



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

Date: Monday, September 21, 2026

Time: 7:00 pm

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

A meeting of the Raisinville Township Planning Commission was called to order by Chairman John Delmotte at 7:00 PM on Monday September 21, 2026, John led the Pledge of Allegiance.

Roll Call: Present: John Delmotte, Craig Assenmacher, Tom Woelmer, Catherine Acerboni, Keith Henderson. Excused: Jessica Sawyer, Sean Doerr

Approval of minutes:

Motion by Keith **Supported** by Craig to **approve the May 18th 2026 Meeting minutes.**

Motion Carried

New Business: Public Hearing (Solar Farm):

Special Approval Use request from DTE Electric Company to install a utility-scale commercial solar energy conversion system 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



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Motion By Tom Woelmer, **supported** by Craig Assenmacher **to open the Public Hearing. Motion Carried**

Chairman Delmotte introduced Jeff Haynes and the DTE team, and the project contractor from Roncelli construction company. Jeff and the Ronicelli company gave a short presentation and showed a video of the proposed project.

Our planner Lucie Fortin and Engineer Mark Mathe discussed their reviews.

(Lucie: 401.2600589.000 Solar Park) (Mark: MSG Project No. 2600589-Solar Park)

Chairman Delmotte opened up the hearing to public comment:

- 1) Dan Rigato, 5034 N Custer talked about the effect to the environment, and he has a study showing the drop in home value approx. 30%, also stated that the fee for decommissioning the project would dramatically rise due to rate of inflation over the next 30 years.
- 2) Maggie Lee 5034 Doty stated bad use for good farm Land
- 3) Geralyn Williams 5034 N Custer asked if anyone from DTE lived in Raisinville Twp- stated this project would not affect them
- 4) Tom Doty owns property on Doty RD, stated he talked to Jeff Haynes from DTE at the last meeting and they planned to get together for a phone call and Jeff never reached out to him, despite emails and phone messages from Tom. He is not impressed with their lack of communication.
- 5) Reda Biniecki 2390 Doty asked DTE if residents electric bills will go up, what does 36 decibel sound like give us a comparison? Are you using local workers, no one she knows has been contacted. Who is going to clean up the mud on the roads?
- 6) Mitch Brower 5936 S Custer-stated the money DTE said it would generate does not make sense, the Carpenter Road project is a mess, why doesn't DTE put Solar on junk ground?
- 7) Tim Heiden 362 Doty is against the project
- 8) Sherry Hudson 2175 Doty don't use good farm land for solar
- 9) Dan Rigato 5034 N Custer DTE's sale study is not complete, are there meetings scheduled for every 5 years to make sure things are being done right? Who Audits the project? Does the Planning Commission still think making a solar ordinance was a good idea?
- 10) Mr. Milosch 200 Albert Dr, Carleton MI commented about water
- 11) Rob Paoletti, 5315 Stewart Rd asked if there was an archaeology report done and a study on Bald eagle and was it reviewed by SHBO?
- 12) Tim Heiden 362 Doty-doesn't trust DTE and what will happen in the future
- 13) Terry Durocher 4639 N Custer asked about fire protection to the neighbors if something happens does our local fire dept have enough manpower?
- 14) MaryAnn Doty, Blazer Rd, asked who is going to pay for the killing of all the mares tail weeds, who is going to fix the roads after the project?



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15) Geralyn Williams N Custer why didn't DTE have to rezone?

Motion by Craig Supported by Catherine to close the Public Hearing. Motion Carried.

DTE Solar Park Special Land Use Request Motion:

A motion was made by Keith, supported by Craig, that the Planning Commission recommend approval to the Township Board of the Special Land Use request for a Large Commercial Solar Energy System on approximately 545 acres, located on the following property parcel numbers:

5813 460 045 01
5813 460 063 00
5813 460 029 10
5813 460 001 00
5813 460 056 09
5813 460 027 00
5813 460 023 01
5813 460 032 00
5813 460 007 00
5813 460 019 00
5813 460 035 00
5813 115 410 01
5813 115 308 01

This recommendation is based on 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, subject to the following conditions:

- 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. Any additional Project-specific conditions deemed reasonable by the Township Board of Trustees to protect the public health, safety, and welfare.*



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Chairman Delmotte asked for a **Roll Call Vote**: John- Yes, Craig- yes, Tom-yes, Catherine- yes, Keith- yes
Motion Carried 5-0

DTE Solar Park Site Plan Approval Request Motion:

A motion was made by Keith supported by Catherine that the Planning Commission waive the final site plan review requirements and recommend Final Site Plan approval to the Township Board of a site plan approval request for a Large Commercial Solar Energy System on approximately 545 acres, located on the following parcel identification numbers:

5813 460 045 01
5813 460 063 00
5813 460 029 10
5813 460 001 00
5813 460 056 09
5813 460 027 00
5813 460 023 01
5813 460 032 00
5813 460 007 00
5813 460 019 00
5813 460 035 00
5813 115 410 01
5813 115 308 01

This recommendation is based on 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, subject to the following:

- 1. Approval of the Special Land Use request and associated conditions.*
- 2. A copy of the emergency responses package for the Strasburg Solar Park facility provided to the local fire department before operation.*
- 3. Submission of long-term financial assurance to cover the cost of decommissioning in a form and amount acceptable to the Township.*
- 4. 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.*
- 5. Review and approval of the Township Engineer, and documentation demonstrating approval of outside agencies, including, but not limited to, the Monroe County Road Commission, the Monroe County Drain Commissioner's office, and the Michigan Department of Environment, Great Lakes, and Energy (EGLE).*



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Chairman Delmotte asked for a **Roll Call Vote**: John- Yes, Craig- yes, Tom-yes, Catherine- yes, Keith- yes
Motion Carried 5-0

New Business: Public Hearing (Substation):

Special Approval Use request from DTE Electric Company to install a utility substation for serving the proposed Strasburg Solar Park on agriculturally zoned lands generally bounded by north of Stewart Road between Sheick and N. Raisinville Roads in Raisinville Township, more specifically located on parcels 5813 115 410 01 Stewart Road and 5813 115 308 01, 4636 Stewart Road.

Motion By Tom, supported by Keith to open the Public Hearing for Special Approval on Substation.
Motion Carried

DTE explained the location and purpose of the substation. Our planner Lucie Fortin and Engineer Mark Mathe discussed their reviews. (Lucie: 401.2600589.000 Substation) (Mark: MSG Project No. 2600589-Substation)

Chairman Delmotte opened the floor for public comments:

- 1) Richard Steckmeyer 3077 Gruber asked if there were measures in place for oil leaks, we need a containment area
- 2) Dale Biniecki 2390 Doty stated this was the first time hearing about ITC he would like to see the site plan.
- 3) Reda Biniecki 2390 Doty, when does DTE answer questions, what does ITC stand for, there are better options for power than solar panels to meet the PA233 act, asked last time for handouts and didn't see any
- 4) Tim Heiden 362 Doty is there a website showing the usage once the project is up and running?
- 5) Dan Rigato 5034 N Custer will the substation be decommissioned at the same time as the solar park. How many substations are there in Raisinville Township? Why is this not zoned industrial?
- 6) Terry Durocher 7639 N Custer this area should not become an industrial park

Motion by Craig supported by Catherine to close the Public Hearing. Motion Carried

Chairman Delmotte explained that the Commission must look at the application and plans to ensure they meet the Townships Ordinance. They are a recommending board to the Township Board and do not have the final authority of approval.



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DTE Solar Park Substation Special Land Use Request Motion

A motion was made by Keith supported by Craig that the Planning Commission recommend that the Township Board approve the Special Land Use request for an electric transmission substation and associated improvements on the properties identified as parcel numbers 5813 115 410 01 and 5813 115 308 01.

This recommendation is based on the determination that the proposed Special Land Use meets the applicable standards of Section 13.02 of the Zoning Ordinance, subject to the following conditions:

- 1. Site Plan review and approval in accordance with Article 14, Site Plan Review, including approval of proposed landscaping, access, lighting, drainage, stormwater management, and other applicable site improvements.*
- 2. Compliance with all applicable requirements and approvals of the Monroe County Road Commission, Monroe County Drain Commissioner's office, emergency service providers, and any other agencies having jurisdiction over the Project.*
- 3. Any additional conditions imposed by the Township Board of Trustees that are reasonably related to the applicable Special Land Use standards, the approved plans and the protection of the public health, safety, and welfare.*

Chairman Delmotte asked for a **Roll Call Vote**: John- Yes, Craig- yes, Tom-yes, Catherine- yes, Keith- yes
Motion Carried 5-0

DTE Solar Park Substation Site Plan Approval Request Motion

A motion was made by Keith supported by Catherine that the Planning Commission waive the final site plan review requirements and recommend Final Site Plan approval to the Township Board of a site plan approval request for an electric transmission substation and associated improvements on parcel numbers 5813 115 410 01 and 5813 115 308 01:

This recommendation is based on the determination that the proposed Site Plan is in substantial compliance with the applicable standards of the Zoning Ordinance, including Article 14, Site Plan Review, subject to the following conditions:

- 1. Approval of the associated Special Land Use request.*
- 2. Modification of the proposed light poles to comply with the 30-foot maximum height requirement of Section 3.24.3 of the Zoning Ordinance.*
- 3. Indicate the proposed seed mixtures and limits of application for restoration of disturbed areas for Township review and approval.*
- 4. Coordination with the Township and local emergency responders to implement the submitted Emergency Response Plan, including appropriate emergency access procedures and responder training, prior to operation of the substation.*
- 5. Administrative review and approval of revised plans addressing any outstanding technical comments from the Township's consultants prior to consideration of the Site Plan by the Township Board of Trustees.*



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6. *Submittal of the required permits and authorizations from applicable governmental agencies, including the Monroe County Road Commission and Monroe County Drain Commissioner's Office, and any other agencies having jurisdiction over the Project.*
7. *Provision of long-term financial assurance, in a form and amount acceptable to the Township, sufficient to cover the cost of decommissioning the substation and restoring the site, prior to commencement of construction.*

Chairman Delmotte asked for a **Roll Call Vote**: John- Yes, Craig- yes, Tom-yes, Catherine- yes, Keith- yes
Motion Carried 5-0

BOARD COMMENT TIME:

Tom asked the following questions for residents:

- 1.) Where were the panels made? DTE- Texas and Vietnam
- 2.) How is it still 100 megawatts when acres were removed? DTE- we added a few more panels plus 2 more invertors using existing acres and red circles on plan shows adjustments.
- 3.) Why was zoning not changed to Industrial for project? DTE- The State allows solar on AG ground with Special Use per PA 233
- 4.) In the archaeology report it indicated artifacts were found, how was this resolved? DTE- yes artifacts were found and as stated in the impact study, the solar farm goes around these areas
- 5.) Was there a Bald Eagle study? DTE- yes results are in the Environmental Impact Study
- 6.) How will fire emergency needs be handled? DTE- We have a fire assessment plan and will make sure to review with local fire departments
- 7.) Can soil be donated to neighbors? DTE- it is just basic fill dirt
- 8.) What is ITC- DTE- ITC is a national company that owns overhead transmission lines

Chairman Delmotte asked the following questions:

- 1.) I didn't see anything about removing soil on your proposal. DTE- we don't plan to, that information in the presentation was for another project
- 2.) Are you going to drill wells for cooling (for substation) DTE- No
- 3.) What about flood plain? DTE- all requirements were met by County and State regulations
- 4.) Concerning the retaining basins, are they meant to contain runoff water? DTE- yes to hold it temporarily and then slowly release it
- 5.) Estimated time of construction? DTE- 18 months

Craig asked:

Is the decommissioning of the Substation done at the same time as the Solar Park? DTE- not 100% sure, but the cost is included in the estimation



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NEXT MEETING: October 19, 2026 (if needed)

ADJOURNMENT: **Motion** by Craig, **Supported** by Keith to **adjourn at 9:34 pm. Motion Carried**