

CONSULTING TEAM

MCKENNA & ASSOCIATES



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SUBAREA CONSULTANTS



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SPECIAL THANKS TO:

- Port Sheldon Township Staff, **Board of Trustees, Planning** Commission
- Port Sheldon Township Residents
- Consumers Energy
- Consumers Energy Quarterly Stakeholder Group
- Lakeshore Advantage
- Lakeshore Advantage **Development Review Group**
- Peter Beukema
- **Koops Automation**
- Ottawa County Department of Strategic Impact
- Ottawa County Public **Utilities Ottawa County** Parks & Recreation & William Martinus

All participants and attendees at the focus groups, open house, and town hall, for their active participation and feedback.

PURPOSE

The purpose of the J.H. Campbell Plant Subarea Planning Process is to:

- Integrate different interests and feedback, including Consumers Energy as a key constituent;
- Prepare a long-range vision with high-level, exploratory scenarios reflecting the range of possibilities aligned with the various interests;
- The scenarios are not mutually exclusive; elements of each scenario could be combined with others.

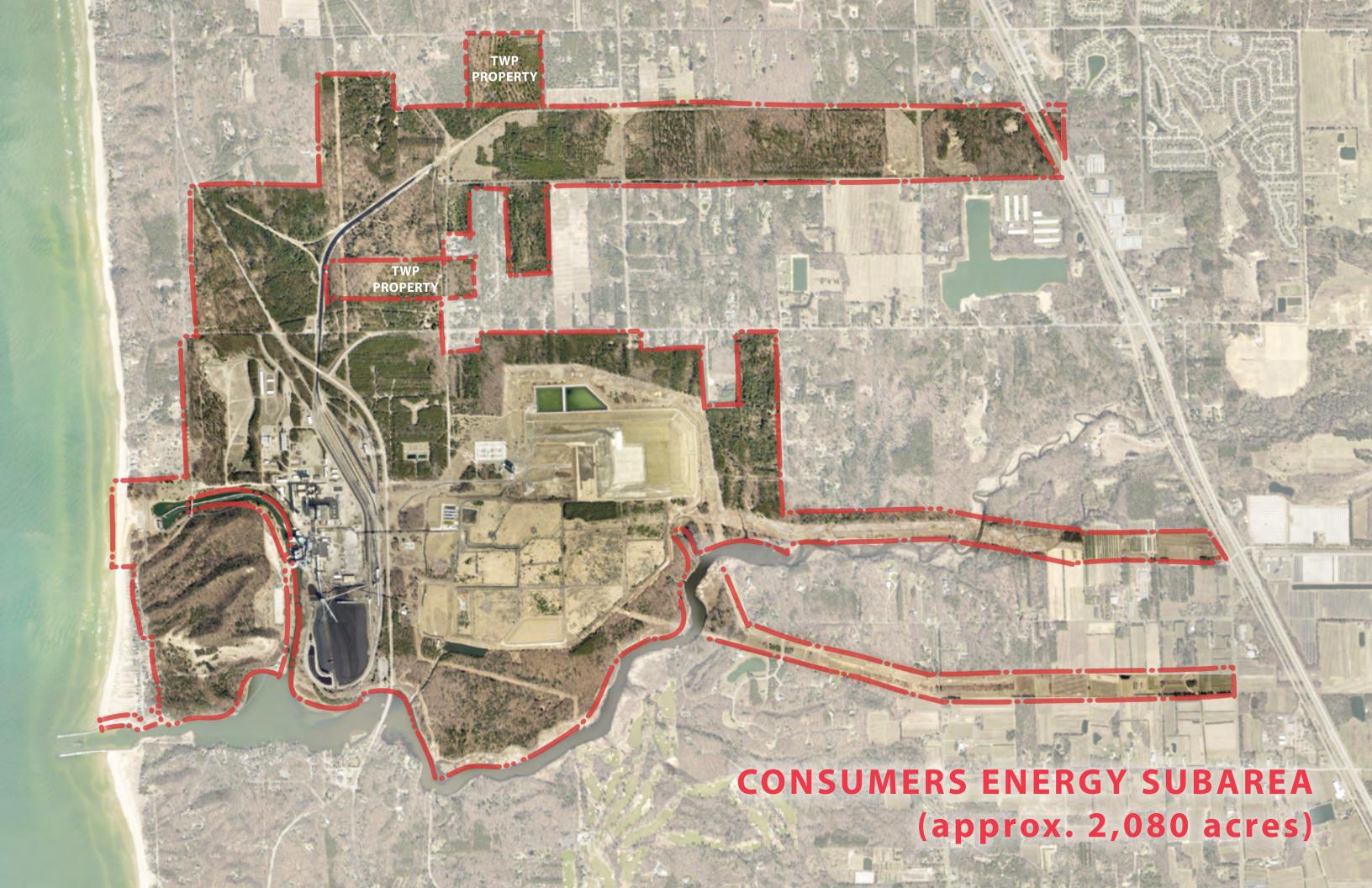
- Evaluate the potential community, environmental, economic implications of each scenario.
- The process will build on the good work Consumers Energy has done in engaging the community and establishing strong, community relationships.
- Consumers Energy retains full rights as a private property owner to determine the use of its lands.

CORE QUESTION

As Consumers Energy evaluates its properties in Port Sheldon Township amidst the decommissioning and transition towards a future around clean energy ...

What are the considerations in development types and opportunities that would:

- Protect the environmental quality,
- Support anticipated community and regional economic needs,
- While preserving/enhancing the Township's unique natural, scenic, wooded, lakefront, and agricultural character for current and future generations?



KEY CONSTITUENTS & INTEREST AREAS





SUBAREA 2050 LONG-RANGE PLANNING & DESIGN PROCESS







MACRO-LEVEL & PROJECT UNDERSTANDINGS

SUBAREA
DIRECTION &
IDEATION



EVALUATION:
ONE PREFERREI
ALTERNATIVE

CONSULTING TEAM DUE DILIGENCE & OUTREACH (APRIL - SEPTEMBER)

- Team Site Visit & Analysis (May)
- Master Plan Survey & Open House (Jun)
- Interviews & Outreach (Jun -Jul)
- Percheron Study, Ottawa County Parks Study
- Preliminary Natural Features Inventory Report
- Master Plan Existing Conditions Analysis
- Master Plan Overall Goals & Objectives, Framework
- Lakeshore Advantage 5 ZIP Codes Economy Overview
- Agricultural Interests, Market Interests, State & Federal Interests, FROR
- · Planning, Design Cases for Decommissioned Plants
- Environmental Considerations in Areas for Preservation & Development Opportunities
- Online Documentation & Virtual "Tour"

OCT 17 WORKSHOPS & OCT 30 PLANNING COMMISSION MEETING

- Synthesized Project Understandings
- Community & Economic Goals
- Three Development Scenarios, Potential Evaluation Criteria (Quantitative & Qualitative)
- Preferred Examples & Character
- · 4 Rounds of Internal Review & Refinement Sessions

JAN 8 WORKSHOP & OPEN HOUSE

- Vision & Framework, Overarching Goals Exploratory Concepts for Three Scenarios
- Evaluation Findings
- Next Steps/Key First Moves

MAR 26 JOINT BOARD & PLANNING COMMISSION WORKSHOP

• One Preferred Alternative (2050)













Balance opportunities for community and economic development with preservation.



Protect and celebrate Port Sheldon's natural, rural, lakeshore, and small-town character.



Maintain the environmental, ecological, and recreational quality of the Pigeon River watershed, including a viable, long-term solution for regular dredging.



Support public waterfront access and connectivity and part of the Pigeon River Greenway Plan.



Ensure appropriate environmental remediation, monitoring, and reporting for contaminated sites.



Ensure an overall equilibrium, or net positive, if possible, for the Township's and other tax revenues after the J H Campbell plant closure.























Natural

Green/Wooded

Scenic

Protect,
Preserve,

Residential

Maintain

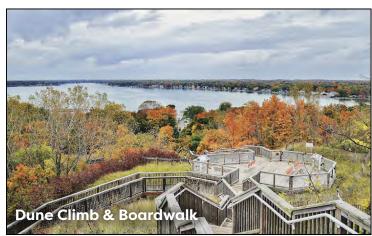
Small

Industrial Commercial











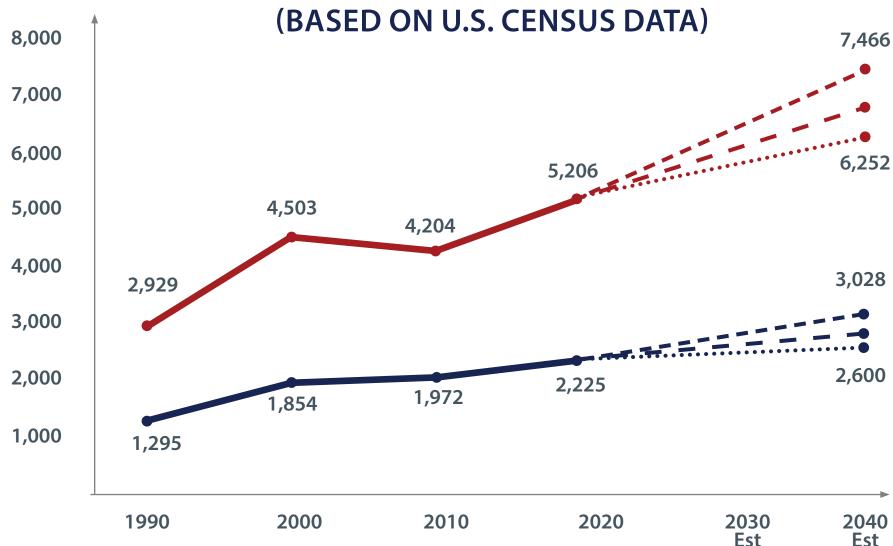


COMMUNITY'S PREFERRED CHARACTER

Port Sheldon Twp Consumers Energy Subarea Plan 2050 Preferred Alternative & Evaluation. (DRAFT. 03/17/2025.)

PROJECTED POPULATION ESTIMATES & HOUSING

PORT SHELDON TOWNSHIP PROJECTED POPULATION ESTIMATES & HOUSING NEEDS



BETWEEN 2020 AND 2040, PORT SHELDON TOWNSHIP COULD SEE ...





375 - 803 **ADDITIONAL HOMES NEEDED**

Assumptions:

- Household Size: 2.79
- *High Growth In-Migration Rate:* +12% (Current)

- *Moderate Growth In-Migration Rate:* + 6%
- Slow Growth In-Migration Rate: +1%







APPROACHES TO PRESERVING RURAL CHARACTER

2,000 NEW HOUSING UNITS @ 2 **ACRES PER HOUSE** (TYPICAL SUBURBAN SPRAWL)

2,000 NEW HOUSING UNITS @ ACROSS A DOZEN OR SO COMPACT **SETTLEMENTS**

GROWTH IN THE FORM OF SPRAWL DISSOLVES NATURAL AND RURAL CHARACTER AND REGIONAL COHERENCE, **SMEARING DISTINCT** TOWNS TOGETHER.







DIRECTING DEVELOPMENT PRESSURES INTO COMPACT URBANISM WITH GROWTH MANAGEMENT POLICIES TO PRESERVE NATURAL AND RURAL CHARACTER



Credit: Prof. Philip Bess & 5th Year Urban Design Studio. Anderson, Xiong, Hansmann, Egelhoff, Harrington, Palcynzski, Lee, Zorc. Univ. of Notre Dame School of Architecture.









NOTE:

- Port Sheldon Township receives approximately 3% of total tax revenues for the Township's operations.
- The remaining 97% goes towards the Fire Dept operations, Loutit Library, Ottawa County, Grand Haven School District, West Ottawa School District, OAISD, Department of Education.



\$54,357

TAX REVENUES GAP FOR PORT SHELDON TWP OPERATIONS TO BE COVERED (FROM ANTICIPATED CLOSURE OF UNITS 1, 2, 3.)

APPROX. EQUIVALENT TO



375 - 580+

NEW SINGLE FAMILY HOMES

(TAXABLE VALUE: \$115K, TAXES: \$3.1K)

(TAXABLE VALUE: \$178K, TAXES: \$4.8K)

OR



178,300 SF

COMMERCIAL DEVELOPMENT

(TAXABLE VALUE: \$14.8M, TAXES: \$136K)









Public Recreational Use/Property Transfers

 Parcels that have been previously used for recreation, should be conserved/preserved, or could be maintained as recreational assets.

Hydrological Studies

 Consumers Energy has a proposal to the Pigeon Lake subcommittee for a hydrological study. It is our recommendation that the subcommittee, whether it be the County, or the Township lead any future studies of the Pigeon Lake, Consumers Energy is happy to support.

Dredging

- Consumers has privately covered the dredging of Pigeon Lake Channel to enable the effective intake and outflow of water circulation for the operation of units 1 and 2.
- As of 2024, Consumers has completed its final dredge. Future dredging will need to be determined by the community.

Boardwalk Access

• Per the FERC agreement, the public boardwalk access currently located on Consumers Energy Property will be maintained until 2069.

Potential Deed Restrictions

Deed restrictions anticipated for ash ponds/fly ash disposal area, as well as heavily industrial use areas such as the plant complex and coal pile, *limiting future use options.*

Decommissioning

- Activities will officially shut down in 2025. Demolition of buildings and stacks will occur between then and 2027.
- Future of the jetties ownership and maintenance remains to be determined.

Properties with First Rights of Refusal

- Mountain Beach HOA, Port Sheldon Beach HOA
- *METC for the areas under the high* voltage transmission lines.







Battery Energy Storage Systems

• Consumers Energy still intends to utilize the 33 acres identified for a potential 750 MW battery energy storage system. The timeline will vary but the COD is 2030. There is a chance 30-40 acres of the coal pile and additional industrial property extending north will be reserved for possible expansion of battery storage or other generating assets due to the proximity of the high voltage assets nearby. This area could be moved north a bit to allow for more development to the southern part of the pile.

Channel Infrastructure

- The bridge across the channel at the end of Olive Shores Road was used for maintenance and operations to access the pump house. It will be demolished.
- The channel infrastructure (intake and outlet pipes into Lake Michigan, the channels, sea walls, dividing wall) will stay "as-is" the pipes will be flowable filled.
- The dividing wall was constructed about 10 years ago and is not intended for vehicular access, it will remain in place and can be used in future scenarios, but Consumers Energy would recommend refraining from using as a structure to build on our around.

Rail Infrastructure

The rail will remain in place as it will be a key component to fly ash reclamation removal. Boat launch parking could wrap around the perimeter or extend north around the edge of the coal pile along Lakeshore Ave.

Flv Ash Reclamation

- The fly ash reclamation location is unknown at this point, but will likely be located as close to the source and silos as possible.
- The rail cars will be loaded and stored on the rail near the coal pile.
- 30 new employees are expected to support this operation.

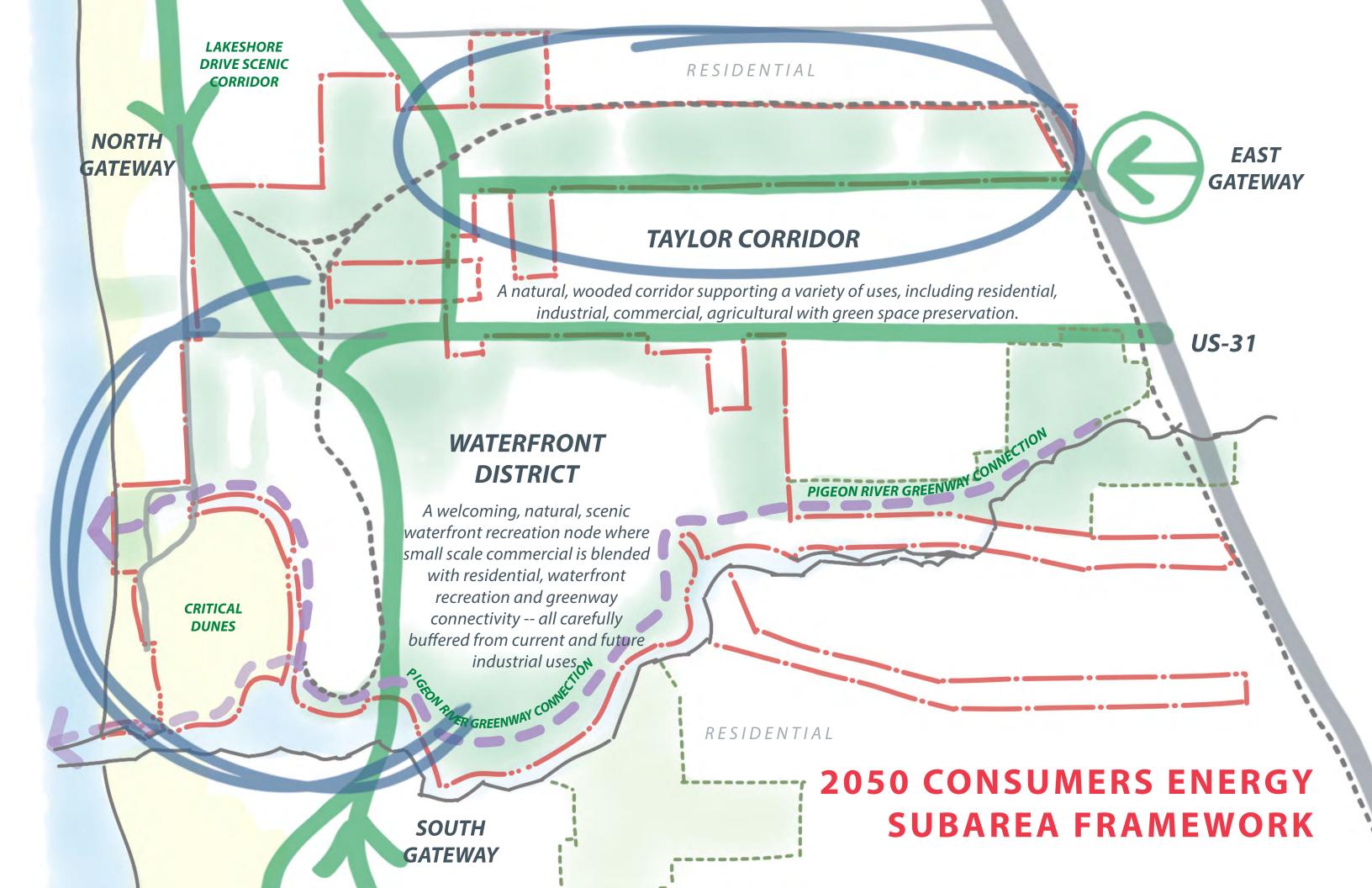
Onsite Utilities

• Construction power will be brought onsite for only the duration of the decommissioning. After site restoration, the Training Center will be the only facility (West of Lakeshore Drive) with utilities.

Employment

Approximately 60 employees are anticipated to continue supporting the Consumers Energy operations at the Training Facility through and after the decommissioning.





EXISTING CONDITIONS & 2050 PREFERRED ALTERNATIVE COMPARISON

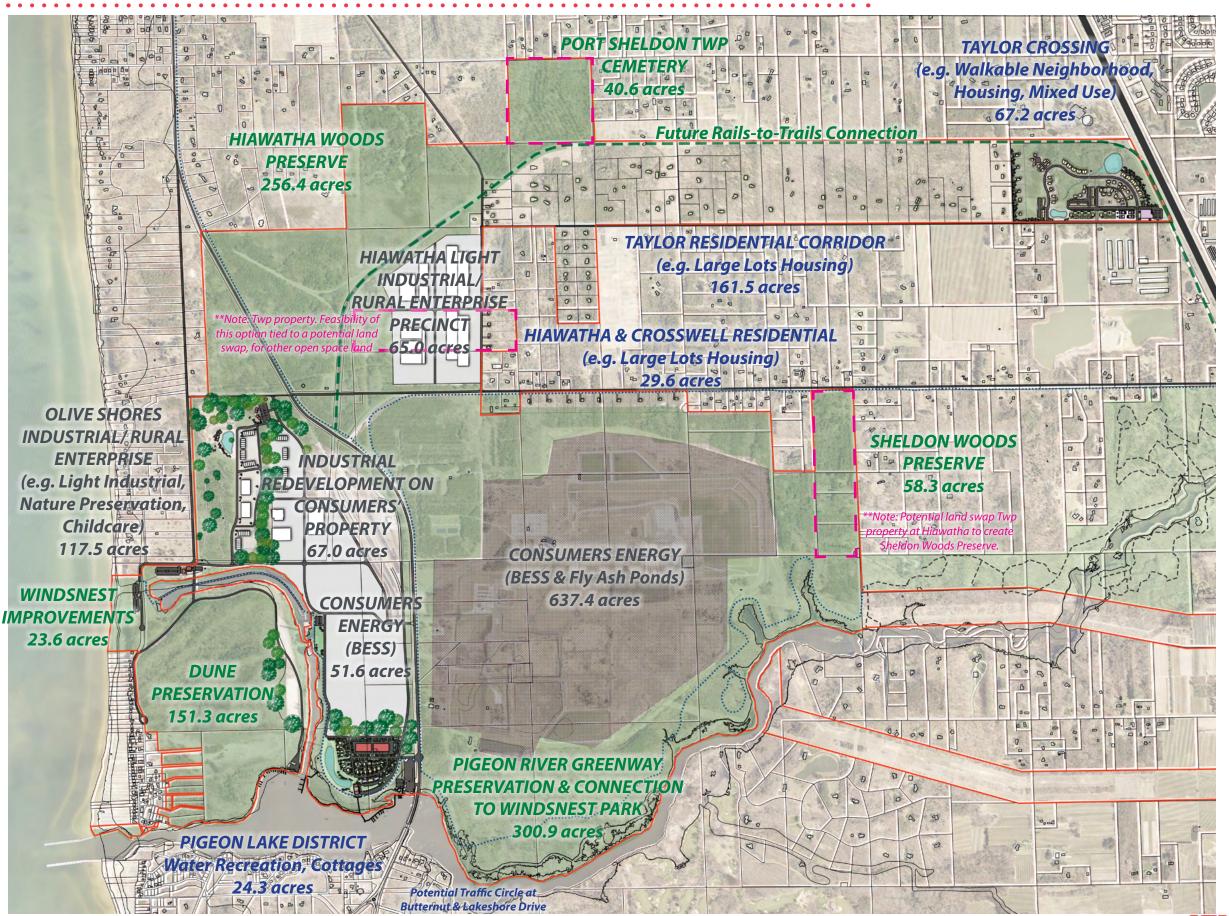






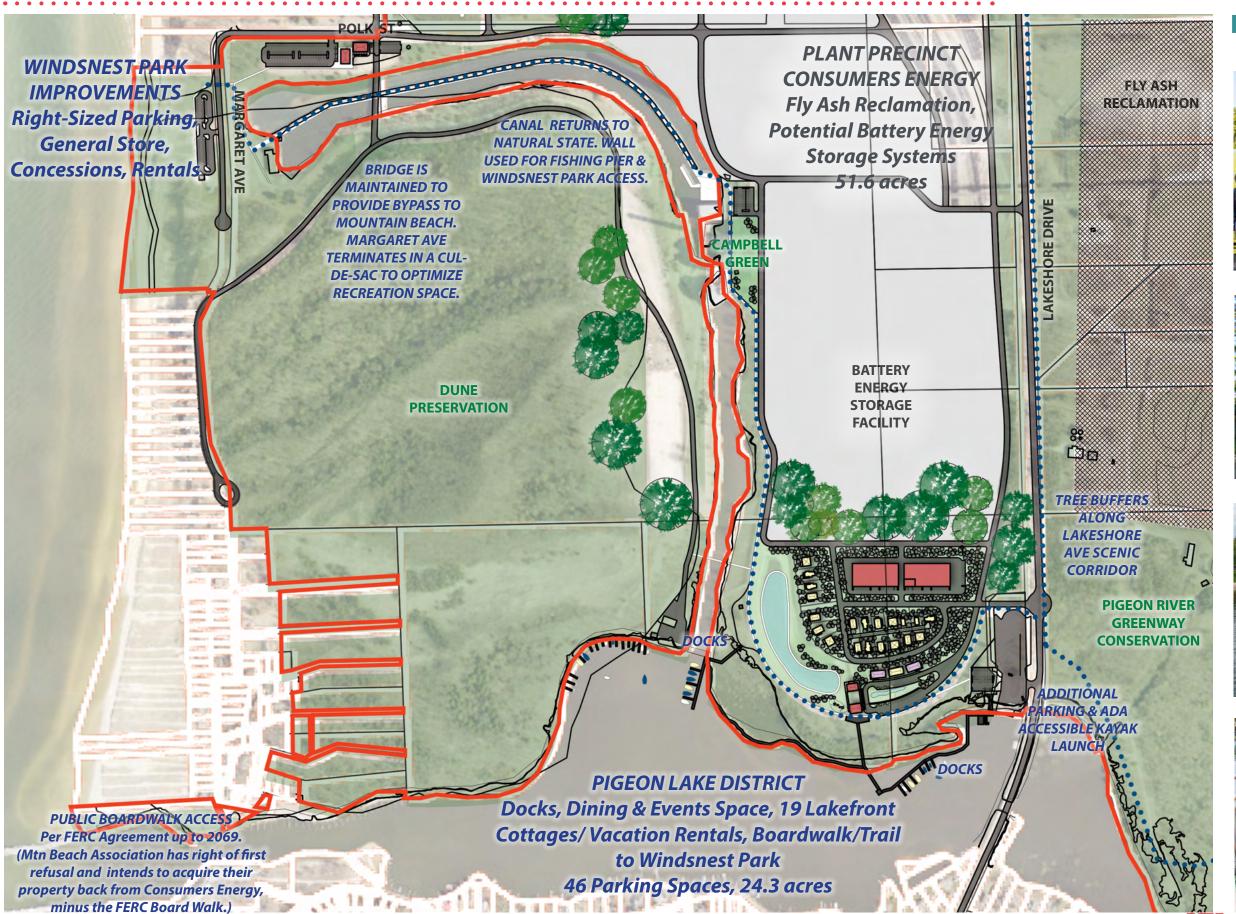
EXISTING CONDITIONS & 2050 PREFERRED ALTERNATIVE COMPARISON (TABLE 1 CONTINUED)					
	EXISTING CONDITIONS	2050 PREFERRED ALTERNATIVE			
SCENARIOS & EXPLORATORY CONCEPTS					
ENVIRONMENTAL FEASIBILITY	 From an environmental feasibility perspective, the preferred alternative is viable, as long as the following are met: Appropriate environmental due diligence is undertaken. Future use restrictions are understood early (if due diligence reveals concerns). Clean up obligations and risk management are satisfied (if due diligence reveals concerns). Appropriate due care is exercised (if due diligence reveals concerns). 				
WATER QUALITY	Ongoing and future discussions would be needed to determine mutually agreeable, financially feasible ways of monitoring and maintaining the Pigeon River and Pigeon Lake water quality: Studies: Hydrological and environmental impacts in the absence of a water intake/outlet pump system. Long-term Maintenance: Extent and frequency of dredging, Pigeon River and Lake oversight body and cost-sharing for maintenance.				
EST. ADDITIONAL POPULATION	(Existing Conditions)	1,160			
POTENTIAL JOBS CREATED	(Existing Conditions)	308			
POTENTIAL LONG-TERM	(Total Tax Revenue Gap: \$54K)	Total Tax Revenues for Twp Op: \$610K - \$810K			
ANNUAL TOTAL TAX REVENUES FOR TWP OP.	(Estimated by a range of construction costs psf, equalized values, existing millage rates for County, School Districts, Twp, Services. **Note: At its existing millage rates, Port Sheldon Twp receives approx. 3% of the total annual tax revenues for its operations.)				
POTENTIAL PUBLIC	WATER: The Grand Rapids Water System is the best option for public water supply. Grand Haven Twp and Port Sheldon Twp could partner on determining a system that could support both communities, if a water main is constructed along Stanton St & Hiawatha or Lakeshore Dr. (Est. Costs: Public Watermains Extensions in the Subarea: \$7.0 M. North of Subarea: \$5.9 M)				
IMPROVEMENTS NEEDED	SEWER/SEPTIC: The existing wastewater treatment plant (WWTP) at 142nd Avenue and Croswell Street is nearing capacity, so treatment process changes or expansion will need to be considered with any additional flow. (Est. Costs: Public Sewer Gravity System in the				
	Subarea: \$9.4 M). Public Water Service along with septic service may be a solution for a large portion of the Consumers property, but the				
	Ottawa County Health Department will need to be consulted.				

2050 PREFERRED ALTERNATIVE CONCEPT



SUMMARY OF	EST.
POTENTIAL USES	ACRE/
	SQ FT/
	UNITS
Consumers Energy	689.0
Industrial Uses	acres
(Clean Energy, Battery	
Energy Storage, Fly Ash	
Reclamation)	
Other Industrial	163.7
Uses	acres
(E.g. Manufacturing,	
Smart Tech - Automation,	
Vertical Farming, Food	
Processing, Data Centers,	
Industrial Condos)	210
Residential	319
(Condo Apartments, Townhomes, Single-	housing
Family Homes, Small	units
Cottages)	
Commercial	117,400
(Hospitality, Retail,	SF
Office/Services)	JI
Public Open Space	870.7
Preservation	acres

2050 PREFERRED ALTERNATIVE CONCEPT: WATERFRONT SOUTH



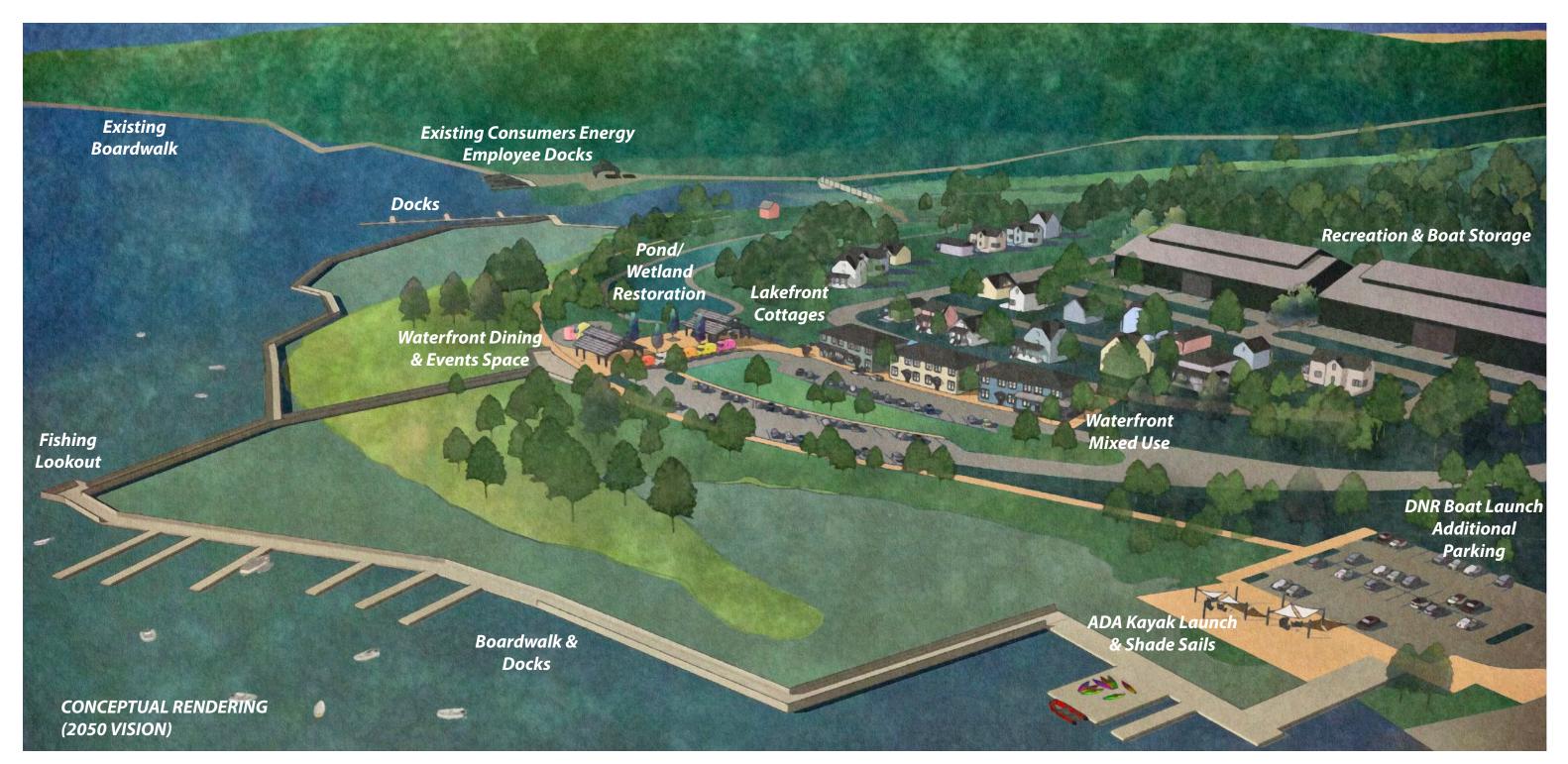
EXAMPLE IMAGES













VIEW LOOKING NORTH SHOWING POTENTIAL WATERFRONT DESTINATION AT SHELDON COVE





VIEW LOOKING NORTHWEST SHOWING WATERFRONT DINING & EVENTS EXPERIENCE AT SHELDON COVE (SMALL COMMERCIAL, FOOD TRUCKS)





VIEW LOOKING NORTHEAST FROM THE PAVILION SHOWING COTTAGES & WATERFRONT MIXED USE BUILDINGS (SMALL COMMERCIAL)

2050 PREFERRED ALTERNATIVE CONCEPT: WATERFRONT NORTH



EXAMPLE IMAGES

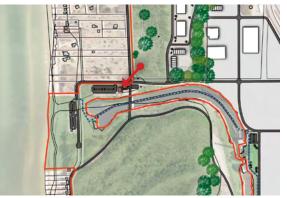






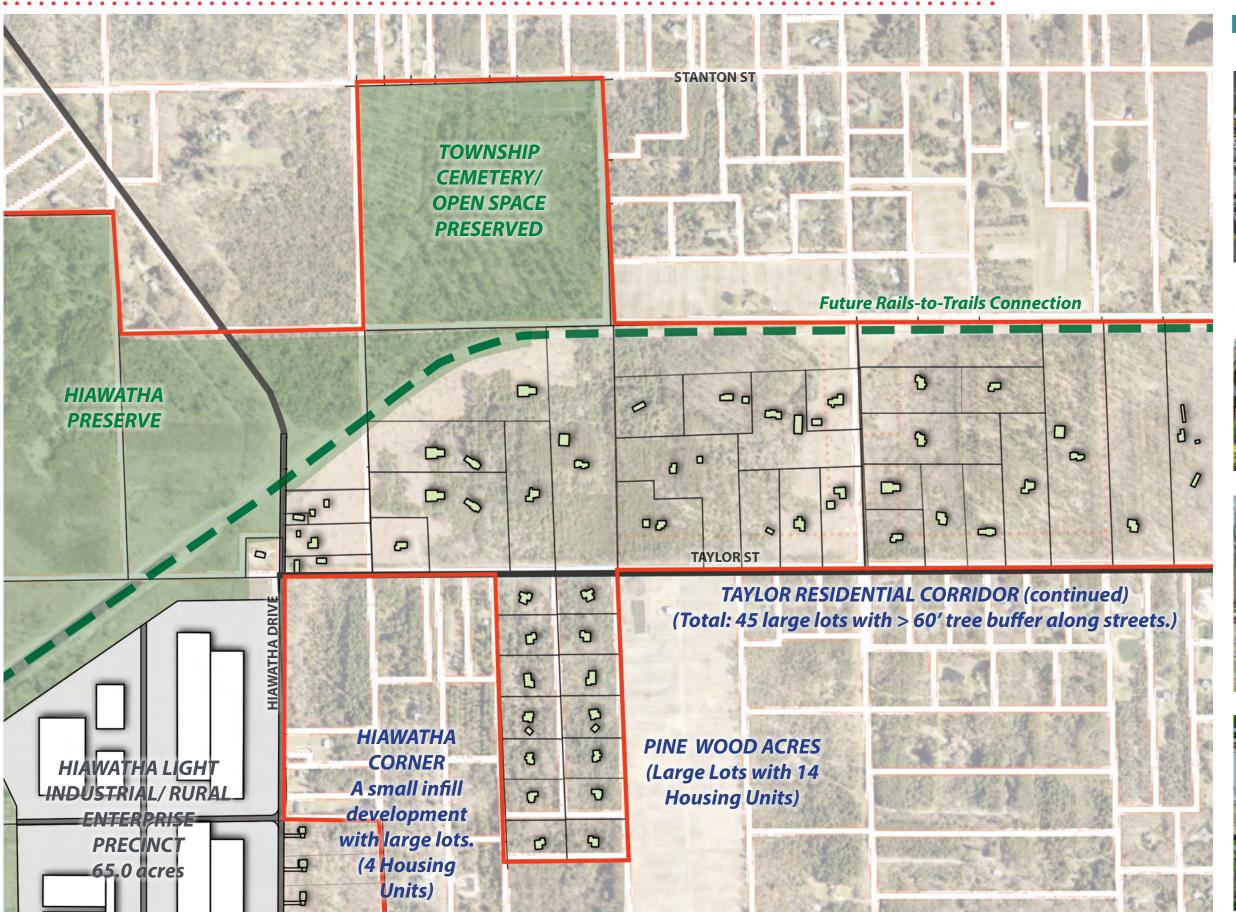






VIEW LOOKING SOUTHWEST SHOWING POTENTIAL AMENITIES & ENHANCEMENTS FOR WINDSNEST PARK (GENERAL STORE, RIGHT-SIZED PARKING)

2050 PREFERRED ALTERNATIVE CONCEPT: STANTON/TAYLOR WEST



EXAMPLE IMAGES

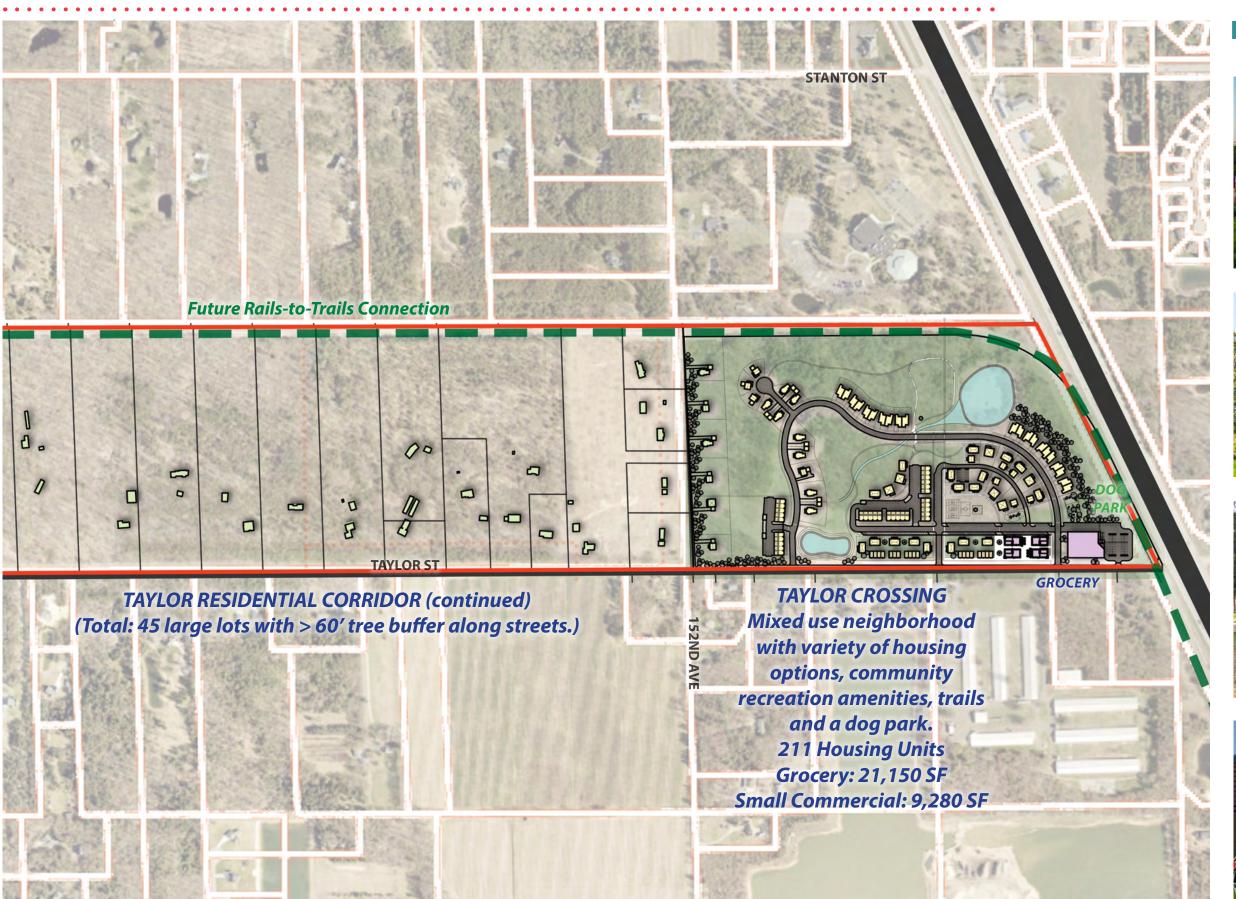








2050 PREFERRED ALTERNATIVE CONCEPT: STANTON/TAYLOR EAST



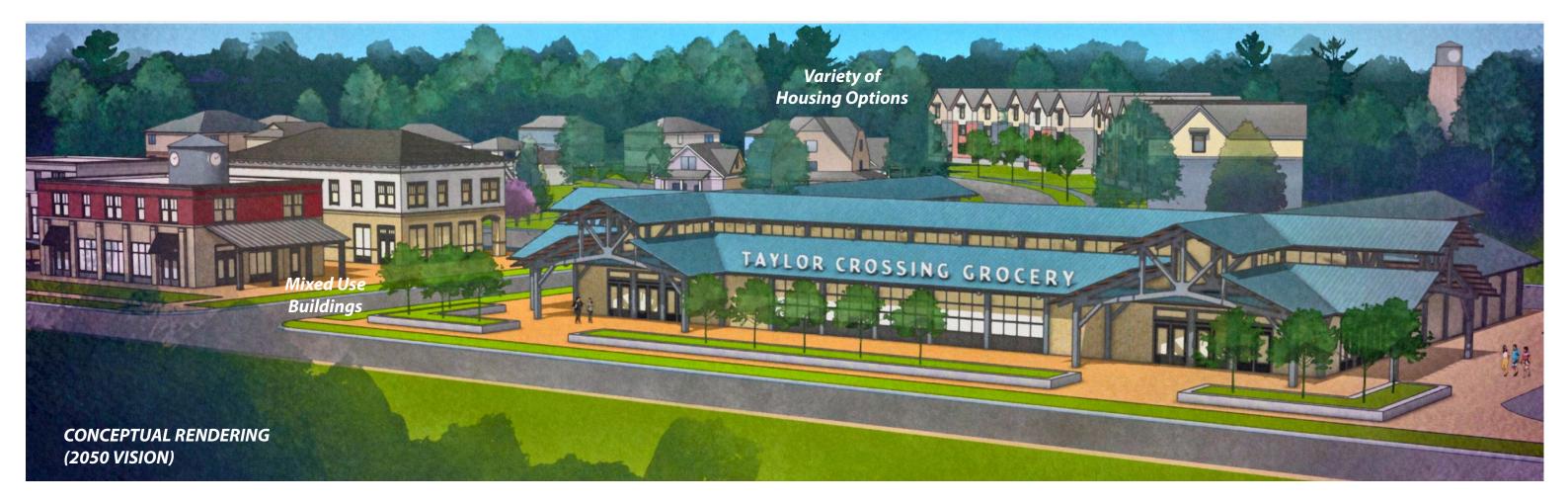
EXAMPLE IMAGES







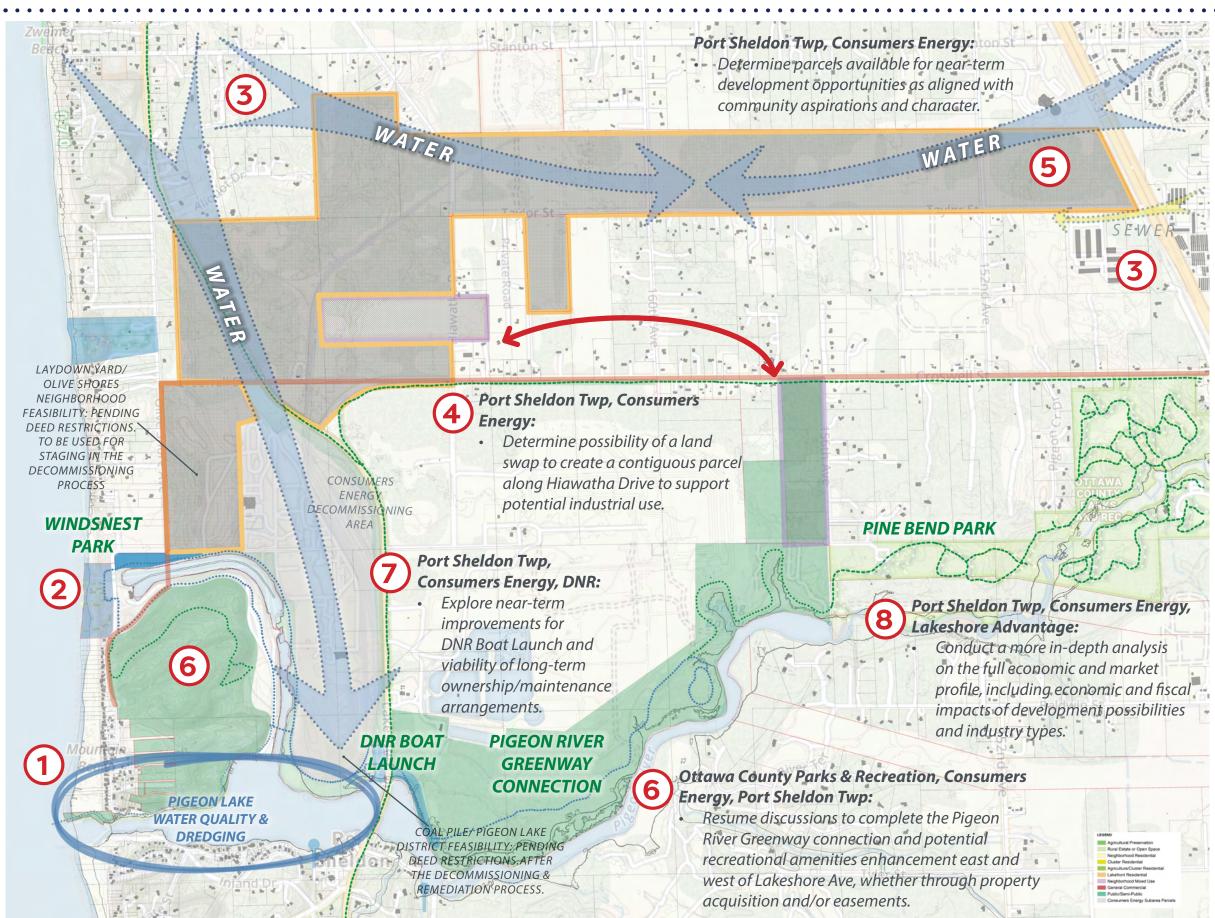






VIEW LOOKING NORTHWEST SHOWING NEIGHBORHOOD WITH VARIOUS HOUSING OPTIONS, RECREATIONAL & COMMERCIAL AMENITIES AT TAYLOR CROSSING

KEY NEXT STEPS & FUTURE MOVES FOR LONG-RANGE VISION



- Consumers Energy, Port Sheldon Twp, Ottawa County Parks & Recreation:
 - Conduct and complete studies of the hydrological and environmental impacts on Pigeon Lake with the decommissioning.
 - Establish a governing body to oversee and secure cost-sharing for the maintenance of the Pigeon Lake quality, including monitoring, remediation, and dredging.
- Consumers Energy, Port Sheldon Twp, Ottawa County Parks & Recreation, Ottawa County Road Commission:
 - Undertaking parking and onsite amenities improvements for Windsnest Park.
 - Determine viability of maintaining bridge as access route to Mountain Beach Association, and closing Margaret Ave to create an expanded park.
 - Determine optimum arrangement for long-term ownership and operations.
- Port Sheldon Twp, Ottawa County Public Utilities, Grand Haven Twp:
 - Determine how best to accomplish the long-term needs of the two townships and service to Port Sheldon Township via the Grand Rapids Water System.

Port Sheldon Twp, Ottawa County Public Utilities, Consumers Energy:

 Determine optimum way to service potential developments with sanitary sewer, including potential new wastewater treatment plant, lift stations, force mains etc.





ENVIRONMENTAL CONSIDERATIONS

- It is recommended that all properties, before transitioning ownership, should have some level of environmental due diligence completed. This is standard industry practice, even if the property was not a part of the main Consumers Energy plant operations (e.g., land along the Stanton and Taylor corridors).
- It is likely that minimal environmental due diligence would be necessary for property not near the past plant operations. Conversely, property closer to the CE plant operations would likely involve more environmental due diligence.
- Wetland/floodplain evaluations should be completed to verify redevelopment feasibility of areas along the "canal" (channel infrastructure), Pigeon River, and Pigeon Lake.





ENVIRONMENTAL CONSIDERATIONS FOR ALL SCENARIOS

STAGING SITE, WATERFRONT DEVELOPMENT, PROPOSED INDUSTRIAL AREAS, PROPOSED RESIDENTIAL/MIXED USE AREAS

- Prior to acquisition and redevelopment of the properties, environmental due diligence should be completed to evaluate whether recognized environmental conditions (RECs) exist. This should include a Phase I Environmental Site Assessment (ESA) and Phase II ESA (if recommended by the Phase I ESA). These activities should occur prior to a property transaction and redevelopment.
- If contamination is discovered as part of the environmental due diligence process, a prospective purchaser should complete a Baseline Environmental Assessment (BEA) to protect against cleanup liability. The BEA must be completed within 45 days of closing and submitted to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) within six months of closing.
- In the event contamination is discovered, a Due Care Plan (DCP) must be prepared demonstrating how future land use will not exacerbate the existing conditions and result in unacceptable exposures. The DCP must be completed within eight months of closing.
- It is possible that Consumers Energy has environmental information for the subject property. That information can supplement a prospective buyer's environmental due diligence and potentially reduce costs to conduct these activities.
- If the subject property is contaminated, future land use considerations may include special management/disposal of contaminated soil and groundwater during redevelopment. Soil capping may be necessary if direct contact of soils poses an exposure risk. Enclosed structures may need a vapor intrusion mitigation system to protect occupants from inhalation of harmful vapors and installation of drinking water/irrigation wells may be prohibited.
- Consumers Energy may utilize deed restrictions to mitigate exposure to contamination and limit land uses.
- Complete cleanup of contamination, if present, is not typically necessary as part of future land use. Due care strategies are commonly implemented to mitigate exacerbation of contamination and potential unacceptable exposures.
- EGLE Brownfield grant/loans/tax increment financing incentives are available for environmental due diligence and due care/response activities necessary to transition contaminated property to a viable use.

ADDITIONAL WETLAND/FLOODPLAIN EVALUATIONS

• Waterfront concepts (Port Sheldon Lake District, Sheldon Cove, Canal and Back Dune Housing)

**NOTE: ALSO SEE ECONOMIC RESILIENCY PLAN FOR POTENTIAL TOOLS FOR BROWNFIELD REMEDIATION & DEVELOPMENT.

Port Sheldon Township Historic Aerial, c. 1955.







PUBLIC WATER MAINS DESIGN CONSIDERATIONS FOR ALL SCENARIOS

- 1. **Water Supply:** The area north of Pigeon Lake and Pigeon River are in the Grand Rapids Water System service area. Grand Haven Township has a water system on the northwest side of the Township. The Ottawa County Road Commission has assisted the Township in developing a water system in the northeast side of the Township. The Grand Rapids Water System is the best option for public water supply. The Grand Rapids contract requires an above ground metering station when a water system reaches 100,000 gallons per day of average daily demand. Both water systems are nearing this threshold.
- **2. Grand Haven Township:** Grand Haven Township is planning on improvements to the part of their water system that is served by Grand Rapids water. These improvements will require an above ground meter station and storage tank. The GH Twp does not have property secured for either the meter station or tank yet. Port Sheldon Township participated in some of the costs for the connection point that GH Twp constructed at Hiawatha and Fillmore Street. The Townships will need to determine how best to accomplish the long-term needs of GH Twp and service to Port Sheldon Township.
- **3. Port Sheldon Township Water System:** PS Twp has property at 144th Avenue and Fillmore that is large enough for an above ground meter station. PS Twp has property along Stanton Street that could be used for a water storage tank. The Townships could partner on these two facilities if PS Twp can construct a water main along Stanton Street and Hiawatha or Lakeshore Drive. The Stanton Street corridor has several large parcels that could be developed, so this route has the best potential for cost recovery.
- **4. Fire Flow:** The bulk of the Campbell plant area is to remain zoned for industrial use. Battery Energy Storage is planned, but the remaining uses are uncertain. It is assumed that Consumers will require 3,500 gallons per minute of fire flow to their property for the battery storage and for other industrial activities. Therefore, a minimum size of 16-inch main along Lakeshore Drive and Olive Shores Avenue is proposed with a loop back to Hiawatha Drive. A storage tank may be needed to provide the required fire flow, but that design should be reviewed when an actual proposal is developed by Consumers.

Consumers also owns a ¼ mile strip north of Taylor Street for the railroad spur. There are concepts of residential or commercial/industrial development in this area. Depending on the commercial/industrial use, a 3,500-gpm fire flow may be needed in this area as well. If that happens, the system design needs to be reviewed and a 16-inch main will most likely be needed along Taylor Street. For all other areas, 1,000 gpm will be sufficient for fire flow.

5. Water Pumping Station and Storage Tank: The Port Sheldon Township water system will require an above ground meter station with pumps, along with a water storage tank. The sizing and location of the tank will need to be reviewed, but it is assumed the tank will need to be a minimum of 500,000 gallons and up to 1.0 million gallons, depending on the fire flow requirements. The tank could be located on Consumers property or Port Sheldon Township property.





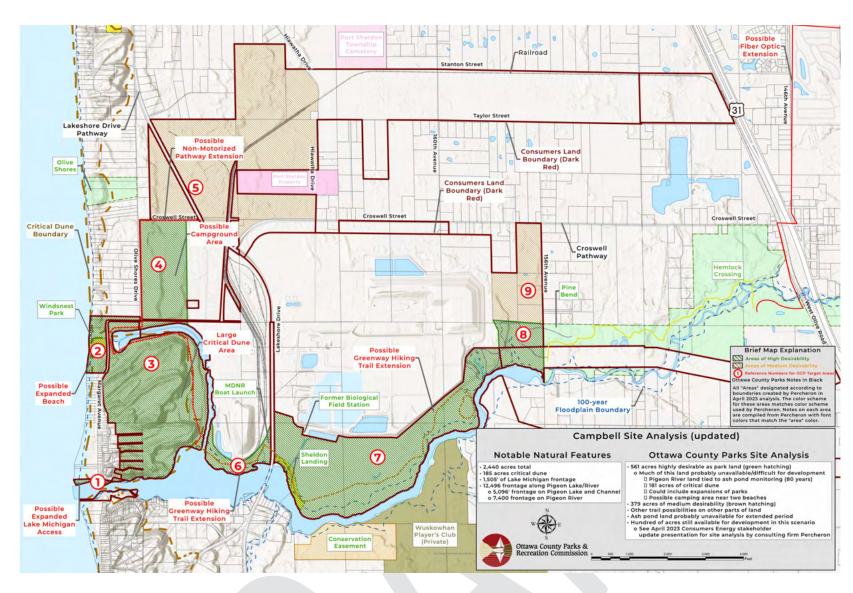


PUBLIC SANITARY SEWER DESIGN CONSIDERATIONS FOR ALL SCENARIOS

- **1. Existing Plant:** The existing wastewater treatment plant (WWTP) is located at 142nd Avenue and Croswell Street. The plant is nearing capacity, so treatment process changes or expansion will need to be considered with any additional flow.
- **2. Gravity Sewer Service:** The section of Consumers property along Taylor just west of US-31 would be the easiest to provide sewer service to, due to the existing trunk sewer along US-31 and the grade at that connection point. The attached map shows the extents that gravity sewer could run, which is approximately one-quarter mile west of 152nd Avenue. The REUs are estimated at 150, but that could be revised based on zoning or planning.
- 3. Incorporating Lift Stations and Forcemain: The remainder of the Consumers property could be serviced in a number of ways via lift stations and forcemain, but just one example is shown in the provided map. 400 REU have been estimated in the provided table, but that would vary based on the type of industry and density of residential units. The layout on the provided map would very likely require significant investment in the existing WWTP.
- **4. New WWTP:** There a many options in the Consumers property to locate a new WWTP if the amount and type of flow require treatment beyond the existing plant. We have not provided an estimate at this time, because this is something that will need an engineering study to determine the best location and will likely require significant contribution by whichever private company drives the necessity.
- **5. Septic Service:** Public Water Service along with septic service may be a solution for a large portion of the Consumers property, but the Ottawa County Health Department will need to be consulted.



AREAS OF HIGH & MEDIUM DESIRABILITY (APR 2024)



Study Areas #3, #4, #5



NATURAL FEATURES INVENTORY REPORT (OCT 2024)



Source: William Martinus & Associates, "Natural Features Inventory for the Consumers Energy JH Campbell Site, Port Sheldon, Ottawa County, Michigan," October 2024.

Floristic Quality Index:

Areas #3, #4, #5 combined

- FQI score: 51

Area #3

- FQI score: 49

Area #4

- FQI score: 19 Area #5

- FQI score: 33









NATURAL FEATURES INVENTORY REPORT (OCT 2024)

Endangered, Threatened, and Special Concern Species:

Seven State Listed species occur at the study site. The bird species were all calling in appropriate nesting habitats and are presumed to be breeding. Whip-poor-will were not seen but heard calling in three pine plantation areas in area #5. The Federally & State Threatened Pitcher's Thistle are locally abundant within the large active blow area in open dunes habitat of area #3.

Species	Status	State & Global Rank	Area
Cirsium pitcheri, Pitcher's Thistle	Federally & State Threatene	d S3, G2G3	#3
Antrostomus vociferus, Whip-poor-will	Threatened	S3, G5	#5
Melanerpes erythrocephalus, Red-headed Woodpeck	ker Special Concern	S3, G5	#3
Strophostyles helvula, Wild Bean	Special Concern	S3, G5	#3
Setophaga citrina, Hooded Warbler	Special Concern	S3, G5	#5
Hylocichla mustelina, Wood Thrush	Special Concern	S4, G4	#3 & #5
Anaxyrus fowleri, Fowler's Toad	Special Concern	S3S4, G5	#5

Natural Features Highlights:

- Extensive linear wetlands on the north side of Pigeon Lake with public boardwalk access.
- Extensive and rare plant communities: Great Lakes Barrens, Interdunal Wetland, and Open Dunes complex
- Vast areas of mature Mesic Northern Forest on either side of open dune blowout complex

Opportunities:

- Area #3 is a gem with its natural beauty, varied topography, three rare plant communities, high FQI score, existing and potential accessibility, trails along old bulldozer cuts through the forest from the 1960s, a sense of solitude, and majesty.
- The pine plantations are vast and contain small pockets of beautiful hardwood groves that beg meandering trails and possible small, esthetic camping site development.
- Areas #3, #4, #5 could easily be linked together and to existing parks: Windsnest Park, Olive Shores Park, Pine Bend, Hemlock Crossing, and possibly to Hiawatha Forest and Kirk Park.
- Become an extension of the public natural greenway along the shore area of Lake Michigan in Ottawa County.
- Enhance the value and desirability of properties in adjoining areas and township, creating a unique destination from near and far.

Conclusions

- These collective parcels have numerous public potential worthy projects as a natural component of the State of Michigan, Ottawa County, and Port Sheldon Township.
- 600+ acres of opportunities and conservation considerations take expert planning, understanding conservation situations and appropriate management, development, accessing resources, funding opportunities, and in-place personnel. This is on a big scale, and appropriate local involvement is warranted.

Source: William Martinus & Associates, "Natural Features Inventory for the Consumers Energy JH Campbell Site, Port Sheldon, Ottawa County, Michigan," October 2024.

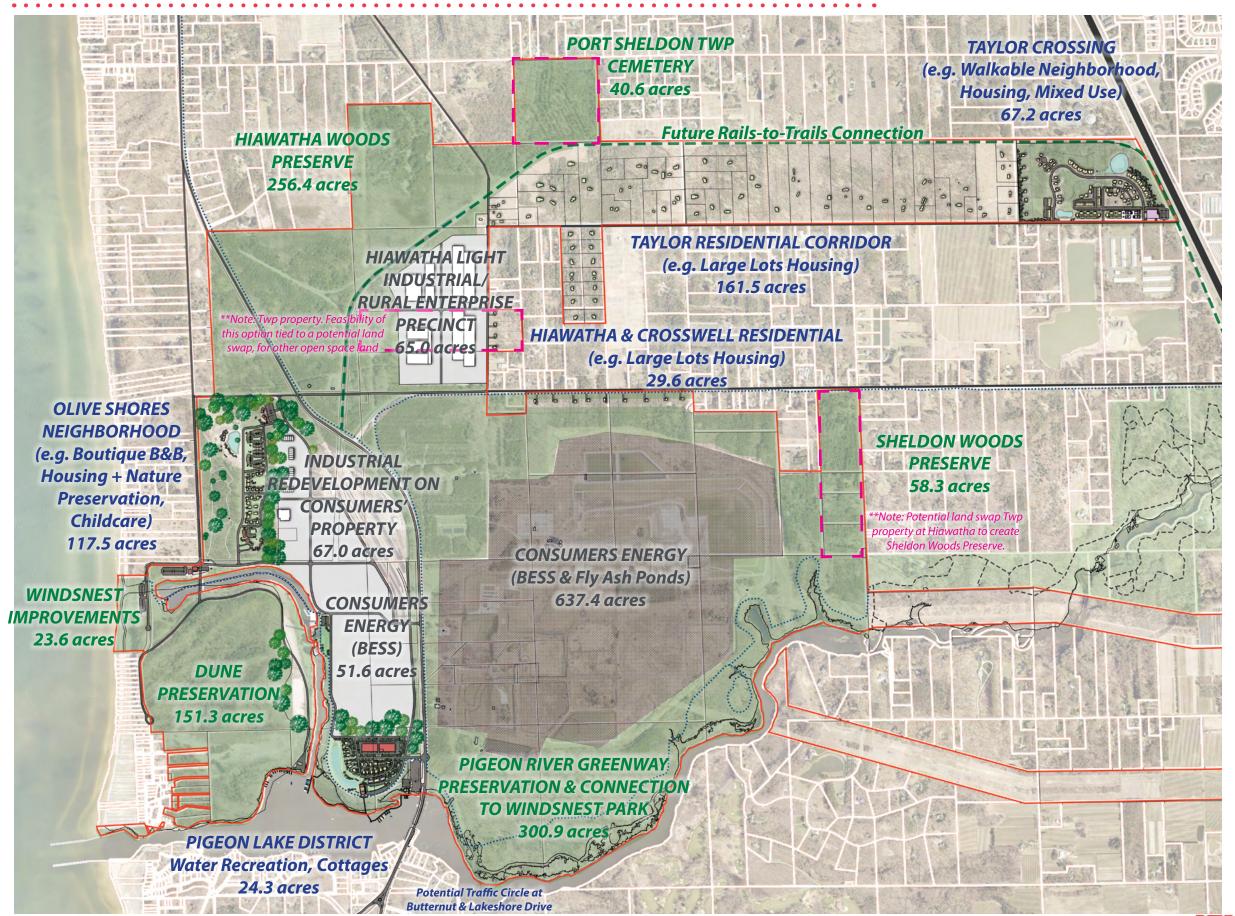






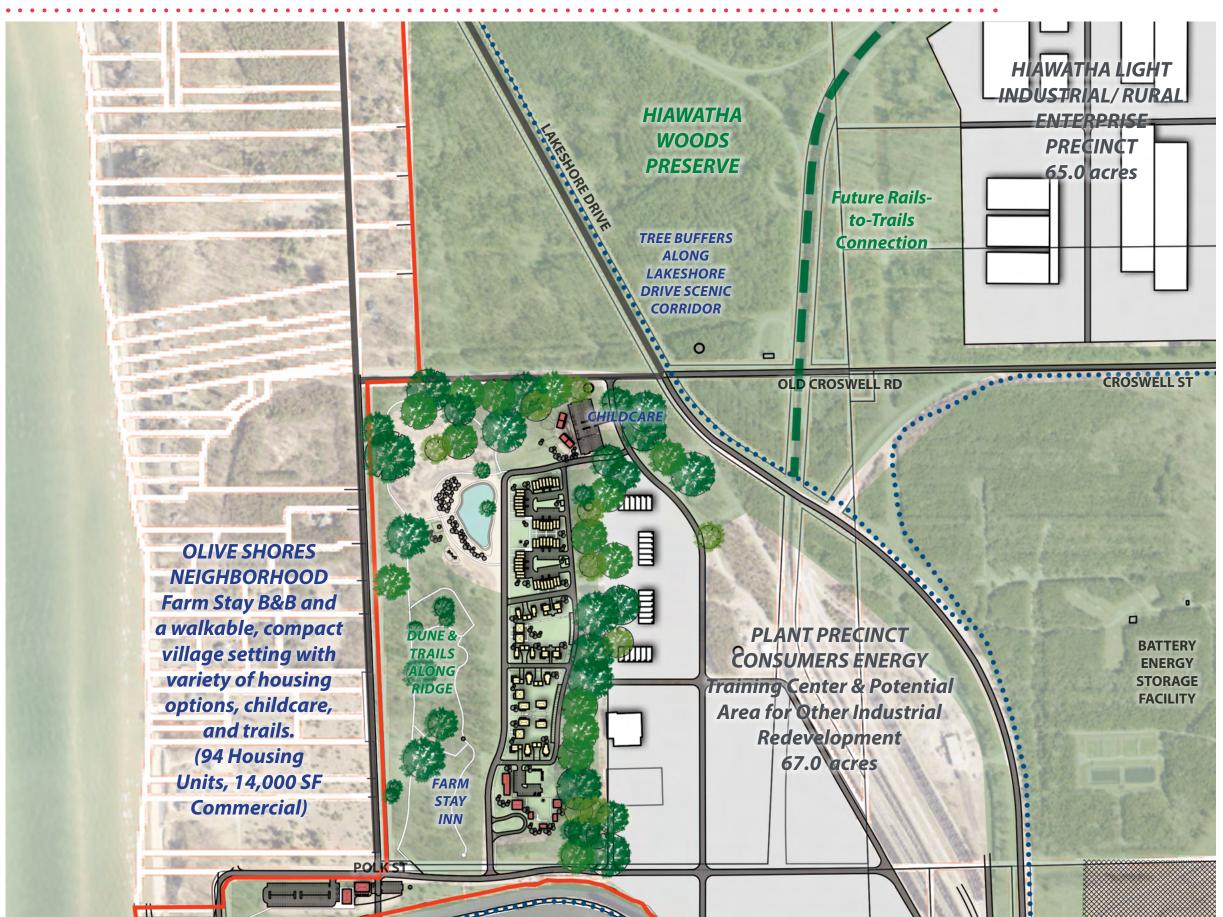


2050 PREFERRED ALTERNATIVE CONCEPT



SUMMARY OF	EST.
POTENTIAL USES	ACRE/
	SQ FT/
	UNITS
Consumers Energy	689.0
Industrial Uses	acres
(Clean Energy, Battery	
Energy Storage, Fly Ash	
Reclamation)	
Other Industrial	132.0
Uses	acres
(E.g. Manufacturing,	
Smart Tech - Automation,	
Vertical Farming, Food	
Processing, Data Centers,	
Industrial Condos)	416
Residential	416
(Condo Apartments, Townhomes, Single-	housing
Family Homes, Small	units
Cottages)	
Commercial	131,400
(Hospitality, Retail,	SF
Office/Services)	J .
Public Open Space	870.7
Preservation	acres

2050 NEIGHBORHOOD RESIDENTIAL CONCEPT: WATERFRONT NORTH



EXAMPLE IMAGES













VIEW LOOKING NORTHWEST SHOWING FARM STAY BED & BREAKFAST, HOUSING OPTIONS AT OLIVE SHORES NEIGHBORHOOD