

ADAMS TOWNSHIP ORDINANCE NUMBER 2021-02-01

PHOTOVOLTAIC SOLAR FARMS

ADOPTED: 02/01/2021

EFFECTIVE 30 DAYS AFTER PUBLICATION

Regulation of Commercial Solar Power Generation

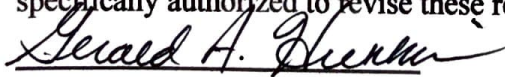
This ordinance is enacted pursuant to Michigan Compiled Law 41.181.

**Adams Township, Houghton County, Michigan ordains:**

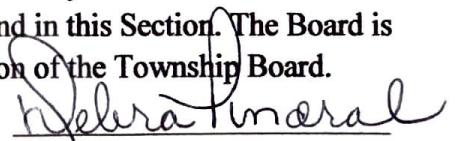
- A. Solar Farm Definition:** For the purpose of this ordinance a Solar Farm is defined as a utility-scale commercial facility which uses photovoltaic conversion of sunlight directly into electricity.
- B. Intent and Purpose:** To permit the use of Solar Farms within Adams Township as a clean alternative energy source and to provide for the installation and construction of Solar Farm facilities subject to reasonable conditions that will protect the public health, safety and welfare. These regulations establish minimum requirements and standards for the placement, construction and modification of Solar Farm facilities, while promoting a renewable energy source for our community in a safe, effective and efficient manner.
- C. Minimum Lot Size:** Large photovoltaic Solar Farm facilities shall not be constructed on parcels less than twenty (20) acres in size.
- D. Height Restrictions:** All photovoltaic panels located in a Solar Farm shall be restricted to a height of 35 feet.
- E. Setbacks:** All photovoltaic solar panels and support structures within the perimeter of such facilities (excluding perimeter security fencing) shall be a minimum of 100 feet from a side or rear property line and a minimum of 100 feet from any road or highway right-of-way.
- F. Safety/Access:** A security fence 10 feet high shall be placed around the perimeter of the solar power plant and electrical equipment shall be locked. Lock boxes and keys shall be provided at locked entrances for emergency personnel access.
- G. Noise:** No large photovoltaic Solar Farm facilities shall exceed sixty-five (65) dBA as measured at the property line.
- H. Landscaping:** Large photovoltaic Solar Farm facilities shall be required to install perimeter landscaping equal to one (1) tree for each twenty-five (25) feet of road or highway frontage. One (1) tree shall be required every twenty-five (25) feet of property line along the sides and rear of such developments when abutting existing homes or developed parcels. Trees shall be a minimum of four (4) feet tall when planted and remain in good condition for the life of the Solar Farm.
- I. Local, State and Federal Permits:** Large photovoltaic Solar Farm facilities shall be required to obtain all necessary permits from the United States Government, State of Michigan, Houghton County, and Adams Township, and comply with standards of the State of Michigan adopted codes.
- J. Electrical Interconnections:** All electrical interconnection or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements.

**K. Application Content:** The following topics shall be addressed in an application for such large photovoltaic Solar Farm facilities.

- 1) Project description and rationale: Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer, and model. Identify time frame, project life, development phases, likely markets for the generated energy, and possible future expansions;
- 2) Analysis of onsite traffic: Estimated construction jobs, estimated permanent jobs associated with the development;
- 3) Visual impacts: Review and demonstrate the visual impact using photos or renditions of the project or similar projects with consideration given to tree plantings and setback requirements;
- 4) Wildlife: Review potential impact on wildlife on the site;
- 5) Environmental analysis: Identify impact analysis on the water quality and water supply in the area, and dust from project activities;
- 6) Waste: Identify solid waste or hazardous waste generated by the project;
- 7) Lighting: Provide lighting plans showing all lighting within the facility. No light may adversely affect adjacent parcels. All lighting must be shielded from adjoining parcels, and light poles are restricted to eighteen (18) feet in height;
- 8) Transportation plan: Provide access plan during construction and operation phases. Show proposed project service road ingress and egress access onto primary and secondary routes, layout of the plant service road system;
- 9) Public safety: Identify emergency and normal shutdown procedures. Identify potential hazards to adjacent properties, public roadways, and to the community in general that may be created;
- 10) Sound limitations and review: Identify noise levels at the property line of the project boundary when completed;
- 11) Telecommunications interference: Identify electromagnetic fields and communications interference generated by the project;
- 12) Life of the project and final reclamation: Describe the decommissioning and final land reclamation plan after anticipated useful life or abandonment or termination of the project, including evidence of an agreement with the property owner that ensures proper final removal of power generating equipment within six (6) to twelve (12) months of decommissioning. A cash bond or a copy of a surety bond in an amount equal to 50% of the original cost of the power generation structures and attendant structures to cover the cost of the decommissioning, removal, and remediation of the site,
- 13) Township Board Review: Because of the changing technology of photovoltaic solar panels, the Adams Township Board shall have the authority to review and modify both dimensional requirements as well as physical development requirements found in this Section. The Board is specifically authorized to revise these requirements by Resolution of the Township Board.



Gerald Heikkinen, Supervisor



Debra Pindral, Clerk