

ISABELLA COUNTY  
PLANNING COMMISSION

April 9, 2026

A regular meeting of the Isabella County Planning Commission was held on April 9, 2026, at the Isabella County Commission on Aging Building, 2200 S. Lincoln Rd., Mt. Pleasant, Michigan immediately following the organizational meeting.

MEMBERS PRESENT: Kelly Bean, Tim, O'Neil, Steve Swaney, Phillip Vogel, Kyle Camp, Russ Hyde, Adam Brookens, Lisa Hoisington

MEMBERS ABSENT: Ann Silker

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director  
Ray Johnson, Planner/GIS Analyst  
Mackenzie Perkins, Administrative Assistant, Recording Secretary

The meeting was called to order by Mr. Bean at 6:00 p.m.

The Pledge of Allegiance was recited by the members.

**APPROVAL OF AGENDA**

A motion was made by Mr. Vogel supported by Mr. Swaney to approve the agenda.

Yes: Kelly Bean, Kyle Camp, Adam Brookens, Lisa Hoisington, Steve Swaney, Phillip Vogel, Russ Hyde, Tim O'Neil

No: None

Motion to Approve carried.

**PREVIOUS MINUTES**

Minutes of the January 8, 2026 organizational meeting were circulated to the members prior to the meeting for their review.

A motion was made by Mr. Swaney, supported by Mr. O'Neil, to approve the organizational minutes from January 8, 2026.

Yes: Kelly Bean, Tim, O'Neil, Steve Swaney, Phillip Vogel, Kyle Camp, Russ Hyde, Adam Brookens, Lisa Hoisington

No: None

Motion to Approve carried.

Minutes of the January 8, 2026 regular meeting were circulated to the members prior to the meeting for their review.

A motion was made by Mr. Vogel, supported by Mr. Camp, to approve the regular minutes from January 8, 2026.

Yes: Kelly Bean, Tim, O'Neil, Steve Swaney, Phillip Vogel, Kyle Camp, Russ Hyde, Adam Brookens, Lisa Hoisington

No: None

Motion to Approve carried.

## **LIAISON REPORTS**

Zoning Board of Appeals – Mr. Vogel stated that the Zoning Board elected the same officers. He also stated that the meetings will be held quarterly on the third Wednesday of the month at 9am at the Commission on Aging Building at 2200 S. Lincoln Rd., Mt. Pleasant, Michigan.

Parks & Recreation – None

Board of Commissioners – Mr. Swaney stated that the Board will be holding a meeting next Tuesday, April 14, 2026 at 10am at the Commission on Aging Building at 2200 S. Lincoln Rd., Mt. Pleasant, Michigan. He also stated that there will be a meeting at 1pm to follow for goal setting.

## **TOWNSHIP CONCERNS**

Denver Township – Mrs. Jackie Curtis stated that Denver Township will be celebrating their 150-year anniversary. She stated that the event will happen on the last weekend of September.

Sherman Township – Mr. Richard Schmidt stated the Village Manager for Lake Isabella has resigned and Jessica will be taking over duties until a new Village Manager is hired.

## **PUBLIC COMMENT**

Opened at 6:04 p.m.

Closed at 6:04 p.m.

## **PUBLIC HEARINGS –**

## **Special Use Permit #25-01 – Bruce Green – Private Campground – Gilmore Township**

Mr. Johnson stated that the special use application is to operate a Public and Institutional Use (Hopewell Ranch – Equine Assisted Growth and Learning Facility.) Mr. Johnson stated that staff meet with Jodi Stuber where Jodi gave background on the property. Mr. Johnson stated that the Ranch has been operating since 2007. He also stated that after further discussion and research it was found that the Ranch was operating without prior land use approval and that multiple building and structures were built without permits.

Mr. Johnson stated that the request for approval to establish the property as a Public or Institutional Use and to construct a 60-foot by 120-foot office, banquet, and therapy building were received on March 12, 2026. Mr. Johnson went over the applications details once more with the Board.

Mr. Johnson informed the Board that if the application were to be approved that the staff recommends the following conditions:

### **1. Existing Buildings and Cabin Use**

The applicant shall obtain inspections from the Building, Electrical, and Plumbing/Mechanical inspectors for all existing structures constructed without permits. Any deficiencies identified shall be corrected, and all required permits shall be obtained to bring structures into compliance with applicable codes.

### **2. Large Events**

The property shall not be used as a commercial event venue open for rental by the general public. Events conducted on the property shall be limited to those organized and hosted by Hopewell Ranch. Private rentals for weddings, receptions, reunions, open houses, or similar events are expressly prohibited.

### **3. Parking**

All required parking shall be provided off-street in accordance with Section 5.11 of the Zoning Ordinance. The applicant shall maintain sufficient on-site and approved off-site parking to accommodate large events, consistent with the submitted plan. The applicant shall implement measures to prohibit parking within the public road right-of-way.

### **4. Overflow Parking Agreement**

Use of the adjacent property for overflow parking shall be permitted only with written authorization from the property owner. Documentation of such authorization shall be maintained. If such authorization is revoked, the applicant shall provide an alternative parking solution in compliance with the ordinance requirements.

### **5. Road Commission Approval**

Review and approval from the Isabella County Road Commission shall be obtained to verify that site access, including driveway design and capacity, is adequate for the proposed use and event traffic.

**6. Soil Erosion and Sedimentation Control**

The applicant shall obtain a Soil Erosion and Sedimentation Control permit for any earth change activity in accordance with Part 9I prior to construction.

**7. Well and Septic Approval/Permits**

The applicant shall obtain well and septic permits for the proposed building. Approval from the Central Michigan District Health Department shall be obtained for all sanitary facilities serving the site, including accommodations for cabins and event attendees. The proposed commercial kitchen shall receive all required permits and approvals from the Health Department, and documentation shall be provided to the county.

**8. Hours of Operation**

The Planning Commission authorizes 24-hours operation solely for the purpose of accommodating overnight stays associated with the approved use. Events and organized activities shall generally occur between the hours of 6:00 am and 9:00 pm., unless otherwise approved by the Planning Commission.

Mr. Johnson indicated that there has been an electrical permit pulled for the cabins that were built without permits. He stated that Mrs. Stuber is working toward getting the Ranch into compliance. He also stated that 6 letters of support were turned in to staff before packets were mailed out and 6 more letters of support were turned into the office after packets were mailed out and one more was given to the members prior to the meeting starting.

Mr. Brookens asked if the inspections were going to happen now or later.

Mr. Johnson stated that it would be now.

Mr. Camp asked if the inspections to the current buildings need to be inspected prior to the new building being built.

Mr. Johnson stated it will be a parallel process.

Mr. Camp asked if there were any letters of support from any adjacent neighbors.

Mr. Johnson stated that there was.

Mr. Hyde also stated that he was impressed with the knowledge and information the applicant gave the neighbor.

Mr. Johnson stated that a neighbor came into the office with questions and after the discussion were also in support of the Hopewell Ranch but did not provide staff with a written letter of support.

Mr. Bean asked if the applicant wanted to speak.

Jodi Stuber discussed the back ground of the property. She stated that their services have expanded and they are out growing the space. She also stated that this can make for year-round services to the kids they help in the summer time. Mrs. Stuber informed the Board that there are 4 (four) porta johns on site that comply according to the health department. Mrs. Stuber reviewed the certifications for volunteer staff at the ranch. Mrs. Stuber also told the Board that they will get all permits that are required.

Public Hearing opened 6:28 p.m.

Mr. Richard Schmidt stated that Sherman Township has no objections. He also stated he is an adjacent property owner and is in support of the Ranch.

Public Comment closed at 6:29 p.m.

A motion was made by Mr. Hyde to approve Special Use Permit Number 26-01 (SUP#26-01) as submitted by Jodi and Tyrone Stuber to establish a Public and Institutional Use (Hopewell Ranch – Equine Assisted Growth and Learning Facility) and construct a 120 ft x 60 ft office, banquet and therapy building in the Agricultural Buffer (AG-3) district. The approval shall be conditioned upon the following:

**1. Existing Buildings and Cabin Use**

The applicant shall obtain inspections from the Building, Electrical, and Plumbing/Mechanical inspectors for all existing structures constructed without permits. Any deficiencies identified shall be corrected, and all required permits shall be obtained to bring structures into compliance with applicable codes.

**2. Large Events**

The property shall not be used as a commercial event venue open for rental by the general public. Events conducted on the property shall be limited to those organized and hosted by Hopewell Ranch. Private rentals for weddings, receptions, reunions, open houses, or similar events are expressly prohibited.

**3. Parking**

All required parking shall be provided off-street in accordance with Section 5.11 of the Zoning Ordinance. The applicant shall maintain sufficient on-site and approved off-site parking to accommodate large events, consistent with the submitted plan. The applicant shall implement measures to prohibit parking within the public road right-of-way.

**4. Overflow Parking Agreement**

Use of the adjacent property for overflow parking shall be permitted only with written authorization from the property owner. Documentation of such authorization shall be maintained. If such authorization is revoked, the applicant shall provide an alternative parking solution in compliance with the ordinance requirements.

**5. Road Commission Approval**

Review and approval from the Isabella County Road Commission shall be obtained to verify that site access, including driveway design and capacity, is adequate for the proposed use and event traffic.

**6. Soil Erosion and Sedimentation Control**

The applicant shall obtain a Soil Erosion and Sedimentation Control permit for any earth change activity in accordance with Part 9I prior to construction.

**7. Well and Septic Approval/Permits**

The applicant shall obtain well and septic permits for the proposed building. Approval from the Central Michigan District Health Department shall be obtained for all sanitary facilities serving the site, including accommodations for cabins and event attendees. The proposed commercial kitchen shall receive all required permits and approvals from the Health Department, and documentation shall be provided to the county.

**8. Hours of Operation**

The Planning Commission authorizes 24-hours operation solely for the purpose of accommodating overnight stays associated with the approved use. Events and organized activities shall generally occur between the hours of 6:00 am and 9:00 pm., unless otherwise approved by the Planning Commission.

The motion was seconded by Mr. Swaney.

Mr. Brookens asked if the building do not pass inspection will they need to be torn down.

Mr. Nieporte stated that if the building is deemed uninhabitable we will direct them on the steps to be compliant.

Mr. Camp asked if public events need to have special permits. He also asked how do you limit someone events.

General discussion on temporary permits and special use permits.

Mr. Swaney stated that the events shouldn't be limited to just the three events.

Mr. Hyde stated that the limitation is that the event is only held by Hopewell Ranch. Mr. Hyde read the stipulation and feels it is adequate.

General discussion on what the center is permitted to do versus complaints and enforcements to control unauthorized activities.

Mr. Vogel stated that the application is high quality and addresses all concerns.

Mr. Swaney stated that the application was very thorough.

Mr. O'Neil stated that it meets requirements.

Mr. Bean asked why limitations for events.

Mr. Nieporte stated that there are separate temporary permits required for events outside of what is being requested.

Mrs. Stuber stated that other events that have been discussed are not part of their cause and will not be having large events like weddings, graduations, etc.

Hearing no further discussion, Mr. Bean called for a vote.

Yes: Kelly Bean, Tim, O'Neil, Steve Swaney, Phillip Vogel, Kyle Camp, Russ Hyde, Adam Brookens, Lisa Hoisington

No: None

Motion Carried.

### **Other Business (Non-Public Hearings)**

#### **Special Use Permit #26-01 – North Country Metals – Vernon Township**

Mr. Johnson informed the board of the building size correction on the staff report. He stated the building is 120 x 64 ft. Mr. Johnson reviewed his staff report for a Site Plan Review application for a 120 x 64 ft inventory storage building. He stated that the proposed building addition is location on the western parcel and will be attached to the existing building.

Mr. Johnson stated that the primary use of North County Metals is commercial, the Planning Commission previously approved limited manufacturing activities as part of the 2017 site plan approval. Mr. Johnson stated that the proposed building is intended solely for storage.

Mr. Johnson stated staff provided the Board with a site plan checklist of ordinance requirements for their review.

*Screening shall be installed and maintained within the western required setback, extending from the southern edge of the proposed building to the northern edge of the existing building, where adjacent to the residential use. The screening shall consist of a staggered double row of evergreen trees planted*

*no more than ten (10) feet on center. All plantings shall have a minimum height of three (3) feet at the time of installation.*

Mr. Johnson stated that the screening is not an option and is required to be installed and staff is of the opinion that the application meets all requirements of the ordinance with the recommended condition.

Mr. Bean asked if the applicant would like to speak.

Mr. Johnson informed the Chair that the applicant was not in attendance.

A motion was made by Mr. O'Neil to move to approve Site Plan Review 26-01 (SPR#26-01) as submitted by Victor Graber for North County Metals to construct a 120-foot by 64-foot accessory building to be used for inventory storage in the General Commercial (C-1) district. The approval shall be conditioned upon the following:

*Screening shall be installed and maintained within the western required setback, extending from the southern edge of the proposed building to the northern edge of the existing building, where adjacent to the residential use. The screening shall consist of a staggered double row of evergreen trees planted no more than ten (10) feet on center. All plantings shall have a minimum height of three (3) feet at the time of installation.*

The motion was seconded by Mr. Vogel.

Hearing no further discussion, Mr. Bean called for a vote.

Yes: Kelly Bean, Tim, O'Neil, Steve Swaney, Phillip Vogel, Kyle Camp, Russ Hyde, Adam Brookens, Lisa Hoisington

No: None

Motion Carried

### **Site Plan Review #26-02 – DTE Energy – Isabella Township**

Mr. Nieporte introduced Kyle O'Meara, attorney hired by Isabella County, to assist staff.

Mr. O'Meara discussed conflict of interest. He also explained that he called each member to identify any potential conflict of interest. Mr. O'Meara informed the Board that both Mr. Vogel and Mr. Bean both had similar conflict of interests as they did back in 2019 when the Isabella Wind special use application and public hearing was held by the members. Mr. O'Meara recommended Mr. Vogel and Mr. Bean step outside for agenda item Site Plan Review #26-02 – DTE Energy – Isabella Township.

Mr. Vogel and Mr. Bean left the room at 6:48 pm after Mr. Bean gave the gavel to Mr. O'Neil as Vice-Chair.

Mr. Johnson stated that the applicant is requesting a Special Use Permit for turbine component maintenance and storage laydown yard. Mr. Johnson stated that the purpose of the use is to support ongoing operation and maintenance activities associated with the existing Utility Grid Wind Energy Conversion System. Mr. Johnson stated that the site is not intended to function as a salvage yard or for the permanent storage of dismantled or abandoned equipment. Mr. Johnson reviewed the history of the Isabella Wind Energy Project from 2019.

Mr. Johnson stated that the equipment and materials storage will be limited only to the Isabella Wind Energy Project. He also stated that if the site plan were approved, the materials will be limited exclusively to the areas indicated on the approved site plan.

Mr. Johnson stated that the staff recommends a condition requiring that any equipment determined to be inoperable or beyond repair be removed from the property within sixty (60) days. He also stated that the staff recommends that the Planning Commission require a detailed description of the measures that will be implemented to prevent the release of oil, lubricants, hydraulic fluids, and similar substances, as well as the procedures to mitigate potential environmental contamination.

Mr. Johnson informed the board that staff requested screening between the northern and western property boundaries and the proposed improvements. Mr. Johnson indicated that the proposed berm does not extend across the full width of the western boundary. Mr. Johnson informed the Board that staff recommends that approval be conditioned upon the installation of a continuous berm along the entire western extent of the proposed improvements where screening is required.

Mr. O'Meara reviewed the difference between a Site Plan Review and Special Use Permit and discussed the standards for site plan review approval. Mr. O'Meara also reviewed the resolution to approve with conditions and the resolution to deny the application. Mr. O'Meara also explained the difference of performance conditions and conditions required prior to construction.

Mr. Swaney discussed his concerns on the storage of new blades or repairable blades.

Mr. Camp asked if the blades would be stored where they were shown on the Site Plan.

Mr. Swaney expressed concerns that the application reads for a longer term for storage of blades.

Mr. Nieporte stated that the conditions the staff put into place will resolve these concerns and discussed the related conditions and storage locations.

Discussion on blade storage and maintenance tracking with Zoning Permits.

Mr. Camp asked if vehicles could be stored on the property.

Mr. Nieporte stated at this time there is no vehicle storage proposed, however, when working on blades or gravel loading/unloading there may be vehicles onsite.

Mr. O'Meara discussed complaint-based compliance.

Mr. Nieporte explained that the escrow received under the special use permit for the Isabella Wind Energy Project is earmarked for compliance and enforcement. He also stated purpose of this escrow account so there is no cost taxpayers for enforcement and it is replenishable if used. He informed the Board that it protects the Community against long term costs.

Discussion on turbine lighting.

Mr. Hyde expressed concern about spillage prevention and if the berm is to protect the drain and flood plain.

Mr. Nieporte stated the berm is for screening purposes. He informed the Board that any potential leakage or spill was a concern of staff and is mitigated by receiving a copy of a detailed plan to prevent and mitigate environmental concerns.

Mr. Hyde asked if the applicant needs to have a detailed plan before work is done or is it an ongoing situation.

Mr. Nieporte stated the plan is required prior to submission.

Mr. O'Meara discussed the for a spill situation.

Mr. Brookens asked how high the applicant can store material.

Mr. Nieporte stated that they material is will be stored on the ground and the berm will screen the material.

A motion was made by Mr. Swaney to adopt the proposed resolution approving Site Plan Review #26-02 subject to conditions.

The motion was seconded by Mr. Brookens.

Hearing no further discussion, Mr. Bean called for a roll call vote

Tim, O'Neil – Yes  
Steve Swaney – Yes  
Kyle Camp – Yes  
Russ Hyde – Yes

Adam Brookens – Yes  
Lisa Hoisington – Yes

Motion Carried

Mr. Vogel and Mr. Bean were brought back to the meeting at 7:32 pm and the gavel was passed back to Mr. Bean.

### **Notice of Master Plan Distribution (Various Gratiot County Michigan)**

Mr. Johnson indicated to the members that a notice of public hearing was received from several municipalities within Gratiot County. Mr. Johnson stated that it was for the public to provide an opportunity for interested citizens to express their views on the Gratiot Countywide Master Plan to be adopted. Mr. Johnson stated that staff will send a letter to Gratiot County informing them of the review and any comments the members have.

The members had no comments.

### **Osceola County Master Plan Adoption**

Mr. Johnson indicated to the members that a notice that the Osceola County Master Plan was officially approved by the Osceola County Planning Commission on November 4, 2025. Mr. Johnson stated no action is required by the Planning Commission at this time.

### **Chippewa Township Notice of Intent**

Mr. Johnson indicated that a notice of intent was received from Chippewa Township which indicated the Township would be amending their Master Plan. He also informed the members that once an amended plan was received from the Township, he would ensure it would be on a future agenda for their review and comment.

### **Lincoln Township Farmland Agreements**

Mr. Johnson indicated that four (4) applications to the Farmland and Open Space Preservation Program were received. He stated that one of the applications had an incorrect Tax ID but was corrected. He indicated the applications appeared to be complete and would send a letter back to Lincoln Township appraising them of the review.

### **Union Township Farmland Agreements**

Mr. Johnson indicated that one (1) application to the Farmland and Open Space Preservation Program were received. He indicated the applications appeared to be complete and would send a letter back to Union Township appraising them of the review.

### **PUBLIC COMMENT**

Opened at 7:37 p.m.

Closed at 7:37 p.m.

**STAFF COMMENTS** – None

**PLANNING COMMISSIONER'S COMMENTS**

Mr. Hyde thanked Tim Nieporte and team addressing the DTE concerns and their diligent work.

Mr. Nieporte stated it is his job to protect the community. Mr. Nieporte informed the Board he and Mr. Johnson will be going to Detroit Monday to visit BESS to see and understand the impact of a built site and one under construction.

**ADJOURNMENT**

Mr. Bean adjourned the meeting at 7:39 p.m.

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Ann Silker, Secretary  
Mackenzie Perkins, Recording Secretary

**From:** [Jodi Stuber](#)  
**To:** [Ray Johnson](#)  
**Subject:** Fwd: Letter of Support  
**Date:** Thursday, March 19, 2026 11:02:45 AM

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**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

----- Forwarded message -----

**From:** **brian Lownsbery** <[lownsbery34@gmail.com](mailto:lownsbery34@gmail.com)>  
**Date:** Wed, Mar 18, 2026 at 1:07 PM  
**Subject:** Letter of Support  
**To:** <[jodistuber@hopewellranch.org](mailto:jodistuber@hopewellranch.org)>

To Whom It May Concern,

I am writing in strong support of Hopewell Ranch and its efforts to build a new facility that will expand its ability to serve individuals in need.

Through my personal experience with Hopewell Ranch, I have witnessed firsthand the powerful impact it has on those who come through its programs. The ranch provides a unique environment of peace, structure, and connection that is difficult to find elsewhere. It is a place where individuals can step away from the noise of daily life and begin to heal—mentally, emotionally, and spiritually.

Programs such as Project Solomon have been especially meaningful, offering veterans and others a space to reconnect, reflect, and rebuild. The combination of community, purpose, and faith-centered support creates lasting change that extends far beyond the time spent on the ranch.

As the need for these services continues to grow, expanding the facilities is not just beneficial—it is necessary. A new building would allow Hopewell Ranch to reach more people, provide additional programming, and deepen the level of care and support offered to each individual.

I believe strongly in the mission of Hopewell Ranch and the lives it is changing every day. Investing in this expansion is an investment in healing, restoration, and hope for countless individuals and families.

Thank you for your time and consideration.

Brian Lownsbery

**From:** [Jodi Stuber](#)  
**To:** [Ray Johnson](#)  
**Subject:** Fwd: What Hopewell means to me.  
**Date:** Thursday, March 19, 2026 11:03:58 AM

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**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

----- Forwarded message -----

**From:** Aaron lastfogel <[aaronlastfogel1966@gmail.com](mailto:aaronlastfogel1966@gmail.com)>  
**Date:** Wed, Mar 18, 2026 at 1:40 PM  
**Subject:** What Hopewell means to me.  
**To:** <[jodistuber@hopewellranch.org](mailto:jodistuber@hopewellranch.org)>

My name is Aaron Lastfogel. I am a forgotten Veteran with PTSD, as well as numerous other mental health and physical health issues. Being honest, I'm very suicidal. And have severe issues with being around people. That is just a little about me.

Hopewell gives me a safe place to go to hang out with other veterans like myself. And I can't even begin to tell you how important Noble, my therapy horse, is to me. The thoughts fade away and for a while I can just relax. I'm also walking around and finding the rest of the animals here. Very de-stressing. My stepson is coming this summer for Unbridled. A program for kids that has crafts and also horseback riding. Kids that, like me, have had severely traumatic events in their lives. I go to a private counselor off site, I mention this because they have said that this Ranch is making a huge improvement on my mental health. From grinding teeth to smiling. There are so many events coming and I so look forward to doing them. Otherwise I would just be sitting at home staring into space without Hopewell. Something to look forward to. Any improvements to Hopewell would be an improvement for all of the vets and families served by them, and it would be a step up to get what is needed to open this all up to everyone that needs help.

Thank You Aaron

March 13, 2026

To whom it may concern,

My name is Beth Abbott, and I am a retired Marine, 3-time Combat Veteran of nearly 22 years of active-duty service in the United States Marine Corps. I have served all over America and the globe. I retired on June 30, 2025, as a First Sergeant. I am originally from Blanchard, Michigan and I reside in Stafford, Virginia where I share custody of my two kids, who are my whole world.

I heard about HopeWell Ranch about 9 months ago, when a family friend started volunteering there and I knew I had to get over there and get involved the next time I came home to visit. I can come home once a month for a week at a time now since retiring and it feels amazing to have that freedom of movement. Recently in February, I was able to attend the Veterans group called Project Solomon on Tuesday mornings from 9:30am until 12:30pm. It was so impactful and powerful, just being in a room of like-minded people, veterans of all ages. We were able to break bread, eat some amazing food and open up to one another, because that safe space fostered an environment where we could take off our armor and feel a bit free and safe with one another. After that, we were walked over to the horse area where two amazing women led us through some equine therapy with three different horses and that not only got our minds flowing, but it opened us up to talking about our feelings and as you know that is something most veterans are not fond of. There was also a licensed psychologist there as well and between her and the Equine EAGALA trained certified professional, they were able to lead and guide us through a series of very important, tough questions to start a process of what I like to call learning how to struggle well, which I learned from Boulder Crest Foundation. I believe with the right program and certified training they could implement a program for veterans called "Post Traumatic Growth" or PTG, and they could further their outreach and studies in helping veterans and their families with their every day life struggles.

Project Solomon is a spot-on, much-needed program that has already helped so many veterans and their families. If HopeWell Ranch had more resources and spaces for veterans and their families to gather, I truly believe this would grow bigger and reach more people. Right now, some people drive 3 hours to be there, learn and grow for a 4-hour session, so the need and want is there! There is a massive need for a bigger facility, a larger kitchen to accommodate the needs of this amazing program and an added-on banquet hall to this larger facility to help service and support the veterans and their families. Right now, what they have is a small room where barely 12 veterans could fit in there comfortably and eat together without touching elbows. The importance of this program is huge, and the greater need is right now and here.

This program SAVES LIVES. This program SAVES FAMILIES. This program is 100% needed and wanted and HopeWell Ranch! They do an amazing job every Tuesday with Project Solomon, but it is very limited in space and numbers due to facilities and funding.

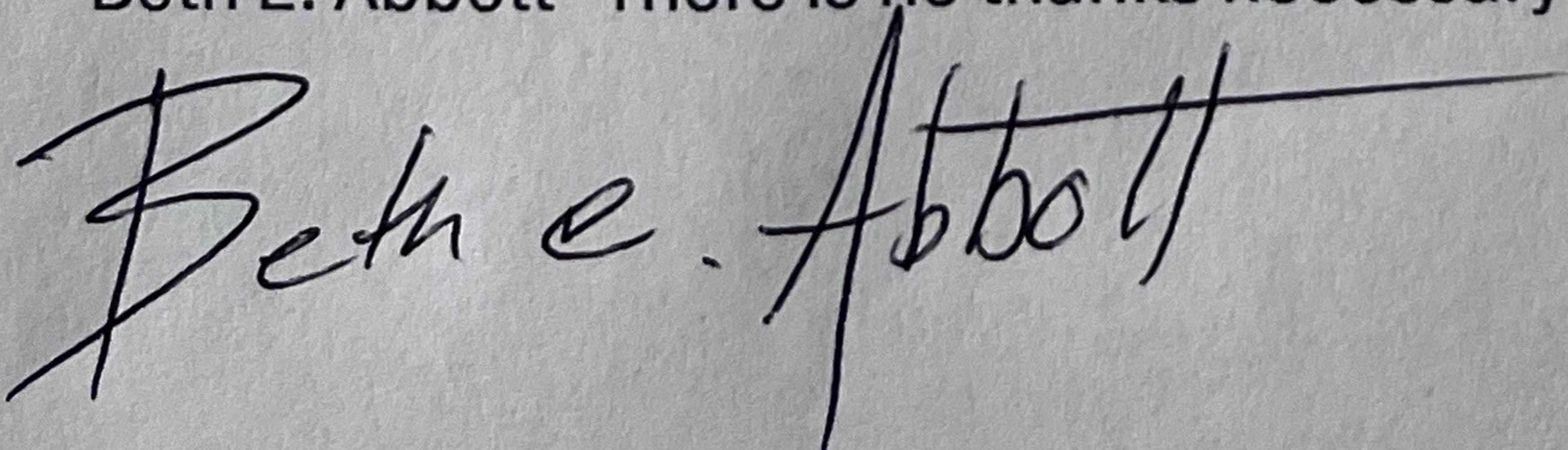
I know firsthand how much these programs mean and how much they change lives, save lives and help forge families back together. I know how they foster safe spaces for veterans to talk, whether someone served back before Vietnam, or after, or whether someone went to combat or not, most of us all share a command bond not only one of service and sacrifice, but that of some kind of trauma. I was able to attend a program at Boulder Crest Foundation called Warrior PATHH (progressive and alternative training for helping heroes) in Bluemont, Virginia and it is a 5-day program for veterans, 14 hours a day. That program focused on connecting your head and your heart and teaching us how to respond rather than react. All of this was possible, because of funding, available space, a very structured program and a staff (most paid) and some are volunteers, because they have the funding and the resources. They have an intense program that touches on childhood trauma, a family tree, a personal timeline of life, post traumatic growth from service, combat or regular life, stress, depression, anxiety, military and non-military sexual trauma, this program not only changed who I am and changed my life, but it saved my life. If this type of program with implemented, needed structure, appropriate funding and resources could get settled at HopeWell Ranch, I 100% believe that Project Solomon could take off in the right direction and be able to not only affect so many more Veterans lives and families, but untimely connect us together, fostering a community where we feel safe and save lives.

Please understand the need, want and desire to grow Project Solomon in order to help veterans, forge their lives and families lives back together and ultimately foster an environment of community, fellowship and connection, while saving lives! The only thing missing with this is funding, a bigger facility, a kitchen and a banquet room. HopeWell Ranch does the best they can with what they have, but they are so limited in resources. The need and want is there, TRUST ME! Let's come together and save more veterans, because the number of suicides a day is well above 22 now. A program like Project Solomon that is properly outfitted, fully funded and resources could help and save lives and to me THAT IS WORTH IT! Every time I go home, I go back on a Tuesday, and I will until I can't anymore.

Thank you for your time and efforts on this serious matter. Should you have any questions, I can be reach on my cell phone at 989-400-3817 or via email [Beth.e.abbott@gmail.com](mailto:Beth.e.abbott@gmail.com)

God Bless America, her Veterans, all who are serving right now and their families!

Beth E. Abbott "There is no thanks necessary for what is called duty."

A handwritten signature in black ink that reads "Beth E. Abbott". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

# Terry L. Hoffman

1134 N Johnson Rd  
Weidman, MI 48893

February 25, 2026

Isabella County Planning Commission  
200 N Main St, Room 105  
Mt. Pleasant, MI. 48858

Dear Commissioners,

There is a place about one mile from my home where people come together for support, fellowship, to share and to grow. The people come from many different counties, demographics, life experiences and ages with at least one thing in common: they need to heal. So they gather. Then something amazing happens; they join the herd, or more accurately, the herd joins them.

The horses of HopeWell Ranch, many having experienced their own trauma and rehabilitation, help turn human anxiety, doubt, confusion and loneliness into something softer, less pervasive, more peaceful and hopeful. Children gain confidence, veterans find trusted confidants and all experience love without judgement.

When I learned about the mission of HopeWell Ranch, I knew it was the opportunity I was looking for to support a Christian mission I truly believe in. That is why I volunteer at least twice each week to help the ranch run. My volunteer days are a highlight of my week, and I'm so proud to know this great work is taking place right here in my small community.

The HopeWell staff does an impressive job of serving program participants and being good stewards of the available resources, especially when Michigan weather turns hostile. While there is plenty of space for all of the animals, the human areas are nearing capacity.

Imagine how the HopeWell programs could expand if there were more indoor space available. The proposed Center for Healing and Hope will make it possible to grow participation, incorporate complimentary programs and help to spread the mission through transparent visibility. Given the current level of support, I'm confident the Center will be a welcome addition to our community.

Sincerely yours,

Terry L. Hoffman

March 20, 2026

Dear Isabella County,

My name is Tracy Palmer and I live in Mt. Pleasant. Almost five years ago I caught COVID-19 and became very ill. I never seemed to get better. I was then referred to a heart and lung specialist who ran every test he could to figure out what was wrong with me. He finally took me in for a heart catheter. I never left the hospital and immediately went into a 5-bypass heart surgery. It took me a very long time to recuperate. Becoming very anxious and depressed. Not wanting to even leave my house, because it was just too much for me to handle emotionally and physically. As of 2023 I have been on disability and in 2024 moved to the Mt. Pleasant area. A good friend of mine introduced me to her sister who at the time worked for HopeWell Ranch. Coming from a horse and farm background from childhood, I immediately felt at home at HopeWell. The staff let me do what I could to build up my strength and confidence. I suffered greatly from anxiety and PTSD. The first time I went into the pasture with the horses, they really helped me by just being there and giving me that unconditional love. I started to get stronger as time went by purely by being with the horses and the staff of the ranch. The ranch personnel treat me as family and uplift me in my troubled times. I started to work more behind the scenes of all the wonderful events we have for the community and programs for the children in Isabella County. Along with our Project Solomon veteran program that I have recently started helping with. I see the passion and the vision at the ranch and want to help build that dream. I now work through AARP SCSEP program and have become the office manager at HopeWell Ranch and love every moment of it. Without HopeWell I believe I would have not gotten better. This ranch has truly saved my life.

Sincerely,  
Tracy Palmer

**From:** [Jodi Stuber](#)  
**To:** [Ray Johnson](#)  
**Subject:** Letter of Support  
**Date:** Tuesday, March 24, 2026 2:51:11 PM

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**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Here is a letter from Bill Funnell

I'm writing on behalf and in support of HopeWell Ranch.

My first contact was about three years ago. My wife passed away five years ago. We were both avid deer hunters. Upon her passing, I was left with a freezer full of venison. After asking around, people informed me that HopeWell Ranch would accept it. I contacted Jodi and she agreed to take it so I delivered it shortly thereafter, and met a friendly woman - Jodi - who made me feel like I was part of the family. She told me about the ranch and about Project Solomon on Tuesday mornings, when she hosts a brunch and visiting hour, and later, an hour of therapy with the friendliest group of horses that you'll encounter in your lifetime. Those in attendance can brush, lead, and yes, even talk to the horses. I agreed to attend Tuesday and met with about fifteen to twenty individuals that I had never seen before. After a few Tuesdays of feeling kind of awkward, I soon had a group of people I took the privilege to call my friends.

HopeWell Ranch is a place where veterans and some service dogs are welcomed to visit and interact with other veterans, relax, and share a wonderful meal.

The friendship and therapy with the horses is priceless for these veterans, and the many other events they are involved in are priceless.

HopeWell Ranch is a blessing for these veterans. A lack of space is the only reason that we can't receive more veterans to join and enjoy the friendship and the events that HopeWell schedules for these individuals.

The ranch and Jodi are working tirelessly to improve this situation by trying to come up with many more great ideas.

This new building will benefit the many children's programs, the veterans, and the entire community years into the future.

Thank you for hearing about my adventures at HopeWell Ranch.

William Funnell  
1507 E Beal City Rd  
Mt Pleasant, MI 48858

RECEIVED

APR 1 2026

INSPECTION DEPT.

To whom it may concern,  
My name is Janel Egbert. I wanted to share some awesome things about Hopewell Farm. For starters, the entire staff is always welcoming. When my daughter Brooklyn began unbridled potential, she was a sad little girl and through the bond with her assigned horse she has built trust and joy. Her mentors have helped her to build confidence and friendship. Hopewell treats her like family.

The staff also support our Veterans! The need for support has outgrown the lodging. We are all hoping to see some expansion for our Veterans and our community! Hopewell gives light and hope to those who need or want it.

Hopewell is an amazing resource for our community. They offer many opportunities for both young and elderly. The staff put on a fun farm fair free to the community, getting us together. We are grateful for all they offer!

Thank you, Janel

RECEIVED

APR 1 2026

To the Isabella County Planning Commission and whom it may concern,

INSPECTION DEPT.

I am Carter Chapman, writing in support of the Hopewell Ranch Expansion project. Originally from Montcalm County, I am a student at CMU who will be graduating this semester studying Broadcast and Media Arts. I currently am volunteering my time to help Hopewell create promotional material in support of the programs that are held at the ranch.

In my volunteering, I have had the opportunity to interview veterans who take part in Project Solomon. Project Solomon offers Equine Therapy for Veterans with PTSD, and a space for them to heal and recover from the trauma they've endured. The testimonials I've heard while interviewing people has been profound. One of the people I talked to mentioned how members have stopped having nightmares related to their PTSD after 2 hours of therapy. Besides the time with Horses, Project Solomon provides a social opportunity to keep the members connected to a social group, which can be crucial to the mental health of these people.

For all the good that Project Solomon does, Hopewell has issues with space and the current amenities limits the capacity of Project Solomon at 15 people. Helping this program helps expand Project Solomon to be able to reach so many people, the help of which could save lives. That's why it is so important to accept the proposals and give Hopewell Ranch the permits to move forward with their plans. The healing that takes place here is real, and if they can keep growing, it will only do good things for its participants. Hopewell serves more than people just in Weidman or Lake Isabella. People come from all over Michigan to visit the ranch, some driving as much as two hours to come to therapy sessions. There is tremendous good that Hopewell ranch is capable of. If you have any doubts I would highly recommend you come and visit. See for yourself the good that can come from this farm. I sincerely hope that you approve the permits needed to keep this expansion project moving. Your community, and the greater community of Michigan will thank you.

RECEIVED

APR 1 2026

To Isabella County,  
INSPECTION DEPT.

I am writing as a student and volunteer to share how Hopewell Ranch has personally impacted my life. I first learned about the ranch through a professor who encouraged our class to complete volunteer hours. While there were many organizations to choose from, Hopewell Ranch immediately stood out to me, and I am so grateful that it did.

From my very first day, the staff welcomed me with kindness, encouragement, and genuine care. While I primarily work with the animals, I have also been able to witness the powerful connections that are formed at the ranch, especially among veterans and members of the community. Seeing people come together, laugh, and support one another has shown me just how meaningful this place truly is.

Hopewell Ranch has also become a place of comfort and peace in my own life. College can be overwhelming, filled with stress, responsibilities, and personal challenges. There have been many times when I've needed a break from everything, and Hopewell has given me that space. It is somewhere I can go to reset, breathe, and feel grounded again.

As someone who experiences anxiety, even coming to the farm alone can sometimes feel difficult. But the moment I arrive; I am greeted with warm smiles and genuine conversation that immediately put me at ease. That sense of welcome is not just something I experience, it is something that everyone who comes to Hopewell Ranch feels. No one is overlooked or judged. It is a place where people are truly valued and supported.

Hopewell Ranch has made a lasting impact on me, and I am incredibly thankful to be a part of it.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, located below the "Sincerely," text.

To Whom It May Concern:

I am writing this letter in regards to Jodi and Ty Stuber. My husband and I live at 6613 W. Little Turtle Way, Weidman, MI. for 25 years. Jodi and Ty are our neighbors and our friends. We have known them for 20+ years. They always say hello whenever we see them and are always available to lend a helping hand, not only to us, but to their community. Not long after we moved here, Jodi started her vision and dream known as "Hopewell Ranch." The Ranch has been nothing but an asset to the neighborhood, helping those in need to the calming affect of their horses. Our grandchildren, nieces, and nephews have always been welcome to walk down to their ranch, to see, pet and ride the horses. When I learned about the new structure they would like to build, I had some concerns. I felt free to personally contact Jodi about my concerns and she satisfactorily addressed them. I would like to go on record that I fully support Jodi and Hopewell Ranch on their new endeavor and hope the County approves their request to build their new structure.

Sincerely,  
Kim and Elaine Fox

RECEIVED

APR 1 2026

INSPECTION DEPT.

RECEIVED

APR 6 2026

INSPECTION DEPT.

To all whom ask,  
What is HOPEWELL Ranch

As a new person discovering the fine folks @ HR, this is a place of Safety, Serenity, Comradery, all while tailoring Specific therapeutic Equine therapy, as well as project Solomon, a Veterans of all ages program offered Every Tuesday.

The Ranch itself specializes in K-12 programs that teach folks respect and have lots of fun while learning,

When able to build the new facility they will be able to widely expand their offerings with a suitable kitchen, dining, class rooms, offices, for all volunteers to have plenty of room for growth.

Sincerely, Jeffrey Steffens  
Veteran USAF

RECEIVED  
APR 6 2026  
INSPECTION DEPT.

To the Isabella County Planning Commission and whom it may concern,

I am Carter Chapman, writing in support of the Hopewell Ranch Expansion project. Originally from Montcalm County, I am a student at CMU who will be graduating this semester studying Broadcast and Media Arts. I currently am volunteering my time to help Hopewell create promotional material in support of the programs that are held at the ranch.

In my volunteering, I have had the opportunity to interview veterans who take part in Project Solomon. Project Solomon offers Equine Therapy for Veterans with PTSD, and a space for them to heal and recover from the trauma they've endured. The testimonials I've heard while interviewing people has been profound. One of the people I talked to mentioned how members have stopped having nightmares related to their PTSD after 2 hours of therapy. Besides the time with Horses, Project Solomon provides a social opportunity to keep the members connected to a social group, which can be crucial to the mental health of these people.

For all the good that Project Solomon does, Hopewell has issues with space and the current amenities limits the capacity of Project Solomon at 15 people. Helping this program helps expand Project Solomon to be able to reach so many people, the help of which could save lives. That's why it is so important to accept the proposals and give Hopewell Ranch the permits to move forward with their plans. The healing that takes place here is real, and if they can keep growing, it will only do good things for its participants. Hopewell serves more than people just in Weidman or Lake Isabella. People come from all over Michigan to visit the ranch, some driving as much as two hours to come to therapy sessions. There is tremendous good that Hopewell ranch is capable of. If you have any doubts I would highly recommend you come and visit. See for yourself the good that can come from this farm. I sincerely hope that you approve the permits needed to keep this expansion project moving. Your community, and the greater community of Michigan will thank you.

RECEIVED

APR 13 2026

INSPECTION DEPT.

**Subject: Letter of Support for Hopewell Ranch Zoning Request**

Sherman Township Planning Commission  
Isabella County, Michigan

Dear Members of the Planning Commission,

I am writing to express my strong support for the zoning request submitted by Hopewell Ranch to expand their services within Sherman Township.

Over the past three months, I have had the opportunity to engage directly with the leadership team and experience their facility firsthand. What stands out immediately is the clear alignment between their mission, their programming, and the environment they have created. Their work is intentional, thoughtful, and grounded in providing meaningful therapeutic support for veterans and children.

On a personal level, my experience at Hopewell Ranch has been impactful. The environment they have cultivated offers a unique space for reflection, connection, and healing. The presence of horses, combined with the care and professionalism of the team, creates an experience that is both powerful and restorative.

From a professional perspective, as a faculty member in the College of Business at Ferris State University specializing in event management and experiential design, I recognize well-executed operations when I see them. Hopewell Ranch demonstrates strategic thinking, strong leadership, and a clear understanding of how to deliver services that meet real community needs. Their approach reflects both operational discipline and genuine care for those they serve.

From a land use standpoint, the proposed expansion is both appropriate and compatible with the surrounding environment. The nature of equine-assisted therapy inherently requires open space, thoughtful site planning, and a setting that supports calm, low-impact activity. The current operations reflect respect for the land, controlled use of space, and a clear awareness of how to operate responsibly within a rural township context. I am confident their expansion will continue to align with these principles, minimizing disruption while enhancing the value of the property and its incredible contribution to the community.

The proposed expansion represents an opportunity to extend these services to a broader population, addressing critical gaps in support for vulnerable groups in the Isabella County region. Equally important, I have full confidence in this team's ability to manage that growth responsibly, maintaining the integrity of their mission while being thoughtful neighbors and community partners within Sherman Township.

I fully support this zoning request and believe it will have a positive and lasting impact on the surrounding community. I am also personally committed to supporting their efforts through my professional expertise in event management as they continue to grow.

Thank you for your time and consideration.

Sincerely,  
Amy Dorey

  
Associate Professor, College of Business  
Ferris State University

**ISABELLA COUNTY PLANNING COMMISSION**

**RESOLUTION APPROVING SPR #26-2 (ISABELLA WIND PROJECT – DTE  
MAINTENANCE AND EQUIPMENT STORAGE YARD) SITE PLAN AMENDMENT  
SUBJECT TO CONDITIONS**

**RESOLUTION NO. 2026-\_\_\_\_\_**

At a meeting of the Isabella County Planning Commission (“Planning Commission”) held  
at \_\_\_\_\_ on \_\_\_\_\_, 2026, at \_\_\_\_:00 P.M.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported  
by \_\_\_\_\_.

**WHEREAS**, in January 2019, the Planning Commission approved a special land use permit for a Utility Grid Wind Energy Conversion System called the Isabella Wind Energy Project (“Project”). Site Plan approval took place through subsequent meetings in 2019. The Project is now owned and operated by DTE Electric Company; and

**WHEREAS**, a Utility Grid Wind Energy Conversion System (WECS) is defined in Section 2.21 of the Zoning Ordinance as “a land use for generating electric power from wind and is designed and built to provide electricity to the electric utility grid, including accessory uses such as but not limited to an anemometer tower and electric substation.” Accessory uses are defined in Section 2.01 as “any use customarily incident and subordinate to the main use of the premises.”; and

**WHEREAS**, Section 11.03 of the Zoning Ordinance expressly allows site plan amendments—including those that can be reviewed by the Planning Commission; and

**WHEREAS**, DTE Electric Company (“the Applicant” or “DTE”) submitted an application for a site plan amendment to the Project (“Request”) that consists of six site plan sheets from Kebs, Inc., titled “DTE Maintenance Equipment Storage Yard” and a narrative from Marcus Schriener dated March 19, 2026. All materials received by DTE in furtherance of its application are deemed its “Application”; and

**WHEREAS**, County Staff reviewed the Request’s Application for consistency with the Isabella County Zoning Ordinance (“Zoning Ordinance”) and prepared a report (“Staff Report”) outlining its findings, recommendations, and proposed conditions for approval of the Applicant’s request. The Staff Report shall be deemed incorporated as part of this resolution; and

**WHEREAS**, County legal counsel reviewed the Staff Report drafted proposed resolutions on the Application from DTE; and

**WHEREAS**, after considering the Application, Request, Staff Report, and public input, and deliberating, the Planning Commission has found that the Application satisfactorily meets the standards for granting a site plan amendment for the Project, subject to certain reasonable conditions as noted below.

**NOW, THEREFORE, BE IT RESOLVED** by the Isabella County Planning Commission, Isabella County, Michigan that the Planning Commission **APPROVES** Applicant's Request for a Project site plan amendment for the reasons stated in the Commission's findings below, subject to the following reasonable conditions.

- A. Site Plan, Findings:** The Planning Commission makes the following findings to support granting approval of site plan amendment subject to reasonable conditions within this resolution. Such findings are bolstered by all supporting, non-conflicting, Application materials submitted by the Applicant and statements made by the Planning Commission during the public hearing.
1. Sufficient Information, Section 11.04: Following the recommendations in the Staff Report, the Planning Commission finds that the submitted site plans by Applicant are sufficient to fully evaluate the Request to determine conformance with the Zoning Ordinance. Therefore, the Planning Commission waives all technical non-compliance with recommended site plan requirements in Section 11.04 of the Zoning Ordinance if applicable.
  2. Movement of Traffic, Section 11.06(A)(1): Applicant's Request provides for safe and convenient movement of vehicular and pedestrian traffic. Notably, the Request will not involve significant pedestrian traffic; it is a secured site that is not open to the general visiting public. Moreover, the Request is subject to Road Commission permitting requirements and requirements within this resolution (e.g., driveway permitting to ensure conformance with traffic requirements).
  3. Harmonious, Section 11.06(A)(2): The Request is harmonious with existing and proposed uses in the immediate area. First, it serves the Project in the immediate area by allowing maintenance to occur locally. Second, reasonable conditions imposed on the Project require screening through landscaping and berming to blend the Request into the surroundings.
  4. Service by Necessary Improvements, Section 11.06(A)(3): The Request will be adequately served by necessary improvements. The nature of the Request does not require typical improvements necessary for other land uses (such a residential

development) such as extensive potable water or sanitary sewer. Permitted driveway(s) will provide access to the Request from public roadways. Requirements on the Request to obtain permissions from the County Drain Commissioner, to the extent required, will ensure proper management of stormwater.

5. Adequate Site Plan, Section 11.06(A)(4): The Request's site plan is adequate to provide for the health, safety, and general welfare of the persons and property on the site and for the general community. The site plan conforms to, and based on conditions on the Project, exceeds Zoning Ordinance standards for the Request that were drafted to ensure the public health, safety, and general welfare. These conditions include those including screening requirements and requirements to develop plans to avoid environmental impacts associated with handling any materials to be used at the Request site, among others.

**B. Conditions:** The Request, shall be subject to the following reasonable conditions. State law authorizes reasonable conditions, like the conditions imposed on this Request, to be imposed on site plans. See MCL 125.3501(4). All conditions shall be completed prior to construction, unless: (1) otherwise specified; or (2) a condition cannot or need not be completed prior to construction as confirmed by the Zoning Administrator.

1. **Limitation of Storage**

Storage of crushed limestone, turbine blades, turbine components, and any related materials shall be limited exclusively to the areas identified on the approved site plan and shall be limited to materials from the Isabella Wind Energy Project. No outdoor storage shall occur outside of these designated areas. Any equipment determined to be inoperable, damaged beyond repair, or otherwise unusable shall be removed from the property within sixty (60) days of such determination.

2. **Spill Prevention and Environmental Protection**

Prior to construction, the Applicant shall submit a detailed plan outlining specific measures to prevent and mitigate the release of oil, lubricants, hydraulic fluids, and similar substances. The plan shall include, at a minimum:

- Secondary containment methods,
- Drip protection measures,
- Spill response procedures,
- Material handling and storage protocols, and
- A description of training to be provided to Applicant's staff to avoid any releases.

Said plan shall be subject to review and approval by the Zoning Administrator.

3. **Screening and Berm Requirements**

The Applicant shall install and maintain all proposed screening, including evergreen plantings and ornamental grasses, as depicted on the approved site plan. Additionally, a continuous berm shall be constructed along the full extent of the improved area where

screening is required (including on the western property boundary identified in the Staff Report). All screening and berm improvements shall be installed prior to the storage or maintenance of any turbine components on-site.

**4. Soil Erosion and Sedimentation Control Permits**

The Applicant shall obtain all required permits under Part 91 of the Natural Resources and Environmental Protection Act (Act 451 of 1994), including Soil Erosion and Sedimentation Control from the Community Development Office and Notice of Coverage from the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Copies of all permits shall be provided to staff prior to construction.

**5. Floodplain Permitting**

The Applicant shall obtain any required permits for work within a regulated floodplain from the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Copies of all permits shall be provided to staff prior to construction.

**6. Driveway Permit**

The Applicant shall obtain a driveway permit from the Isabella County Road Commission for access to the public road right-of-way prior to construction. A copy of this permit shall be provided to staff prior to construction.

**7. Drain Commissioner Review and Approval**

The Applicant shall obtain review and approval from the Isabella County Drain Commissioner to ensure that stormwater runoff does not adversely impact county drains and off-site drainage. Documentation of approval shall be submitted prior to construction.

**8. Address Assignment**

The Applicant shall obtain an address for the property improvements prior to construction.

**9. Good Repair**

The Applicant shall maintain all improvements and the property in good repair including required berming and landscaping. Dead landscaping shall be replaced as reasonably as possible.

**10. Compliance and Application Consistency**

The Applicant may only construct improvements consistent with the submitted site plan materials (including the site plan narrative) and must obtain any necessary approvals for any deviations. Furthermore, the Applicant shall comply with all applicable local, state, and federal laws and regulations including obtaining any necessary permits.

**C. Condition Compliance and Administration.** This following section sets forth administrative practices and requirements that the Planning Commission expressly authorizes to ensure that the Request complies with this resolution including all imposed conditions.

1. Applicant: The use of “Applicant” throughout this resolution shall mean DTE Electric Company or any future owner or operator of the Project / Request lands. All future owners and operators of the Project / Request lands shall be responsible for obligations, including conditions, as set forth in this resolution.
2. Approval, Documentation, and Condition Compliance: The Request is approved with the conditions imposed in this resolution. Applicant’s compliance may be demonstrated through the County Planning Director’s or Zoning Administrator’s written verification that these conditions have been fully satisfied unless another individual is designated to verify compliance by the County per the Zoning Ordinance. Documentation in this resolution noted to be provided to the County may be provided to the Zoning Administrator.
3. Minor Movements, Section 11.03: The Planning Commission grants the Zoning Administrator to review and approve requests for changes of improvement locations from approved site plans if all changes are in accordance with the Zoning Ordinance and conditions imposed on the Request and otherwise do not create additional impacts to adjacent properties and roadways. These movement requests may include, but are not limited to, movements of internal improvements on the Request site. In their discretion, the Zoning Administrator may refer any movements authorized above for review and approval by the Planning Commission and/or may require submission of such additional information as needed to demonstrate compliance with the Zoning Ordinance and imposed conditions.
4. Site Plan Execution/Chairperson Signature: Under Section 11.05(A)(3)(a) of the Zoning Ordinance, the signature of this resolution by the Chairperson of the Planning Commission constitutes final approval of the site plan. A copy of this resolution shall be kept with the County’s records and a copy shall be provided to the Applicant as evidence of final site plan approval fulfilling the Zoning Ordinance requirement above.
5. Violations: Failure of Applicant to satisfy any conditions or obligations in this resolution, including conditions, shall be a violation of this Zoning Ordinance and may result in penalties available under law including legal action and/or revocation of the site plan approval or Project special land use permit.
6. Miscellaneous and Severability: Prior resolutions inconsistent herewith are hereby rescinded. The provisions in this resolution shall be deemed severable and the balance of this resolution should remain in full force and effect should any individual provision be deemed unenforceable by a court of competent jurisdiction.

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT/ABSTAIN: \_\_\_\_\_

**RESOLUTION DECLARED ADOPTED.**

\_\_\_\_\_

By: \_\_\_\_\_, Chairperson  
Isabella County Planning Commission

**CERTIFICATION**

I, the undersigned, the duly qualified and acting Secretary for the Isabella County Planning Commission, Isabella County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Isabella County Planning Commission at a meeting held on \_\_\_\_\_, 2026 and further certify that the above Resolution was adopted at said meeting.

\_\_\_\_\_ (Sign)

By: \_\_\_\_\_, Planning Commission Secretary