

Information Request:	Source of Request: (McKenna, CES, or from White River Twp.)	Lakeside Solar Response
Given that the Land Control Area occupies 15.6% of the land area of the Township and over 40% of the open land area of the Township, how do you propose to satisfy the Master Plan goal of preserving the Township's pastoral setting, rural amenities, open spaces, and scenic beauty?	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Master Plan compliance is not a component of Section 226(8) of PA 233 of 2023 ("PA 233"). Accordingly, to the extent that the Township's local ordinance requires the application to comply with the goals of the Master Plan, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234 of 2023 ("PA 234"), so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, project buffering described in 4.1.1 of the SUP application (the "Application").
Given that 84.9% of the land in the Land Control Area is prime farmland or farmland of local importance, how do you propose to meet the Master Plan goal of preserving the Township's farmland base?	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Master Plan compliance is not a component of Section 226(8) of PA 233 of 2023. Accordingly, to the extent that the Township's local ordinance requires the application to comply with the goals of the Master Plan, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, Section 4.3 of the SUP application describes agricultural protection. Map 9 of Appendix E of the Application depicts farmland within the Land Control Area.
Likewise, how do you propose to satisfy the purposes of the Zoning Ordinance, which includes protecting the stability of the agricultural economy, the rural character, and open space?	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, Section 4.3 of the Application describes agricultural protection.

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With solar arrays proposed to encroach into floodplains, how do you propose to satisfy the Zoning Ordinance purpose which calls for conserving lands, waters, and other natural resources for their most suitable purposes?	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, Section 4.4.3.5 of the Application describes minimization of floodplain impacts; specifically, see Table 4.4.3-3.
Specify how the application meets the required findings the Planning Commission must make to satisfy the Zoning Ordinance requirements for site plan and special land use approval.	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, Section 1.4.3.4 of the Application addresses the Township's review process.
How do you propose to screen around all the solar arrays when Appendix B, the Civil Permitting Plans, show only partial screening around homesteads with no screening along the roads?	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, project buffering and vegetative landscape screening is described in 4.1.1 of the SUP Application.

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When will real landscape plans be submitted that show in plan view throughout the project the number and species of each proposed plant, spacing with dimensions, and size at time of planting?	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, project buffering and vegetative landscape screening is described in 4.1.1 of the SUP Application.
When will trees 6 inches and greater in caliper that are proposed for removal be identified by species on a tree identification plan?	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.
What are the specifications for the "Suggested Additional Screening Buffer?"	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, project buffering and vegetative landscape screening is described in 4.1.1 of the SUP Application.

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What process will be used and what is the schedule for replacing damaged farm drainage tiles? a. Why isn't the replacement of farm tiles included in the decommissioning plan? Can the locations of existing farm tiles be noted on the plans?	CES; McKenna; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, Sections 3.9, 4.3.3.2 and 4.4.3.5 of the Application address drain tile replacement.
When will detailed exterior lighting specifications (manufacturer, type, height, method of screening, locations) be submitted?	McKenna; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, we acknowledge that Section 226(8)(a)(v) requires the MPSC to find that the facility will implement dark sky-friendly lighting solutions. On that subject, see Section 4.8 of Application.
What are the specifications for the 3-meters-tall buffer on the north side of the BESS, as proposed in the sound modeling assessment?	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, final specifications will comply with the assumptions stated in Section 6 of the Sound Monitoring Report, including the 0.6 absorption coefficient.

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Where are the wildlife movement corridors and habitat buffers referred to on page 90 of the Special Land Use application?	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, Section 4.4.5.8 of the Application references areas of natural habitat that will remain between blocks of solar arrays, as shown on Detailed Site Plan in Appendix B. Wildlife movement would not be restricted in the area in between the Land Control Area boundary and the fencelines around solar array blocks.
When will a complete site plan for the BESS facility be provided, showing facade elevations and height dimensions of all structures, setback dimensions, extent of paving, exterior lighting locations, floor plan for the operations and maintenance building, locations of well and septic system, etc.?	McKenna; CES; White River Twp	The BESS location is depicted on the submitted site plan. Without limiting the foregoing, in response to the request for additional information, please see the attached site plan supplement.
When will a solar array detail be provided that shows dimensions at full tilt and in a horizontal position?	McKenna	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, the dimensions of solar panels arrays are provided in Section 3.1 of Application.

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When will inverter details be provided that include height, width, and length for the inverter, as well as dimensions for the pad?	McKenna; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, Section 3.1.2 of the Application provides dimensions of inverters and pads and the detailed Site Plan in Appendix B provides distances to parcel boundaries, occupied structures, and public ROWs.
When will the civil drawings be sealed by a civil engineer registered in the State of Michigan?	McKenna; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.
When will the landscape drawings be sealed by a landscape architect registered in the State of Michigan?	McKenna; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.

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When will the stormwater detention ponds, which are referred to in the Special Land Use application, be shown on the civil plans?	McKenna; CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, coordination with the MCWC has been initiated and is ongoing. No drainage impacts are anticipated so no mitigation is proposed.
The application indicates that Lakeside Solar has entered into lease agreements and one purchase agreement to achieve land control. Have all lease and purchase agreements been signed? When can the Township receive copies of the agreements?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, the referenced agreements have been signed and a participating parcel list is provided as Appendix A to the Application.
Has the applicant obtained copies of the Farmland Development Rights Agreements for the 9 parcels as disclosed on pages 55 and 56 of the application? a. When can the Township receive copies of these documents? b. Are the property owners aware that they may lose their tax incentives?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.

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Has the applicant evaluated the land coverage requirements in sections 16.06(MM)(6) and (7) of ordinance 58-2023? When will the applicant provide this analysis to the Township?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.
Has the applicant provided all the background information on the Alternative Site Analysis? a. Has the applicant completed a preliminary layout of a similar commercial scale solar facility within the area of the overlay district? b. What exactly is preventing the applicant from pursuing properties within the overlay district? c. Did the applicant prepare any survey or complete any soil borings or analysis themselves in the overlay district?	CES	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. It is specifically noted that the inclusion of an overlay district means that the Township's local zoning ordinance is not a CREO as defined in PA 233. Notwithstanding that fact, a detailed Alternatives Analysis is contained in Section 2.1.1 and Appendix F of the Application.
Does the applicant have a site plan and details for the ITC area? When will these be provided?	CES	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, the proposed location of the off-site utility interconnection is shown on the site plan.

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It appears as though there is a discrepancy in acreage of the project in the application documents: The application says that the Preliminary Development Area is 982 acres and the application notes that solar arrays occupy 733 acres, the BESS facility occupies 8.2 acres, the collector substation occupies 3.5 acres, access roads occupy 20.6 acres, and the O&M building occupies 0.11 acres. There are 216.7 acres that are not accounted for. a. Can the applicant review the acreage and respond with enough information on the plans to accurately evaluate the acreage?	CES; White River Twp	The remaining 216.7 acres is the area between the fencelines of the Project facilities and the Land Control Area boundary.
Can the applicant add property lines, participating acreage, non-participating acreage, Sidwell numbers, owner info and zoning to the plans?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. It is specifically noted that the inclusion of an overlay district means that the Township's local zoning ordinance is not a CREO as defined in PA 233. Notwithstanding that fact, a detailed Alternatives Analysis is contained in Section 2.1.1 and Appendix F of the Application. It is worth noting that the Township has, already in its possession, all of the relevant zoning information, tax parcel maps and similar property information related to properties located within in boundaries. That said, these details are provided in Map 8 in Appendix G. See also attached supplementary information.

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Can the applicant add all bearings and distances to all properties and property lines?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Further, relevant setback distances have been provided, so the purpose and relevancy of this request is unclear and requires further explanation from the Township. Without limiting the foregoing, the site plan scale is provided so that any unspecified distance can be determined by scale.
Equipment has not been specified. Has the applicant decided on the equipment to be used throughout the project and when will this information be provided to the Township?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, equipment specifications assumed in the preliminary design are described in Section 3 of the Application.
Has the applicant had any meetings or correspondence with the Fire Department to develop a site-specific Emergency Response Plan and Fire Response Plan?	CES; White River Twp	Section 3.11 describes Lakeside's Operations and Emergency Action Plan (provided in Appendix G) and Section 4.10 describes Lakeside's coordination with local first responders.
Page 25 of the application states some components are up to 35' in height. However, there are no details within the site plans showing any proposed structures up to 35' in height. Is the applicant proposing any buildings or components over 25' tall?	CES	Equipment specifications assumed in the preliminary design, including the height of facilities, are described in Section 3 of the Application.

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The application indicates that there will be construction trailers in the laydown areas, but the plans do not indicate any trailers. a. How many construction trailers are proposed and where are they proposed? b. What is the duration that the construction trailers are proposed to remain on-site?	CES	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, the use of construction trailers will occur during the period of construction, which is currently estimated to last for 12 to 18 months.
What are the limits of the tree removal on the plans?	CES; White River Twp	Areas of tree removal are provided on the Civil Permitting Plan in Appendix B as "Vegetation to be Removed."
Are any landmark trees proposed to be removed?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.

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When will stormwater management plans be submitted to the Township?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, coordination with the MCWC has been initiated and is ongoing. Given the small area of impervious surface, no drainage impacts are anticipated so no mitigation is proposed.
How much grading is proposed throughout the development project area? Where are the grading plans?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, Section 3.8 of the Application provides construction information relative to grading and excavation for the project.

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Will topsoil be proposed to be removed? a. If so, where will the topsoil be stored? b. How will it be stored to prevent it from eroding away?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, Sections 3.8.2.2, 3.8.3.2, 4.3.3.2, and 4.4.2.1 of the SUP discuss soil handling procedures that will be implemented during construction and restoration of the project.
Why are there solar arrays and other equipment within regulated floodplains? a. How many solar arrays are proposed to be within regulated floodplains? b. What other equipment is proposed to be within regulated floodplains? c. When will the site plans be modified to remove the solar arrays and other equipment from the floodplain?	CES; McKenna; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, a detailed discussion of proposed Solar Facility infrastructure that would be located within floodplain, including a discussion of the regulatory approvals and mitigation measures that would be implemented to mitigate floodplain impacts, is provided in Section 4.4.3.5 and Table 4.4.3-3 of the Application.
What are the boundaries of the Pierson Swamp Drain easement and what are the limitations within this easement?	CES; White River Twp	The Civil Permitting Plan in Appendix B shows the drain easement.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Did the applicant obtain title work for all the development area properties? a. If so, are there other existing easements (other than the Pierson Swamp Drain)? b. If there are other existing easements, when will the site plan be updated to show those easements? c. When will the Township receive the title work?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, easement locations are shown as approximate locations based on readily available desktop/GIS/publicly available spatial data within the footprint of the facility.
Why does the landscape buffer type 1 details show an area of 30' wide, however, the plans scale to 20' wide? a. Are any berms proposed in the buffer areas?	CES; White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, see "Solar Ordinance-Screening Requirements" on sheet L100 of the Civil Permitting Plan in Appendix B. Earthen berms are included in the vegetative screening plans described on this sheet.
Why will animals be used for vegetation management when the State of Michigan requires pollinator plants? a. How does the application comply with PA 233's requirements regarding pollinators?	CES; White River Twp	As stated in Section III.B.2 of the Vegetation Management Plan provided in Appendix G of the Application, Lakeside may consider the use of grazing animals to maintain vegetation during operation of the Project. This is an optional consideration. The Project will include plantings to comply with the "Michigan Pollinator Habitat Planning Scorecard for Solar Sites" developed by the Michigan State University Department of Entomology in effect on February 27, 2024, or any applicable successor standards. The seed mix used to establish pollinator plantings shall not include invasive species as identified by the Midwest Invasive Species Information Network, led by researchers at the Michigan State University Department of Entomology and supporting regional partners. In addition, the project will comply with any pollinator plantings required relative to PA116 lands.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
When will the Township receive the proposed dimensions of the solar arrays?	CES	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, dimensions of project facilities are described in Section 3 of the Application.
Not Compliant with the ordinance with respect to site plan drawing scale. Scale is 1" = 200' at the minimum, some drawings significantly higher. All portions of the submittal plans are greater than the required scale.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, the site plan scale is provided so that any unspecified distance can be determined by scale.
Application Incomplete – fails to address subsection 29 of Section 16.06MM.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Not Compliant – Applicant incorrectly claims to be compliant with Chapter 16, Subsection 16.06MM Requirement 6. Actual coverage is approximately 7% against a 5% maximum requirement.	White River Twp	The MPSC’s guidance states: “A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section.” See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township’s local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.
A general location sketch showing at minimum, properties, streets and use of land within 1/2 mile of the area. Not Compliant with the ordinance with respect to site plan drawing scale. Existing Conditions maps are scaled at 1"=618'. The maps do not consistently show properties and streets within ½ mile of the proposed project.	White River Twp	The MPSC’s guidance states: “A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section.” See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township’s local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.
The maps do not show the zoning of surrounding properties	White River Twp	The MPSC’s guidance states: “A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section.” See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township’s local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, it is worth noting that the Township has, already in its possession, all of the relevant zoning information, tax parcel maps and similar property information related to properties located within in boundaries. Details are provided in Map 8 in Appendix G. See also attached supplementary information.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Application Incomplete - Lease agreements for all parcels along with the owner's name and address to confirm the legitimate inclusion of these parcels in the proposed project have not been provided. In addition, proof of ownership by way of tax or title documents or similar is required to validate legitimate participation.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, please see the attached for memoranda of all recorded agreements, and refer to Appendix A for a list of parcel IDs and respective landowners, and legal descriptions.
Acknowledgement by PA116 participants that they will go through a transition.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, while it is not entirely clear what is meant by "a transition" Michigan's PA 116 solar deferment, established by Public Act 230 of 2023, allows landowners with Farmland Development Rights Agreements to temporarily use their land for commercial solar arrays while suspending their agreement. The original PA 116 agreement is deferred, not terminated, and the landowner cannot claim tax credits during the solar project's life. The land must be returned to agricultural use after the solar project ends, and financial security for site decommissioning is required.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Application Incomplete - The existing zoning and use of all properties abutting the properties included in the Special Land Use application has not been provided.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, it is worth noting that the Township has, already in its possession, all of the relevant zoning information, tax parcel maps and similar property information related to properties located within in boundaries. Details are provided in Map 8 in Appendix G. See also attached supplementary information.
Application Incomplete - Insufficient dimensioning is available on multiple drawings relative to buildings, parking, lay-down areas, and access roads locations to determine if this requirement is being achieved, and to enable a proper site plan review.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, information relative to setbacks required by Section 226(8) is included in the application.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Application Incomplete - The gross area in buildings, structures, parking, access roads, and other nonpermeable objects associated with the project is not defined adequately to complete a non permeability analysis.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, Sections 4.4.1.1 and 4.4.5.4 of the Application provide a description and anticipated acreage of impervious surfaces during project operation.
Application Incomplete - No well and septic details included in the submitted site plans.	White River Twp	The MPSC's guidance further states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning ordinance compliance is not a component of section 226(8). Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional disclosures, it is not a lawful CREO. Additionally, local zoning is expressly preempted by PA 234, so an ordinance that attempts to impose requirements beyond those included in section 226(8) is expressly preempted. Without limiting the foregoing, see Map 10 in Appendix G of the Application for water wells.
Proposed method of providing storm drainage. Not Provided. ... Application Incomplete – Storm Water Management Plan not provided. PA233 and the WRT Ordinance requires a stormwater assessment and a plan to minimize, mitigate and repair any drainage impacts at the expense of the electric provider of IPP.	White River Twp	See responses to rows 35 and 53.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Application Incomplete - Access roads, buildings, structures, wells, and septic systems are not shown with associated dimensions on the drawings to permit a complete site plan review.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, dimensions of project facilities are described in Section 3 of the SUP Application.
Application Incomplete - Locations for parking lots and access points are approximate and may change with final engineering analysis (page 35). No Muskegon Road Commission driveway permits for the access roads exists to date.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.
Any signs not attached to the building(s). Not compliant. Page 21 indicates signage on the fences. Please provide specific details of any signs that will be on the site for evaluation.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, signage will be limited to functional purposes, forgoing any advertising or branding, and will expressly communicate security and emergency contact information.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Application Incomplete – Definition of proposed uses, especially for buildings, structures, and the undesignated portion of the project area have not been provided.	White River Twp	The MPSC’s guidance states: “A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section.” See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township’s local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. By way of further answer, the Application provides voluminous detail regarding the project generally and facilities associated with the same.
Application Incomplete - The name, address, and seal is not shown on the Detailed Site plans (38 pages)	White River Twp	The MPSC’s guidance states: “A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section.” See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township’s local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, the Detailed Site Plan presents a preliminary Project design and, as such does not include a seal or professional engineer signature. A final IFC Civil Site Plan will be submitted to the Township with Lakeside's request for a Building Permit and will include a seal and signature of a professional engineer registered in the State of Michigan.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Property lines and required setbacks shown and dimensioned. ... Project Boundaries are not specifically also shown to be the property lines.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, this question is unclear as, due to required setbacks, project boundaries are not the same as property lines. Map 8 in Appendix E shows all participating and non-participating parcels. See also Setback table in Section 3.7 and Table 3.7-1 of the SUP application.
Application Incomplete - Dimensions are not provided for existing and proposed buildings and structures on the subject project area.	White River Twp	Dimensions of project facilities are described in Section 3 of the SUP Application.
Application Incomplete - Page 35, paragraph 2 states "the final location of the access roads will depend on the equipment selected and final engineering and an advanced design will be presented with the building permit application. Any change from the current site plan to the final site plan details will necessitate a re-do of the site review process. A final decision regarding access points/roads structures, buildings, parking areas and related dimensional description of locations is required to finalize a site review.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, any change proposed would be minor and compliant with all PA 233 standards.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Pavement width and right-of-way width of all roads, streets, and access easements within 100 feet of the subject property. Private Road cross-sections, as appropriate.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, see Section 3.4 of the Application for access road dimensions.
Snow storage areas	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted.
Location of all solid waste disposal facilities, including recycling, and screening.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, see Section 5.4 and Appendix G of Application.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Location and specifications for existing or proposed outside, above or below ground storage facilities for hazardous materials.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, no hazardous materials are planned to be stored on site during Project operation.
All existing vegetation and the location, type, and size of all proposed landscaping, and the location, height and type of existing and proposed fences and walls. Application Incomplete - Existing vegetation and location not characterized.	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, see Section 4.4.4 and Detailed Site Plan in Appendix B of the Application.
Application Incomplete - Equipment important for evaluation of acoustic levels has not been specified. Review and validation of the acoustic levels impossible without the inverter, BESS, and Switching/Sub-Station equipment specifications. Data Required: • Equipment Manufacturer • Model • Sound Power value (spectral) ; A rating/description of how the sound power values used compared with other possible equipment • If the highest sound level equipment possible was not used for modeling, and explanation of why it wasn't • Contingency factors for equipment sound level values	White River Twp	The MPSC's guidance states: "A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section." See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township's local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, see Appendix K of SUP Application; all modeling parameters and equipments specifications used for the sound study are outlined in the report.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Application Incomplete – EMI generating equipment and the location of high voltage lines above ground vs buried is not clearly identified, thereby inhibiting the validation of EMI related calculations on radio, GPS, and similar transmissions and receptions. Application Incomplete - provide details of the testing locations and methods at the REO location.	White River Twp	The MPSC’s guidance states: “A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section.” See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township’s local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, see Commsearch reports in Appendix G of the SUP Application
Provide comparative data for the margins of the proposed location solar arrays.	White River Twp	Question too vague to permit answer.
The Zoning Administrator or Planning Commission may require traffic Impact Assessment or Traffic Impact Study pursuant to Institute for Transportation Engineers standards as part of final site plan review . The level of detail required for either a traffic Impact Assessment of Study is based upon the expected amount of traffic to be generated by the proposed use, as noted below. a) Traffic Impact Assessment: A traffic impact assessment shall be required for projects expected to generate either between 50 - 99 direction trips during the peak hour or 500 - 750 directional trips during a typical day. The assessment shall evaluate current and future inbound and outbound traffic operations at site access points and shall include proposed access design and other mitigation measures that will positively aff operations at these points. b) Traffic Impact Study: A traffic impact study shall be required for projects expected to generate either 100 or more directional trips in the peak hour or over 750 trips on an average day. The study shall evaluate pedestrian access, circulation and safety, and current, background and future traffic operations at site access points and major signalized or nonsignalized intersections in proximity to the site. The study must also include proposed access design and other mitigation measures that will positively affect traffic operations at the site and nearby intersections. The study must take into account the Master Plan in analyzing future traffic developments. Application Incomplete - Perform a traffic Impact Assessment	White River Twp	The MPSC’s guidance states: “A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section.” See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township’s local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, no material traffic is ancipated to be generated by the project.

Information Request:	Source of Request: (Mckenna, CES, or from White River Twp.)	Lakeside Solar Response
Not Compliant today as none of the required permits have been presented. ... Application Incomplete - All environmental permits are generally required in advance to approve a final site review.	White River Twp	The MPSC’s guidance states: “A CREO under Act 233 may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8), and may not contain additional requirements beyond those specifically identified in that section.” See Page 2 of MPSC Application Filing Instructions and Procedures. Zoning Ordinance compliance is not a component of Section 226(8) of PA 233. Accordingly, to the extent that the Township’s local ordinance requires the application to comply with additional requirements, it is not a CREO. Additionally, local zoning is expressly preempted by PA 234, so a local zoning ordinance that attempts to impose requirements beyond those included in Section 226(8) of PA 233 is expressly preempted. Without limiting the foregoing, due diligence has been conducted for all potential environmental resources, and coordination with MI EGLE is ongoing. No permanent impacts to regulated or protected resources are proposed or anticipated. Therefore, no environmental permits are needed at this point. See Application, including, without limitaiton, Section 1.4 and Section 4, relative to environmental law and coordination with relevant agencies.