

Notice of Public Hearing
Huron County Planning Commission
Thursday, September 24, 2026, at 7:00 p.m.
Huron County Senior Center
150 Nugent Road, Bad Axe, Michigan 48413
Special Approval Use Permit: SAP 2026-03

Notice is hereby given that the Huron County Planning Commission will hold a special meeting and public hearing on Thursday, September 24, 2026, at 7:00 p.m., at the Huron County Senior Center, 150 Nugent Road, Bad Axe, MI 48413. The purpose of this special meeting will be to receive comments about and consider the following request:

Special Approval Use Permit, SAP 2026-03: Request by Ranger Power, LLC, to construct and operate a 150MW utility-scale solar energy facility in Rubicon Township, Huron County, Michigan. The Project is known as Pinesap Solar, LLC. The overall project area consists of 1,604 acres of leased land, with 1,157 fenced acres of solar arrays, access roads, and supporting infrastructure. There is a total of 18 participating landowners involving the following 26 parcels of Agricultural Zoned land in Rubicon Township:

<u>Parcel Number</u>	<u>Parcel Number</u>	<u>Parcel Number</u>
21-021-011-00	21-028-001-00	21-034-002-50
21-021-015-50	21-028-001-50	21-034-005-00
21-021-016-00	21-028-002-50	21-034-006-00
21-022-070-00	21-028-005-00	21-034-009-00
21-022-081-20	21-028-006-00	21-035-004-00
21-022-083-50	21-029-001-00	21-035-006-50
21-027-010-00	21-029-003-00	21-035-013-60
21-027-013-50	21-034-001-00	21-035-013-65
21-027-013-70	21-034-002-10	

The application materials and project plan relative to this request are available for public examination during regular office hours at the Huron County Planning, Building & Zoning Department, Room 102 of the County Building, 250 E. Huron Avenue, Bad Axe, Michigan 48413 or on the county website at www.co.huron.mi.us. Persons wishing to comment on the proposed special use permit are invited to this meeting. Written comments may be mailed to the Huron County Building & Zoning Department or sent by fax to 989-269-3362 or sent via email to smithj@co.huron.mi.us prior to the hearing. For further information on this matter, please contact the Building & Zoning Department at 989-269-9269.

This notice is disseminated pursuant to PA 110 of 2006, being the Michigan Zoning Enabling Act, as amended.

Huron County Planning Commission
Bill Renn, Chairman

APPLICANT:

PINESAP SOLAR, LLC
320 N. SANGAMON ST, #1025
CHICAGO, IL 60607
PHONE: 773.909.3149
ATTN: ELLA HACKETT

CONSULTANT:

ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
PHONE: 248.447.2000
FAX: 248.447.2001
PROJ. MGR/ENVIRONMENTAL: ERNEST SCHENK
ENGINEERING: CRAIG KANTOLA, PE
SURVEYING: CHRIS KELLY, PS

PROJECT SUMMARY:

COUNTY: HURON COUNTY
TOWNSHIP: RUBICON TOWNSHIP

THIS PERMIT APPLICATION COVERS THE FOLLOWING PROPOSED PROJECT FACILITIES LOCATED ENTIRELY WITHIN RUBICON TOWNSHIP:

- SOLAR ARRAYS, INVERTERS, AND COLLECTION LINES
- ACCESS ROADS
- PERIMETER FENCING
- OPERATIONS AND MAINTENANCE (O&M) BUILDING
- TEMPORARY LAYDOWN YARD
- VEGETATIVE SCREENING

- NOTE:
1. THE PROJECT SUBSTATION IS PLANNED FOR SAND BEACH TOWNSHIP AND IS NOT INCLUDED IN THIS SITE PLAN.

SITE DATA:

TOTAL PROJECT CAPACITY: 150 MW AC
TOTAL FENCED AREA: 1,157 ACRES
TOTAL PROJECT AREA (PARTICIPATING PARCELS): 1,604 ACRES
INVERTER QUANTITY: 34
ACCESS ROAD TOTAL LENGTH: 53,701 LF

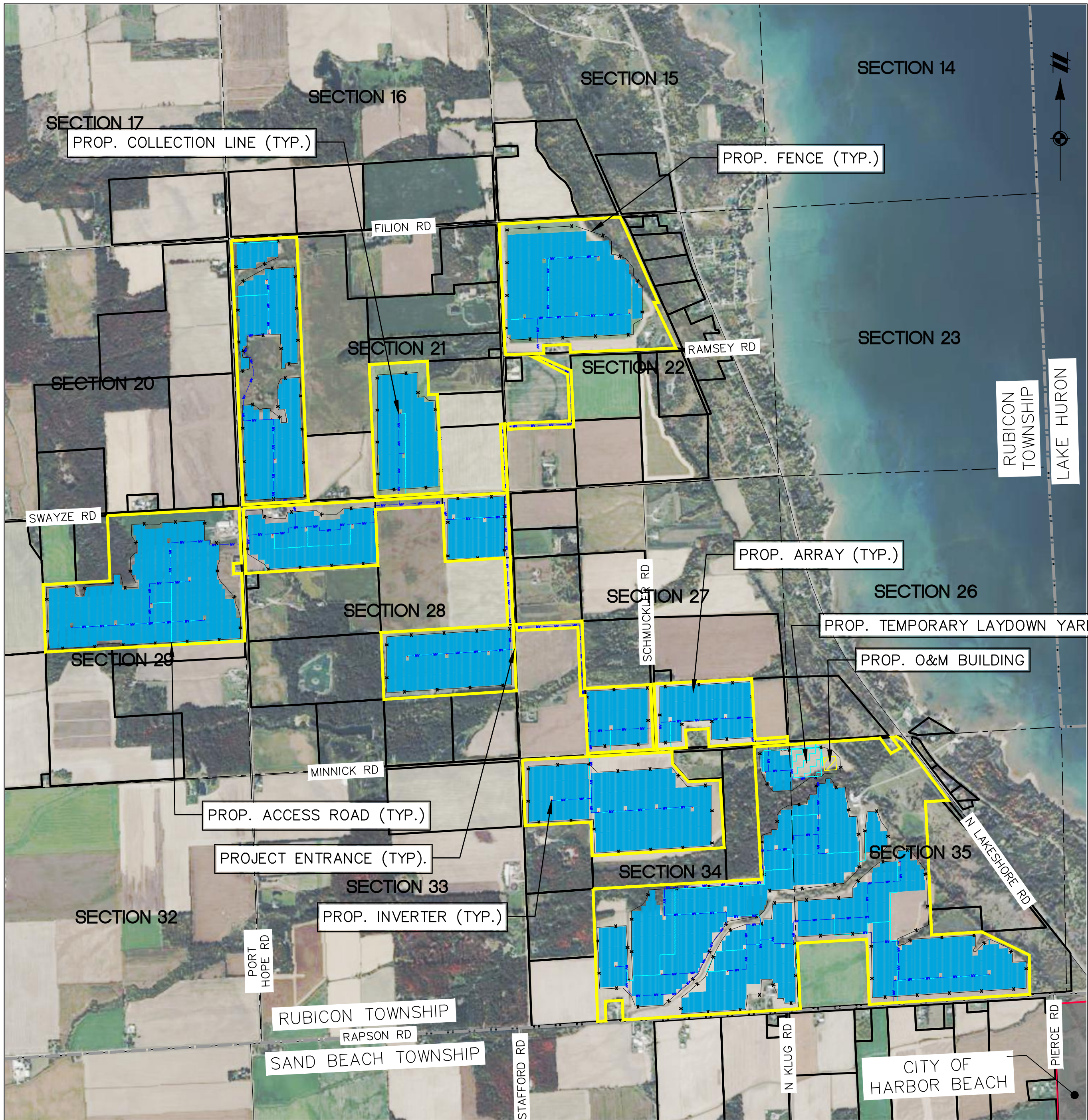
DATA SOURCES:

TOPOGRAPHICAL INFORMATION	PROVIDED BY GEOTERRA (SPRING 2026)
FINAL WETLAND DELINEATION	PROVIDED BY ATWELL (FIELD WORK COMPLETED JULY–NOVEMBER 2025)
PROPERTY BOUNDARY INFORMATION	GIS PERFORMED BY ATWELL (MARCH 2026)
PARCEL PARTICIPATION	PROVIDED BY PINESAP SOLAR (AUGUST 2024)
HABITABLE STRUCTURE LOCATIONS	AERIAL PHOTO REVIEW BY ATWELL (SEPTEMBER 2024)
PROJECT LAYOUT	PROVIDED BY ATWELL (FEBRUARY 2026)

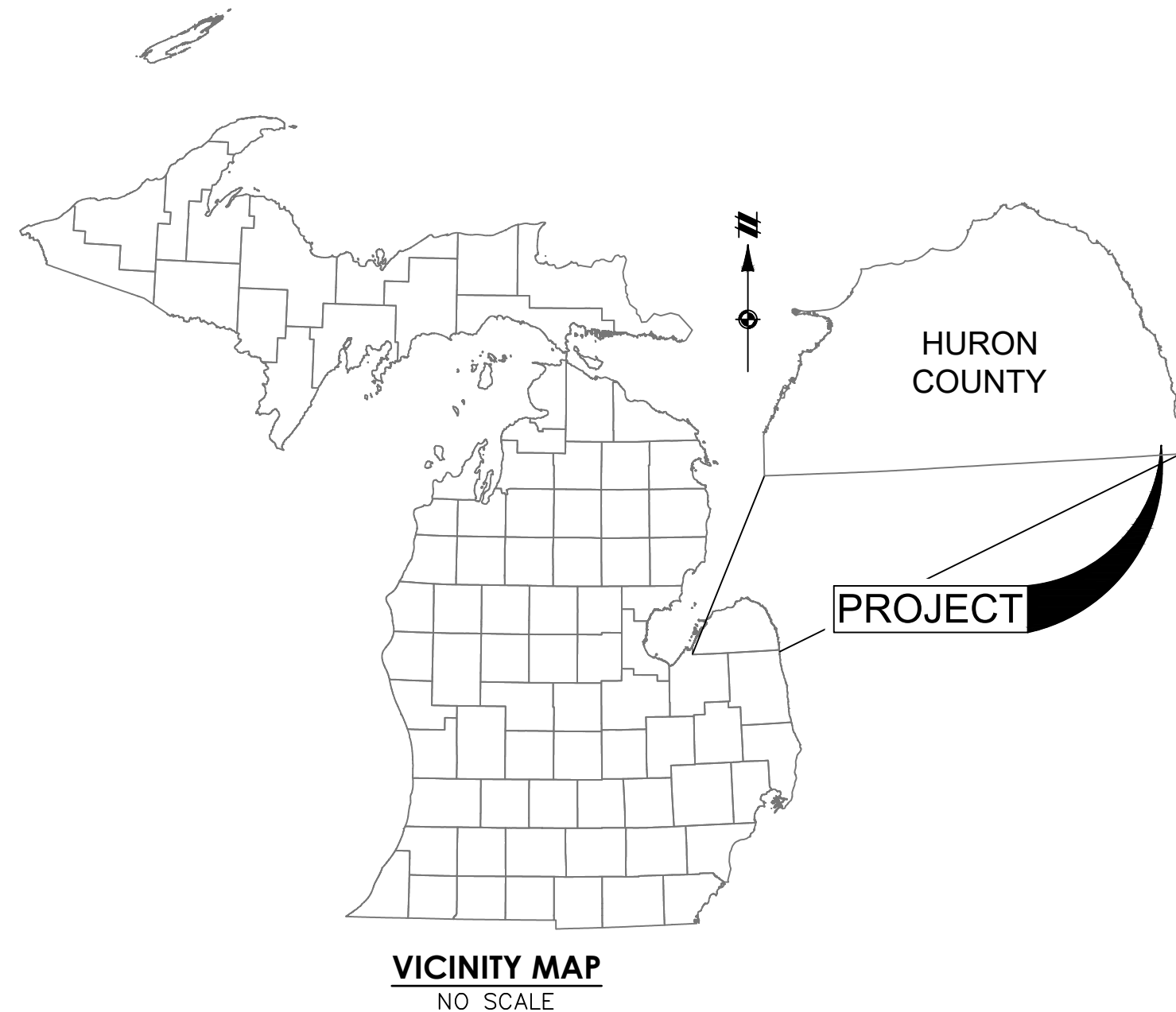
PINESAP SOLAR

HURON COUNTY, MICHIGAN
RUBICON TOWNSHIP

SPECIAL APPROVAL USE PERMIT - SITE PLAN



VICINITY MAP
SCALE 1"=1,500'



LEGEND

	PROJECT AREA
	EX. ROAD CENTERLINE
	SECTION LINE
	TOWNSHIP LINE
	CITY BOUNDARY
	PROP. SOLAR ARRAY
	PROP. FENCE
	PROP. GRAVEL ACCESS ROAD
	PROP. INVERTER
	PROP. COLLECTION LINE
	PROP. OPERATIONS & MAINTENANCE (O&M)
	PROP. TEMPORARY LAYDOWN YARD

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	PARTICIPATING LAND OWNER TABLE
03	RUBICON ZONING MAP
04	EXISTING CONDITIONS
05	PROPOSED CONDITIONS – OVERALL
06–16	PROPOSED CONDITIONS – 200' SCALE
17	PROPOSED HAUL ROUTE PLAN
18	PROPOSED LANDSCAPING PLAN
19	PROPOSED VEGETATION MANAGEMENT PLAN
20	SECURITY DETAILS
21	PROPOSED VEGETATION MANAGEMENT DETAILS
22	CROSSING & ACCESS ROAD DETAILS
23	SOLAR DETAILS & CONSTRUCTION INFORMATION

SAUP SITE PLANS - NOT FOR CONSTRUCTION

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTIONS: 21–22, 27–29, 34–35
TOWN, RANGE: T17N, R15E
RUBICON TOWNSHIP
HURON COUNTY, MICHIGAN

CLIENT: PINESAP SOLAR, LLC
PROJECT: PINESAP SOLAR
HURON COUNTY SPECIAL APPROVAL
USE PERMIT – SITE PLAN
COVER SHEET

DATE: 04/29/2026

REVISIONS

DR.	MB	GH	ES
P.M.	ES		
BOOK	---		
JOB	24006493		
SHEET NO.	01		

CAD FILE: 24006493-SUP-01-C1-EDWG