

Fairgrove Township Planning Commission

Special Land Use Permit #: SLUP01b-2017 approved with conditions on December 20, 2017, and amended on February 22, 2018 and June 21, 2018 **(This permit supersedes and replaces SLUP01-2017)**

Applicant: Pegasus Wind LLC, as represented by NextEra Energy Resources (Juno Beach, FL)

Purpose of Request: Special Land Use Permit application submitted by NextEra Energy Resources requesting the construction of a Utility Grid Wind Energy System comprised of 34 wind turbine locations (including two alternates), access roads, an underground electrical power collection system, an overhead transmission line, a project substation, and ancillary facilities, to be located in Sections 1 through 6, Sections 11 through 14, Sections 23 through 29, and Sections 31 through 35 of Fairgrove Township, as indicated in the Special Land Use Permit application submitted on November 3, 2017, with revisions through November 22, 2017, and the Special Land Use Permit amendments submitted on January 25, 2018 and on April 18, 2018. The participating parcels in Fairgrove Township are listed in this permit document. The public hearing with the Planning Commission to review the application was held on December 20, 2017, and the second public hearing to review the application amendment was held on February 22, 2018, and the third public hearing to review the application's second amendment was held on June 21, 2018. The proposal is called the Pegasus Wind Energy Center and each turbine will have a nameplate capacity of 2.5 MW or 2.3 MW.

Decision and Motion by the Planning Commission: The Special Land Use Permit for a Utility Grid Wind Energy System comprised of 34 wind turbine locations (including two alternates), access roads, an underground electrical power collection system, an overhead transmission line, a project substation, and ancillary facilities as described in the Pegasus Wind application, submitted by NextEra Energy Resources on November 3, 2017, and Pegasus Wind application amendment submitted on January 25, 2018 and another amendment submitted on April 18, 2018, which satisfactorily addresses the requirements of Sections 706 and 708 of the Fairgrove Township zoning ordinance, was approved with the following conditions:

1. Prior to the issuance of construction permits:
 - a. Upon completion of a mutually acceptable host-community agreement which addresses the taxation and assessment of the wind energy improvements, including the appropriate cost multiplier table as will be defined by the host community agreement for use in assessing the improvements and,
 - b. Provide the Township with signed permits approving the turbine locations listed in the January 22nd motion for the Tuscola Area Airport.
2. Prior to construction:
 - a. Submittal of information and approval or appropriate documentation to ensure conformance to Certifications per Section 708(d)(8),
 - b. Submittal of summary list of the type and quantity of all materials used in operation per Section 708(d)(13),
 - c. Submittal of FAA documentation of no hazard letters to ensure conformity to visual impact Section 708(d)(21),
 - d. Submittal of fixed broadcast, retransmission, RTK, radio, television, or wireless phone study showing the Pegasus project does not produce any interference with signal or reception. If there is interference, the Applicant shall provide a replacement signal to the affected party per Section 708(d)(24),
 - e. Finalize surety bond for decommissioning agreement per Section 708(d)(26), and
 - f. Provide Planning Commission copies of any Federal Aviation Administration (FAA) applications and correspondence indicating implementation requirements, if any, for the aircraft detection lighting system (ADLS).
3. Prior to commercial operation, the Applicant will restore any damaged road to the same or better condition prior to the beginning of construction of the Pegasus Wind Project.

4. Post Construction:
 - a. Annual submission of insurance policy certificates to ensure conformance with Section 708(d)(5),
 - b. Annual submittal of Pegasus Wind Project complaints to ensure conformance with Section 708(d)(27),
 - c. Within 60 days after commercial operation, submit a sound modeling report that conforms to Section 708(d)(18)(h), and
 - d. Within one year after commercial operation, submit as-built drawings of the Utility Grid Wind Energy System, in electronic PDF and hard copy formats, including locational data of site features that can be read in both CAD and GIS mapping systems.
5. The Special Use Permit that was approved on December 20, 2017, and subsequent amendments approved on February 22, 2018 and on June 21, 2018, is valid for one year per the requirements of Section 705(4) of the Fairgrove Township Zoning Ordinance requiring construction of the Pegasus Wind Project to commence prior to June 21, 2019.

Vote: The motion carried by a roll call vote of the members voting, granting conditional approval (the conditions are noted above) for a Special Land Use permit.

Signed: Bruce Turner
Bruce Turner, Zoning Administrator

Date: July 9 2018

Fairgrove Township Planning Commission

SLUP01b-2017 (Supersedes and replaces SLUP01-2017.)

List of 165 participating parcels properties from the 12/20/17 public hearing:

010-001-000-0100-00	010-009-000-0100-00	010-023-000-0500-01	010-028-000-0500-00
010-001-000-0300-01	010-009-000-0200-00	010-023-000-0600-00	010-028-000-0700-00
010-001-000-0300-02	010-010-000-0100-00	010-023-000-0700-01	010-028-000-1000-00
010-001-000-0400-00	010-010-000-0600-00	010-024-000-0100-01	010-029-000-0300-01
010-001-000-1650-00	010-010-000-0800-00	010-024-000-0300-01	010-029-000-0300-03
010-001-000-1700-00	010-010-000-0900-00	010-024-000-1100-00	010-029-000-0300-04
010-001-000-1800-01	010-011-000-0300-00	010-024-000-1200-00	010-029-000-0500-00
010-001-000-1900-00	010-012-000-0100-00	010-024-000-1300-01	010-029-000-0600-01
010-001-000-2000-01	010-012-000-0200-03	010-024-000-1400-01	010-029-000-0600-02
010-001-000-2000-02	010-012-000-0400-00	010-024-000-1400-02	010-029-000-0800-00
010-002-000-0100-00	010-012-000-0600-00	010-025-000-0100-00	010-029-000-1000-01
010-002-000-0175-00	010-012-000-0700-00	010-025-000-0400-00	010-029-000-1100-02
010-002-000-0200-00	010-012-000-0800-01	010-025-000-0500-00	010-029-000-1200-00
010-002-000-0450-00	010-012-000-0800-02	010-025-000-0700-00	010-029-000-1500-00
010-002-000-0600-00	010-012-000-0900-02	010-025-000-0750-00	010-029-000-1700-00
010-002-000-0700-00	010-012-000-1000-00	010-025-000-0800-00	010-029-000-1900-00
010-002-000-1000-00	010-012-000-1100-02	010-025-000-2800-00	010-032-000-0200-00
010-002-000-1100-00	010-013-000-0100-01	010-025-000-2900-00	010-032-000-0600-00
010-002-000-1600-00	010-013-000-0300-00	010-025-000-3900-02	010-032-000-0900-03
010-002-000-1800-01	010-013-000-0400-01	010-026-000-0300-01	010-032-000-0900-04
010-002-000-1900-00	010-013-000-0500-00	010-026-000-0300-02	010-032-000-1500-01
010-003-000-0200-00	010-013-000-0700-00	010-026-000-0500-01	010-032-000-1600-00
010-003-000-0300-00	010-013-000-0800-02	010-026-000-0500-02	010-033-000-0100-00
010-003-000-0700-00	010-013-000-1000-00	010-026-000-0600-01	010-033-000-0700-00
010-003-000-0750-00	010-014-000-0100-00	010-026-000-0700-00	010-033-000-0800-01
010-003-000-0800-00	010-014-000-0300-01	010-026-000-0800-00	010-034-000-0100-00
010-003-000-0900-00	010-014-000-0300-02	010-026-000-1100-00	010-034-000-0500-00
010-004-000-0300-00	010-014-000-0400-00	010-026-000-1400-00	010-034-000-0700-00
010-004-000-0400-00	010-014-000-0500-01	010-026-000-1500-01	010-034-000-0800-00
010-004-000-0600-01	010-014-000-0500-03	010-027-000-0100-00	010-034-000-1000-01
010-004-000-0900-03	010-014-000-0600-00	010-027-000-0150-00	010-035-000-0600-00
010-004-000-1600-00	010-014-000-0700-00	010-027-000-0200-01	010-035-000-0850-00
010-004-000-1700-00	010-015-000-0300-01	010-027-000-0200-02	010-035-000-0900-00
010-004-000-1800-00	010-015-000-0300-02	010-027-000-0300-00	010-035-000-1200-00
010-004-000-1900-00	010-015-000-0700-00	010-027-000-0400-00	010-035-000-1400-00
010-004-000-2300-00	010-015-000-1000-03	010-027-000-0500-00	010-036-000-0700-02
010-005-000-0200-01	010-020-000-1600-00	010-027-000-0600-00	010-036-000-1000-00
010-005-000-0300-01	010-021-000-0300-00	010-027-000-0700-00	010-036-000-1500-00
010-005-000-0500-00	010-021-000-0700-00	010-027-000-0900-00	010-036-000-1800-00
010-005-000-0600-00	010-023-000-0100-00	010-028-000-0100-00	
010-005-000-1000-01	010-023-000-0300-00	010-028-000-0300-00	
010-006-000-0300-01	010-023-000-0400-00	010-028-000-0400-00	

List of 2 participating parcels properties from the 2/22/18 public hearing:

010-023-000-0800-00	010-029-000-0100-01
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List of 10 participating parcels properties from the 6/21/18 public hearing:

010-026-000-0600-01	010-028-000-0300-00	010-031-000-0100-00	010-032-000-0900-03
010-026-000-0700-00	010-028-000-0700-00	010-031-000-0400-00	
010-026-000-0800-00	010-028-000-1000-00	010-031-000-0800-01	

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