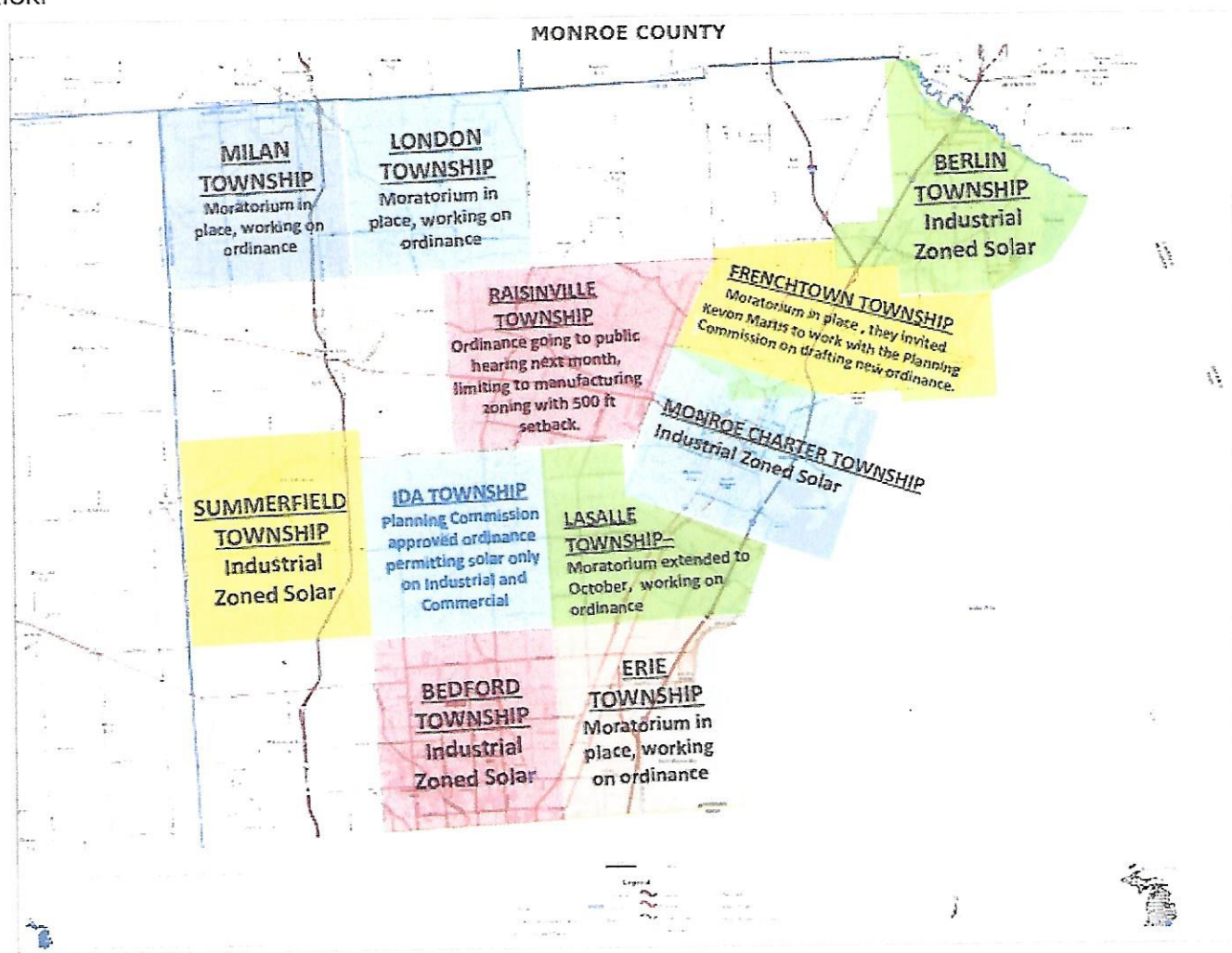


Hi Sharon, Wurster

I have attached the updated solar map.

Ricki



Recd 4/28/22

13.27 Large Solar Energy Systems

Sec C. Application Escrow Acct.

1. Can We amend the ordinance after they (solar) apply for a permit?

13.27 Setback

Sec G

1. Needs to be 500 to 1000 ft from property lines

2. Instead of 35% it should be 5-10%

3. Instead of 75' it should be 600 ft from residential

13.27 Screening/Security

Sec I

over →

yes but they are required to abide by ord. in place at time of application

To Be Discussed

No
To Be Discussed

3. Noise

To Be
discussed

1. Noise not to exceed 25-30dB
and at Residence lot line.

4. Glare

Not
significant

No solar farm shall produce glare, as defined by this ordinance, that causes negative impact on any adjacent lot (participating or non participating) or causes danger to motorists on any roadways.

13.27

M. Location of Solar Array

No

1. Take it out of AG-1 & AG-2

No

2. Industrial 1 or 2
Cap it at 10-20 acres

4-28-22

1 When is a special use permit needed if there is an ordinance in place? Does a special use permit override the ordinance?

2 Is the special use permit the same as Special approval use requirements

3 Who reviews and approves a special use permit and makes the decisions on the content?

4 Has there been any thought of forming a committee to evaluate the pros/cons of the large solar project

5 When Whitmore/Granholm approved use of Ag1/Ag2 for these large projects was it voted on by PC and township board to move forward with defining location of the potential solar fields

6 Who decided where AG1/AG2 and Industry was located and amount of acres it encompasses

7 Is 50 feet setback from property boundaries sufficient? I would not be happy if I was the property owner... reconsider

8 13.27 section H – A Large Solar Energy System is exempt from maximum lot coverage limitations... please explain ; if this indicates amount a property owner can put into Solar consider limited by percentage of property.

Recd. 4/28/22

will be discussed during Site Plan update

9 Evergreens should be planted 6 feet apart... it will take too long to grow to cover the span between the two trees

10 Was Native type trees established? 30 feet apart?

11 How was 60% or greater dead trees/shrubs, this means the perimeter could be unsightly for a year.

12 When hiring a consultant for inspection why does the ordinance state approval is needed from the Solar firm? Could the ordinance indicate an inspection time line... every 6 months

will be discussed by Board

13 When deciding percentage of allowable area it should be percentage of the specific area (5% of Ag1) ... not percentage of the entire township

we are proceeding according to current process

14 There are still many residents both city and township that are unaware of solar projects in our area. This ordinance modifications started in late 2019/20 and all of a sudden it is a priority that we pass this and move forward. A thorough review needs performed before any ordinance of this size is approved/initiated due to the longevity of the agreement

No

15 Is this something that could be put on ballot to inform the public and let the residents decide if this is what they want?

Joe & Cheryl Majors , Milan Township

May 10, 2022

Milan Township Planning Commission

FIRE

Panels should always be considered as having maximum voltage and a potential electrical hazard. Nests from birds and small animals may cause fires. Fires on site may place firefighters at risk and others at risk of electrocution. The Milan Fire Department (and Dundee also) would need specific training/information re fires related to solar panels.

DECOMMISSIONING

During decommissioning all solar project pipes and wiring will be removed - above and below ground.

SET BACKS

The Township solar ordinance will have specific set backs. The Apex friendly neighbor agreement indicates the neighbor can change these setbacks. This should not be allowed. The Township solar ordinance should be the rule.

Solar panels allowed on industrial land only and certainly not on PA116 land.

Olga Mancik
Township Resident

Rec'd 5/10/22

May 26, 2022

Hello John,

Please add below requests to the changes being considered for the current Ordinance.

1. Determining where and how much land within the township for Renewable energy-
 - a. Industrial zoned areas – keep some of the Industrial land open so that if in the future it can be used for Industrial purposes as originally designed for.
 - b. Restrict based on Percent of Township – on Ag1 and Ag2 land – 10-15 percent. By establishing a percentage versus excluding areas based on where located in township would then not cause potential conflict with current contracts in place between Land Owners and Apex. Since these contacts were formed with the understanding Township HAS an Ordinance then Township would not face possible Litigation.
2. **Set Backs** – Please keep set backs reasonable (300 feet or less) so that Farm land is not wasted and that it is used the most efficiently as possible.
3. **Shading** – I would like to request that Shading be optional by the Land Owner in the case where there are NO Homes (other than those owned by Land Owner) adjacent to the Solar Farm.
Adding trees to farm ground unnecessarily can be detrimental to the ground.
4. **Community Benefit** – The additional Tax Revenue that Milan Township will receive each year should be made known to the Public and not ignored. This revenue can be put to many good uses within the township to benefit all residence:
 - a. Water – a large majority of the residents of Milan Township currently either hire water to be delivered or do it themselves. If the funds are available the Township could afford to pay for water lines to be ran to all homes and then made optional if the owner wishes to hook up or not (same as was done with the Natural Gas Line).

b. Township Police and Ambulance Service – Funds could be used to have a Police car and an Ambulance Service dedicated and local to Milan Township. With the aging of our residents I believe this would be a valuable service to all.

c. Internet Service – Bringing in better Internet service to our area would be a true benefit.

Note: There has been FALSE statements made regarding the Tax Revenue. The Michigan Legislature is NOT considering NO taxation on the Solar companies rather, current Bills are proposing more standard taxation since it varies greatly from one area of Michigan to another. I can provide you Proof of this statement upon request.

Lapeer City Manager stated Lapeer is currently receiving \$311,000 per year in Tax Revenue. The Lapeer Solar Farm is approximately 1/3 the size of the proposed Azalia Solar.

Thank you.

Sincerely,

Clara B. Ostrander
Milan Township Resident/Land Owner