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February 7, 2025

Saline Township
c/o Kelly Marion
4254 Arkona Road
Saline, MI 48176

Re: Voyager Energy Storage LLC's ("Voyager Energy", or the "Applicant") Application for a Special Use Permit and Site Plan approval for the Voyager Battery Energy Storage System Project (the "BESS Project") within Saline Township, Washtenaw County, Michigan.

Dear Saline Township Administrators,

I. APPLICATION OVERVIEW

Our firm represents Voyager Energy with respect to the enclosed Application for a Special Use Permit and Site Plan Approval for the BESS Project on a 54-acre parcel within Saline Township, Washtenaw County, Michigan (the "Property"). As described in detail below, the BESS Project is being developed by Jupiter Power LLC ("Jupiter" or "Jupiter Power").

In compliance with Article 12 and Section 11.10 (Battery Energy Storage Systems) of the Saline Township Zoning Ordinance, this application narrative is submitted along with the Township's Special Use Permit application form, as well as all required data, exhibits, and information, as demonstrated through the following enclosed appendices:

- Appendix A: Special Use Application Form
- Appendix B: Real Estate Agreements
- Appendix C: Property Title Reports and Legal Descriptions
- Appendix D: Property Surveys
- Appendix E: Site Plan
- Appendix F: Site Plan Checklist
- Appendix G: Civil Engineering Memo
- Appendix H: Sightline Renderings
- Appendix I: Property Value Impact Study
- Appendix J: Sound Study
- Appendix K: Water Supply Letter
- Appendix L: Hazard Mitigation Analysis
- Appendix M: Fire Safety Compliance Plan
- Appendix N: Operation and Maintenance Manual
- Appendix O: Emergency Operations Plan
- Appendix P: Commissioning Plan

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- Appendix Q: Decommissioning Plan
- Appendix R: Michigan EGLE Determination Letter

Applicant will submit the required fees and/or fund an escrow account for such fees as established by the Township Board. On behalf of the Applicant, we respectfully request that the Application be set for public hearing before the Township Planning Commission at the next available meeting date, considering public notice requirements.

a. Applicant Overview

Jupiter Power is an energy infrastructure company headquartered in Chicago, Illinois, and Austin, Texas, that is focused on the development, ownership, and optimization of utility-scale battery energy storage system (“BESS”) projects. Led by an experienced management team, Jupiter has fourteen BESS projects totaling 2,395 megawatt-hours (“MWh”) in construction or commercial operation across the United States – including a 400 MWh project in Coldwater Township, Michigan.

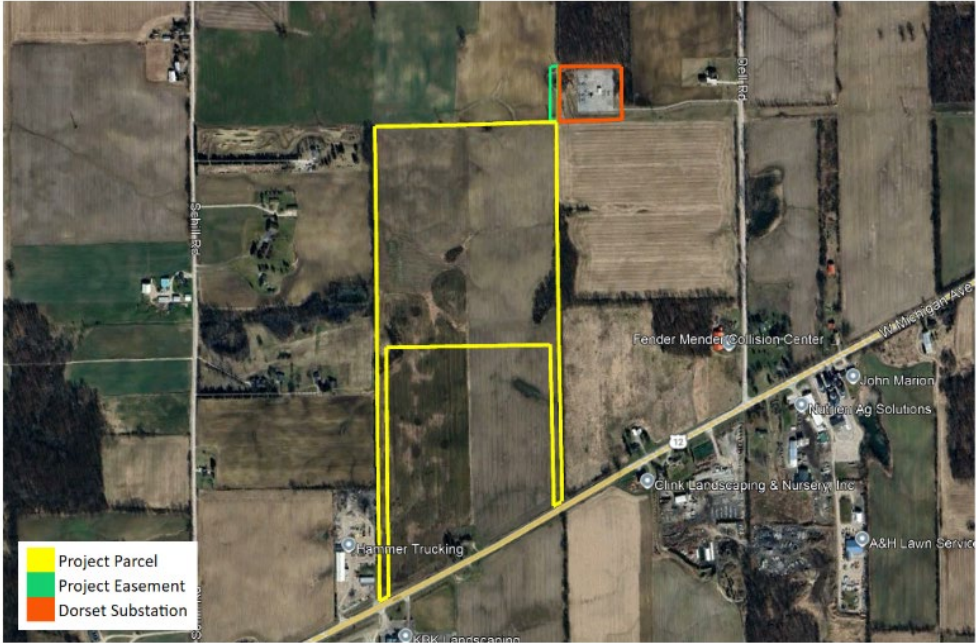
Jupiter’s growing team of more than 100 professionals has vast experience successfully developing and constructing energy storage and energy generation facilities across the United States. In total, Jupiter’s members have been responsible for the development of over 15,000 megawatts (“MW”) of energy projects across the US, the UK, and Mexico.

Jupiter owns and operates its BESS projects long-term, which enables them to develop long-term partnerships with the communities that host their projects. With over 60 projects in development throughout the United States, Jupiter is an industry leader with unique expertise in BESS siting, permitting construction, and operations. Jupiter Power’s fleet of assets includes one of the largest operating energy storage systems in Texas, an industry-leading portfolio in Michigan, and one of the largest development pipelines in the country, totaling over 12,000 megawatts.

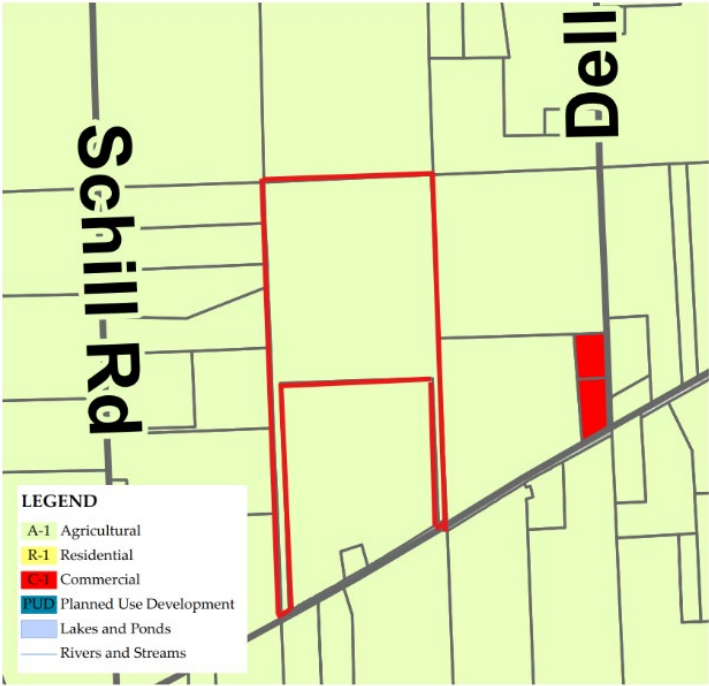
II. PROJECT SUMMARY

a. The Property

Jupiter Power has the exclusive option to purchase the Property – an undeveloped 54-acre tract of land located on the north side of W Michigan Avenue between Dell Road and Schill Road in Saline Township. Jupiter Power has also secured easement rights to the north of the Property, connecting the project site to the existing ITC Dorset substation. The Property, Dorset substation, and easement area are identified in the following image. *See Appendix B: Real Estate Agreements, Appendix C: Property Title Reports and Legal Descriptions, and Appendix D: Property Surveys* for more information.



The Property (outlined in red on the image below) is zoned Agricultural-Conservation (A-1) and is surrounded by properties that are also zoned A-1 and have agricultural, residential, commercial and industrial uses.



b. The BESS Project

Voyager Energy's proposed BESS Project will consist of a 100 MW / 400 MWh utility-scale battery energy storage system located on approximately 5.23 acres of the vacant Property, which was selected for its use compatibility and proximity to existing electrical infrastructure.

The BESS Project will connect to and function alongside the existing ITC Dorset substation that is directly adjacent to the Project site. The BESS Project will typically charge power from the electric grid during periods of excess system supply and deliver power back onto the electric grid during times of peak demand or other electric system needs. The BESS Project will be an integral addition to the electric grid, resulting in a more resilient, stable and responsive power supply.

The BESS Project includes the installation of 120 battery storage enclosures and 40 power conversion systems, as well as a gravel access drive and pad, security fencing and lighting, landscaping, and a stormwater management system. The BESS Project will also include the installation of an underground fire service main, dry hydrants, and a well-fed water tank. *See Appendix K: Water Supply Letter* for more information on the site's water supply. All proposed site improvements are detailed in the Site Plan enclosed as **Appendix E**. The BESS Project is a Type 2 Battery Energy Storage System as defined in Section 11.10 of the Saline Township Zoning Ordinance ("Zoning Ordinance").

Jupiter Power's top priority in every development is safety. The proposed facility in Saline Township will be designed, installed, and operated according to standards and regulations from the National Electrical Code (NEC) and National Fire Protection Association (NFPA), in addition to all local, state, and federal regulations deemed necessary for the project. Accordingly, each system will be individually controlled and monitored, providing 24/7 oversight capability for every component of the BESS Project. For more information on Voyager's safety systems, please find a Hazard Mitigation Analysis completed by Fire & Risk Alliance enclosed as **Appendix L** and a Fire Safety Compliance Plan completed by Fire & Risk Alliance enclosed as **Appendix M**.

The proposed Project will only take up a small portion of land in Saline Township and is not expected to materially impact community infrastructure like water, sewage, and roadway systems. The Project will also include vegetative screening to help preserve natural viewsheds for nearby residences, all while offering considerable financial benefits to the local community through increased tax revenue and a \$200,000 host community payment, in compliance with the Zoning Ordinance.

The BESS Project will be controlled remotely by local Voyager Energy staff or qualified and authorized contractors. BESS Project representatives will also conduct monthly inspections and will be on site when maintenance activities occur.

Voyager Energy is pleased to submit this Application, which is the product of two years of diligent work conducted in close partnership with Saline Township community stakeholders. As such, this Application is designed to meet or exceed all requirements of the Zoning Ordinance, while mitigating any potential impacts on Non-Participating Properties.

III. ZONING ANALYSIS

a. SITE PLAN APPROVAL

Please refer to the Site Plan Requirements Checklist in **Appendix F** for a comprehensive list of Site Plan Requirements pursuant to Zoning Ordinance Section 12.01(F), and citations to the required materials and information contained in the Site Plan (Appendix E), and this Application package. Further, the standards for final site plan approval under Zoning Ordinance Section 12.01(G)(2) are each addressed below.

a. Adequacy of information.

The Applicant is legally authorized to apply for site plan review, and the site plan includes all required information in a complete and understandable form.

RESPONSE: The Applicant is authorized to apply for this site plan review and has included all required information, including signed statements from all property owners, enclosed within Appendix A. Applicant can provide additional information to support upon request.

b. Conformance with this Ordinance and the General Development Plan.

The site plan provides an accurate description of the proposed uses, complies with all applicable Ordinance requirements, and is compatible with the adopted General Development Plan.

RESPONSE: As reflected in the enclosed Site Plan (Appendix E) and Site Plan Requirements Checklist (Appendix F), the proposed Site Plan provides an accurate description of the proposed uses and complies with all applicable Ordinance Requirements. Additionally, Voyager Energy's site plan is compatible with the goals, objectives, and policies of the Master Plan adopted in 2016, as well as the 2007 General Development Plan. See Applicant's response regarding the requirements under Zoning Ordinance Section 12.02(H)(2) below.

c. Compatibility with the preliminary site plan.

The final site plan is compatible with the overall site layout and improvements shown on the approved preliminary site plan.

RESPONSE: Applicant is simultaneously seeking preliminary and final site plan approval, as permitted under the Zoning Ordinance. The enclosed Site Plan is proposed as a final site plan in full compliance with all requirements and standards for approval under the Zoning Ordinance.

d. Building design and orientation.

The proposed building design, architecture, and orientation relate to and are harmonious with the surrounding area with regard to location, scale, mass, proportion, and materials.

RESPONSE: The BESS Project was sited, designed, and will be constructed to mitigate impacts and enhance compatibility with surrounding land uses. The land uses adjacent to the BESS Project are predominantly agricultural, residential, and industrial – including an electrical substation owned by ITC. Voyager Energy has included design measures to further enhance compatibility with these uses, including setbacks, landscaping, and grading. *See Appendix H: Sightline Renderings, and Applicant’s response under Zoning Ordinance Section 12.02(H)(1) for further details.*

e. Exterior lighting.

All exterior lighting fixtures are designed, arranged and shielded to minimize glare and light trespass, prevent night blindness and vision impairments, and maximize security.

RESPONSE: The BESS Project has designed and arranged all exterior lighting fixtures to shield and minimize glare and light trespass by ensuring that lighting of the BESS Project is limited to that minimally required for safety and operational purposes and is reasonably shielded and downcast from abutting properties. *See Site Plan Sheet 7 in Appendix E.*

f. Impact upon public services.

The impact upon available public services (including utilities, roads, police and fire protection, and pedestrian facilities) will not exceed the existing or planned capacity of such services.

RESPONSE:

The BESS Project will have adequate utility interconnection that will be assessed and agreed to between ITC and Voyager Energy. Voyager Energy will build all access drives and entrances necessary to access the BESS Project. The construction of the BESS Project will be served adequately by existing streets and highways and will not require special accommodation of existing infrastructure. The BESS Project will not impact pedestrian facilities, will be closed to the public, and surrounded by perimeter security fencing.

As shown in the enclosed Site Plan, the BESS Project will not require connection to the public water system or sanitary sewer system. The facility also will include a stormwater management system that is consistent with the requirements of the Washtenaw County Water Resources Commission.

The Applicant has also provided an Emergency Operations Plan enclosed as Appendix O and is committed to collaborating with emergency responders to provide annual trainings and any other reasonably necessary support. Further, the Host Community Agreement required under Section 11.10 of the Zoning Ordinance provides for additional funding to be used as determined by Saline Township for police, fire, public safety, and other infrastructure.

g. Drainage and soil erosion.

Adjoining land and uses, public rights-of-way and the capacity of stormwater management facilities and drainage systems will not be adversely impacted by stormwater runoff, soil erosion or sedimentation during and after construction.

RESPONSE: The BESS Project design ensures that adjoining land uses, public rights-of-way, and the capacity of stormwater management facilities and drainage systems will not be adversely impacted by stormwater runoff. As shown on the Site Plan, the proposed facility includes a stormwater management system that is consistent with the requirements of the Washtenaw County Water Resources Commission. See Appendix E, Sheets 12, 13, and 14.

h. Grading and filling.

Grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring property.

RESPONSE: The BESS Project has been designed to preserve the character of the property and the surrounding area by implementing landscaping techniques like native vegetation and localized grading to produce smooth, natural-appearing slopes between the BESS Project and surrounding properties. See Sheets 15, 16, and 17 of the enclosed Site Plan for more information on project landscaping and screening, and Appendix H: Sightline Renderings.

i. Emergency access and vulnerability to hazards.

All sites and buildings are designed to allow convenient and direct emergency access, and the level of vulnerability to injury or loss from incidents involving hazardous materials or processes will not exceed existing or planned emergency response capabilities.

RESPONSE: The BESS Project is designed and will be constructed to provide safe and efficient ingress and egress points for maintenance crews or emergency vehicles, allowing for convenient and immediate emergency access. See Site Plan Sheet 6, 7, 9, and 10 in Appendix E. The Applicant has also provided an Emergency Operations Plan enclosed as Appendix O and is committed to collaborating with emergency responders to provide annual trainings and any other reasonably necessary support. Further, the Host Community Agreement required under Section 11.10 of the Zoning Ordinance provides for additional funding to be used as determined by Saline Township for police, fire, public safety, and other infrastructure.

j. Compliance with outside agency standards.

The plan meets the standards of other government agencies, where applicable, and that the approval of these agencies has been obtained or is assured.

RESPONSE: Applicant understands that the Site Plan must comply with the standards and requirements of other applicable government agencies. The Applicant will work collaboratively with and obtain all approvals from local, state, and federal government agencies to ensure the Project is in full compliance.

b. SPECIAL USE APPROVAL

The Saline Township Zoning Ordinance permits BESS facilities in the A-1 Zoning District through the Special Use Permit (“SUP”) process outlined in Article 12. In addition to general standards for SUP approval in Section 12.02(H) of the Zoning Ordinance, Section 11.10(D) and 11.10(F) provides additional BESS-specific standards and requirements for SUP approval. The standards of approval under both Articles 12 and 11 of the Zoning Ordinance are addressed in detail below, with citation to the Applicant’s supporting evidence demonstrating how the Application meets or exceeds all applicable standards.

i. Section 12(H) General SUP Standards

Section 12.02(H) of the Zoning Ordinance identifies seven standards for special use approval for the Planning Commission to consider with respect to the Application. The following section analyzes each of these seven standards in the context of the proposed BESS Project, in addition to the specific BESS requirements under Section 11.10. Based on the information, analysis, and evidence submitted with this Application, the proposed BESS Project meets or exceeds all Article 12 standards for approval. Therefore, we respectfully request that the Planning Commission grant Special Use Permit approval for the BESS Project.

1. Compatibility with adjacent uses.

The special use is compatible with adjacent uses and the existing or intended character of the zoning district and area. The use will not be detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare.

RESPONSE:

The land uses adjacent to the BESS Project are predominantly agricultural, residential, commercial, and industrial – including an electrical substation owned by ITC. These neighboring property uses were considered in the siting and design of the BESS facility as follows:

- ***Setbacks:* As shown on Site Plan Sheet 17, the BESS Project complies with the Township’s 300’ setback requirement from Non-Participating Properties and will be located 775’ from the closest residence (which is more than twice the required setback distance under PA 233 of 2023). Further, the BESS Project will be setback 2,335’ from Michigan Avenue.**
- ***Landscaping:* In addition to substantial setbacks from the road and adjacent uses, the BESS Project will include the installation of a 20’ grass-covered berm to**

minimize or eliminate any visual impacts to neighboring properties to the north and west. *See Appendix H: Sightline Renderings.* The Project will also fully comply with the screening requirements specified in the Zoning Ordinance by introducing additional vegetation that will add to the existing vegetative buffer on the western boundary of the Property. *See Site Plan pages 15, 16, and 17.*

- ***Land Preservation:*** The BESS Project will occupy only 5.23 acres of the 54-acre Property, leaving land available for agricultural use. Further, and as described in detail in the enclosed Decommissioning Plan (Appendix Q), the BESS Project will ultimately be decommissioned and the Property will be restored to a useful condition like that which existed prior to construction, as required by the Zoning Ordinance.

For the reasons presented above, the BESS Project is not expected to change the intended character of the area. The facility is compatible with the low-density nature of the surrounding area and will not create any hazardous or disturbing impacts on neighboring property uses during normal operations. The BESS Project also should not increase area road traffic once constructed, and under normal operations will not produce traffic, vibrations, smoke, fumes, odors, dust, drainage, pollution, or any other nuisance conditions.

Finally, as demonstrated by the attached Property Value Impact Study (and supporting market data contained therein), the BESS Project will not have a negative impact on adjoining or nearby property values. *See Appendix I.*

2. Compatibility with the General Development Plan.

The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted General Development Plan.

RESPONSE: The BESS Project was sited and designed to be consistent with the intent and purposes of the Ordinance and meet the goals, objectives, and policies of the Master Plan adopted in 2016, as well as the 2007 General Development Plan.

Specifically, the Master Plan speaks to the goal of allowing new uses in the A-1 Zoning District by special land use permit in appropriate circumstances. Consistent with this directive, the Township recently adopted new requirements and regulations to permit BESS facilities in the A-1 Zoning District by special use permit. As demonstrated in this Application, Site Plan, and supporting materials, the proposed BESS Project will not be disruptive or have a negative impact on the surrounding properties and should meet the standards established by the Zoning Ordinance, as intended under the Master Plan. *See Master Plan, 6-5.*

The BESS Project will occupy only 5.23 acres of the 54-acre Property, leaving land available for agricultural use. Further, and as described in detail in the attached Decommissioning Plan (Appendix Q), the BESS Project will ultimately be decommissioned and the Property will be

restored to a useful condition like that which existed prior to construction, as required by the Zoning Ordinance. Additionally, the Project will not require sewer or water services which further aligns with the Master Plan (4-8). The BESS Project will not change the intended character of the area as the facility will maintain the area's low density, will not increase area road traffic once constructed, and under normal operations will not produce traffic, vibrations, smoke, fumes, odors, dust, drainage, pollution, or any other nuisance conditions

Lastly, the BESS Project will be consistent with the stated purpose of the General Development Plan as it will be designed to protect the public health, safety and welfare of people living in, working in or visiting the Township and recognizes the public interest in ensuring the compatibility between and a reasonable balance among land use activities.

3. Compliance with applicable regulations.

The proposed special use is in compliance with all applicable Ordinance provisions.

RESPONSE: As demonstrated by this Application and supporting materials, the Project will meet or exceed all applicable Zoning Ordinance regulations and requirements.

4. Impact upon public and utility services.

The impact of the special use upon public services will not exceed the existing or planned capacity of such services; including utilities, roads, police and fire protection services, area drinking water wells, and drainage structures. The proposed use will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

RESPONSE: The BESS Project will have adequate utility interconnection that will be assessed and agreed to between ITC and Voyager Energy. Voyager Energy will build all access drives and entrances necessary to access the BESS Project. The construction of the BESS Project will be served adequately by existing streets and highways and will not require special accommodation of existing infrastructure. The BESS Project will not impact pedestrian facilities, will be closed to the public, and surrounded by perimeter security fencing.

As shown in the enclosed Site Plan, the BESS Project will not require connection to the public water system or sanitary sewer system. The facility also will include a stormwater management system that is consistent with the requirements of the Washtenaw County Water Resources Commission.

The Applicant has also provided an Emergency Operations Plan enclosed as Appendix O to help inform response tactics for mitigating potential emergencies at the proposed facility. The Applicant is also committed to collaborating with emergency responders to provide annual trainings and any other reasonably necessary support. Further, the Host Community Agreement required under Section 11.10 of the Zoning Ordinance provides

for additional funding to be used as determined by Saline Township for police, fire, public safety, and other infrastructure.

5. Environmental and public health, safety, welfare impacts.

The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be detrimental or injurious to the environment or the public health, safety, and welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.

RESPONSE: The Project has been located and designed to adequately protect public health, safety, welfare, and the physical environment. Once operational, the BESS Project will not produce traffic, vibrations, smoke, fumes, odors, dust, drainage, pollution, or any other nuisance conditions. The BESS Project will also operate with minimal sound, as shown in the Sound Study enclosed as Appendix J. The BESS Project was also designed to minimize glare and light trespass by ensuring that lighting of the BESS Project is limited to that minimally required for safety and operational purposes and is reasonably shielded and downcast from abutting properties.

As sited and designed, the BESS Project avoids impacts to wetlands and floodplains. See a determination letter from Michigan EGLE enclosed as Appendix R. The BESS Project also includes the implementation of landscaping techniques to produce smooth, natural-appearing slopes between the BESS Project and adjacent areas. The BESS Project will utilize a grass-covered berm and native vegetation to visually screen the BESS Project from adjacent properties and functions as a sound barrier.

The BESS Project will comply with all local, state, and federal regulations – including standards from the National Fire Protection Association (NFPA). Voyager Energy has met and been in contact with the Saline Fire Department for project review and intends to work closely with the Fire Department through the development, construction, and operations of the Project.

The BESS Project will also promote the general welfare of Saline Township by enhancing grid resiliency, increasing local tax revenues, and providing Saline Township with a \$200,000 host community payment, as required under Section 11.10 of the Zoning Ordinance, to be used as determined by Saline Township for police, fire, public safety, and other infrastructure.

6. A documented need exists for the proposed use.

A documented need exists for the proposed use within the community.

RESPONSE: As demonstrated by the State of Michigan policy directives, through PA 233 of 2023 and other statutory mandates, there is a documented need for BESS facilities to support the State's energy grid. Such facilities are sited in close proximity to electric

substations, just as the BESS Project will be sited near the existing Dorset substation in Saline Township. Further, the Township's recent Zoning Ordinance amendments recognize the documented need for BESS facilities in the Township as Section 11.10(A).

7. Isolation of existing uses.

Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.

RESPONSE: The Project meets this standard as it does not result in any residential or non-residential area being substantially surrounded by incompatible uses.

ii. Section 11.10(D) and 11.10(F) BESS Standards

Section 11.10(D) of the Zoning Ordinance governs general requirements for BESS Facilities. Section 11.10(F) of the Zoning Ordinance identifies specific standards and regulations for Type 2 BESS facilities. The following section analyzes each of these BESS requirements and standards in the context of the proposed BESS Project. Based on the information, analysis, and evidence submitted with this Application, the proposed BESS Project meets or exceeds all of the following standards and requirements for approval. Therefore, we respectfully request that the Planning Commission grant Special Use Permit approval for the BESS Project.

General Requirements for BESS Facilities (Section 11.10(D))

Section 11.10(D) of the Zoning Ordinance establishes general requirements relating to (1) system certification; (2) battery maintenance; (3) site maintenance; (4) visual impact; (5) noise; (6) code compliance; and (7) compliance with additional codes. Voyager Energy respectfully submits that its application demonstrates that its BESS Project in full compliance with these requirements and commits to maintaining compliance until the BESS Project is fully decommissioned as required by the Zoning Ordinance.

Type 2 Battery Energy Storage Systems Application Requirements (Section 11.10(F)(6))

- A. Construction documents. Construction documents shall include the following plans, manuals, and specifications:

- i. Location and layout diagram of the room or area in which the BESS is to be installed.

RESPONSE: Please find the location and layout diagram of the room or area in which the BESS is to be installed in the Site Plan attached as Appendix E.

- ii. Details on the hourly fire-resistance ratings of assemblies enclosing the BESS.

RESPONSE: The International Building Code (IBC) applies Fire-Resistance Ratings to building components such as exterior walls, interior wall partitions, and floor and roof assemblies. Because the BESS Project is an outdoor installation and not located within a building, fire-resistance rated assemblies as defined by the IBC do not exist and are not applicable. While ratings are not applicable, the Applicant has provided a Fire Safety Compliance Plan (Appendix M) demonstrating the BESS Project's compliance with applicable fire codes and standards.

- iii. The quantities and types of BESS to be installed.

RESPONSE: Please find the quantities and types of BESS to be installed in the Site Plan Package attached as Appendix E.

- iv. Manufacturer's specifications, ratings and listings of each BESS.

RESPONSE: Please find the manufacturer's specifications, ratings, and listings of each BESS in the Site Plan Package attached as Appendix E.

- v. Description of energy (battery) management systems and their operation.

RESPONSE: Please find the description of energy (battery) management systems and their operation in this Application narrative and Site Plan attached as Appendix E.

- vi. Location and content of required signage.

RESPONSE: Please find the location and content of required signage in the Site Plan attached as Appendix E.

- vii. Details on fire suppression, smoke or fire detection, thermal management ventilation, exhaust and deflagration venting systems, if provided.

RESPONSE: Please find the details on fire suppression, smoke or fire detection, thermal management, ventilation, exhaust and deflagration venting systems in the Hazard Mitigation Analysis provided by Fire & Risk Alliance enclosed as Appendix L.

- viii. Support arrangement associated with the installation, including any required seismic restraint.

RESPONSE: Please find the support arrangement associated with the installation, including any required seismic restraint in the Site Plan attached as Appendix E.

- ix. Commissioning Plan (“document and verify that the system and its associated controls and safety systems are in proper working condition per requirements set forth in the Fire Code, Building Code, or applicable standard”).

RESPONSE: Please find the Commissioning Plan attached as Appendix P.

- B. Decommission plan (“plan that is consistent with agreements reached between the applicant and other landowners of participating properties and that ensures the return of all participating properties to a useful condition similar to that which existed before construction, including removal of above-surface facilities and infrastructure that have no ongoing purpose”).

RESPONSE: Please find a Decommissioning Plan prepared by Renewance, Inc. attached as Appendix Q.

- C. Hazard Mitigation Analysis (“analysis that evaluates the consequences of BESS failure modes according to the procedures established in the Fire Code or other applicable standards as determined by the Saline Area Fire Department or Township Engineer.”).

RESPONSE: Please find the Hazard Mitigation Analysis prepared by Fire & Risk Alliance enclosed as Appendix L.

- D. Sound Study (“acoustic assessment prepared by a licensed engineer from a reasonable number of sampled locations at the perimeter of the battery energy storage system to demonstrate compliance with Section 11.10.D”).

RESPONSE: Please find the Sound Study prepared by Hankard Environmental, Inc. attached as Appendix J.

- E. Fire Safety Compliance Plan (“Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with the Fire Code.”).

RESPONSE: Please find the Fire Safety Compliance Plan prepared by Fire & Risk Alliance attached as Appendix M.

- F. Operation and Maintenance Manual (“Such plan shall describe continuing battery energy storage system maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth in the Fire Code and Building Code.”).

RESPONSE: Please find Operations and Maintenance Manuals prepared by Hithium attached as Appendix N.

- G. Emergency Operations Plan (see Ordinance 11.10(F)(6)(g)(i)-(viii) for required components of plan).

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RESPONSE: Please find the Emergency Operations Plan prepared by Fire & Risk Alliance attached as Appendix O.

Standards for Type 2 Battery Energy Storage Systems (Section 11.10(F)(7))

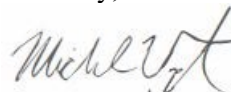
Section 11.10(F)(7) of the Zoning Ordinance establishes additional Standards for Type 2 Battery Energy Storage Systems relating to (a) setbacks; (b) height; (c) lighting; (d) signs; (e) fencing requirements; (f) containment; (g) vegetation and tree-cutting; (h) screening and noise barriers; (i) utility connections; and (j) maximum ground coverage. Voyager Energy respectfully submits that its application demonstrates the proposed BESS Project is in full compliance with these standards. Please find a Civil Compliance Memo prepared by MCA and dated February 3, 2025, attached as **Appendix G** which further details how the proposed project fully complies with these standards.

IV. CONCLUSION

In conclusion, Voyager Energy respectfully requests that the above analysis and the attached Site Plan and supporting materials be considered by the Planning Commission and that the Application is scheduled for a public hearing in the near future.

Based on the information, analysis, and evidence submitted with this Application, the proposed BESS Project meets or exceeds all of the standards for approval under the Zoning Ordinance. On behalf of the Applicant, we thank you in advance for your timely attention to this Application and look forward to working with the Township and Planning Commission throughout the approval process. Upon approval of the Special Use Permit and Site Plan, Voyager Energy looks forward to the opportunity of joining your community.

Sincerely,



Michael Vogt