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DATE
31 August 2026

SUBJECT
KCE MI 4 Special Use and Site Plan Review for Blendon Township, Michigan – Comment Response

REFERENCE
0780143

Blendon Township:

Environmental Resources Management (ERM), on behalf of KCE MI 4, LLC (KCE), submits this package in response to comments on the MI 4 BESS Project Special Use Permit application received from Blendon Township and applicable Township consultants. The Project is located at 8284 88th Avenue, Zeeland, on Parcel No. 70-13-08-300-022. The comments are listed below, followed by KCE's responses in *italics* for ease of review.

PLANNING COMMISSION COMMENTS

1. Planning Commission requested clarity on battery-unit foundation system.

Response: *KCE has attached a sample of foundation designs and visual aids to inform the Planning Commission. Ultimately, the selection and design of the foundation system, including determination of whether helical piles, driven piles, piers, or another foundation type is appropriate, will depend on the subsequent and intensive geotechnical site investigation and reporting including settlement estimates and allowable load capacities under design loading conditions. KCE will complete the geotechnical work and final foundation design as part of the final engineering in support of building permit requirements. Please refer to **Attachment A** for an example of foundation designs.*

2. Maximum length of shared driveway.

Response: *The Blendon Township Zoning Ordinance stipulates a maximum shared driveway length. The project's driveway exceeds the maximum permitted length. The Township granted an exemption from this requirement, provided that KCE provides written documentation, demonstrating to the Planning Commission's satisfaction, that Consumers Energy Company and Michigan Electric Transmission Co. (METC) will prohibit KCE from providing alternative access to the project site by way of a driveway over Parcel No. 70-13-08-300-003 or Parcel No. 70-13-08-300-009.*

*In response to this, KCE requested alternative access from both Consumers Energy Company and METC. As of the date of this submission, both Consumers Energy and METC have denied KCE's request. Please refer to **Attachment K** for written documentation of these denials. KCE asks that the Planning Commission deem this to be satisfactory written documentation in accordance with the above stated requirement.*

In summary, KCE coordinated directly with both METC and Consumers Energy and followed the required review process. METC determined that an access road through the south side of the substation could not be accommodated because of potential for conflict with existing operations,

future expansion needs, security concerns, an overhead easement, and underground utility facilities.

At Consumers Energy's direction, KCE completed a formal easement application and retained a professional land surveyor to perform fieldwork, survey the proposed route, prepare a metes-and-bounds description, map the transmission corridor, and produce electronic linework in Consumers Energy's required format. After KCE completed this work and submitted the requested materials, Consumers Energy determined that it would not approve a parallel or linear easement along the transmission corridor and would consider only a perpendicular crossing, which does not work with the project footprint.

3. Prior containment percentages/gallon representations were incorrect.

Response: *KCE has confirmed with Canadian Solar that the previously referenced 241% secondary-containment figure does not apply to the SolBank 3.0. The 241% figure appears to have been a typographical error for 24.1%.*

In response to the concerns raised, KCE's Technology Team coordinated with Canadian Solar and Canadian Solar has agreed to provide an available design option that seals the condensate-drain opening and adds internal dehumidification equipment. Canadian Solar has indicated that this configuration would make the bottom of the enclosure watertight and capable of retaining the unit's approximately 53-gallon coolant volume.

4. The Planning Commission asked if containment is needed for PCS/MVT skid.

Response: *The proposed Power Electronics PCS/MVT does not require secondary containment. KCE confirmed with Power Electronics that the inverter configurations proposed for the project utilize an integrated dry-type transformer, which does not contain dielectric oil. Because there is no oil-filled transformer on the PCS/MVT skid, there is no transformer oil volume that could leak and migrate to soil or groundwater. As a result, the primary environmental rationale for secondary containment at transformer skids is not present in this design.*

5. The Planning Commission requested removal of project equipment and appurtenant facilities beyond former 36-inch limitation in the Decommissioning Plan.

Response: *The Decommissioning Plan is updated in Section 2.6 to state "subsurface elements at any depth below grade" are to be removed.*

WILLIAMS & WORKS COMMENTS

PLANNING REVIEW

6. The site plan review and special land use application forms should be corrected, as noted on pages 6-7.

Response: *Refer to enclosed **Attachment B** for revised special land use and site plan review application forms.*

7. The decommissioning cost of \$964,850 should be reviewed and verified. If the application is approved, the performance guarantee should be subject to review and adjustment based on the

consumer price index every three years. In addition, KCE (or a successor operator) should be required to provide a new decommissioning estimate at that time (every three years) to ensure the amount of the guarantee is acceptable and would cover the costs of the complete restoration of the site to pre-construction status. Further, we also suggest that KCE post the entire guarantee prior to commencing commercial operation, or at least a guarantee sufficient to cover the decommissioning costs of the improvements that are constructed.

Response: Refer to enclosed **Attachment C** for the updated Decommissioning Plan. The Decommissioning Plan is revised to address comments from both the Township and the third-party consultant, Black & Veatch. Please see responses to Black & Veatch comments in this memorandum below. KCE agrees to submit a financial guarantee for decommissioning activities in accordance with Section 4 of the Decommissioning Plan which requires 100% of the decommissioning expenses to be posted prior to the start of commercial operations and a plan review every three (3) years, as a condition of Special Land Use approval.

8. We believe that more could be done to address noise mitigation measures to ensure that noise experienced is not so close to the 50-dBA threshold. Landscaping, soundproof fencing, or other solutions should be explored to ensure that noise impacts on adjacent properties are minimized, particularly for the properties to the south along Polk Street.

Response: As mentioned, KCE has complied with the 50 dBA threshold. Additionally, the Noise Study has been updated to reflect the latest equipment specifications provided by Canadian Solar, the updated site plan, and the installation of evergreen vegetation along the southern property boundary adjacent to the Consumers Energy parcel (**Attachment D**). Based on these updated project features, the modeled sound levels at both 60% and 100% operating capacity remain below the 50 dBA limit established by the Blendon Township BESS Ordinance. As shown in the table below, the maximum modeled sound level at the nearest existing residence, located approximately 950 feet south of the closest BESS equipment (Parcel ID: 70-13-08-300-015) is 47 dBA at full operating capacity. When vegetation is accounted for the level drops to 43 dBA.

KCE also sought to acknowledge the Stark property and the owners' plans to construct a future residence. ERM modeled sound levels at the anticipated future location of the home, approximately 700 feet southeast of the closest BESS unit. The modeled project noise level at the Stark property is 48 dBA at full operating capacity. When vegetation is taken into account the noise level at the Stark property drops down to 45 dBA. In all cases, the project remains below the Blendon Township noise threshold of 50-dBA.

KCE MI4 Noise Modeling Results Comparison – 100 Percent Load

Receiver	Original Analysis	Updated Using 0.25P Data (4- Hour BESS)	Updated to 0.25P and Adding Foliage for Leaf <u>On</u> Condition
88th Ave 1	43	42	37
88th Ave 2	41	40	40
88th Ave 3	44	40	34
Polk Street 1	46	43	33
Polk Street 2	47	45	33
Polk Street 3 (closest NSA)	49	47	43
Polk Street 4	47	44	41
Polk Street 5	42	38	37
88th Ave 1	39	36	32
80th Ave 2	42	38	34
80th Ave 3	38	36	33
80th Ave 4	37	36	36
Future Retiree Home	N/A	48	45

9. Similarly, we believe that more could be done to screen the facility from adjacent properties. The southern boundary of the property line along the proposed BESS will need to be completely cleared, which will leave 40-50 feet of natural tree cover remaining, all of which will be located on the Consumers property to the south. The simulation from KOP 3 in the Visual Simulations (Appendix F) seems to overstate the amount of vegetation that will be present, and as noted above, it is possible, if not likely, that from November – April, the project will be visible from the properties located to the south. Additional landscaping along the western and (most importantly) southern boundary of the BESS should be explored to minimize or eliminate visibility from adjoining properties.

Response: *The area between the southern fenceline of the project and the southern property line will not be completely cleared. KCE plans to leave approximately 30-feet of existing mature vegetation in place. This will result in at least 70 feet of vegetation between the project and cleared areas within the Consumers easement to the south. Additionally, the project is more than 1,500 feet east of 88th Avenue and the existing Blendon Substation will obscure direct views of the project area when facing east from 88th Avenue and looking toward the project site. Given the distance and intervening structures associated with the Van Buren (aka Blendon Substation), KCE does not believe that screening along the western edge of the project area will provide any additional benefit.*

*KCE is committed to leaving as much mature evergreen vegetation between the southern fenceline of the project and southern property line as feasible. Limiting conditions that will govern the extent of vegetation removal include constructability clearance, and stormwater and drainage requirement improvements. To address the concern regarding visibility of the project from neighboring properties to the south, the Landscaping Plan has been updated to include vegetative screening along the southern property line. KCE would like to maintain some flexibility in the proposed planting plan such that efforts to preserve healthy and mature evergreens that may exist in this area are given priority for preservation rather than replanting with new trees. The Landscaping Plan can be found on Sheets C-11 and C-12 of the Site Plan, included as **Attachment E**.*

Supplemental plantings are intended to enhance existing vegetative conditions. As such, resulting conditions may vary, pending onsite conditions at the time of construction. Modifications to the Landscaping Plan include:

- *10'-20' south property line landscaped buffer*
- *A mix of trees and shrubs for landscaping diversification*
- *Primarily evergreen trees for enhanced visual screening and noise attenuation*
- *Vegetative screening will be planted in random, naturalistic groupings within the proposed buffer area, consistent with Blendon Township requirements.*

10. The Emergency Response Plan should be thoroughly vetted by the Township's Fire Chief and other qualified personnel.

Response: *Consistent with the proposed conditions developed with BTFD, KCE and BTFD will agree upon a finalized Emergency Response Plan, consisting of the fire response plan and emergency response plan, prior to commencement of Project construction. The final plan will be developed in coordination with BTFD and may be updated over time as necessary.*

The finalized Emergency Response Plan will also inform the required first-responder training, including battery chemistry and associated hazards, shutdown procedures, fire protection and suppression systems, site access, and pre-incident planning. The most current Emergency Response

Plan and related training documentation will be maintained at the Project's remote first-responder station, and updated digital copies will be provided to BTFD.

11. A host community agreement is recommended, and should involve the Township's legal counsel.

Response: *KCE is providing an updated host community agreement draft with the submittal. Please refer to **Attachment F** for a copy of the draft agreement.*

12. KCE has proposed to conduct "training on system emergency procedures for Blendon Township public safety personnel and first responders." This should be incorporated into an agreement with more details related to what type of training would be provided, its duration, frequency, etc.

Response: *Please see response to question 10 above. KCE has engaged in discussions with the Township Fire Chief to determine parameters surrounding a proposed training outline for emergency procedures. KCE's April 27, 2026 submission to the Township included a narrative description of training requirements as well as an outline of topics covered in each training.*

13. It seems likely that project construction would occur during the nesting migratory bird season (March to September) and nesting bald eagle season (December to August), so a preconstruction nesting bird survey may be appropriate.

Response: *As discussed in our February Planning Commission presentation, KCE acknowledges the recommendation. KCE will comply with all applicable federal and state requirements for the protection of migratory birds, bald and golden eagles, and threatened or endangered species, including the Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, federal Endangered Species Act, and Part 365 of Michigan's Natural Resources and Environmental Protection Act.*

KCE has completed consultation and review with the U.S. Fish and Wildlife Service and the Michigan Natural Features Inventory regarding protected species and will implement applicable agency-recommended avoidance and minimization measures. Consistent with the Project's protected-species assessment, if vegetation clearing or other potentially disruptive construction activities cannot be scheduled outside the applicable nesting seasons, KCE will have a qualified biologist conduct an appropriate preconstruction nesting-bird survey and will implement any necessary avoidance measures based on the survey results and applicable agency guidance. Compliance with these wildlife-protection requirements will be addressed through coordination with the agencies having jurisdiction and incorporated into construction planning and contractor requirements.

14. If it has not yet occurred, a preapplication meeting with EGLE to confirm that no permits are required is suggested. If this meeting has occurred, documentation should be provided.

Response: *KCE has completed the recommended coordination with the Michigan Department of Environment, Great Lakes, and Energy, Water Resources Division (EGLE). EGLE conducted a preapplication meeting and site review on November 6, 2025, during which it reviewed the proposed Project layout, Wetland Impacts Memorandum, wetland delineation report, and other information concerning the Project's relationship to regulated wetlands, inland lakes, and streams.*

*On December 3, 2025, EGLE issued a written determination confirming that permits under Part 301, Inland Lakes and Streams, and Part 303, Wetlands Protection, are not required for the Project as proposed (See **Attachment G**). EGLE stated that its determination is binding for two years from the preapplication meeting, provided that the proposed Project and location are not altered. If the Project design is materially changed in a manner that could affect regulated resources, KCE will*

coordinate with EGLE as appropriate. On March 31, 2026, the Township was subsequently provided with EGLE's written determination.

15. Additional landscaping and screening should be provided. At a minimum, landscaping should comply with Section 11.03.06 of the Zoning Ordinance related to utility structures.

Response: The proposed Landscaping Plan, sheets C-11 and C-12 of **Attachment E**, incorporates robust vegetative screening along the southern property line and is in compliance with Section 11.03.06 of the Zoning Ordinance. Refer to the Planning Review comment response number 9 above for further information regarding proposed modifications to the Landscaping Plan.

16. Additional details related to lighting should also be provided, as it appears that the model referenced in the lighting plan is discontinued. More information that clearly demonstrates compliance with Section 15.01.08 should be provided.

Response: Section 15.01.08(c) of the Blendon Township Zoning Ordinance specifies the use of metal-halide lighting fixtures. Upon further review, KCE (with assistance from ERM lighting specialists) determined that the metal-halide fixture identified in the original application materials has been discontinued and is no longer commercially available in the United States. Lighting technology and industry standards have evolved since this provision was adopted, and currently available fixtures can provide improved energy efficiency and better control of light spill while maintaining an equivalent or lower lumen output.

KCE therefore respectfully requests relief from the specific metal-halide fixture requirement in Section 15.01.08(c). In place of the discontinued fixture, KCE proposes to use the comparable fixture identified in **Attachment H**. The replacement fixture will produce an equal or lower lumen output than the previously required fixture and will be selected and installed to comply with all other applicable standards in Section 15.01.08, including requirements related to fixture placement, shielding, glare, and light trespass.

It should be noted again that the Project will not be continuously illuminated overnight. Site lighting is proposed for security and operational purposes and will be used only when needed, such as when authorized personnel must access the facility or perform maintenance outside normal daylight hours. Lighting will otherwise remain off, except for any limited lighting required for safety, security, or emergency response. This operating approach will minimize unnecessary nighttime illumination and potential impacts on neighboring properties.

Please refer to **Attachment H** for the proposed fixture specifications. **Attachment E**, Site Plans, includes the Project Lighting Plan demonstrating the proposed fixture locations and compliance with the remaining applicable lighting standards.

17. Corrected Appendix P documents.

Response: Refer to **Attachment I** for the updated/revised Appendix P documentation.

LRE STORMWATER COMMENTS

LRE Engineers and Surveyors completed a third-party review of the KCE MI 4 site upon request of the Ottawa County Water Resources Commissioner. KCE received fourteen comments on a review letter dated August 4, 2026 with a summary comment noted to withhold construction approval.

Response: KCE acknowledges receipt of these comments and plans to address them prior to the construction permitting stage. At this time, KCE requests that stormwater and erosion and sediment control permits from the Ottawa County Water Resources Commissioner's office be made conditions of approval for the MI 4 Special Land Use Permit. Further information on this request can be found in **Attachment J**.

BLACK AND VEATCH COMMENTS – DECOMMISSIONING PLAN

1. General

- a. State that the decommissioning cost estimate is based on end-of-life or retirement of the BESS facility.

Response: A sentence stating, "The cost estimate below is based on EOL quantities or when the BESS facility is retired." Is added to Section 3.1 to clarify intent.

- b. Reference applicable township ordinances.

Response: The decommissioning plan was prepared in accordance with the Blendon Township Ordinance, Section 13.05.35(17). This is stated in the introduction.

2. Section 1 - Introduction, 4th paragraph

- a. The word "revenue" used in conjunction with decommissioning cost is misleading. The decommissioning cost estimate as presented in the report reflects a cost that a demolition contractor would bid to perform the work. The demolition contractor may include scrap credit in their bid, but this is not considered revenue. Recommend changing "revenue" to "scrap credit" to help manage expectations regarding the overall cost.

Response: All references to salvage values and revenues were removed from the report based on recommendations from Blendon Township.

3. Section 2.1 – Permits, Certifications, and Training

- a. State that end-of-life battery modules are classified as hazardous material for clarity and understanding.

Response: Section 2.1 includes that KCE will ensure that all personnel have received site specific training for handling hazardous materials, and that transportation of hazardous materials will adhere to the requirements in 49 CFR Subchapter C Parts 171-180.

4. Section 2.2 - Table 1 Primary Project Components to be Decommissioned

- a. Specify number of battery modules.

Response: Additional information on the number of batteries housed in each module is included in the final paragraph of section 2.2.

5. Section 2.4 – Batteries, Containers, and Racking

- a. Include a discussion and logistical steps/stages to remove, package, and transport the heavy battery modules.

Response: Permits, certifications and training are referenced in Section 2.1. For clarity a sentence stating, "Removal of batteries from the site will be in accordance with permits, certifications, and trainings listed in Section 2.1 of this report in addition to the original equipment manufacturer's recommendations," is added to section 2.4.

A general process for the removal of the battery containers is now included in the second paragraph of section 2.4. The finalized removal process will ultimately be driven by the original equipment manufacturer's specifications.

6. Section 3.1 – Table 2 Projected Decommissioning Expenses

- a. Include costs to handle, package, transport, and recycle battery modules. Section 2.4 states that the plan assumes no batteries will be sold and the batteries will be transported to a material recycling facility. Note that these costs (handle, package, and transport batteries) also need to be included in the decommissioning estimate if the batteries are assumed to be sold.

Response: These costs are now included in Table 2 of Section 3.1 and were updated in accordance with the Electric Power Research Institute, Inc.'s, "End-of-Life Management for Stationary Battery Energy Storage Systems NAATBatt Recycling Workshop Presentation" © 2022 by Stephaine L. Shaw, Ph.D. and Taylor Kelly, Ph.D. based on recommendations from Black and Veatch during a meeting on August 17, 2026. It is also noted in Section 3.1 that costs will be updated in accordance with the Financial Assurance Section as more industry data becomes available.

7. Section 3.2 – Opinion of Probable Salvage Value Cost

- a. Table 3 lists the potential full salvage value that a demolition contractor may receive when selling the scrap metal; however, this salvage value may not reflect the potential scrap credit that the demolition contractor will include in their bid. Demolition contractors typically do not include the full scrap credit in their bid, so the values are misleading. Salvage values should be revised to reflect the potential scrap credit a demolition contractor may include in their bid price.

Response: In accordance with township attorney's recommendations the salvage value section has been removed from the report.

TOWNSHIP ATTORNEY COMMENTS – DECOMMISSIONING PLAN

1. Plan, p. 1, third paragraph, next to last sentence:

- a. Revise to read: "...including removal of above surface and underground facilities..."

Response: The sentence in paragraph three of Section 1 is updated to state "above surface **and** underground facilities".

2. Plan, Section 4, p. 6: The Planning Commission will require a performance bond

Response: The need for a performance bond is noted in Section 4 Financial Assurance. The section expands upon the specific requirements KCE has coordinated with the township.

- a. Salvage value should not be credited, as the Township will not have access to salvage markets

Response: It is now noted in Section 4 that the "Applicant shall post 100% of the decommissioning expenses, not accounting for salvage value" based on coordination with the township.

- b. The Decommissioning Plan and Agreement should be reviewed every three years (instead of five)

Response: The final paragraph of Section 4 of the Decommissioning Plan is updated to state: "As recommended by Blendon Township, this review will occur every three (3) years by a qualified professional or firm such as a professional engineer selected by the Applicant and reviewed by the Township."

- c. The cost estimate review should be conducted by an "independent, third-party qualified professional or firm"

Response: The Township contracted Black and Veatch to review the Decommissioning Plan. KCE's response to their comments is noted in the above section. The language in Section 4 of the decommissioning plan is also updated to reflect the need for third party review every three years.

CODE CONCEPTS COMMENTS

1. Add a second enclosure access point to avoid blockage near transformer yard.

Response: A second enclosure access point is added to the eastern side of the site with the label "emergency access/snow gate." Please see sheet C-09 of the 30% Civil Design Plans.

2. Requested an approved no-parking fire-lane sign detail.

Response: Sheet C-10 of **Attachment E** includes signage details for a proposed no parking fire lane sign. The proposed sign is a typical design, approximately 18x24 inches in size. The sign will be permanently installed to perimeter fencing.

FIRE DEPARTMENT COMMENTS

1. Fire Department requested perimeter access.

Response: A knox box has been added to the site plans near the main Project site entrance gate. Please refer to sheet C-09 of **Attachment E** for the exact location of the knox box.

1. ATTACHMENTS

1.1.1.1 ATTACHMENT A – EXAMPLE FOUNDATION DESIGN

1.1.1.2 ATTACHMENT B – SPECIAL LAND USE AND SITE PLAN APPLICATION FORMS

1.1.1.3 ATTACHMENT C – DECOMMISSIONING PLAN

1.1.1.4 ATTACHMENT D – TONAL ANALYSIS AND NOISE STUDY

1.1.1.5 ATTACHMENT E – SITE PLAN

1.1.1.6 ATTACHMENT F – DRAFT HOST COMMUNITY AGREEMENT

1.1.1.7 ATTACHMENT G – EGLE COORDINATION

1.1.1.8 ATTACHMENT H – LIGHTING SPECIFICATIONS

1.1.1.9 ATTACHMENT I – APPENDIX P CORRECTIONS

1.1.1.10 ATTACHMENT J – LRE STORMWATER REVIEW RESPONSE TO COMMENTS

1.1.1.11 ATTACHMENT K – ALTERNATE SITE ACCESS ANALYSIS