

X 1. Instead of referring to different township documents, could the Planning Commission please spell out each item (i.e. glare, etc.) in this solar ordinance.

yes

legal
yes

X 2. The Solar Ordinance which Apex agrees to shall follow with subsequent owners in perpetuity.

X 3. Property values within one mile of any solar field will be assessed prior to project beginning by a third party not connected to property owner or Apex. Property values must be guaranteed by Apex/developer throughout project.

legal

Setback

G 4. Set back required to be 600' of a residence or 500' of the property line. This will provide some screening and provide protection from the project in the event of a fire.

X 5. A safety plan shall be in place and updated regularly with the Milan fire department.

Safety

G 6. A 100' setback of public roads.

Setback

X 7. Once project is approved, the project cannot be expanded.

legal

O 8. Fields where solar panels are to be placed need to have robotic/radar location/testing of the field tiles prior to project beginning. This testing shall take place annually to assure fields remained drained.

tiling

C 9. Review the solar developer's audited financial statements for past five years. Purpose here is to make certain the company is financially viable to be able to afford ongoing payments to the land owners.

Escrow
Bond

Pat Porter



1. Soil test done every two years to ensure safety and viability of the farm land, not just at the beginning and ending service life of the project.
2. In depth camera and specialized field tile test prior to installation to ensure no discrepancy in tile performance prior to a problem accruing. Also this should be checked every 3 to 5 years to protect tile efficiency.
3. Have a special study conducted to check and evaluate home and property values prior to construction and have in place some type of remedy to compensate township residents if property and home values are negatively effected by this solar industrial complex. As stated by Apex, their studies state values will go up, so I see no problem with this being in the ordinance.

I believe our solar ordinance should be "iron clad" prior to relying on special use request. I believe this would possibly stave off potential problems down the road.

Thank you,
Patrick T. Porter
20170 Welch Rd.
Milan, Michigan 48160
Milan township resident.

Sent from my Verizon, Samsung Galaxy smartphone

On Monday, February 7, 2022, 10:26:42 AM EST, ken gondek <ggondy@yahoo.com> wrote:

John,

I would like to recommend these changes to the planning commissions zoning amendment for solar farming.

Thank -You

Ken Gondek

Whereas, the following bold and italic words modify the "Amendment to Milan Township Zoning Ordinance - Section 13.27 LARGE SOLAR ENERY SYSTEMS -

Part B.

15. All such facilities must be situated on a parcel of land not less than seventy-five (75) acres in area.

Part I.

Buffer
2. The evergreen or native vegetative buffer shall be composed of native or evergreen trees that at planting shall be a minimum of ~~four (4)~~ **six (6)** feet in height and shrubs two (2) feet in height. The evergreen trees shall be spaced no more than fifteen (15) feet apart on center (from the central trunk of one plant to the central trunk of the next plant), native trees shall be placed no more than thirty (30) feet apart on center and shrubs shall be spaced no more than seven (7) feet apart on center. All unhealthy (sixty (60) percent dead or greater) and dead material shall be replaced by the Applicant within ~~one (1) year~~ **ninety (90) days**, or the next appropriate planting period, whichever occurs first. **A third party arborist must inspect the trees and shrubs on site to verify health of the plant prior to planting and after all trees and shrubs are planted. Test the soils prior to planting trees and shrubs to determine successful growth. Modify soils or import material as necessary to guarantee successful plant and shrub growth.**

ARETTA
2/12

My observations/comments/questions about Milan's Solar Ordinance

- X Any land enrolled in PA116 should not be allowed to have solar even tho the State says it can. PA116 was passed to preserve farmland. Solar panels are not farms. Farmers were given tax breaks to promote farming not solar fields. *ck. Legal*
- G Setbacks are way too lenient. Should be 300 ft from any vacant lot lines and at least 100 ft from drains. Plus 500 feet from occupied property lines and roads.
- R Require bee pollinating vegetation to be planted throughout the facility. *vegetation*
- C Require cash escrow instead of bond for decommissioning. Because of inflation, it should be reviewed every 2 years and added to if necessary. *decommission*
- S Yearly inspections should be done by independent inspector/company qualified/trained in solar energy equipment and paid for by the solar company. *regulatory*
- H Solar project should not be exempt from your maximum lot coverage of 35%. Why should other landowners be kept to a stricter standard than the solar company owners? If necessary, make it 50% but no more. *ck. legal*
- X Require evergreens at least 7 ft high around perimeter because native trees usually shed their leaves in the winter making the solar panels more visible. *Buffering*
- X Require fences 7 ft and no barbed wire. With barbed wire, it looks too much like a prison. *fencing*
- X Is there anything that can be put in the ordinance about surrounding property depreciation? *No ck. Legal*
- X Master plan should be reviewed BEFORE finalizing the solar ordinance. How does this fit into the Milan master plan that promotes the township to stay rural in character? What is rural about solar fields? Solar panels belong in industrial areas because it is more in line with the area set aside in the master plan for such developments. *Master plan.*
- O There should be something in the ordinance about tile maintenance. That many years of no maintenance will let the fields revert back to how bad they were before they were tiled. *land management*

First of all I would like to Thank You for all the work you are doing to keep are township rural/safe for the residents of our township. I would like to say solar farms need to be put into industrial 3~9 acres it's a structure not a plant. I know the state has opened this up but lets be realistic it shouldn't go into farm land. No Farmland No Food. So with that I will begin.

- X 1. I would like the board to look at Riga solar ordinance.
- Look at how it's written out. I support Most/all of Riga solar ordinance
 - It's to the point and our twp could use this to have a good reference.
- K~ 2. Noise Pollution-Not exceed 25 - 30db
- R~ 3. Planting under the panels
- pollinating plants for bees/animals if plants die they need to be replaced within 12 month or sooner.
 - Company is responsible for the care/cost
- X 4. Solar Panels need to be made in the United States
- Every panels needs to be check by a responsible qualified employee
 - Each panel must have a barcode on them. So we have all the information on each panel.
 - Each panel must show how much electricity they are producing.
 - The Township residents are not responsible for any cost for this project.
- G 5. Set backs
- Large solar farm projects
- Solar panels and other structures shall be set back 75 ft from all lot lines and public roads right aways, or the district setbacks stated in the underlying zoning district which ever is greater. In addition large solar farms solar panels and other structures must be located at least 300 ft from all existing RA residential, Neighborhood, Mobile homes district, Service Commercial and all non- participating lots lines at the time solar farm is granted conditional use approval, unless the lot is comprised of a portion of the lot containing the residence . In addition large solar farms solar panels and other structures shall not be located within 50ft drain easement. When a solar farm comprises of lots of more than one owner, the internal setback shall not apply.
- Non-participating property owner shall have the ability to waiver all set back only through written acceptance and approval of the twp board during the conditional use application process. However, no such wavier shall allow any solar farm within in 75 ft from a non-participating parcel.
- I would like the board to refer back to Riga solar ordinance to Setbacks
 - Regulations/Design Standards
- X A. Minimum Lot size
- No large solar farm shall be erected on any lots less than 40 acres. — Lot size
- X Property not enrolled in the P.A116 No more than 35% of the parcel maybe part of the project.
- X Property enrolled in the PA 116 shall not be eligible for use of a large solar project. — legal
- F~ B. Maximum Height for solar panels 12 ft — Panel Ht.
- M~ C. Solar Farm needs to put in to industrial 3-9 acres it's a structure not a food plant.
- R~ Visual Appearance /Maintenance
1. large solar farms building needs to be neutral colors. so they blend in — appearance
2. Solar farms owner/Company need to support and preserve any drainage field tile and /or drainage systems. Any broken/missing field tile shall be repaired and made operable
- Tiles.

Noise
Plummet
Noise engine

Set
Backs

condition as soon as possible but no more than 3months after damage or failure.
An appropriate maintenance plan shall be presented at the planning commission for review and approval.

My Questions

1. I would like to know the procedures of the ordinance? Do they go to Monroe County? If not, why?. Does the township lawyer look them over for approvals or insight to protect the community ? If not, why?
2. Do we have a engineering/planner? If not why?
3. Who is liable any and all lawsuits regarding to home depreciation dropping 10%~30%. Any solar farm Zoning violations? Who is liable? Township or solar company?
4. Decommissioning? Needs to be looked at by Township and the lawyer so we make sure it is sealed tight. And who knows what that is? Because nobody has seen it yet! ???
5. Who is paying for all the extra meeting? If we are talking solar. I think applicant should pay for it.

Concerns

As a longtime resident I'm concern that the board is moving to fast on this project. The community is stressed out over this project that the ordinance was passed way to fast. So moving forward please slow down and take the time you need and then some. Keep the community informed and work with us not applicant. We are doing this to protect the future of rural residents. Future farmers.

One more thing.... The board needs to rename the project...Solar farms is not a farm that grows roots and produces food. It produces electricity. I don't think we can eat electricity. Please....I'm sure I forgot something so hopefully we will have more time to shoot you an email.

Please pass this on to the other board members. Thanks

Sincerely your next door neighbor
Sharon Wurster

Sent from my iPhone

- X 1) USE RIGA Solar Ordinance for Reference ✓
- L 2) Noise Pollution NOT exceed 25-30 DB. Company
 Responsible for Planting Plants under and
 R around panels for Bees + Animals. They ARE TO
 be Replaced within 6 months after they die *Noise*
- S 3) Every Panel needs to be inspected EVERY 6 months
 by 3rd Party *in spectrum*
- X 4) All Panels Made 100% in USA. NOT 60% NOT
 70% - 100% from USA. *NO*
- X 5) Residents ARE NOT RESPONSIBLE for Any Cost. *No*
- F 6) MAXIMUM height for Solar Panels - 8' off the Ground *Panel Height*
- X 7) Property (House) Values need to be done where Solar
 farms are. And kept there the entire time
 if ~~house~~ Solar Company fails otherwise *Prop. Values*
- G 8) Set Backs - 500 feet from all houses and Roads,
 Right of Ways and Railroads *Set.*
- X 9) NO Solar farms on Property Smaller than 100 acres
 And can only use 30% of 100 acres *Lot size*
- M 10) Solar farm be kept in One area. NOT All over
 the township. Needs to be Confined to NO More
 than 400 acres in Milan Township. *lot size restrictive*

X 11) Good Neighbor Compensated \$15,000 per year - No app.
Same as Erie Township

X 12) Each family May only Enter up to 100 Acres legal