



**Raisinville Township Planning Commission**  
**96 Ida-Maybee Road**  
**Monroe, MI 48161**

Date: Monday, May 18, 2026

Time: 7:00 pm

Location: 3775 S. Custer Rd, Monroe MI 48161 (Monroe County Fairgrounds Expo Center)

A meeting of the Raisinville Township Planning Commission was called to order by Chairman, John Demottee at 7:00 pm on Monday, May 18<sup>th</sup>, 2026. John started the meeting by leading the Pledge of Allegiance.

Roll Call:

- Present: Delmotte, Assenmacher, Woelmer, Timiney, Acerboni, Henderson, Sawyer
- Excused:

Approval of Minutes: Motion to approve the minutes of the meeting held on January 19<sup>th</sup>, 2026

- Motion: Henderson
- Support: Assenmacher
- Motion is approved

New Business:

A special meeting and public hearing was held to address the special land use application request from DTE Electric Company to install a utility scale commercial solar energy conversion system on 533.5 acres of land, located on agriculturally zoned lands generally bounded by North Custer, Doty, Stewart, and Raisinville Roads in Raisinville Township, more specifically located on the following parcels:

- 5813 460 045 01, North Custer Road
- 5813 460 063 00, North Custer Road
- 5813 460 029 10, North Custer Road
- 5813 460 001 00, North Custer Road
- 5813 460 056 09, Stewart Road
- 5813 460 027 00, North Custer Road
- 5813 460 023 01, 6120 North Custer Road
- 5813 460 032 00, 5844 North Custer Road
- 5813 460 007 00, Doty Road
- 5813 460 019 00, North Custer Road
- 5813 460 035 00, 5776 North Custer Road
- 5813 115 410 01, Stewart Road
- 5813 115 308 01, 4636 Stewart Road



**Raisinville Township Planning Commission**  
**96 Ida-Maybee Road**  
**Monroe, MI 48161**

Chairman Delmotte addressed the audience first to discuss the process in which the planning commission went through prior to tonight's meeting. He further announced that DTE has made every effort to comply with Raisinville Township's zoning and ordinance rules and additional requests. Delmotte then introduced DTE to the floor for a presentation.

DTE presented on the "Strasburg Solar Park Project" and provided in depth detail regarding the special land use and application. The presentation included the following components:

- Introduction: Covered the DTE representatives present in the audience, the location of the project with map guidance of the proposed plan, overall layout with covered setbacks and wildlife corridor.
  - DTE Representative (Molly) spoke on behalf of DTE and their relationship with Monroe County and how active they are in the community, that DTE cares about Monroe County and that she speaks on their behalf for how many employees are heavily involved and play as active participants in churches, local government, schools and more
- How Solar Works: A high-level overview was provided on how solar power energy is produced
- How DTE Builds a Solar Park: A high-level overview was provided on the process in which DTE installs and manages the project
- Economics: DTE provided insight into the impact on the Michigan economy and DTE's support in this effort. The EGLE grant was covered and the tax benefits that will be offered to the community

The discussion then moved to cover the project components with the Township:

- Solar application & Site Plan Application: DTE attended pre-application meetings on March 5<sup>th</sup>, March 13<sup>th</sup> and April 13<sup>th</sup> with Township officials which is required by ordinance requirements
- During these meetings a preliminary site plan was reviewed and DTE agreed to meet/exceed more stringent solar requirements for non-PA 233 projects which include setbacks, sound, glare, etc.
- DTE made the following adjustments based on discussions:
  - Minimum setbacks increased to 500 ft
  - Strategically enhanced landscape buffers to reduce view shield impacts
  - Ensured and showed maintenance of forested areas and wildlife corridors



**Raisinville Township Planning Commission**  
**96 Ida-Maybee Road**  
**Monroe, MI 48161**

- Highlighted how the landscaping is a major upgrade from what communities are used to when it comes to screening on these projects and titled this “enhanced buffers”
- Reviewed solar application highlights that reviewed each appendix and stressed how detailed this process was and their goal to build trust by providing detailed information regarding the goals of the project
- Reviewed DTE compliance with Solar-Specific SUP requirements and how they went further than the state minimum requirements that are covered including height, setbacks, land clearing and grading, collection lines underground, safety and access, lighting, sound, glare, project footprint, host community agreement, environmental impact analysis, permits and codes, decommissioning, storm water runoff, landscaping and property values
- Reviewed general SUP that are required of all DTE projects
- Reviewed the complaint resolution process briefly and how complaints can be submitted and then resolved
- Reviewed how DTE has met the requirements requested and how they arrived at requesting approval from the Township based off these changes

Delmotte turned the meeting over to the township consultants which started with Mannik & Smith

- Mark, Consulting Engineer:
  - Covered the process of reviewing the drawings that were provided by the Township and their comments that were suggested to bring the project to approval
  - Walked through each site plan content requirements and the general plan review comments to provide greater detail to the public of the process
  - Stated that they do not object to moving this project forward through the process so long as all their requirements are met
- Lucie, Township Advisor
  - Reviewed her report provided to the Planning Commission and was available to answer questions that may have existed regarding this report.
  - Spoke on behalf of the process of the pre-meetings and discussion held in which DTE was compliant with the Township’s requests
  - Specifically addressed their request for special land use and the reason for the public hearing. Continued to address the requirements needed to gain approval for special land use and how DTE has propose to meet these requests
  - Went into further detail discussing the site plan and walked through the necessary addressed items and the recommendations she made regarding the site plan to meet the Township requirements



**Raisinville Township Planning Commission**  
**96 Ida-Maybee Road**  
**Monroe, MI 48161**

- Highlighted that the studies provided by DTE were not required but were part of an ordinance and show the care that DTE has put into this project

Delmotte then confirmed with the Planning Commission that there were no questions or comments for DTE, Mark or Lucie before moving into public comment. The special meeting entered into public comment at 7:59 pm. Delmotte repeated the special hearing announcement that includes the parcels of land impacted by the Strasburg Solar Park Project.

Motion to move into public comment by Henderson, supported by Woelmer. All say aye to move into public comment.

Written public comment covered by Chairman Delmotte:

- Women of Faith, IHM Sisters Partnership (Monroe MI) submitted a letter to the Township supporting the project
- MCCC, Kojo Korte President of the College submitted a letter to the Township supporting the project
- Gary Vashener wrote a letter to the Township in support of the project
- A letter submitted as a series of questions and will be followed up on by the Township
- Michael Brandt submitted a letter to the Township opposing the project
- A greeting card was submitted opposing the project but had no name attached

Delmotte moved into public comment from the community present at the special meeting. Speaking was limited to 3 minutes, and the rules of public decorum were outlined:

Brian Tucker, 5260 N. Custer: Spoke addressing DTE directly and his disappointment and disapproval for this project. Expressed that if the Township votes yes, he will be filing an injunction to stop the solar farm.

Dale Binecki, 2390 Doty: Expressed his disapproval for this project and the impact PA 233 has on the community

Dan Ragatto, 5034 N. Custer: Spoke in disapproval of the project and had suggestions for DTE on what he feels are necessary changes to allow this project to be considered

Tim Hyden, 362 Doty: Disapproves of this project and questioned the efficiency of solar in relation to weather



**Raisinville Township Planning Commission**  
**96 Ida-Maybee Road**  
**Monroe, MI 48161**

Richard Steckmeyer, 3077 Gruber: Disapproves of this project and discussed that this source of renewable energy does not support the usage of the surrounding area

Lisa Rhea, 248 Doty: Disapproves of this project and discussed her history with the Township and her concerns about area property values

Geralyn Williams, 5034 N. Custer: Disapproves of this project and would not have moved to this area had she been aware that a solar park would be planned

Rita Binecki, 2390 Doty: Finished Dale's comments and spoke of her disapproval of this project

Lylas Doty, no address: Discussed environmental impact and asked the Planning Commission to reconsider their options

Shaun Doty, no address: Discussed weather impact and his distrust that DTE is being fully transparent. Is not in favor of this project

Laura Perry, 2610 Meanwell: Addressed that Raisinville Township should not have been put into a position to have to make these decisions and equates this to PA 233 and 235. Stressed that small rural communities are being targeted by energy projects and requested the Planning Commission vote no on this project

Scott Ray, 7512 N. Custer: Felt the township lacked communication regarding notification. Asked the Planning Commission to not approve this project

Kristy Whitson, Ida: Requested monthly water samples to address any toxins in the water. Expressed she is not in favor of this project

Pam Stower, 6591 Stewart: Asked to hold off on voting until everyone in the community can get more information and suggested different comments about safety within this project. Is not in favor of moving forward

Pat Polciti, 5313 Stewart: Does not support this project and suggested that it is not compatible with the landscape of Raisinville Township

Josh Wolfenbarger, 8610 Eggert: Questioned where the baseload power will come from and expressed changes in DTE rates and electricity kilowatts. Wants to ensure that the Planning Commission will follow up with ordinance stringently



**Raisinville Township Planning Commission**  
**96 Ida-Maybee Road**  
**Monroe, MI 48161**

William Bruck, 10406 Cemetery Erie: Discussed his personal feelings on solar energy projects and ideal. Listed the PA agreements that blocked the citizens' rights and interest in land preservation. Encouraged more research on solar energy and battery housing. Expressed that if this is denied and turned over to the state, they will approve this within a 3-month turnaround. Noted that Reggie Miller, who represents this area, is not present.

Tyler Hyden, no address: Does not agree with this project and feels that it is important we continue to provide reliable energy not renewable energy.

Sherry Hudson, no address: Had several questions proposed at DTE and considers solar projects an eye sore, is not in favor of the project.

Leon Kenarc, Quincy Township: Shared his experience with DTE and solar projects as he is working with one on his own farm.

Ned Birkey, Ida: Addressed the decommissioning of this project. Looking for more information on safety, security and sabotage

Ron Miracle, no address: Representative of the Carpenters union in Monroe County. Addressed differences between DTE projects and privately owned projects. Highlighted how this will bring opportunity and education to the community

Jacob Labecky, no address: Operating Heavy Equipment Local 234 Representative spoke in favor of this project

Sandy Green, 6011 N. Custer: Stated her disapproval for this project

Bob B: shared his overall disapproval for this project

Signed as "No Solar", no address: Addressed the chair and said that while he agrees the Township has very little ability to change this project, he felt it was not communicated properly

Paul Wohlfaith, Lenawee County: Stated that he was impressed with the additional setbacks the Township and provisions provided by DTE. Encouraged the board that they are not in an easy position with PA 233. Suggested more transparency to the public and future



**Raisinville Township Planning Commission**  
**96 Ida-Maybee Road**  
**Monroe, MI 48161**

Mary Ann Doty, 1685 Blazer Rd: Spoke against this project and felt more communication from the Township would have been better.

Public comment closed at 9:43 with a motion from Sawyer, support from Acerboni – all aye

Delmotte asked the Planning Commissioners to enter in comments and those are made by Timiney, Woelmer, Assenmacher, Delmotte and Sawyer.

Timiney asked that we make a recommendation to the Township Board that the project be declined. Motion dies due to lack of support.

Henderson makes the following motion, supported by Acerboni: Motion of approval to the Township Board of the Special Land Use request for large commercial solar energy system on approximately 533.5 acres located on the following parcels: (see parcel information). This recommendation is based on the following findings of fact and the determination that the proposed Special Land Use meets the applicable standards of the Zoning Ordinance, including Section 13.02, Special Approval Standards and Section 3.31, Solar Energy Systems:

- A. The proposed solar facility Project is designed to be generally compatible with the surrounding area in which it is proposed through substantial setbacks, low-profile equipment, and proposed landscaping, with impacts mitigated through buffering and decommissioning.
- B. The Project will not require public water or sewer, and will generate minimal operational traffic, with appropriate coordination for construction and emergency services.
- C. The development is not expected to create excessive public costs, and the host community agreement will provide revenue to the Township.
- D. Technical studies demonstrate that noise, glare, drainage, and other potential impacts will comply with applicable standards and based on the submitted studies, are not expected to be detrimental to nearby properties or the public health, safety, and welfare.
- E. The use is permitted with Special Land Use approval in the Agricultural Zoning District under the Township Zoning Ordinance regulations for Large Commercial Use Solar Energy Systems under the Authority of PA233. Additionally, it is consistent with the intent of the zoning district, including provisions for soil preservation and eventual decommissioning and restoration.
- F. The site is appropriately located near existing transmission infrastructure, avoids sensitive environmental features to the extent practicable, and incorporates measures to mitigate impacts to adjacent properties while supporting long-term land stewardship.

Approval is recommended subject to the following conditions:



**Raisinville Township Planning Commission**  
**96 Ida-Maybee Road**  
**Monroe, MI 48161**

1. Site Plan review and approval in accordance with *Article 14, Site Plan Review*, and *Section 3.31, Solar Energy Systems*.
2. Submission of long-term financial assurance to cover the cost of decommissioning in a form and amount acceptable to the Township.
3. Execution of a Community Host Agreement reviewed and approved by the Township as applicable and determined under State law and the Michigan Public Service Commission (MPSC) certification process.
4. Compliance with all applicable local, state, and federal regulations.
5. Any additional Project-specific conditions deemed reasonable by the Planning Commission to protect the public health, safety, and welfare, including, but not limited to, enhanced landscaping, decommissioning, etc.

Roll Call: Motion Passes, Ayes: Acerboni, Woelmer, Delmotte, Sawyer, Henderson. No: Assenmacher, Timiney

A second motion was made by Henderson, supported by Woelmer:

Recommend approval to the Township Board of the Final Site Plan request for a Large Commercial Solar Energy System on approximately 533.5 acres, located on the following parcel identification numbers (see parcel identification)

This recommendation is based on the following findings of fact and the determination that the proposed Site Plan meets the applicable standards of the Zoning Ordinance, including Section 14.02, Site Plan Review and Section 3.31, Solar Energy Systems:

- Dimensional Compliance (Section 3.31.4 & 3.31.6) The Project complies with applicable dimensional standards, including lot area, panel height, and setbacks. The site area (533.5 acres) is below the 1,000-acre maximum, panel height is under 15 feet, and setbacks exceed minimum requirements, including greater than 500 feet from non-participating residences.
- Land Clearing and Natural Features (Section 3.31.4 & Article 14) The Project is designed to avoid and minimize impacts to wetlands, waterways, woodlands, and other natural features.
- Site Design, Access and Security (Section 3.31.4 & Article 14) The site plan provides adequate access, circulation, and internal road design for construction, maintenance, and emergency response. Final access and haul routes are subject to review and approval by the Monroe County Road Commission. Traffic impacts are primarily limited to the construction phase of the Project.
- Landscaping and Screening (Section 3.31.4 & Article 14) The landscape plan provides buffering and screening using native vegetation to reduce visual impacts and maintain compatibility with surrounding properties. With recommended enhancements and proper maintenance, the plan meets ordinance intent.



**Raisinville Township Planning Commission**  
**96 Ida-Maybee Road**  
**Monroe, MI 48161**

- Noise, Glare, and Environmental Impacts (Section 3.31.4 & 3.31.6) Technical studies demonstrate compliance with applicable noise standards and confirm no significant glare impacts. The Project will not generate emissions, odors, or other nuisances and meets applicable performance standards. The Environmental Impact Analysis concludes that, with required permits and best management practices, no significant adverse environmental impacts are anticipated.
- Lighting and Signage (Section 3.31.4 & Article 14) No permanent exterior lighting is proposed for the facility and signage is expected to be limited to identification, safety, and emergency information at facility entrances.
- Maintenance and Complaint Resolution (Section 3.31.5.) The applicant has provided maintenance and construction management plans and established a complaint resolution process with defined response timelines and Township reporting, ensuring ongoing oversight and accountability.
- Decommissioning and Restoration (Section 3.31.5.) Decommissioning plans and cost estimates have been provided. A financial guarantee will be required to ensure removal of infrastructure and restoration of the site to agricultural use at the end of the Project's life

Roll Call: Motion carries, all aye with the exception of Timiney who votes no.

Public Comment: Delmotte enters back into public comment and allows the community to speak again. There are 9 repeat public comments from previous commenters who continue to state their disappointment in the moving forward of this project.

Public Comment closes and several of the Planning Commission members speak on the toughness of this project and the position they are put in.

A motion to adjourn the meeting is put in by Henderson and support from Assenmacher. All ayes.

The meeting adjourned at 10:31 pm.