

**GRATIOT COUNTY PLANNING COMMISSION
RESOLUTION APPROVING SUBSTATION SITE PLAN**

RESOLUTION NO. 2019-3

At a meeting of the Gratiot County Planning Commission, Gratiot County, Michigan, held at the Gratiot County Courthouse, 214 E Center Street, Ithaca, Michigan, on the 13th day of March, 2019, at 5:00 p.m., Eastern Standard Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Planning Commission previously adopted Resolution No. 2018-2 on December 12, 2018, as amended by Resolution No. 2019-2 on February 13, 2019, approving the site plans submitted by Polaris Wind Energy, LLC (“Applicant”) on October 30, 2018, subject to certain conditions; and

WHEREAS, on February 14, 2019, Applicant submitted a site plan for a substation at one of two (2) alternative locations, namely, either: (1) the North Star Substation Site Plan on parcel #11-034-009-10, south of the existing ITC substation, or (2) the Crumbaugh Substation Site Plan on parcel #11-034-011-00, north of the existing ITC substation, with the intent of building only one of these two alternative substations; and

WHEREAS, Spicer Group has reviewed both alternative site plans and provided the Planning Commission a March 4, 2019 report containing its conclusions and recommendations; and

WHEREAS, in reliance upon Spicer's report and recommendations, the Planning Commission has reviewed Applicant's proposed alternative site plans and has found them to be satisfactory, subject to certain conditions stated in this Resolution, designed to ensure compliance with the County's zoning ordinance and to adequately protect the interests of the County and its citizens.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Gratiot County, Michigan, as follows:

1. The Planning Commission hereby approves the Applicant's alternative substation site plans submitted on February 4, 2019, subject to the following conditions:
 - a. The proposed substation may be built at only one of the alternative two locations. At the time Applicant receives approval to commence construction of the substation at one of the alternative locations, the site plan approval for the other alternative location shall become void.
 - b. Parcel #11-034-012-00's zoning designation shall be corrected from AG to Industrial. The use of this property is subject to the review and approval by Consumers Energy. Prior to

March 4, 2019

To: Gratiot County Planning Commission
From: Alan Bean, AICP – Spicer Group, Senior Project Planner (alanb@spicergroup.com)
RE: Polaris Wind Energy Center – Site plan review of proposed substation in Section 34 of North Star Township

A site plan review for a proposed substation in the Polaris Wind Energy Center project was completed based on the approved resolution dated 12/12/18 (Resolution #2018-2), as amended by Resolution #2019-2 dated 2/13/19, and the site plan review standards described in Chapters 14 and 16 of the Gratiot County zoning ordinance. The review was also based on the general standards for Special Uses described in Section 1501, and the specific development requirements described in Section 16.7(PP). Plans submitted by Invenergy on 2/14/19.

Included in the submittal are two possible locations for the substation. The first is included in the site plan set called “North Star Substation Site Plan” and includes parcel #11-034-009-10 that is south of the existing ITC substation. The second set is called “Crumbaugh Substation Site Plan” and includes parcel #11-034-011-00 that is north of the existing ITC substation. The applicant has requested a review of both site plan sets, with the intent of building the substation at only one of these locations. At the time when the applicant decides which substation site will be built, then the approval for the other site plan will be voided. The voiding of the approval for the unused site plan can be accomplished by not issuing a building permit for that unused site. In other words, one building permit will be issued for the substation.

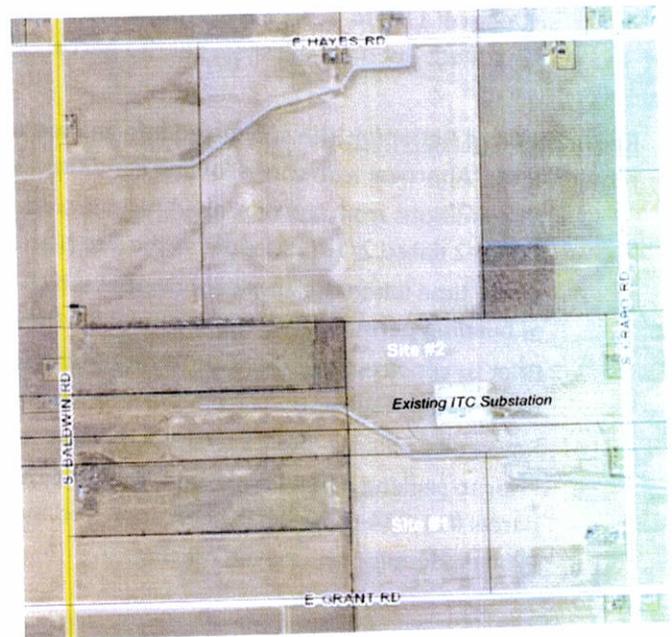
The following are Spicer’s comments in terms of planning and zoning, based on conformance to the Gratiot County zoning ordinance.

Applicant and Site Information

- Request: Site plan review for substation
- Planning Commission Meeting: 3/13/2019
- Applicant: Invenergy/Polaris Wind Energy
- Land Owner Site #1: Polaris Wind Energy
- Zoning Site #1: Industrial & Wind Overlay
- Land Owner Site #2: Crumbaugh
- Zoning Site #2: Agricultural & Wind Overlay

Location

Section 34 in North Star Township. Area roads are E Hayes, S Crapo, E Grant, and S Baldwin.





RECEIVED
REGISTER OF DEEDS
GRATIOT COUNTY, MI



STATE OF MICHIGAN - GRATIOT COUNTY
RECORDED
05/30/2012 11:57 15 AM
JANET M. DAVIS - REGISTER OF DEEDS

RECEIPT # 3434 STATION 1
\$20.00 WARRANTY DEED

2012 MAY 30 A 10:18

HEREBY CERTIFY that there are not Tax Liens or Titles held by the State or any individual against the within description, and all Taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office. This certificate does not apply to current taxes, if any, now in process of collection.

Date 5-30-12 Kelly Bay
Gratiot County Treasurer, Inaca, Michigan

WARRANTY DEED

WARRANTY DEED

THE GRANTOR(S): MARK A. CRUMBAUGH and BRENDA J. CRUMBAUGH, husband and wife, whose address is 6265 South Blair Road, Ashley, Michigan 48806, conveys and warrants to **MICHIGAN ELECTRIC TRANSMISSION COMPANY, LLC**, a Michigan limited liability company, whose address is 27175 Energy Way, Novi, Michigan 48377, the following described premises situated in the Township of Northstar, County of Gratiot, State of Michigan:

[See Legal Description attached in Exhibit A]

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, including riparian rights, easements, rights-of-way, roadways, minerals and mineral rights, oil, gas and other hydrocarbon substances, water and water rights, timber and timber rights and air rights,

for the amount set forth in the accompanying Real Estate Transfer Tax Valuation Affidavit.

Public Act 591 of 1997 requires the following: this property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants the Grantee the right to make all division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

Subject to restrictions of record, if any.

Dated this 21st day of May, 2012.

X Mark A. Crumbaugh
Mark A. Crumbaugh

X Brenda J. Crumbaugh
Brenda J. Crumbaugh

VALUATION AFFIDAVIT FILED

[Signature Notarized on Following Page]



EXHIBIT A

The land is situated in the Township of North Star, County of Gratiot, State of Michigan, as follows:

Survey Description (generated by McNeely & Lincoln Associates, Inc. in Job No. 8042.901):

Commencing at the East 1/4 corner of Section 34, Town 10 North, Range 2 West; thence South 00 degrees 07 minutes 15 seconds East, along the East line of Section 34 and the centerline of South Crapo Road, 961.98 feet to the Point of Beginning; thence continuing along said East line and said centerline, South 00 degrees 07 minutes 15 seconds East 110.01 feet; thence North 89 degrees 53 minutes 31 seconds West, along the North line of the South 250 feet of the North 1/2 of the Southeast 1/4 of Section 34, 2640.40 feet; thence North 00 degrees 03 minutes 04 seconds West, along the North-South 1/4 line of Section 34, 480.05 feet; thence South 89 degrees 53 minutes 31 seconds East 1929.74 feet; thence South 00 degrees 07 minutes 15 seconds East 370.04 feet; thence South 89 degrees 53 minutes 31 seconds East 710.07 feet to the Point of Beginning.

Assessed Description:

The North 1/2 of the Southeast 1/4 of Section 34, Town 10 North, Range 2 West, EXCEPT commencing at the Northeast corner of said Section 34, thence West 185 feet; thence South 612 feet; thence East 185 feet; thence North to beginning; ALSO EXCEPT the South 250 feet of the North 1/2 of the Southeast 1/4 of said Section 34; ALSO EXCEPT commencing 412 feet, South of the East 1/4 corner of said Section 34, thence West 185 feet; thence South 200 feet; thence East 185 feet; thence North 200 feet to the point of beginning.

Easement Parcel:

Together with any/all benefit(s) provided by Easement recorded in Liber 922, Page 722+, Gratiot County Records.

Tax Parcel No. 2911-034-011-01

Commonly Known As: 5680 Crapo Rd, Ashley, MI 48806

~~Parcel ID No. 2911-034-011-00~~

Dated this 21ST day of December, 2018

DOMINION NORTH STAR GENERATION, INC.,
a Delaware corporation

By: K-WZ
Name: KEITH WINDLE
Its: VICE PRESIDENT - BUSINESS DEVELOPMENT
& MERCHANT OPERATIONS

STATE OF VIRGINIA)
CITY) SS.
COUNTY OF RICHMOND)

The foregoing instrument was acknowledged before me this 21ST day of December, 2018, by KEITH WINDLE, the VICE PRESIDENT * of Dominion North Star Generation, Inc., a Delaware corporation, on behalf of said corporation.

* BUSINESS DEVELOPMENT
& MERCHANT OPERATIONS

[Signature]
Print Name: JIMMY JOE JOHNSON
Notary Public, RICHMOND CITY County, VA
Acting in RICHMOND CITY County, VA
My Commission Expires: 10-31-2019
NOTARY REG. NO. 321899



When recorded, return to, and send subsequent tax bills to Grantee

RETURN TO:
Chicago Title of Michigan
Commercial Division
941 West Milham Road
Portage, MI 49024

Instrument drafted by:
Ryan C. Mitchell
Dickinson Wright PLLC
200 Ottawa Avenue, N.W., Suite 1000
Grand Rapids, MI 49503
616-458-1300

