

First thing is Thank you for your time and effort on this solar ordinance.

- ✓ 1. Glare is a big issue on these projects.
2. Concrete in the holes of the structure is NOT allowed. That will contaminate the ground. This needs to be addressed!
 - concrete will destroy the ag ground.
- ✓ • It will destroy the tiles and cause flooding.
- ✓ Decommissioning will cost \$ \$ \$ will go up. And again who has seen a decommissioning?
- ✓ 3. Berms need to be 4-5 ft.
4. Visual sight of the project is not pleasing to the eye.
 - This will break the Township/community
 - No community/ people are going to move just because of this project. That is IF we can sell our homes.
 - Decrease of house value
5. We need this project hidden
- ✓ 6. Top soil does not get moved.
 - no grading /pushing the top soil

This is all that I have collected for this month. I would like to stress that the community is not happy about this solar project. Maybe you might need to ride around the Township and stop in, at the homes to see the people of your community and let them explain it to you. Please don't say that is why we have meetings 🙋 But we all work different hours of the day. And just a reminder the Township and Planning Commission boards are working for the whole township not for a few residents of the Township and definitely not for the applicant.

Sincerely, Your Rural & farmland neighbor
Sharon Wurster

Sent from my iPhone

Recd. 3/24/22

3-8-22 - Joe and Cheryl Majors

Items to consider for solar ordinance:

Limit amount of land available for solar fields.... How many total acres of farmland should be designated to solar (this includes setback space) ? The board and the residents should not need to spend unnecessary time revisiting the same issues associated with land use...

Township Employee not associated with solar company should be employed on part time basis, and paid by the solar company, to monitor landscape, road conditions, and adherence to guidelines set forth in new ordinance. Planning commission to vote on candidate, pay negotiated between planning commission and employee.

Shrubs should be a minimum of 5 feet tall at installation and spaced efficiently to form a hedge on all four sides. These shrubs to block the panels view from surrounding neighbors and/or traffic. Small shrubs take years to mature to 6 feet to cover appearance of the panels which is not optional. Any shrubs need replaced within 3 months and maintained/replaced by solar company.

Any and all ditch drainage issues created from equipment to install panels to be resolved and paid by solar company within

✓ Read 3/24/22

30 days. This is reported by the newly appointed project manager to oversee compliance.

Establish a time to work on the project, 8:00 am – 5:00 pm and no weekends to avoid disruption from noise and traffic to neighbors. This is during installation and repair time for length of contract

The contracts should be limited to less than 30 years. There could be many negative impacts that need addressed on a 3-5 year term.

- Rainfall, runoff
- Wildlife and migratory birds
- Noise
- Food sources for human and animal consumption lost

Transparency to allow public to evaluate revenue from the proposed project towards schools, roads and community. What amount of money are they projecting on a yearly basis?

Any attorney fees incurred to be covered by solar company to enforce proposed guidelines

No night time lighting

Basic questions to consider:

If the property is zoned agriculture and being used as commercial shouldn't there be a difference in the tax base, solar company to pay industrial/commercial taxes?

Has there been research on interference with rainfall and drainage around solar panels?

If installing burms around solar where does this soil originate?

Where are the solar panels made?

Where will the used solar panels be recycled or disposed of?

How long does Azalia Solar plan on being in Milan/London township before they sell to another company

Why is solar companies so interested in Michigan where the sun is limited majority of winter

How do solar panel use put a strain on water resources

Has there been research on interference of rainfall and drainage?

Can panels be put in man-made lakes vs. valuable farm land

Milan Township Solar Ordinance work shop
Citizens comments

3/24/2022

1. **Setbacks 13.27 (G)**

Current plan: -50 ft. No house
-75 ft from house

Citizens suggested change: -500ft from any house or property line without a house
-Maintain an option for a future home on all property lines

-See attachment A. photos of solar panels at 1000 ft and 100 ft
-Pure Michigan Enjoyment

2. **Screening and Security 13.27 (I) 2**

Current plan: -4 ft high trees 15 ft apart. *See attachment A photos of this plan*
-Native Trees 30 ft apart

Citizens suggested changes: -should be as high as the panels when inverted
-Berms/trees should be equal to 12 ft +/- in height
-Who wants to wait 10 years ?
-Native tree should not be an option. Will not make hedge!
-Should have Licensed Landscape Architect

-What type of evergreens? The current Ordinance does not specify type of trees
-Australian Pines, White Pines; White Spruce. *See attachment B*
-Residents or no resident should be on all property lines
-Double row staggered *see attachment C*
-Financial Security for maintenance and planting, see item 16.01-13 of Zoning Ordinance 2008-001, need dollar amount for Financial Guarantee

3. **Noise 13.27 K**

Current plan: 65 dba
Citizens suggested changes: -50 dba
-Use my app meter to demonstrate
-Time: 8am – 6pm
-Construction/repair/decommissioning: During construction use MIOSHA PART 680 is 90 dba (P.E.L.)

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4. **Lighting 13.27 L**

- Should be more detailed, i.e. no lights shall leave the boundaries
- Need to include a way to measure candle power etc
- Solar glare shall not be directed towards or on the adjacent properties

5. **Location of facility 13.27 M**

- Not in AG 1&2 but Industrial 1 & 2

6. **Distribution 13.27 (N)**

- All lines should be underground & not above ground
- Your word "*if preferable*" to install above ground ... **IS NOT OKAY** this needs to change.
- "Preferable" leaves it open for the developer

7. **Abandonment-Decommissioning 13.27 O**

- Removal lower than 42" below grade – NOT OK. All items must be removed
- Test soil before, during and after
- Soil test needs to be detail to test for what?
- Needs a bond
- Holder?
- Value?
- \$20,000/acre x 1000 acre = \$20,000,000

8. **Drainage**

-Article 11-(10) Zoning Ordinance 2008-001 does not address drainage facilities specifically

- Need guidelines in Solar Ordinance to address drainage
- concern for damage to existing field tile

See attachment D



single row trees



double row trees



white pine



australian pine





wet problem

