

**FABIUS TOWNSHIP
PLANNING COMMISSION
ST. JOSEPH COUNTY, MICHIGAN**

**ADDITIONAL DETAIL NOTICE OF PUBLIC HEARING
FOR THE THREE LAKES SOLAR, LLC SPECIAL LAND USE AND SITE PLAN REQUEST
FOR A LARGE SOLAR ENERGY SYSTEM THAT INCLUDES A BATTERY ENERGY
STORAGE SYSTEM**

TO: The residents and property owners of the Township of Fabius, St. Joseph County, Michigan, and any other interested persons:

PLEASE TAKE NOTICE that the Planning Commission of Fabius Township will hold a regular meeting and public hearing **at the Fabius Township Hall, 13108 Broadway Rd., Three Rivers, MI 49093 within Fabius Township, on December 9, 2025 commencing at 6:00 p.m.,** to consider the following:

1. The request of Three Lake Solar, LLC for special land use and site plan approval for a 178 mega-watt Large Commercial Solar Energy System that includes a 122 mega-watt Battery Energy Storage System on twenty-five (25) parcels located within the Township, as described in the attached Exhibit 1. The standards of review when considering a special land use application for a Large Solar Energy System including a Battery Energy Storage System are contained in Zoning Ordinance Amendments No. 173 and No. 184, and are available online to view on the Township's website <https://fabiustownship.org/>. All subject properties are located within the Township's Solar Overlay District Zoning Classification.
2. Such other matters as may properly come before the Planning Commission.

PLEASE TAKE FURTHER NOTICE that Three Lake Solar, LLC's application for special land use and site plan review are available for public examination at the Township Hall by appointment by contacting Douglas Kuhlman, at 269-651-3130 or by email at municipal zoning @ gmail.com up to and including the date of the public hearing.

PLEASE TAKE FURTHER NOTICE that written comments from any interested persons can be emailed or otherwise delivered to the Douglas Kuhlman Zoning Administrator at municipal zoning@gmail.com; or, mailed to the address below, until 4:00 p.m. on the date of said hearing, and will further be received by the Planning Commission at the time of said hearing.

The Township will provide necessary and reasonable auxillary aids and services to individuals with disabilities at the hearing upon reasonable notice to the undersigned of the need for the same at least 5 days prior to the hearing.

All interested persons are invited to be present at the aforesaid time and place to take part in the discussion.

FABIUS TOWNSHIP
PLANNING COMMISSION
Randy Schmeling, Chair
13108 Broadway
Three Rivers, MI 49093
269-625-3260
www.fabiustownship.org

Exhibit 1

004-031-007-00

An unaddressed parcel located to the east of County Line Road, south of Hayman Road; and, a portion north of M-60 and south of M-60

Legally described as: NW 1/4 SEC 31 T6S R12W. EXC N 50 ACRES & EXC RR R/W.

004-031-004-00

Unaddressed Parcel East of County Line Road, South of M-60

Legally described as: E 1/2 OF W 1/2 OF NE 1/4 S OF RR R/W. SEC 31 T6S R12W.

004 034 001 00

13499 GLEASON RD

THREE RIVERS, MI 490930

004 028 010 00

Unaddressed parcel north of M-60 west of Arthur L Jones Road South of Corey Lake Road

Legally described as: E 1/2 SW 1/4 SEC 28 T6S R12W. EXC RR R/W & THAT PART S OF RR R/W.

004-034-001-30

61039 KRULL RD

THREE RIVERS, MI, 49093

004-032-001-20

Unaddressed parcel located south of Profile Lake, south of M-60, west of Youngs Prairie Road

Legally described as: E 3/4 OF N 1/2 SEC 32 T6S R12W LYING N OF NLY LN FORMER RR R/W.

004 031 006 00

Unaddressed parcel of land located east of county line road and south of Hayman Road near M-60

Legally described as: N 50 A OF N 1/2 OF NW 1/4. SEC 31 T6S R12W.

004 034 010 00

13235 GLEASON RD

THREE RIVERS, MI, 49093

004 032 001 60

Unaddressed parcel located south of M-60, east of County Line Road, west of Young Prairie Road and north of Harder Road

Legally described as: COM N 1/4 COR SEC 32 T6S R12W TH W 662.25 FT TO W LN OF E 1/2 E 1/2 NW 1/4 SD SEC TH S 00D 37M 42S E 1101.35 FT TO POB TH N 80D 09M 55S E ALG NLY LN RR R/W 381.69 FT TH S 03D 09M 55S E 63.07 FT TH S 03D 16M 30S W 182.36 FT TH S 85D 40M 35S W 192.23 FT TH S 09D 45M 16S W 494.34 FT TH S 89D 34M 39S W 86.64 FT TH N 00D 37M 42S W 684.78 FT TO POB. ALSO W 3/4 OF NW 1/4 SD SEC LYG S OF NLY LN OF RR R/W. EST 64 A+/- (COMB W/ 004-032-001-10 JUL/16)

004 028 013 02

60543 ARTHUR L JONES RD
THREE RIVERS, MI, 49093

004 033 005 00

Unaddressed parcel located on YOUNGS PRAIRIE RD south of M-60 and north of Harder Road and west of Youngman Road

Legally described as: THAT PT OF W 3/4 NW 1/4 SEC 33 T6S R12W LYG N OF HWY & THAT PT W 3/4 NW 1/4 LYG S OF HWY. ALSO W 1/2 SW 1/4. EXC S 180 FT OF W 271.5 FT. ALSO EXC COM NW COR SD SEC TH S 00D 53M 42S W 1433.47 FT TO POB EXC TH S 89D 06M 18S E 716.91 FT TH S 00D 53M 42S W 303.8 FT TH N 89D 06M 18S W 716.91 FT TH N 00D 53M 42S E 303.8 FT TO POB EXC. PA 116 57 YRS 1982-2038 L1643 P437. WITH & SUBJ TO EASE & REST OF REC. (BDY CHG W/ 004-033-005-20 FOR 2024)

004 027 015 00

Unaddressed parcel located on M-60 west of Cochman Road and East of Krull Road and north of Gleason Road

Legally described as: NLY 310 FT PRL WITH C/L OF M-60 AT NW 1/4 SE 1/4 SEC 27 T6S R12W LYING S OF C/L M-60.

004 031 003 00

An unaddressed parcel located south of M-60, east of County Line Road, north of Harder Road and west of Youngs Prairie Road

Legally described as: W 1/2 OF W 1/2 OF NE 1/4 S OF RR R/W. SEC 31 T6S R12W.

004 030 014 00

60873 COUNTY LINE RD
THREE RIVERS, MI, 49093

004 029 016 00

Unaddressed parcel located along M-60 with eastern property shore line along Profile Lake

Legally described as: COM SE COR SEC 29 T6S R12W TH N 00D 26M 22S W 2365.83 FT TH N 89D 49M 50S W 1681.29 FT TH S 10D 40M 50S E 74.91 FT TH S 32D 37M E 276.20 FT TH S 21D 13M 04S W 425.65 FT TH S 41D 06M 54S E 304.36 FT TH S 36D 13M 22S E 207.99 FT TH S 26D 56M 50S E 378.75 FT TH S 47D 10M 56S E 251.71 FT TH S 33D 37M 52S E 179.73 FT TH S 45D 19M 56S E 400.07 FT TH N 74D 27M 57S E 169.68 FT TH S 05D 42M 19S E 375.94 FT TH S 89D 41M E 426.49 FT TO POB. ALSO 12.375 FT WIDE EASE TO S COREY LAKE RD. PA 116 68 YRS 1984-2051 L1661 P437

004 032 001 00

An unaddressed parcel located directly to the west of Youngs Prairie Road, south of M-60, north of Harders Road and to the west of County Line Road

Legally described as: COM N 1/4 COR SEC 32 T6S R12W TH W 662.25 FT TH S 00D 37M 42S E 1786.13 FT TO POB TH N 89D 34M 39S E 86.64 FT TH N 09D 45M 16S E 494.34 FT TH N 85D 40M 35S E 192.23 FT TH N 03D 16M 30S E 182.36 FT TH N 03D 09M 55S W 63.07 FT TO NLY LN RR R/W TH NELY ALG R/W TO PNT S 406.18 FT & S 76D 03M W 625.62 FT OF NE COR SD SEC TH S 06D 59M E 297.59 FT TH N 83D 01M E 120.66 FT TH N 06D 59M W 95.16 FT TH N 78D 12M E 472.78 FT TH S ALG SEC LN 718.14 FT TH W 586 FT TH S 598.67 FT TH E 586 FT TH S ALG SEC LN TO E 1/4 COR TH W ALG 1/4 LN TO PNT S OF POB TH N TO POB. PA 116 98-15 L-880 P-567.

004 033 002 00

Unaddressed parcel located directly south of Gleason Road and directly west of Youngman Road
Legally described as: W 1/2 NE 1/4 SEC 33 T6S R12W. EXC S 337 FT OF N 1505.97 FT OF E 422.20 FT. 76.73 A+/- . PA 116 34 YRS 1984-2017 L-1576 P-284.

004 034 004 00

Unaddressed parcel located directly south of Gleason Road, west of Roberts Road, east of Krull Road and north of Harder Road

Legally described as: S 1/2 NE 1/4 SEC 34 T6S R12W. ALSO W 1/2 NW 1/4 NE 1/4 SD SEC. EXC N 407.55 FT THEREOF. 93.64 A+/- . PA116 57 YEARS 1995-2051 L1661 P441

004 027 008 10

Unaddressed parcel located directly south of M-60, east if Krull Road, north of Gleason Road and west of Cochran Road

Legally described as: E 1/2 N 1/2 SW 1/4 S OF RR R/W SEC 27 T6S R12W 1 A

004 027 016 01

Unaddressed parcel located directly north of Gleason Road, directly south of M-60, east of Krull Road and West of Cochran

Legally described as: SW 1/4 OF SE 1/4. SEC 27 T6S R12W. ALSO PT OF NW 1/4 SE 1/4 SD SEC LYG S OF HWY R/W. EXC NLY 200 FT. ALSO E 410.61 FT OF E 1/2 SW 1/4 SD SEC. EST 63.18 A+/- . PA116 57 YRS 1995-2051 L1661 P439. (REPLACES 004-027-012-00, -015-20 & -016-00 JAN/13)

004 033 003 00

Unaddressed parcel located directly south of M-60, east of Youngs Prairie Road, west of Krull Road and north of Harder Road

Legally described as: E 1/2 E 1/2 NW 1/4 SEC 33 T6S R12W. PA 116 68 YRS 1984-2051 L1661 P437

004 034 009 00

An unaddressed parcel directly east of Krull Road, south directly Gleason Road and north of Harder Road

Legally described as: E 1/2 NW 1/4 SEC 34 T6S R12W. EXC N 407.55 FT (12 1/3 A). 67.5 A+/- . PA 116 57 YRS 1995-2051 L1661 P441

004 033 001 20

61363 YOUNGMAN RD
THREE RIVERS, MI, 49093

004 028 014 00

An unaddressed parcel located directly south of M-60 and directly north of Gleason Road, to the west of Krull Road

Legally described as: ALL OF SE 1/4 SEC 28 T6S R12W LYG S OF RR R/W & INC RR R/W. EXC W 994.20 FT OF SW 1/4 LYG S OF C/L M-60 & EXC COM S 1/4 COR SD SEC TH E 1877.50 FT TO POB TH E 400 FT TH N 300 FT TH W 400 FT TH S 300 FT TO POB & EXC COM INT OF C/L M-60 & SEC LN BET SECS 27 & 28 TH S 113.3 FT TO POB TH S 76D 16M W 154.5 FT TH S 262.99 FT TH E TO SEC LN TH N TO POB.

004 031 005 00

An unaddressed parcel location directly south of M-60, east of County Line Road, north of Harder

Legally described as: Road and west of Youngs Prairie Road

E 1/2 OF NE 1/4 S OF N LN OF FORMER RR R/W. SEC 31 T6S R12W.