305 [End of example]*

COMMENTARY: Some communities require a performance guarantee for small and large principal-use SES for the cost of grading and on-site ground cover establishment in the form of a bond, letter of credit, or establishment of an escrow account. The rationale is that if a site is cleared of vegetation and graded, but the project is not completed, there is a financial guarantee that the site will be stabilized. Such a provision may be redundant with Soil Erosion and Sedimentation Control (SESC) bonding requirements for projects larger than one acre, or for land enrolled in the Michigan Department of Agriculture of Rural Development's (MDARD) PA 116 Farmland and Open Space Preservation Program.

Regarding decommissioning guarantees, MDARD, as mentioned above, requires a surety bond or irrevocable letter of credit for solar development on PA 116 land to cover the cost of the removal of the solar facility and the restoration of the land to agricultural use. A community may wish to tailor the sample standard below based on this requirement by MDARD or provide an exception from the local government decommissioning guarantee for land enrolled in PA 116.

A periodic review (such as every 3-5 years) of the decommissioning guarantee will ensure adequate funds are available to cover decommissioning costs 20-30 years down the road. A review might also be triggered if there is a change of ownership. The ordinance should specify which body is responsible for approving the amount of the performance guarantee; the planning commission could recommend an amount, but the legislative body should make the final decision. When considering this language, a community could review how performance guarantees are handled for other types of developments, such as landscaping guarantees, and discuss how this could be the same or different. The amount of the guarantee for an SES may prompt a different level of review. [End of commentary]

6. **Lot Coverage:** A large principal-use SES shall not count towards the maximum lot coverage or impervious surface standards for the district.
7. **Land Clearing:** Land disturbance or clearing shall be limited to what is minimally necessary for the installation and operation of the system and to ensure sufficient all-season access to the solar resource given the topography of the land. Topsoil distributed during site preparation (grading) on the property shall be retained on site.
8. **Access Drives:** New access drives within the SES shall be designed to minimize the extent of soil disturbance, water runoff, and soil compaction on the premises. The use of geotextile fabrics and gravel placed on the surface of the existing soil for the construction of temporary drives during the construction of the SES is permitted, provided that the geotextile fabrics and gravel are removed once the SES is in operation.
9. **Wiring:** SES wiring (including communication lines) may be buried underground. Any above-ground wiring within the footprint of the SES shall not exceed the height of the solar array at maximum tilt.
10. **Lighting:** Large principal-use SES lighting shall be limited to inverter and/or substation locations only. Light fixtures shall have downlit shielding and be placed to keep light on-site and glare away from adjacent properties, bodies of water, and adjacent roadways. Flashing or intermittent lights are prohibited.
11. **Signage:** An area up to ___ square feet [should be consistent with the district or sign type standard] may be used for signage at the project site. Any signage shall meet the setback, illumination, and materials/construction requirements of the zoning district for the project site.
12. **Sound:** The sound pressure level of a large principal-use SES and all ancillary solar equipment shall not exceed __ [e.g. 45] dBA (Leq (1-hour)) at the property line of an adjoining non-participating lot. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this standard.

13. **Repowering:** In addition to repairing or replacing SES components to maintain the system, a large principal-use SES may at any time be repowered, without the need to apply for a new special land-use permit, by reconfiguring, renovating, or replacing the SES to increase the power rating within the existing project footprint.

    a. A proposal to change the project footprint of an existing SES shall be considered a new application, subject to the ordinance standards at the time of the request. [Expenses for legal services and other studies resulting from an application to modify an SES will be reimbursed to the ____ [local unit of government] by the SES owner in compliance with established escrow policy.]

COMMENTARY: A fundamental zoning concept is that a zoning ordinance must allow for nonconformities—that is, the continuation of a land use or structure that was legally established before a change in zoning that no longer permits the use or structure location. Zoning ordinances have standards for replacement, reconstruction, and expansion of nonconformities. For example, the decision could be centered around the replacement components' monetary value—a new investment of 50% or more of the value of the project is a typical threshold for nonconformities. The zoning board of appeals or the planning commission, whichever is charged with making decisions on nonconformities, would decide the fate of the project based on the nonconforming standards in the ordinance, rather than following the original special land-use permit review process. A proposal to expand the footprint of the system could be at odds with ordinance rules for enlarging nonconformities. In that case, the ordinance may dictate that the proposal must be scaled back to meet the rules for replacing nonconformities, otherwise decommissioning may be the only option. If decommissioning is not the intended or desired outcome, a community has the option to amend the ordinance to allow for SES again, thereby releasing the project from nonconforming status. Communities should work with a municipal attorney to explore preferred options for the SES and how SES will be treated under an application to repower the system. [End of commentary]

14. **Decommissioning:** A decommissioning plan is required at the time of application.

    a. The decommission plan shall include:

        i. The anticipated manner in which the project will be decommissioned, including a description of which above-grade and below-grade improvements will be removed, retained (e.g. access drive, fencing), or restored for viable reuse of the property consistent with the zoning district,

        ii. The projected decommissioning costs for removal of the SES (net of salvage value in current dollars) and soil stabilization, less the amount of the surety bond posted with the State of Michigan for decommissioning of panels installed on PA 116 lands,

        iii. The method of ensuring that funds will be available for site decommissioning and stabilization (in the form of surety bond, irrevocable letter of credit, or cash deposit), and

    b. A review of the amount of the performance guarantee based on inflation, salvage value, and current removal costs shall be completed every __ [e.g., 3 or 5] years, for the life of the project, and approved by the _____ [legislative body] board. An SES owner may at any time:

        i. Proceed with the decommissioning plan approved by the Zoning Administrator [or Planning Commission] under Section ___ [of local government ordinance] and remove the system as indicated in the most recent approved plan; or

        ii. Amend the decommissioning plan with Zoning Administrator [or Planning Commission] approval and proceed according to the revised plan.

    c. Decommissioning an SES must commence when the soil is dry to prevent soil compaction and must be complete within __ [e.g., 18 months] after abandonment. An SES that has not produced electrical energy for __ [e.g., 12] consecutive months shall prompt an abandonment hearing.

Consumers Energy - Western Michigan University, Business Technology and Research Park solar garden. Photo by Mary Reilly.

SITE PLAN REVIEW

Add to the Site Plan Review article of the zoning ordinance, as a separate section (or to the section of the ordinance with site plan requirements), the following provisions for Principal-Use SES. Consider using the following checklist to determine if the application is complete. In this sample, a large principal-use SES is proposed to be reviewed as special land use. A Small Principal-Use SES is proposed to be reviewed as a permitted use with a required site plan. When reviewing a Small Principal-Use SES, a community will need to choose one of the following approaches:

- **Administrative:** *The Zoning Administrator reviews and approves or denies a Small Principal-Use SES when following the site plan review requirements below.*
- **Administrative/Planning Commission:** *The Zoning Administrator could perform site plan review with the option to send the application to the Planning Commission for site plan review. This option could be utilized to provide greater public input and shared responsibility, such as for a high-interest or high-visibility application.*

Site Plans and supporting application materials for a Principal-Use SES shall include a detailed site plan including all applicable requirements found in Article XX, Section XX [the section of the ordinance with general site plan standards] of this ordinance, except that site plans for large principal-use SES shall be submitted at a scale of 1" = ___ [e.g., 200] feet, plus the following site plan requirements:

SITE PLAN REQUIREMENT (X = Required, NA = Not Applicable)	Small Principal-Use	Large Principal-Use
The location of all solar arrays, including setbacks, the width of arrays and distance between arrays plus total height and height to the lowest edge above grade, ancillary structures and electric equipment, utility connections, and dwellings on the property and within __ [e.g. 150] feet of the property lines, participating and non-participating lots, existing and proposed structures, buried or above ground wiring, temporary and permanent access drives, fencing detail, screening/landscape detail, berm detail, and signs.	X	X
Plans for land clearing and/or grading required for the installation and operation of the system, and plans for ground cover establishment and management.	X	X
Sound modeling study including sound isolines extending from the sound source(s) to the property lines of adjoining non-participating lots.	X	X
A Decommissioning Plan as applicable: • For a Small Principal-Use SES, a decommissioning plan including a description of which above-grade and below-grade improvements will be removed, retained, or restored for viable reuse of the property consistent with the zoning district.	X	N/A
• For a large principal-use SES, 1) a decommissioning plan including a description of which above-grade and below-grade improvements will be removed, retained, or restored for viable reuse of the property consistent with the zoning district, 2) the projected decommissioning costs for SES removal (net of salvage value in current dollars) and soil stabilization, less the amount of the surety bond posted with the State of Michigan for decommissioning of panels installed on PA 116 lands, and 3) the method of ensuring that funds will be available for site decommissioning and stabilization (in the form of surety bond, irrevocable letter of credit, cash deposit).	N/A	X
The location of prime farmland [and/or farmland of statewide importance, farmland of local importance, unique farmland, and prime farmland if drained] as defined in the U.S. Department of Agriculture, Natural Resources Conservation Service - Web Soil Survey.	N/A	X [only if Ag Protection is part of the ordinance]
Completed copy of Michigan Pollinator Habitat Planning Scorecard for Solar Sites (when applicable).	N/A	X

SITE PLAN REQUIREMENT (X = Required, NA = Not Applicable)	Small Principal-Use	Large Principal-Use
Additional studies may be required by the Planning Commission if reasonably related to the standards of this ordinance as applied to the application site, including but not limited to [*select those most applicable to your community; these do not directly link to standards in the sample language, but may be helpful in evaluating conformance with other ordinance standards*]: • Visual Impact Assessment: A technical analysis by a third party qualified professional of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscape and other screening measures) a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project and documented on the site plan. • Environmental Analysis: An analysis by a third-party qualified professional to identify and assess any potential impacts on the natural environment including, but not limited to wetlands and other fragile ecosystems, wildlife, endangered and threatened species, historical and cultural sites, and antiquities. If required, the analysis shall identify all appropriate measures to minimize, eliminate or mitigate adverse impacts identified and show those measures on the site plan, where applicable. • Stormwater Study: An analysis by a third-party qualified professional that takes into account the proposed layout of the SES and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain event (storm). Percolation tests or site-specific soil information shall be provided to demonstrate infiltration on-site without the use of engineered solutions. • Glare Study: An analysis by a third-party qualified professional to determine if glare from the SES will be visible from nearby residents and roadways. If required, the analysis shall consider the changing position of the sun throughout the day and year, and its influence on the SES.	N/A	X

Dual-use ground-mounted SES with conservation plantings. Photo by M. Charles Gould.

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Thursday, November 07, 2024

Roger G. Isaac, Attorney
c/o L & L RESTAURANTS INC

RID # RQ-2410-14060 **Reference/Transaction:** Transfer Ownership Escrowed 2024 Class C & SDM License with Sunday Sales Permit (PM), Dance-Entertainment Permit and Topless Activity Permit from LL-T Show Bar, Inc.; Cancel Sunday Sales Permit (PM), Dance-Entertainment Permit and Topless Activity Permit; Transfer Location from 1406-1408-1410 S. Saginaw St, Flint to 9237 Miller Rd, Swartz Creek; Transfer Governmental Unit under MCL 436.1531(1) from Flint City to Swartz Creek City at 9237 Miller Rd, Swartz Creek, MI 48473-8528 in Swartz Creek City in Genesee County

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: L & L RESTAURANTS INC

Business address and phone number: 9237 Miller Rd, Swartz Creek, MI 48473-8528 in Swartz Creek City in Genesee County

Home address and phone number of partner(s)/subordinates:

Personal information removed

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (517) 284-6330

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: