

Decatur County Board of Zoning Appeals Minutes
Decatur County Courthouse
150 Courthouse Square
Meeting Room

The regular scheduled meeting of the Decatur County Board of Zoning Appeals was convened at 7:00 p.m. on Wednesday, August 7, 2024, at the Greensburg Community High School Auditorium. The meeting was called to order by Rick Hoeing. All 5 board members were present. Also attending the meeting was Melissa Scholl – BZA Attorney, Krista Duvall – Decatur County Area Plan Director and Debbie Martin – Administrative Assistant.

Rick Hoeing opened the meeting and read the following; *To comply with Title VI of the Civil Rights Act of 1964, Decatur County requests that participants in this meeting complete a voluntary, anonymous survey that is available on the table in the back of the room.*

* **Minutes March 6, 2024** – Joyce Brindley made a motion to approve the minutes as mailed; Janey Livingston seconded the motion with all present signifying aye.

* **Minutes May 1, 2024** – Scott Smith made the motion to approve the minutes as mailed; Joyce Brindley seconded the motion with all present signifying aye.

* **BZA Petition 2024-6 Kyle Lowery** is requesting a “Variance” from the required 70’ (from the center of the road) front setback to approx. 35’ from the center of the road to build a 30 X 40 building. The request falls under Decatur County Ordinance 945. The property is currently owned by the petitioner and is located at 393 E County Rd 580 N, Greensburg in **Clinton Township**.

Kyle Lowery: I’m trying to build a building, my property is unique. It leaves very little room to place a building, my family is expanding and I don’t have enough rooms in my house. My current building is too small. I will turn my existing garage into two bedrooms. So the garage will be where the new building will be, the current building is too small. The map works out for a 30x40, I may have to go smaller, I’m really not trying to get too close to the road. The existing building is about where I plan to put this new building. I looked at where I could place this somewhere else and nothing works. With the septic, the creek and I have a quarry, this is the only spot I can put it.

Joyce; will there be any danger of a car coming down the road running into this? **Kyle;** no, the way it sits off to the side, there is a curve and then a crest, there is actually a telephone pole right there already. I’m not adding anything that is not already there, it has been there since 2009 and have had no issues. You can see it from a ways away. **Paul;** I understand, the guidelines are in place to try to get some standards and I understand the position you are in. That is why this board exists, for these unique situations.

Janey Livingston made a motion to vote on BZA 2024-6; Joyce Brindley seconded the motion with all members present voting yes. **Rick;** congratulations your variance is passed. Please continue to work with the ladies in the office to further your project.

* **BZA Petition 2024-2 Franciso Galeano of RWE Clean Energy / Greensburg Solar LLC** will present BZA Petition 2024-2 requesting a “Special Exception” to place Commercial Solar Energy Facilities on several parcels. The request falls under Decatur County Ordinance Article 20. The property is currently owned by 15 property owners and is located in **Washington & Clinton Township**.

Rick Hoeing: before we begin this section of the meeting tonight I would like to layout some procedures and expectations. It is my hope that as a community we can act in a civil and respectful manner to everyone here and respect everyone’s opinion and treat everyone equally in a fair way. Our intent is to possibly hold a vote on this matter tonight, it has been pressing within the community, however, we have been inundated with information this week and we are still trying to process that as a board and hope that we can get some of those questions answered tonight. The petitioner will open the meeting with comments, then from that point forward we will have a public comment period limiting to 3 minutes. However, if the board is in the, the public member speaking has pertinent information we may extend that time period. With respect to everyone’s time, we have several signed up to speak tonight, please keep your topics with relative new information. If we feel like the topics are repetitive, we may cut you off. Don’t take that as disrespect, we are just trying to get as much information gathered as possible. Having said that, Francisco....

Francisco Galeano: I would like to thank the board once again this evening to making the time to fall off on our introductory conversation about the Solar Project. Greensburg Solar LLC.
 ***Started the slide presentation.



RWE
RWE Clean Energy
Greensburg Solar, LLC
Presentation to the Board of Zoning Appeals
 August 7, 2024

- Slides
- RWE
 - Project Benefits
 - Project Overview
 - Decatur Ordinance
 - 5 slides going through intent pieces
 - SE application components

Slide 1

Greensburg Solar Project – Team Overview

Francisco Galeano RWE Development Lead	Mary Solada Dentons Partner	Collin Kennedy Hoosier Solar Grazing Baron Deck Decatur Resident	Paul Wyman The Wyman Group
Rich Kirkland Kirkland Appraisals LLC	Tommy Cleveland Energy community impact specialist	Jeremy Kieffner Lochmueller Environmental	Ben Harvey Stantec Ecologist

RWE Page 2

Slide 2

Purpose and Agenda

Purpose:

1. Provide responses to **questions raised during the March 6th BZA hearing** for the Greensburg Solar project.
2. Provide additional details on how the Project will **meet and exceed the County Solar Ordinance provisions** and is consistent with the **Comprehensive Plan and Findings of Fact**.

Agenda:

1. Introduction	3. Property Values
a) Decatur County – Vision and Principles	4. Health and Safety
b) Ordinance provisions	5. Findings of Fact
2. Meeting the Ordinance Provisions	6. Greensburg Solar Conditions to Approval
a) Careful Project Design	a. What the Project COMMITTS TO
b) Topsoil Preservation	

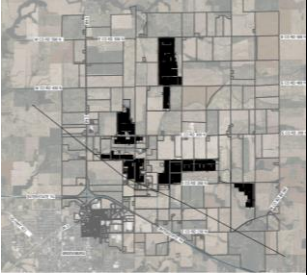
RWE

Slide 3

Greensburg Solar Project Overview

RWE will develop, own, & operate the Greensburg Solar project and be responsible for its decommissioning after operations

- **Size:** 140 megawatts (MW) solar PV
 - Can power 23,855 homes (Decatur County has ~10,500 homes)
- **Townships:** Washington, Clinton
- **Project Footprint:** ~1,000 acres
 - 30 participating landowners (15 leases)
- **Point-of-Interconnection to the Grid:** Greensburg Switching Substation (Duke Energy)
- **Construction:** Q4 2025 start, 12-15-months
- **Operations:** Q4 2026 start, 35-40 years
- **Project Investment:** ~\$250 million



RWE

Slide 4

Helps offset 5,900 MW retiring in Indiana

Introduction

Decatur County's Vision and Principles – from Comp. Plan

1. **Preserve agricultural land while protecting private property rights:**
 - Prime land – **maximizing contiguity by directing housing and residential growth** away from tillable land.
 - Agricultural character.
2. **Protect agricultural operations** and limit the amount of land taken out of production.

Solar Ordinance; Section 2004 – Special Exceptions

Commercial Solar Energy Facilities are permitted as a special exception in the Agricultural A-1 & A-2 zoning districts...when approved by the BZA

RWE Page 5

Slide 5

Provisions, Vision & Principles	Proposed	Result
1. Visual Impact. Innovative camouflaging techniques.	Farming ground added in Project setbacks	MET
2. Setbacks: 70' from center of road, 15' from property.	250' from center of road and neighboring prop. Lines + Veg. Screening	EXCEEDED
3. Compatibility with land use.	Project will launch NEW business venture	EXCEEDED
1. Noise level 50 db max.	Design complies with requirement	MET
5. Public health, safety, morals, comfort, or general welfare of the community.	This project is out-of-sight, quiet, and safe. RWE commits to using panels free of CdTe, GenX, PFAS	MET
6. Help protect from Residential Development	Footprint will maintain ownership and not be subject to any new development	EXCEEDED

RWE Page 6

Slide 6

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5. Public health, safety, morals, comfort, or general welfare of the community.	This project is out-of-sight, quiet, and safe. RWE commits to using panels free of CdTe, GenX, PFAS	MET
6. Noise level 50 db max.	Design complies with requirement	MET

Slide 7

Meeting Ordinance Provisions

- Careful Project design**
 - Since the March 6th BZA hearing RWE completed hydrology, geo-technical and grading studies. **Project design meets the provisions of the Solar and County / State/ Federal Stormwater Management ordinances / requirements;** consistent with **Findings of Fact**
 - Design incorporates **extensive setbacks and vegetative screening.**
- Topsoil preservation:**
 - During construction.** The Project will require minimal grading, therefore using light equipment.
 - Seeding, mulching, erosion mats will **minimize erosion and runoff.**
 - During operations.** Rotational sheep grazing; a viable commercial agricultural activity, which enhances topsoil health.

Slide 8

Exceeding Ordinance Provisions

Careful Project Design

- Total Leased Acreage - ~1,800**
- Acreage INSIDE THE FENCE (equipment) ~ 920**
- 250' foot setbacks (~3/4 football field)** from center of major County roads (200 N, 120 E, 300 N, 500 N) and props. to fence. **70', 15'** County requirement
- ~60 acres of tillable land**
- 3 mi of vegetative screens** outside the fence
- Project perimeter** will be a combination of **setbacks and land currently being farmed**

Slide 9

Meeting Ordinance Provisions

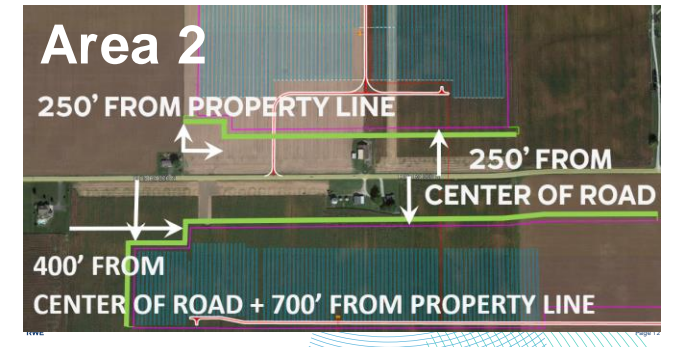
Slide 10

Exceeding Ordinance Provisions



Slide 11

Exceeding Ordinance Provisions



Slide 12

Exceeding Ordinance Provisions



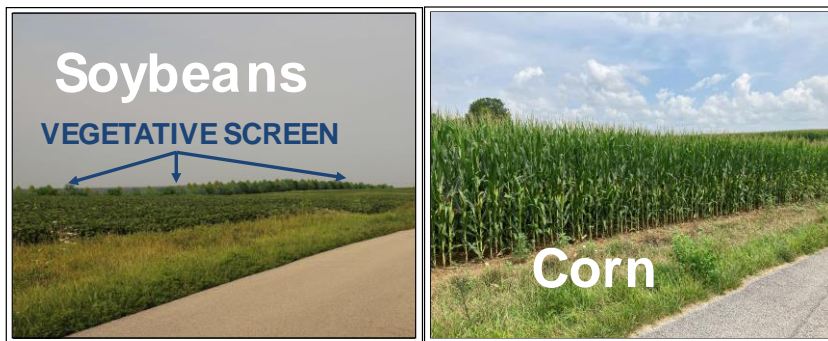
Slide 13

Exceeding Ordinance Provisions



Slide 14

Meeting Ordinance Provisions



Slide 15

Ben Harvey, Stantec Ecologist: Thank you very much. Overall, the preservation of topsoil and the preservation of agricultural land, is probably one of the high considerations when RWE was going through the design to really prioritize and they have done some things to go above and beyond. There are few things, this point is not actually on the slide but the first part of topsoil and agricultural preservation preventing erosion is just how you lay out the site, overall. You generally are going to avoid areas with the streams or concentrated flow or areas that would be difficult to work. Or to keep the soil in one place. That is the initial cut patterns. Beyond that we have done a lot of design changes to minimize, as much as possible, the overall disturbance of the ground and especially cut and fill. The 57 acres overall, what is called grading is actually the overall amount of disturbed ground. That includes laydown areas, road, or any area incidental to the project or required to actually build. The actual total number of graded areas is 8. The idea with those would be to remove the topsoil, change the elevations to be close to the existing or close to the planned elevation, then you respread that topsoil back on top. There are a number of other things that have been put into their documentation but the ideal that no topsoil is ever going to leave the site, that will be a provision design and they will make sure that that carries through. There are additional eroding control measures. A lot of that is what would be performed for typical construction work and then they have gone above with what they have proposed to be sure that as much as possible the minimal amount of erosion on the project.

Meeting Ordinance Provisions

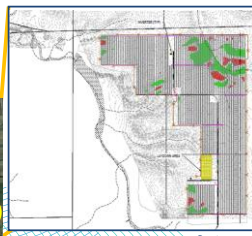
Topsoil preservation - Construction

Minimal Grading – Light equipment employed

- ~57 acres require cut and fill (~6% of Project footprint)
- No topsoil is removed from Project footprint

Erosion and Runoff control measures

- Use of buffer strips,
- erosion mats, mulching, pre-seeding, etc.



Slide 16

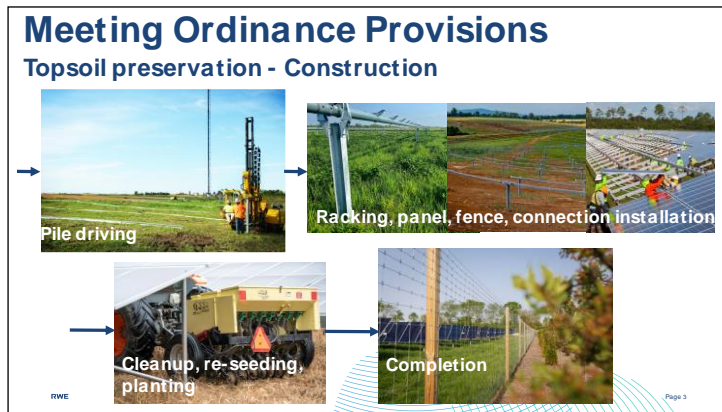
The grading is more than likely pretty small equipment just because of the volume. Usually grading is all done in one process with a specialized machine and goes pretty quickly. The bottom left is an actual siding where it was essentially preconstruction seeded. Most of it was already stabilized before they actually start the construction. The pile drive is a very standard machine that they can go

really quickly and put the small piles in place. They connect everything and at that point, once it's basically wired, they will finish out anything that needs to be finished. Bottom right will be an operating facility.



Slide 17

The construction commitment is to seed ahead of time. Areas that don't get graded or any place you can they will put down a permanent seed mix that will get established. In areas where they are graded, they may do a temporary seed mix. This will stabilize before construction happens and as soon as possible after construction ends. Generally these are the things that would disturb the project area. The grading is more than likely pretty small equipment just because of the volume. Usually cabling is all done in one process with a specialized machine and goes pretty quickly. The bottom left is an actual siding where it was essentially preconstruction seeded. Most of it was already stabilized before they actually start the construction. The pile drive is a very standard machine that they can go really quickly and put the small piles in place. They connect everything and at that point, once it's basically wired, they will finish out anything that needs to be finished. Bottom right will be an operating facility.

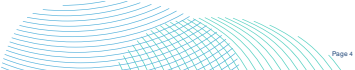


Slide 18

Grazing - Baron Deck – (Decatur County Resident, Sheep Farmer): I am here to talk about how ag combined with these solar fields can regenerate the soil that these fields are on. I was first brought to this with Fransciso when he attended a Soil and Water Board meeting back in March. That's when it was brought to our attention that they were interested in grazing sheep and that sparked an interest for me. I began researching and had the opportunity to go to Chicago to the North American Soil Grazing Summit. That made me aware of the scope of the possibilities, from Row crops to small gardens underneath panels, blackberries growing on the fencing on the outside of them. Things that are able to put back in the community food sources. The most successful thing among all of these is the sheep grazing and what it can do. I would like for Collin to tell us the success he has had with this.

Meeting Ordinance Provisions
Topsoil preservation – Operations and Dual Use

Agrivoltaics, also known as **agrisolar or dual-use solar**, is the practice of using land for **both agriculture and solar power generation**. It was developed to allow for **more solar development** to address climate change **without the land-use challenges** that large-scale solar operations often have





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Collin Kennedy, Hoosier Solar Grazing: We have a family operation we graze a sight in Henry/Rush County line of about 500 acres. We bring sheep out to site in early spring, first of April and they stay on site until September or October depending on how things progress. When we actually get out on site we subdivide the entire site to utilize vegetational grazing which just means we put that in a smaller pack and they stay for 4-5 days and get rotated through. This helps the topsoil with being able to utilize the sheep’s manure as it’s being distributed across the entire site as opposed to just one spot in giving the grass a 30-40 day rest after each cycle which helps with erosion, with letting the grass rebound and the root system to stay strong. We have been doing this for a few years now and we continue to expand.

Meeting Ordinance Provisions
Topsoil preservation – Operations and Dual Use

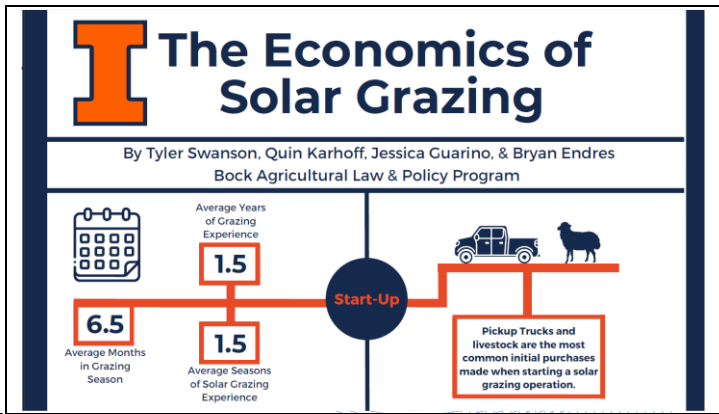
- Vegetation Management will employ **Rotational Sheep Grazing** performed by **Hoosier Solar Grazing** in partnership with **Baron Deck**.
- Topsoil will **benefit from deep root systems, trampling, natural fertilization**, and an **alternative commercial agricultural** activity.
- Interest from several **Decatur grazers in creating a Coop** involved in **agrivoltaics and regenerative agriculture. New business venture.**

RWE Page 1

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Baron: If this project goes forward, we are hoping to be able to run a fairly large sheep herd. I think what this would possibly be able to do for our community would give opportunity for a vast amount of other farmers or people with inspiration to become farmers. What we are looking at doing is developing a coop of local growers who either want to diversify the operation they have now possibly by bringing sheep into it or people that have sheep that there is a good amount of sheep farmers in Decatur County, I have roughly 4 guys as well as myself who at this moment are very interested in the opportunities financially they can have going forward with sheep grazing. Collin can hit on this too refence a study from University of Illinois done in the last year. They reached out to a lot of people who have had success solar grazing sites. They have asked them what their experience has been like. So as you are looking through here, the average months of grazing is 6 ½ months. I think that is something we can hopefully see a lot more of. This shows you the scope of this. A lot of these are out East.

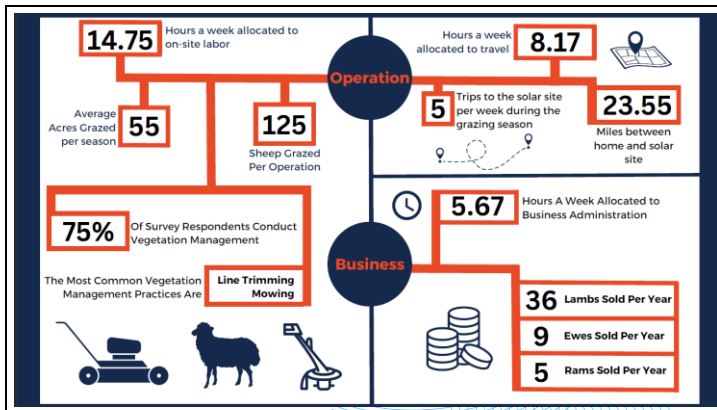


Slide 21

As you can see, I think, adding something like this to an existing farming operation wouldn't take a vast amount of time but at the first, but at the same time it utilizes a lot of the infrastructure that they have today.

Francisco: (Inaudible) I understand that not all sheep would be (inaudible) there would be some but you would also be increasing the output.

Collin Kennedy: When fully stocked, it would produce per year nearly 700,000 pounds of lamb and over 30,000 pounds of wool and that would be each year that we would be on it.



Slide 22

Rick Hoeing: And where are these local markets be at? **Collin Kennedy:** They vary there are a couple of local buyers in Southern Indiana, Vernon, Greenfield and we hit a lot of regional markets, Outlook, OH, Manchester, MI and Shipshewana, IN so just kind of depends on the size of the lambs that you're selling and what the market is wanting at the time. **Rick Hoeing:** Do these current facilities have capacity for expansion such as this? **Collin Kennedy:** Yes, so Manchester, MI runs over 1,000 head per week, Shipshewana is 1,500 head per week, and Outlook's even bigger than both of those. **Rick Hoeing:** But they have expansion possibility beyond what they have now? **Collin Kennedy:** Yes, because these lands will actually a lot of them will end up those markets they'll go East in New York where more of the buyers are so they have the capacity for plenty more. In the Western United States the sheep supply is actually lowering so this is actually an opportunity to fill that gap.

Baron: It seems in conversations with other solar grazers and sheep industry as a whole this that just solar alone is making a huge impact on the sheep industry making those overused worth a lot more so that's drying up the market and making opportunities elsewhere. Video from American Soil Grazing Association, documentary coming out in October and this is the trailer for it. (solargrazing.org/film/) The video was reviewed.

Meeting Ordinance Provisions

Topsoil preservation – Operations and Dual Use



Slide 23 <http://solargrazing.org/film/>

<https://solargrazing.org/film/>

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Baron: Any questions so far? **Paul Stone:** How many head per acre or what do you anticipate if this were to move forward? **Collin Kennedy:** Starting out with we would be grazing a little less, probably start at 2 head per acre and increase to 3-4 per acre depending on how strong that vegetation comes in. So, for example, a site we are on now, some areas we are still on 2. Other areas we have been able to bump up to 3 while our best spots we are at 4 per acre right now. **Scott Smith:** How hard is it to source those numbers as far as getting animals in here. **Collin Kennedy:** It truly depends on whether you are going with hair or wool. So, for example I should shear sheep so I'm more apt to get wool sheep in and we have a lot of connections in the western US and once again majority of the sheep are out there we have the capability to bring, I mean we could get many thousand head pretty quickly if we needed to. **Baron:** On that, Scott, I think getting them in is the easy thing to do I think long term plan is to use sheep that have been raised locally, in Southern Indiana to be resistant. What I look for, and its different than Collin, I look for that like easy care and something that's not going to require a lot of maintenance. Something that's going to go and work and do its thing and not need much else. But I think that will be created locally that genetics would build up right here. **Janey;** how do they move the sheep, what type of barrier do you use, how do you section them off? **Collin;** it's temporary fencing where we use PVC post with temporary wires. What we do now is set up 4-5 paddocks at a time, it is already set up and ready to go. At the end of the season we can actually take all that down so that maintenance and things of that nature, they will still have access to everything, that is our main way of doing it right now. **Baron;** it seems obvious to me, talking to people like Collin that has been on a lot of (inaudible) that has been on soil fields and has had experience in this, the big thing that comes down to whether and operation is successful or fails is planning ahead and work together, be sure that the grazer is in contact with them and works to make sure that there is a good plan ahead of time, it will be more likely to be successful. You look at things like erosion and some of that, it's the solar grazers that are the people who will be out there day after day that is going to see those things and make sure they are taken care of. **Rick;** so these sheep will graze six and one half months a year? **Baron;** that was an average, I feel like in our climate, it depends on the year, everything varies significantly, correct me if I'm wrong Collin, I believe that is was like April thru late September or early October. **Collin;** there are opportunities if you want to go later, I know some people who are doing that here in the state and in the Midwest area. Farther south in Texas they keep them out all year, obviously different climate. **Janey;** how to they have access to water? **Collin;** we truck in water. Some sites have a well and we just take it around to each section. With good vegetation they will not drink a ton of water, we always have one just in case of really hot days but they do get a lot of water from the grass. **Rick;** where will the sheep reside when they are not grazing? **Baron;** throughout the community. I think if you drive around and look, there is no shortage of opportunities, what led me down the road of getting into sheep was by a farm that had a lot of rough acreage on it and you look at this land and see how we can maximize it, you can't just do it out there in row crops. Where else can I take something and make some money. I think you have to step back and look at the scope of the whole thing and see what the opportunities can be downstream, just not on this. **Francisco;** I just wanted to point out quickly, the illustration is actually the Big Star project in Texas, a 200 mwh

project that belongs to RWE, it is similar in size to the Greensburg Solar project. I wanted to bring the boards attention to, if you see those panels are not level. That is consistent with what we were talking about in terms that there is minimum grading here. Because of technology the panels are able to follow the contour of the land. This is not what you would imagine that we would need lots of flat land that is totally graded, the technology has come a long way so we can definitely work through without some topography. **Baron**; we hear a lot about topsoil degradation, what is that is what I really question. I know I can stick a spade in the ground and tell you good topsoil from bad. We don't have a lot of ways of testing that, we can look at organic matter and look at specific spectrums like that. I think that is another opportunity we have to look at is there something that we can learn from this. From removing from classic row crops and taking some of that stuff away, what will we learn and seeing measured from this, that is the only way we are going to know. We are on the blinking edge of this, there is no doubt. I think that's why, instead of taking the approach or being aggressively negative towards it, we need to embrace it and look at how it can work better for our community and us.

Meeting Ordinance Provisions
Topsoil preservation – Operations and Dual Use

Livestock Inventory in Decatur County	1969	2022	% of Gross Sales by Decatur County Farmers	1969	2022
Cattle	34,290	16,294	Crops	28%	53%
Hogs	112,438	172,409	Livestock	72%	47%
Sheep	3,710	811			
Hens	38,378	483			

nwe Page 5

Slide 24

Baron; as you talk about agriculture in Decatur County and what it means to this county, I know it's this boards hope to preserve and make agriculture being an important part of our community. I pulled these numbers of off the USDA census that are sent out every year. He referenced the overhead and covered the slide above.

Meeting Ordinance Provisions - SUMMARY

The Greensburg Solar project is **integrated** into prime agricultural land; it relies on dual-use of land to operate; **a transition between agricultural activities.**

- 60 acres of setbacks / 3 mi of vegetative screens protect residential areas from potential adverse impacts. Setbacks can be planted with corn, beans, or other crops, further decreasing visibility. **FoF 2, 4. Prov. 2, 3**
- Design and construction minimize cutting and filling. Pre and re-seeding, and mulching, among other measures minimize erosion and runoff during construction. **FoF 1, 6, Prov. 4**
- Project will employ commercial rotational sheep grazing, a **viable commercial agriculture activity that enhances topsoil health.** **FoF 2, Prov. 5**


nwe Page 5

Slide 25 Francisco

Property Values

Study prepared by Kirkland Appraisals, LLC

- Research on new home construction, broker commentary, appraisal and university studies.
- **The study shows no impact on home values abutting a properly screened and buffered project.**
- **The setbacks are sufficient to protect adjoining property values.**
- **Positive implications** expressed by adjoining neighbors include **protection from future residential development, reduced dust, odor, chemicals, etc.**




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Slide 26 Francisco

Nick Kirkland; I am with Kirkland Appraisals, I am a state certified general appraiser here in Indiana as well as three other states. I have been accepted as an expert in property value impact regarding proposed solar facilities and plenty of other developments hundreds of times. To that end, we have done an impact study to discuss whether or not the development would have any impact on the adjoining property values. To keep it brief and high level, I'll go through the slide here in our conclusions and if there are any questions later on I would be happy to answer those. Within the impact study broker commentary, match pair analyses or paired sales analysis, as well as discussion of multiple different university studies and their support for no impact on adjoining property values per solar facilities in rural areas. To that end the impact study comes to conclusion, that there would be no impact on the adjoining property values. Adjoining or abutting, a properly screened and buffered project like if proposed here. The setbacks that are proposed are sufficient to protect the adjoining property values. It is not uncommon in the area to find homes much closer to the panel than what is proposed here. This has a setback much more than other similar facilities in the area and across the country, frankly. There are several positive implications that brokers have noted from market participants regarding protection from future neighbors that they may not want to live next to such as subdivisions or a new house development as well as the typical, it going into a livestock use as part of the agrivoltaics does have reduced dust, fewer odor and chemicals associated with maintaining row crops. With that I will be passing this on the Paul Wyman.

Property Values – Market Data

Beacon Tipton County, IN



5062 N 500 E Windfall

Listed at \$400,00

Sold at \$400,00

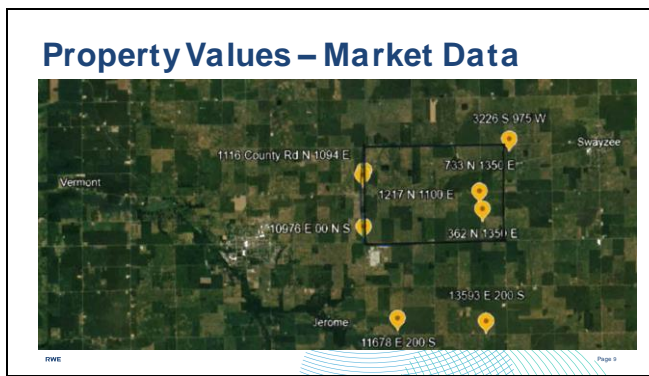
Sold 07/29/2022

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Slide 27 Paul Wyman

Paul Wyman; I am from Kokomo Indiana, Howard County. I'll share with you my background and why I am here to speak on this project. I spent 16 years as a County Councilman and County Commissioner in Howard County. I have been intimately involved in solar projects, wind farm projects, from a standpoint of an elected official. I retired from County Commissioner about a year and a half ago. I'm in my 25th year in real estate, I have my own real estate company with multiple offices in several counties up in north central Indiana. Last year Governor Holcomb appointed me to the Indiana Wetland Taskforce Committee. Studying a variety of development issues regarding land around the State of Indiana, based on my experience from both the elected side and the private sector side of real estate. I wanted to share a few things with you tonight, I am going to bring to

you real live Indiana facts. A lot of times on these projects there are people coming from all different parts of the country. I realize it in the hearings I have been told, has created some stress for some folks and they really want to hear what is happening in the state of Indiana. The land use task force that I served on last year, there is roughly 23 million acres of land in the State of Indiana. From 2010-2022 we lost about 340,000 acres of land to development. The majority of that land loss was for residential housing. What that means is about an average, a little over 20,000 acres a year. That is .00008 of a percent of the amount of land that we have in the State of Indiana being lost to development every year. It is incredibly minute. In that same time period, the 340,000 acres, the productivity of our crops went up. The reason it is going up is because the phenomenal technologies is the great work that our farmers are doing, we are getting more per acre. So, we are not losing food or productivity. We are not losing any of those sorts of things by development, and frankly we need development. We have to have population growth. Without those things it is hard to maintain tax rates, government budgets and those sorts of things. From a land use standpoint, it is really important to understand when you hear a loss of crops the truth of the matter is that is not what we are experiencing in the State of Indiana. Secondly in the work I have done on the real estate side, I have several projects in North Central Indiana, in solar projects and wind farm projects. I keep an ongoing study of property values right within those projects. So, the data I have is real data, real time. The first one I will show you, this is a wind farm study that I have had ongoing since 2018, I know we are talking about solar tonight, but wind farm projects and solar projects bring out the same kind of comments when it comes to property values. In fact, people would argue that wind farms would be more detrimental to housing than solar because of the flickering and the noise levels. But from 2018 and 2024 the same windfarm that is between my 2 offices and I personally have sold properties in this windfarm area and in this entire study and there has been no impact on property values during that entire time period of 2018-2024. I even pulled out the most egregious example that I could tonight. The black square is a house that went up for sale in 2022. The red circles are all of the windmills surrounding that property. The property was listed at \$400,000 and the property sold for full value. The entire study of properties that I have in that same time period you would see similar statistics. So the impact of property values from wind farms in our area, no impact on property values.



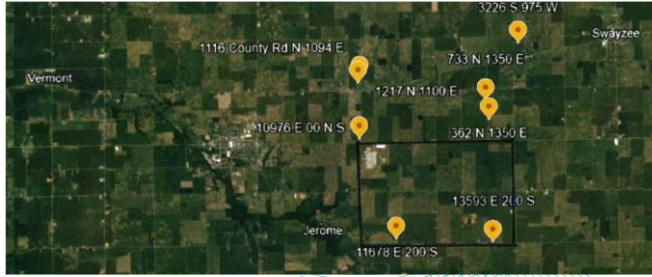
Slide 28

Property Values – Market Data

Address	City	County	List Price	Sold Price	Days on Market
1130 S1300 E	Greentown	Howard	\$99,900	\$95,900	42
1217 N 1100 E	Greentown	Howard	\$124,900	\$115,900	36
1116 N 1094 E	Greentown	Howard	\$139,900	\$143,900	1
362 N 1350 E	Greentown	Howard	\$175,000	\$180,777	33
733 N 1350 E	Greentown	Howard	\$255,000	\$249,500	8
10976 E 00 NS	Greentown	Howard	\$350,000	\$329,500	39

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Property Values – Market Data



Slide 30

In Howard County just east of Kokomo where I live there are 2 projects, both of which were started while I was a county commissioner. One is NG Solar and the one is Ranger Power. This first one, the black outline is where Ranger Power is placing their solar project. In the last several years as this project has unfolded and received approval the yellow highlights inside the black area are properties that sold right in this Ranger Power area. And as you can see in this chart, these are the properties that have sold and as you can see they have all sold at value or within a reasonable value to their list price. Again, demonstrating no impact on property values. And if I follow up with the next project which is the NG one, this is directly south and if I was to put the Ranger Power black square on this screen it would be directly over the top, you can see we've had 2 sales in this project and both of these sales that went up in the last 2 years both sold at full value.

Property Values – Market Data

Address	City	County	List Price	Sold Price	Days on Market
13593 E200S	Greentown	Howard	\$157,500	\$157,500	30
11678 E200S	Greentown	Howard	\$265,000	\$265,000	16

Slide 31

Interestingly, the one on 200 south on the bottom there, that property was going to be surrounded on all 3 sides by solar and still sold at full value. And so from my standpoint I can tell you personally in my 25 years of experience having been one of the realtors that sold these properties in these areas, the property impact that you hear about such as 10-40% property value drops is just not factual. I have the factual data here in Indiana, I have the personal experience of selling these properties and be glad to answer any questions that you may have or share any more data with you as we go forward. Is there anything I can answer for you? **Rick**; I appreciate the asking price of the selling plots and of your examples, can you give us an indication of 5 years prior to these sites coming online, what was the market value? I know things have shifted a lot. **Paul Wyman**; I compare the market study I do with the real estate trends as well. The longest study we have is the windfarm because it's been there the longest. And if you look at every sale through my windfarm study it will identically follow the real estate trend. So if you look for example in the last couple years when the real-estate market has been the hottest and the inventory has been incredibly low and people have been getting at or above asking price, we have been experiencing that in the same windfarm and solar area as well. It's following the exact same trends. In what I would call a normal real estate market where your inventories are normal, your days on the market are more along the lines of 60-100 days on the market, you're looking at anywhere from 5-7% list to sale price and I'm seeing the same exact thing in these areas during this time as well. So its not the 20-50% that people

claim it is. The reality of the matter is there are people that enjoy living by wind farms and solar farms. They might laugh but it's true. I've experience it. I've stood with clients on these properties that have made those comments. If it wasn't true, it would not bear out in these sales. If people did not want to live by these properties, these sale prices would not be reflected the way they are. **Paul;** You don't believe those list prices are affected by it? **Paul Wyman;** No, I think people have been listing their homes in accordance with the market. So, if I was to do a market analysis on any one of those properties, I can show you where it fell within the norms of other comparable sales during that time period in the MLS. I could also show you where somebody tried to get too much for their property or in one case one property needed almost a complete remodel and they still got a pretty strong value for their property. So, our level of detail when we do this analysis goes that far. It goes into trends, comparable, the whole bit.

Francisco; Next we move onto our Health and safety. Again, this is a very big and pressing topic.

Health and Safety

Study prepared by Tommy Cleveland, expert in solar energy community impacts

Assessment of the potential health and safety impacts of Greensburg Solar project, which covers the following areas:

<ol style="list-style-type: none"> 1. Impacts on soil and vegetation 2. Electrical shock and arc flash 3. Fire and emergency response 4. Toxicity (equipment and operations) 	<ol style="list-style-type: none"> 5. Electromagnetic fields (EMF) 6. Heat island effect 7. Glare 8. Noise
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Figure 3. Close-up photo of impact point that broke the glass front of this PV panel

rwe
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Tommy Cleveland – Expert Solar Energy Community Impacts (on the phone); Raleigh, NC
 I am an engineer in NC. I have spent my entire career (20 years) working in solar. Most of that time I was with NC State University in research and development that focused on solar. Recently I work for a small engineering firm and we inspect solar facilities for electric utilities in NC, SC and FL. So, I've been on the ground at literally a couple of hundred utility scale solar facilities in the last 6 or 7 years. I have been closely studying the question of health and safety for about a dozen years. When I was at UNC I started to see a lot of utility scale facilities being installed and it was a new technology for the communities and a lot of questions came to me so I became an expert on health and safety concerns. I've been staying up to date with the latest academic research and industry trends related to the health and safety concerns related to photovoltaics and while I was at the university I was the lead author on a well-recognized public information paper on this topic of health and safety and so on. Regarding this project, RWE asked me to do a health and safety assessment of the project which I did and put into a report that the board should have that goes into quite a bit of detail of the various concerns that people sometimes have related to the health and safety. In that report I explain the concerns and in every case, I look at the project and concern that there is no risk to public health and provide the evidence for that. You can see on the screen a number of the topics that I dig into in the report and to keep the time minimal I'll touch on just one of those but I'm glad to take your questions. Most common concern I hear is toxicity concerns related to the solar panels themselves. Often it comes from either not being familiar with the technology or reading poor information about the technology. So, I would like to just describe the panels and what they are made of and show that there is a lack of concern there. The panels to be installed at this project are to be silicon based and that's a panel that's been out in the field for well over 40 years and are built essentially the same way today as it was then. The same materials. So, it is well understood what happens to these panels over time. 75% of the weight of the panels is simply glass in aluminum and then the part that actually produces electricity is silicon and then you have a layer of plastic and a layer of plastic above and below the actual panel. The cells that seal moisture away from the panels for the life of the project. And then there are tiny bits of metal that

conduct the electricity from the cells out to the wires out to the back of the panel. So, there's no liquids to leave the glass up front keeps protected from the elements for the life of the project and then those in isolating plastic layers or a really heavy-duty industrial adhesive that keeps moisture away from everything inside for the life of the project. The only thing in there that could possibly have any concern is there is a tiny bit of lead in the solder where some of the electric joints, just a few grams per panel that is sealed away for the life of the project. And I site several studies that look at worst case scenarios of what would happen if the number of panels got broken and could any of that lead come out and have an impact on public health and the conclusion was that it still orders of magnitudes away from having the potential for a health impact from that land it's just totally a non-issue, no health concern there and that's often the most common concern that the folks do have. The report of similar manner goes into the detail on the other topics that are covered the slide there and I like to balance the concerns that folks most often have about public health and safety with what is very clear the impact to public health and safety of this project is which is a very positive benefit that this project will put thousands and thousands of megawatt hours into the grid that will directly offset burning of natural gas and coal and therefore directly reduce that air pollution. And there's ways to make estimates of what is that public health and safety benefit from that reduced air pollution and as well into the hundreds of billions using EPA's public benefit the values for the life of the project so it's a real significant public health benefit and there is no aspect that's endangers the public health and safety. I'd like to wrap up. There's a lot more I could discuss and touch on but for the sake of time I'll end there. Francisco; thank you Tommy, just in closing, the recent illustration you see there is a panel that has been impacted, shattered. The reason that it was up there is that we get varying questions about if a hailstorm happens, what is going to happen to the last (inaudible) and being a potential danger to people. As Tommy mentioned, the cover is actually tempered glass, not regular glass. So, the type of impact that you see there is exactly the same type of impact that you would see on a windshield on your vehicle. It will crack but not going to shatter. **Tommy**; another point that, since you bring that up, what holds the pieces of glass together is the encapsulate, it is the EVA (ethylene-vinyl acetate), it is the same material that is in windshields. When you get a cracked windshield, in most cases it still remains waterproof. It is that same EVA layer that the solar panels have. If the solar panels are cracked, it will still, at least for a period of time, maintain its waterproof layer. It holds up. They stay as one unit. Francisco; thank you Tommy.

Greensburg Solar project Benefits

Project is consistent with County's Vision & Values, and meets or exceeds the Solar Ordinance provisions and FoF

- It will not consume ag land; it will introduce a new alternative agricultural business venture.
- It will preserve land ownership, is consistent with landowner property rights, and is a temporary use.
- It will prevent residential development in proximity to the I-74 / SR 3 Interchange.

Economic Benefits

- ~ \$250M investment, a ~\$72M increase in County assessed value and ~\$1 M of property taxes per year, with no increase in resident property tax rate.
- Additional income introduced to the County from rent payments.

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Francisco; when we are looking at property taxes, are my taxes going to go up because of your project. Let's break it down very quickly. This is an A-1 area of zoning, as such we are looking for a Special Exception, that would allow it to remain A-1. Whoever lives in an A-1 area is going to pay A-1 taxes. What happens with the equipment, because of the use there is an increase in the assessed value of for project. That comes to us, it is the use that we are giving to the land that causes that increase in assessment. We pick up the tab for that and the last but not least, the actual taxes on the personal property, which is the equipment, that also belongs to us. Essentially the three

tiers that you are looking at are A-1, that remains with the landowner, increasing in assessment that we picked up and property taxes on improvements, we picked those up. Of course, there is a very import is the additional income that comes to the county by way of rent payments to the landowners during the life of the project.

Greensburg Solar project Benefits

Grid Resiliency

- Home-grown electricity to power ~ 25,000 homes; during a significant **decrease in state-wide generation capacity**. County will depend less on **out-of-county electricity**.

Health and Safety

- Properly camouflaged project which doesn't add Smoke, Dust, Fumes, Glare, Odors.
- The Project will work with the County's fire department and will be constantly monitored by RWE's control room.

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Greensburg Solar project

Based on its Special Exception permit application, and all associated information and documentation provided during this review process, RWE respectfully requests Decatur County to grant a Special Exception to the Greensburg Solar Project.

RWE Page 4

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Franciso; based on the Special Exception permit application and the associated information and documentation that we provided the board during the review process we respectfully request that Decatur County grant the Special Exception to the Greensburg solar Project.

Greensburg Solar, LLC Conditions to Approval

1. **County Approvals:** Final site plan, Project drainage, Road Use, Economic, Drainage, Stormwater, and Decommissioning agreements (if needed).
2. **PV Panels:** The photovoltaic panels shall be free of cadmium telluride, GenX and PFAS chemicals.
3. **Setbacks:** 250' setbacks from center of road to the Project fence, and property lines of neighbors directly adjacent to the Project fence
4. **Vegetative Screening:** Vegetative screening will be planted and maintained outside of the Project fence as detailed in the final site plan
5. **Vegetation Management and Dual Land Use - Solar PV and Commercial Agriculture:** RWE shall incorporate opportunities for commercial agricultural activities with solar PV operations, within the Project Area.

RWE Page 5

Slide 36

Mary Solada; I'm a lifelong Hoosier, live in the Indianapolis area, pleased to be here tonight. I want to touch on a few things, I know this has been a long presentation, but I think it has been incredibly value. I applaud Franciso for his good effort. 1) we are proposing proposed conditions to approval. Meaning if you were to be inclined, and we sure hope so, to approve this project this evening, these would be conditions that would be in your record. These are things that are, and your very capable legal counsel can confirm this, that we would be required to do these things. We are not going to read them, we know we are out of time but these are the things that the panels, the

setbacks, the vegetation management and the stormwater. We didn't talk about it because time didn't allow but if you have questions about stormwater, I'm sure Santec can speak to that.

Greensburg Solar, LLC Conditions to Approval

- 6. **Stormwater Management:** The Project will result in a decrease or no change in peak runoff discharge flows associated with change in land use.
- 7. **Grading and Topsoil Management:** Less than 6.5 percent of the Project Site shall be disturbed by grading. No topsoil shall be removed from participating Project parcels.
- 8. **Damage to Infrastructure/ Repair of damage related to SEF systems:** All damages to waterways, drainage ditches, field tiles, or other drainage related infrastructure cause by the construction, installation, or maintenance of a SEF system must be completely repaired by the Project owner.
- 9. **Well Testing:** Applicant shall fully comply with the County Ordinance as it applies to pre and post construction well testing.

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Well testing, I know the question has been raised to Francisco many times, we will do that. You can see again that we will not drill for water wells for selling water. Point is that there is a record, in your packet I think, and so we just want to point out that these will be the proposed conditions to approval.

Greensburg Solar, LLC Conditions to Approval

- 10. **Well Drilling:** The Project shall not drill for water wells on the Project property for the purpose of selling water.
- 12. **Glare:** The Project shall be constructed and operated so glare is not projected onto non-participating property. A SEF system installed by a Project owner must minimize glare on adjacent properties and roadways; and not interfere with vehicular traffic, including air traffic.
- 13. **Noise:** The Project shall meet Decatur County's requirement regarding the noise generated by the Project not to exceed 50 decibels at ground level at the property lines, or at the nearest residence.
- 14. **Lighting: Post-construction:** no lighting will be installed or operated on the Project site other than as needed for safety and operational purposes, including (1) emergency responses; (2) within the substation or switchyard parcel footprint; ~~(3) inspection/repair purposes;~~ (4) internal lighting and external ~~down-lighting of the O&M building;~~ (5) security; and (6) as otherwise required by applicable law.

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Greensburg Solar, LLC Conditions to Approval

- 15. **Road Use Agreement:** Applicant shall repair County roads damaged during project construction, in coordination with the County Highway Department Director of Engineering, as set out in the required Road Use Agreement
- 16. **Decommissioning Fund:** Applicant has a full decommissioning plan as a component of its solar lease and easement agreements with landowners. Applicant shall execute a Decommissioning Agreement in the form presented to the case file in conformity with the County Ordinance.
- 17. **Emergency Responders:** Before commencement of construction a representative of Applicant shall coordinate with local emergency responders as requested.
- 18. **Job Fair:** The Project EPC Contractor shall conduct a job fair which shall be announced in the local newspaper and the Project website.

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Findings of Fact		
Findings of Fact	Comments	Status
1. The approval will not endanger the public health, safety, morals, comfort, or general welfare of the community.	This project is out-of-sight, quiet, and safe. It uses solar technology with decades of field experience and no negative impact on public health or safety. Decades of field experience shows that the technology does not harm public health or welfare. Our detailed health and safety assessment report goes into great detail to provide evidence that the project meets this finding of fact. As part of this application, RWE also commits to use solar panels free of PFAS and GenX chemicals.	MET
2. The use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.	The Project will be significantly set back from neighbors and public roads, further camouflaged with vegetative screening. It is possible to continue to farm within the setbacks. The project will be integrated into the leased agricultural land.	MET
3. The use will be served adequately by essential public facilities and service such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.	The Project does not require essential services for construction or operations. The Project will work closely with the Decatur Fire Department on safety, and the Highway Department on the Road Use Agreement. The project will have a gate, and will be accessed for O&M, vegetation management purposes and will not cause undue traffic	MET

RWE Page 9

Slide 40

Findings of Fact		
Findings of Fact	Comments	Status
4. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.	The project will not interfere with surrounding farming activities. Furthermore, it will host an alternative commercial agricultural activity.	MET
5. The use will not generate traffic on the existing street network that will cause congestion or unsafe ingress and egress within the neighborhood as a result of the development, unless evidence is provided that improvements can be made to minimize or relieve the impacts.	No additional long-term traffic concerns. The Project will upgrade access roads as required for construction and operations, according to the Road Use Agreement. The Project final design will include a properly located access gate to minimize impacts on traffic.	MET
6. The use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.	Traffic: Only temporary increase, during construction. Noise: Mostly silent. As detailed in our sound study. Smoke: None, unless any burning related to land clearing Dust: There could be some dust during construction, managed with water trucks; no dust once vegetation is established. Fumes: None Glare: The tracking system keeps the solar panels pointing toward the sun and thus avoids glare. There are no nearby airports. Odors: None	MET

RWE Page 10

Slide 41

Findings of Fact		
Findings of Fact	Comments	Status
7. The approval does not interfere substantially with the comprehensive plan adopted by the Decatur County Area Plan Commission and the Decatur County Commissioners.	Vision and Principles: Balanced preservation of agricultural land while protecting private property rights Policy #1 recommends: to direct housing away from tillable land to minimize impact on prime land and maximize contiguity Policy #2 description: This plan seeks to ensure that private property rights are not limited and therefore do not lower the value of any property in the County. Policy #5 Description: A recurring theme heard throughout the planning process was the County's goal to protect agricultural operations and limit the amount of land taken out of agricultural production. Unmanaged residential growth has the potential to consume valuable farmlands and impact the overall agricultural character of Decatur County. Policy #5 recommends: The County may permit non-agricultural related commercial uses by special exception as long as they are compatible in scale and intensity, pose no threat to public health, safety and welfare, and if the use helps to preserve farmland and continue agricultural operations. THIS PROJECT IS A TEMPORARY USE OF AG LAND, AND PREVENTS RESIDENTIAL DEVELOPMENT FOR AT LEAST 35-40 YEARS	MET

RWE Page 11

Slide 42

The other two things I want to touch on, very briefly, is that we have modified the decommissioning agreement. We heard talk about it at the March hearing. I have submitted to you again to your very capable legal counsel, a revised decommissioning agreement that is legal document that would ultimately be reviewed by her and also by the County Commissioners. What it does, or what we've enhanced it about, we are very clear about topsoil. Topsoil removal and the restrictions on that and the instructions about that and keeping the topsoil on site. So that decommissioning document absolutely has to go through, I think, a pretty rigorous legal review. It does provide security to secure the decommissioning obligations that a third-party security, it is not our word, it is a bank being behind it. I wanted to point that out. The last thing, and I'm not going to read it, you are well aware, board, of the seven of the Findings of Fact. They are in your ordinance and we feel like the presentation tonight, literally checks every box, that we have met these findings of facts. And as you know that is a legal obligation you have to determine for yourself if we have met the findings, we feel strongly that we have. Obviously, maybe it's not obvious but it is obvious to us because we do these projects but we don't hardly generate traffic. I mean the reality is operationally there's very little traffic. In terms then of number 7, Francisco had done a really thorough review of your Comprehensive Plan and really if you look at the vision and principals, we balance preservation of

ag land while protecting private property rights and when you look at the fact that this is a temporary use of the land, it's not a permanent removal of ag land, we feel strongly again that we meet, again, all the findings of facts. So, at this point we will set the mic down. I think there is a presentation from some landowners on other subject matter. Francisco, I and other subject matter experts are very pleased tonight to answer any questions that you might have, so we really appreciate everyone's patience. Thank you so much. **Franciso**; I would just like to clarify and ask the board if we can proceed with the presentation with the landowners or if you want to start the Q & A session, your decision. **Rick**; I think that at this time it would be wise for the board and everyone to take a brief five-minute break to catch up and get our bearings from the presentation. Following that we will follow our agenda.

Decommissioning - Decatur County Solar Ordinance Requirements:

Greensburg Solar will provide a **Decommissioning Plan** and **financial security** that will meet and exceed the requirements of the Ordinance.

- **A copy of the Facility Maintenance and Removal Agreement** signed by all applicants that binds the applicants and all successors in interest to properly maintain and or remove the facilities upon abandonment in compliance with the terms of this Ordinance.
- **Removal of all machinery, equipment, shelters, security barriers, and waste materials to a minimum of Five (5) feet** below grade, and provide any mitigation or remediation required by any local, state, or federal agencies to return the land to the use prior to installation of the SEF.
- **Applicant shall post a bond for One Hundred Fifty (150) percent of the fully-inclusive estimate of the cost associated** with removal of the SEF prepared by a certified company for that type of work. Bonds and financial assurance shall be reevaluated every 5 years with contributions adjusting at the time to cover costs at the time of decommissioning.

RWE 12

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RWE

**Thank you.
Questions?**

We appreciate your favorable consideration

Francisco Galeano
Senior Manager, Utility-Scale Renewable Energy Development
Greensburgsolar@we.com

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Landowner Presentation

August 7th

Decatur County

BZA Hearing

Slide 1

Introduction

- Thank you for the opportunity to present to the BZA Board
- Goals
 - Provide a unified, concise message from Landowners
 - Provide factual information to BZA to support your decision
- We respectfully ask that all facts and figures shared in this hearing be supported by independent research.

Slide 2 Sarah Brewsaugh

Landowners

- Paul & Jae Riedeman
- Carl Riedeman
- Pat & Mona Hahn
- Steve & Janet Gunn
- Josh & Erica Gunn
- Andrew & Darci Stewart
- Jim & Susan Stewart
- Tom Stewart
- Diana Springmier
- Craig Springmier
- Lynne (Springmier) Saler
- Joana Springmier
- Kevin Meek
- Phillip Kramer
- Don Kramer
- Tom Richardson
- Scott & Sarah Brewsaugh
- Tim & Kathleen Nobbe
- William Fogg
- Charles Fogg
- Joyce Schoenbine
- Jean Evans
- Janice Hoover
- Alan Fogg

Slide 3 Sarah Brewsaugh

We are a group of Decatur County Community Members

- We are multi-generational farming families that have contributed to the agricultural success of Decatur County.
- Decatur County residents are all part of the same team and we are part of this team.
- As community members, we have and will continue to invest in and volunteer for organizations that support the county and its residents.

Slide 4 Sarah Brewsaugh

Some of the many organizations we support!



- United Fund
- Bread of Life
 - Farmers Feeding the Flock (Gunn/Stewart, Fogg, and Brewsaugh families have each provided a field for this)
- 4-H
- Cheer Fund
- Champions of Youth
- Speranza House
- Clarity
- Hospital Foundation
- YMCA
- Local churches
- Local schools



Slide 5 Sarah Brewsaugh

What impact will the project have on the land?

Grading

- Ground leveling is a practice Landowners are familiar with and is done often for making waterways in farm fields
- The proposed grading includes setting aside the fertile loam topsoil, and replacing it on top of the clay after the ground is level
- The fertile loam topsoil is planted with cover crops
- **We understand and are comfortable with this process**

Slide 6 Kevin Meek

What impacts may the project have on drainage?

- The ground beneath the solar panels will be planted with a cover crop.
- As farmers, we understand the benefits of cover crops to better absorb rainfall, retain soil moisture, capture carbon, provide habitats for pollinators and reduce erosion.
- RWE has provided a report this evening on the drainage for the project.
- **Our expectation is for water runoff from rainfall to be reduced compared to being planted in corn or soybeans.**

Slide 7 Pat Hahn

What impact will the project have on the land?

- Once planted with cover crop, the land will be used as pasture to be grazed by sheep. It will have a dual purpose of energy creation AND agricultural use during the lease.
- As farmers, we understand the benefits of having ground in cover crop like grass and alfalfa and the improvement this will have on the soil.
- In partnership with RWE, we will monitor soil health throughout the life of the solar lease.
- **Our expectation is that the land will exit the solar lease in a more productive state than when it enters the lease.**

Slide 8 Pat Hahn

Sheep grazing under solar panels



Slide 9 Pat Hahn

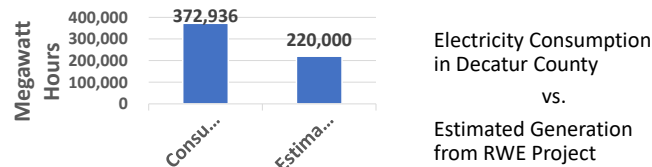
Should we be concerned with land with solar panels that won't be producing food?

- US farmers are in the energy business harvesting the sun. USDA reports:
 - 37% of the 2023 corn crop is projected to be used to produce ethanol.
 - 47% of the soybean oil produced from the 2023 soybean crop is projected to go into biodiesel.
- Ethanol vs Solar
 - Ethanol produced on 1 acre annually will take a vehicle less than 15,000 miles.
 - Solar energy from 1 acre annually will provide over 600,000 miles for hybrid vehicles (40x).
- **Every acre used in solar energy creation reduces the need for 40 acres producing ethanol and those acres can go into true food or feed production.**

Sources
<https://www.usda.gov/oce/commodity/wasde/wasde0524.pdf>
<https://www.cleanwisconsin.org/wp-content/uploads/2023/01/Corn-Ethanol-Vs.-Solar-Analysis-V3-9-compressed.pdf>

Slide 10 Andrew Stewart

Where will the electricity produced go?

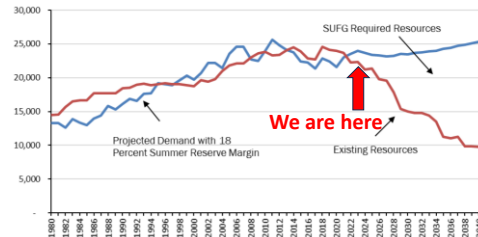


- **Decatur County is a net importer of electricity.**
 - Current electricity production in Decatur County is less than 1% of usage.
- **This project will help Decatur reduce its reliance on imports**

Source - <https://findenergy.com/in/decatur-county-electricity/>

Slide 11 Andrew Stewart

Indiana Total Demand and Supply in Megawatts



State Utility Forecasting Group, as part of Purdue, indicates a widening gap in existing electricity demand vs. supply as established power sources go offline.

RWE Solar Project can help fill this gap!

Source: <https://www.purdue.edu/discoverypark/sufg/docs/publications/2023%20SUG%20forecast.pdf>

Slide 12 Andrew Stewart

Our motivations for embracing solar

- As Property Owners we are doing **what we consider will be best to preserve and improve the quality and value of the land.**
- Agriculture is becoming more uncertain and volatile. The solar project will **provide diversity in our farming operations.**
- The world overall is becoming more "green." **As Property Owners,** we want to take an active role and participate in this change.
- **To preserve the legacy of our land, our families will continue to own this land through the entire term of the solar lease.**

Slide 13 Jae Riedeman

Rights as property owners

- As Property Owners, we strive to maximize the use of our land within the requirements of the law.
- As Property Owners, we support the renewable energy initiative.
- A top priority listed on Decatur County Farm Bureau Policies is “**Support** landowner property rights.”
- **As Property Owners, our rights to use our property should be respected!**

Slide 14 Jae Riedeman

The Ordinance – Concern for consumption of agricultural land

- As Property Owners, based on what we have shown you today, we do not believe this project consumes agricultural land. The active farming property owners will continue to farm during the lifetime of the project.
- Our goal is to preserve the character and identity of the land:
 - Comprehensive plan— the land will be used for both solar and agricultural purposes, not consumed.
- **We are good stewards of the land that we own.**

Slide 15 Joyce Schoenbine

Closing remarks to the BZA

- The Property Owners ask the Board of Zoning Appeals, “Has RWE met all the General Requirements of Section 2006 and Section 2008 in Article 20 addressing Solar Energy Facilities?”
- If so, we ask the Board vote in support of **ALL property owners’ rights**, and the renewable energy project for Decatur County.
- Does the BZA have any questions for or need any further information from the Property Owners?

Slide 16 Joyce Schoenbine

Francisco; If you would also like to see the later presentation I would be happy to share that with the board. Thank you very much.

Rick; Thank you Francisco. We will transition to our list of contacts that would like to speak tonight. First on the agenda is Jason Kuchmay.

Jason Kuchmay; my name is Jason Kuchmay, I am an attorney with the law firm Snyder Morgan & Kuchmay, 4211 Clubview Drive, Fort Wayne, Indiana. I represent a number of property owners here in the county who would be adjacent to this proposed project. I have been asked to speak against Greensburg Solar’s application for the Special Exception. The papers that you have identify my clients, a significant number of property owners in the county, there are 32 listed there and then I would indicate that I am speaking on behalf of Decatur County Citizens Stop Industrial Solar and Wind LLC. I have been heavily involved in the past several years in solar issues. I have been to about 25 different counties throughout Indiana including Bartholomew, Polaski, Elkhart, Rush, Fayette, Howard, Porter, Delaware, Wabash and many others. I have seen a lot of ordinances and a lot of these solar applications and heard a lot of arguments. In seeing what industrial solar can do to

a community, not the least of which is division among the residents, loss of jobs, and the removal of many thousands of acres of productive farmland. One of these projects alone typically utilizes thousands of acres, I think we are about 1000 acres for this project, with hundreds of thousands of giant panels, substations, cables and (inaudible) and all the other things that go into these. These are industrial utility plants that can change the face of the county and for the long term. Once approved, don't kid yourself, in comes the next one and phase 2, phase 3. You will see a wave of these as we have seen in Polaski County. The last time we did a (inaudible) count, I think we had over 25,000 acres under lease. That is not .000001%. They continue to sign up additional properties, so the number is even higher than that. One recurring theme that I see in these counties is that these owners argue that they have the right to do whatever they please with their property but its not that simple, frankly as you know that is why we have zoning ordinances, to separate incompatible uses and to put restrictions on certain developments in order to minimize the impact on neighboring properties. The impacts of this industrial solar, they are significant. That is why you are required to consider a number of different criteria when you decide whether to approve this application for a special exception. In fact, that is why the application cannot be approved if just one of those requirements are not established. Among other things, those criteria for approval, they require that the proposal not be injurious to the community. Over the last several years I have gathered and learned a lot of information regarding some of the downsides of these projects. They show that these industrial solar utilities will negatively impact property values despite what you have heard today. The effects are generally seen withing three miles closer. That impact is greater the closer you are to the project and the larger the project is. While studies do support a negative impact on values, you don't need a study to confirm the obvious. People don't want to live next door to an industrial utility. They don't want to look out their windows and stare at thousands of panels. People move out to the country for a reason and if you live near solar and if you list your home for sale, no one wants to come and view it or make an offer. You better believe that that is a negative impact on that value. That is what is happening in Indiana. In your binder, tab 1 I have included some statements from brokers in Indiana, which confirms their client experiences and other communications, those documents confirm what I said. Tab 2 contains and excerpt from an Indiana Court of Appeals decision regarding the Mammoth Solar Project, that decision they noted the finding made by the Polaski County BZA that it is undeniable and unavoidable that as significant number of the 220 homes within one mile of the proposed site would see a decrease in property values. I have seen solar companies try to argue to the contrary. They say there is no harm and some even say property values might go up. You need to look carefully at what they are presenting. Other circumstances where the solar company made up, actually includes sales where it was the solar company that purchased the neighbor's property for a higher price. Normal folks don't want to live near these. Tab 3 contains a summary by an MAI Appraiser. Several pear reviews will be in there. Those studies include several different universities and across the board those studies confirm what the local realtor said that there is in fact a negative impact on the property values. Tab 4 includes some slides that were used in a recent BZA meeting in Bartholomew County. Jeff Hilycord who is a real estate broker in Columbus Indiana, he reviewed the report that was prepared by Kirkland Appraisers and it is basically the same report that was presented to you in connection with this application. When Mr. Hilycord spoke, he confirmed that this presentation and Kirkland's report does not paint an accurate picture of the studies that he references and relies upon for his conclusions. For example, Mr. Hilycord notes that Kirkland states that a Lawrence Berkely National Lab study found a 1.5% impact within one mile of a solar farm as compared to homes within 2-4 miles. Then he notes that Kirkland neglected to say is that the same report stated for homes within ½ mile of a large-scale photovoltaic project compared to homes 2-4 miles away, we found a reduction in home sale prices in Minnesota of 4%, North Carolina of 5.8% and New Jersey 5.6%. That same study also stated that their results suggests that there are adverse property value impacts of large-scale photovoltaic project construction (LSPVP)for homes very close to a LSPVP and those predominantly in rural agricultural settings surrounded by large projects, specifically rural areas where the solar project displaces agricultural land uses, and where

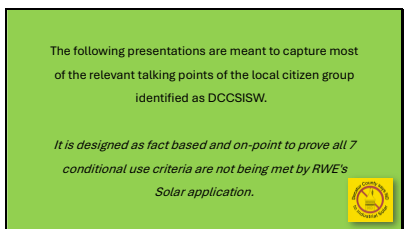
LSPVP installations are larger. Mr. Kirkland's report also references post-doctoral research by Nino Abashidze. That was titled Utility Scale Solar Farms and Agricultural Land Values. Mr. Hilycord notes that Kirkland failed to reference her 2019 doctoral thesis which was titled Solar Farms and Residential Values in North Carolina where she analyzed 15,935 transactions and concluded that the construction of a solar farm decreases property values of houses located within one mile of a solar farm by 8.7%. The effect increases to 12.5% if the homes are within ½ mile of a solar farm are analyzed. There are many other examples that Mr. Hilycord found where Mr. Kirkland was cherry picking favorable statements in his report and disregarding statements in conclusions that actually found a negative impact. He actually said a true evaluation of Mr. Kirkland's own sources actually support a finding of a negative impact. When you put these solar utilities in an agricultural district, you are destroying the rural character and you are taking important farmland out of production. Adequate farmland is of course critical to our nation's food supply and these solar utilities eat up vast amounts of land. I don't think anyone would dispute that. I have been told that it can take generations to recover the fertility back to where it was when the project began. So it is not just a case of pulling out these panels in 30-40 years and pretend the project never happened. Tab 5 in your binder are photos of an industrial solar project in Stark County Indiana. The first photo is all of the topsoil, that particular developer literally brought in heavy equipment and removed all of the topsoil. Other photos show flooding with the construction of the sub-station in the background and as you look at the other pictures in that tab it continues to show flooding and the general industrial nature of the development with previous farm ground being compacted. If you look at the photos I would want you to ask "who would want to be surrounded by that" to literally have an industrial utility in your back yard. Tab 6 has additional photos, a project being constructed in Indiana, again, just look at the pictures, the industrial nature of the project, what it is doing to the farmland, the view, the destruction of the rural nature and look at the sub station size of that. Industrial solar developments don't really benefit local commodities as is often suggested. The electricity, it's sold to the grid, it's sent off to who knows where, it doesn't necessarily stay local. Solar companies own experts, in cases that I have been involved with, have actually admitted that their projects will result in a net loss of jobs in the counties where they are located. Once these projects are up and running there might be honestly, just a couple of new jobs. One, two, maybe 5 new jobs associated with that utility, basically just a couple of caretakers. On the other side of the equation, you are taking large amounts of farm ground out of operation which results in significant job loss among other things. You will have less farmland which results in less sales, seed, fuel, labor and taxes. These losses, they are significant to a community and I would say that they far outweigh any perceived benefit. Tab 7 is a study done by Michigan Professor on a proposed project in Indiana. It confirms the negative effects of these developments. Another important requirement for approval in Decatur County is that the project cannot interfere with your Comprehensive Plan (CP). I don't know how that element just cannot be satisfied, given the language in the CP. I have included some portion of that in Tab 8. Your plan talks at length about protecting agricultural resources and preserving agricultural land. It is probably the top priority that I saw when reading your CP. Your plan even has a specific policy for alternative energy sources in your county. I believe it is the last page in Tab 8. Your CP says that it supports individual, on site individual onsite, non-commercial alternative energy sources. It then says that the county does not support the development of commercial alternative energy supplies that would consume agricultural land. In other words, it does not support the project that is before you tonight. The plan then actually recommends that the zoning recommendations be updated regarding commercial solar. Tab 9 in your binder is your Solar Energy Ordinance. Right at the onset, the zoning ordinance, your Solar Energy Ordinance says, it reiterates everything that was in the CP, it's not just the fact that the county wants to discourage these projects, it is actually a plan that has been incorporated into part of the ordinance. Tab 10 includes some recent "findings of fact" from Bartholomew County BZA where they denied a commercial solar application because it did not comply with their CP. And specifically, their plan's goal of preserving productive farmland. Your CP has the same stated goal but is actually uses much stronger language. In fact, the language again says that Decatur County

does not support these projects and in fact discourages them. Just like the BZA in Bartholomew County, the farmland that is proposed to be in the solar project here, will be removed from production. It will not be used for farming under thousands upon thousands of these panels. Greensburg Solar would have you to believe that this is just a temporary project and that the land will ultimately be turned into its original condition. But that will not be the case, in 30 years, almost 40 years it is hardly a temporary use. That is a very long time for someone to ask you to ignore the requirements of your plan and ordinance and to disregard protections and goals provided by that plan. You can't just ignore them for 5, 10 and you certainly can't do it for 30 plus years. Greensburg Solar has not decommissioned a single one of these projects, I'm sure. And they cannot honestly tell you what that is going to look like 30 years or in 40 years. So, in closing, my clients appreciate your consideration of this important issue tonight and we request that you deny this application, Greensburg Solar has simply not met the requirements for approval, certainly touched on some of those and you will hear from some other folks after me touching on additional points as well. Thank you.

Bryan Robbins, EDC; As energy needs increase the more generation is required. Many of these projects that have been proposed throughout the state, the Midwest and the nation. Solar developers have been communicating with the EDC since 2021, which is why we stressed to the APC that an ordinance governing such developments was needed, we had not ordinance at the time. We understand that the potential benefits of this project but acknowledge the impacts on the current economic environment. For this reason, my board has decided to take a neutral stance toward the project and focus primarily on the economic impact analysis of the project as we would any other. I submitted to you a snapshot of Decatur County covering land use, employments, gross domestic product and tax revenue sorted by industry sector. I've also submitted various analysis by Purdue University and other third parties and I'll touch on some of those highlights. By land use, of which 176,000 acres in Decatur County used for agricultural purposes. This project represents about .6% of overall of ag land. It is about .7% of land used for (inaudible) or corn. Utilizing the investment numbers provided by Purdue University and REQ, it is determined that the property being considered for the projects is an economic output of about \$1,369 per acre. If used in corn and \$975, essentially 85 cents per acres of soybeans. Using the investments numbers provided by RWE for this project and excluding construction period which represents a high investment and thus high economic output but only for a relatively short period as well as excluding any (inaudible) contracts or any dual use which were outlined today. The economic output of the ongoing solar use of the property is estimated to be \$4,997 per acres. A multiplier effect of .8 is calculated for ag in Decatur County, meaning for every dollar of direct output an extra 80 cents of economic activity is generated in the region. This is from Purdue University. An equivalent multiplier was unable to be determined at this time for solar, but it was advised by that likely would not be equal to that of ag simply because the established industry here and that solar is a new industry to the state. The tax revenue analysis conducted by Baker Tilly was also included in your packet outlining the real and personal property tax impacts. On this note I want to be clear that there have been no discussions regarding any incentives for this project whatsoever. Utilizing a 2,531 AV rate for ag ground in the area, it is a rough average based on the ground values taken from the Beacon GIS services and that's the area that's being considered. The projected participating ag ground currently brings in an estimated \$32,670 in real property taxes. As a solar use utilizing the state cap on assessment for our region, they have different assessments depending on where you're located in the state. It is estimated \$82,798 in real property taxes a year and increase of \$50,731. Very few, if any, personal property taxes are collected for the participating parcels and any that would most likely still be continued to be collected under solar use, however, and this was referenced previously, that an estimated \$923,000 personal property tax revenues will be seen by the county, if used as a solar farm. The impact of these sums lies solely with the county elected official on how they wish to handle them, and the community. On behalf of the EDC, I also want to say that we do understand the social nature, the social impact of this as well. We want to say that we are, and I personally,

would be glad to help anyone who wishes to protect their agricultural ground by putting it into a conservation, perpetual easement, or something along the lines of Harrison County that set up a county-based conservation program providing matching funds for those who wish to keep their ground in agriculture use in perpetuity. With this I'll gladly answer any questions. **Rick;** in researching some of that information you sent, in the Baker Tilly study that you referred to, you talk about reduced tax rates within the county, can you please expand on that in more detail. **Bryan;** in the Baker Tilly study you will probably see, and again these are estimates, I want to be very clear with that, and again if this is not incentivized, not abated and things like that the funds go directly in the general fund. The inhabitants of Wahington and Clinton townships should see a reduction in their tax rates and they outline it there. For a \$100,000 home value in the county, the average home being \$174,000 and as well as one acre tract land at \$100,000 worth of business. With that added the tax revenues that you will see is somewhat of the tax now. It will come to about maybe 1/10th of a percent or so, across the board. Again, all these estimates are done through tax rate will go up and down and the state obviously has some say in how things go. So, we are hesitant on some of these but yes, it would be a tax break. **Rick;** to clarify for myself, the proposed increase and the property real tax that would be gained by this project would offset some of the existing taxes being paid, lowering residents' bills? **Bryan;** correct. **Rick;** which would not mean a one to one gain in revenue, is that correct, a one-to-one gain in those are all new dollars realized. Some of them may be very well new dollars in the community, some will be used to offset existing income. **Bryan;** it is up to the elected officials how they want to handle this project, but yes that's possible. **Paul;** thank you Bryan, you have provided a lot of information that was valuable. I just want to say thanks for what you have provided to us particularly the six-page document, it was very helpful. **Bryan;** I can see clearer now, the Baker Tilly estimate, these tax rates can fluctuate and these are just estimates. **Rick;** so those county rates would just qualify for Wahington and Clinton Townships? **Bryan;** (inaudible). **Rick;** you mentioned that to date there has been no communication on any type or request of any type of abatement... **Bryan;** correct. **Rick;** do you anticipate one? **Bryan;** I don't think that I have met a project that hasn't asked for one but of course that actually goes through the council and such so it is not our decision whatsoever. There is a lot of data there and it is through third parties. **Paul;** should an abatement be requested, you had communicated that should that happen that you would recommend some type of economic payment. **Bryan;** that has been done in other situations. **Paul;** it looked like it would be a dollar for dollar thing, we estimate what those taxes would be, what is the reason for doing an abatement for not the whole duration for as long as the project is, it looks like the county basically gains more control of those dollars when that happens, can you speak a bit about the ups and downs of an economic development payment versus (inaudible) property taxes. **Bryan;** if it doesn't pass, it is that the personal property taxes would be 100% for however many years I think the state allows it up to 20 years, perhaps and then it (inaudible) that amount over to community impact payment, that is more flexible and can be spent on special projects within the community. Any sort of debt in some cases, but it allows that community flexibility. But then again what that does is take away that added assessed value. The tax rates essentially will kind of remain standard. It's similar to a TIF approach to that providing the local community more flexible spending account, to take on special projects, be it infrastructure, schools and that would be, as I said, it would be up to local county elected officials to decide what to do with that. **Rick;** thank you Bryan. We will transition to continue down the list of speakers. We will call names, state your name and you will have 3 minutes, we will try to keep to that, the board may continue beyond the 3 minutes. Out of respect for everyone's time please keep things focused. We will start with Sheila Kirchhoff.

My name is Sheila Kirchoff, I live at 909 E. CR 500 N., Greensburg, IN 47240



Thank you for your time this evening. The following presentations are meant to capture the most relevant talking points of the local citizens group that identify as, Decatur County Citizens Stop Industrial Solar and Wind. Our presentations are designed as fact-based and on-point to prove that all seven Conditional Use - Special Exception criteria are not being met by RWE, also known as Greensburg Solar LLC. We are Decatur County Citizens who live, work, and contribute to the County and whose daily lives will be affected by our farm fields being in industrial solar. What you will NOT hear from our group is opinions that have not been researched or statements about being against solar power; we are not against solar, however, we are against losing thousands of Acres of fertile, Decatur County Farmland to large commercial solar panels. Our “Welcome to the city website” profile uses phrases like, Welcome to the Tree City! Home to the famous Courthouse Tower Tree. If you are looking for a rural town experience, then Greensburg is the place for you. Among rolling cornfields, Greensburg is the picturesque county seat of Decatur County, (Taken directly from the City of Greensburg Website) Furthermore, let me read you the third paragraph of our most up to date comprehensive plan. It reads, the quality of life in Decatur Co is good. The people, economy, and the resources here are intimately interconnected to provide safe, sound environments for raising a family, farming, opportunities for business and industry, and scenic landscapes. It goes on to say the county’s small towns are meeting places for rural residents and gateways to the rural landscape for county visitors. The rural landscape, covered in various sizes and types of farms, as well as woodlands and stream corridors, provides solace for those who prefer to live in a quieter and more natural environment. We are here to say that we are not necessarily against solar, but we are against losing prime farmland. There are more efficient and productive location sites for industrial solar panels. Neighboring counties have businesses using solar panels on rooftops and over parking lots. Thus, using zero acres of productive farm ground. We can look to our neighbors in Cincinnati, The Cincinnati Zoo building is the largest publicly accessible Urban solar parking lot in the country. As local citizens, we ask you, why would we limit ourselves to decades of Industrial solar contracts when industrial solar panels may be technologically obsolete in the near future? If we as a community want to utilize solar energy, let us establish a safer, more cohesive way to install panels that do not remove prime farm ground and limit future growth plans. We are asking you to deny this application. Collectively, we will prove that this solar application fails to meet all seven Conditional Use - Special Exception criteria goes against Decatur County’s Comprehensive Plan. Thank you

****My name is Vicki Fee_ my address is 6466 N Co Rd 700 East, Clarksburg (P.O. Box 75, Greensburg, IN 47240 and I will be speaking to how RWE does not meet Conditional Use - Special Exception #1 of the Voting & Evaluation Sheet.**

Conditional Use #1

The approval will not endanger the public health, safety, morals, comfort, or general welfare of the community.



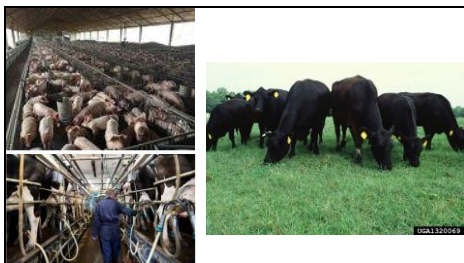
Conditional Use - Special Exception #1 states: **The approval will not endanger the public health, safety, morals, comfort, or general welfare of the community.** I am going to read directly from our Decatur County Comprehensive Plan: Under Vision & Principles (page 20): Decatur County will continue to preserve and enhance its agricultural lands and activity. The County will continue to work to protect viable farmland, a thriving agricultural industry, and enhance the profitability of agriculture through agricultural support services and developing economic development partnerships that increase the demand for locally produced agricultural commodities.

So I go on to say, Accepting RWE's request for industrial solar panels will decrease the supply for local agricultural commodities in Decatur Co. So much so that it will not only take away thousands of acres of potential crops, but it will also have a negative impact on the agricultural related businesses locally. One example is the decrease in retail sales to our local vendors who sell seed, chemical, and fertilizer. Secondly, there will be a decrease in the supply of grain, ultimately resulting in higher feed prices for our local livestock farmers who are feeding their livestock. Other local businesses including equipment dealers and repair shops, fuel suppliers, and banks, lenders and insurance providers will also feel this burden. Policy 1 states: Protect the County's agricultural resources. Policy 2 reads: Balance preservation of agricultural land while protecting private property rights. Farmers have to produce more food on less ground than ever before. Food security is equally if not more important than green energy. We are doing our part to contribute to Green Energy - we are producing it. If we accept this project tonight, we will be sacrificing Decatur County's greatest natural resource, our fertile and productive farm ground.

Let's remind everyone that Indiana is ranked in top 5 for production of popcorn, gourds, pumpkins, soybeans, corn, hogs and ducks. If we are doing our part in feeding the world, why do we need to venture in this energy with all its unknown, far reaching consequences. Energy that does not even stay in our community but rather on the grid.

Not only does Industrial solar go against our Comprehensive Plan, but it also jeopardizes the general welfare of our community. It will NOT enhance the profitability of Ag services that support the agricultural industry locally. Nor will it preserve and enhance agricultural lands and activity. I am asking you the board to follow the comprehensive plan and preserve productive farm ground for farming and deny this application.

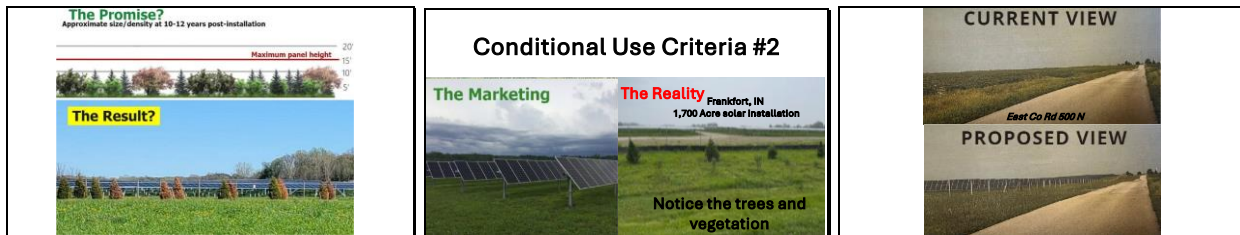
****My name is Fritz Rueff__ I live at 1606 E. CR 300 N., Greensburg, IN 47240__ and I will be speaking to how RWE does not meet Conditional Use - Special Exception #1 of the Voting & Evaluation Sheet.***



RWE submitted a report that was completed by Mr. Richard Kirkland, a general appraiser. Mr. Kirkland also submitted a similar report to the Bartholomew County board. So you see, Mr. Kirkland has worked with many different solar companies to provide this similar report. Remember, an appraisal is an opinion, one man's opinion. One of his claims is, "Some positive impacts expressed by people living next to solar projects include protection from future

development of residential developments or their more intrusive uses, reduced dust, odor and chemicals from farming operations, protection from light pollution at night, it is quiet, and there is minimal traffic. My rebuttal is, there are no worries coming from Decatur County rural residents of future subdivisions coming to the area because our Comprehensive plan protects our agricultural land from this happening. Just as it is written to prevent Industrial solar from coming to our rural areas. I do not believe these claims from people within his report are in-line with our rural demographics of Decatur County. We do not know who these people cited are nor do we know how well they represent the general population effected. The talk is it controls the counties' residential development and yet they claim real estate values are unaffected. Our Comprehensive Plan supports pour agriculture roots and we need to support the plan. **If you haven't read our Comprehensive plan, I encourage you to. It is filled with support of our county's roots and pays respect to how it was founded and protects it. Agriculture is what created this community, now it's our turn to protect it. This application has already divided neighbors, it has divided families and has divided friends and it will continue to do so for many years to come. It fails conditional use special exception #1 because it has already been harmful to the welfare of the community. It's also hard to stand up here because I believe in property rights but property rights are limited, that's why we have a Zoning Board. The very first subtitle under Vision and Principals reads- What is constant in Decatur County is that it is still an agricultural community and people recognize and support that. (Page 18) I know these folks have worked hard for their ground but this ground has always been zoned AG preferred, there are limitations on every piece of property in the county because it is zoning. Industrial solar farms are not farms, they are not agriculture. In their own words they are a commercial power generation facility. Please deny this application as it fails to meet Condition Use- Special Exception #1 in regards to endangering the morals, comfort, and general welfare of the community.

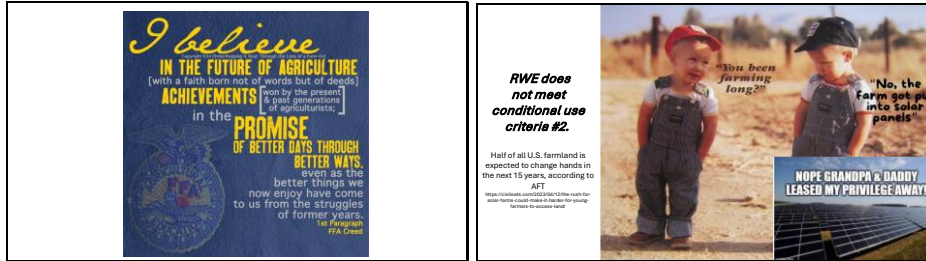
My name is Jason Kirchoff_ I live at _967 E. CR 500 N., Greensburg, IN 47240_____ and I will be speaking to how RWE does not meet Conditional Use - Special Exception #2 of the Voting & Evaluation Sheet



Conditional Use - Special Exception #2 states: *The use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.* RWE states the project's anticipated useful life of at least 35 years represents a **temporary** land use and will not consume land for agriculture. They go on to say, this proposed special exception is supporting future generations of farmers in the County through continued agricultural operations and multi-generational family land ownership. (Page 2, Findings of Fact) * Keeping in mind how this conditional use criteria reads, I want to reference another excerpt from Decatur County's Comprehensive Plan, the plan calls for the most productive farmland to be **preserved and protected."** It's that simple. *Let us put this into perspective- According to the CDC The average lifespan of a person in Indiana is 75-year-old. (www.cdc.gov) That's 47% of their lifespan. In addition, the average age of the farmer today is 56 years old. The definition of temporary is something that is not permanent or lasts only a short time. Almost half of someone's lifespan is not the definition of temporary. And in 20 years when that farmer is no longer around, 20 years of potential farmland production is lost and tied up in the solar lease. 20 years of hundreds of thousands of food production lost to the next generation who went to college, studied an ag related profession, and is looking to set new roots back home in rural Decatur Co.*

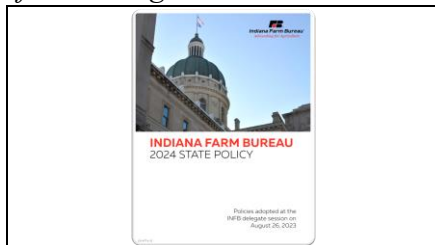
This project is not harmonious and goes against our Comprehensive Plan. RWE, once again, does not meet conditional use Conditional Use - Special Exception #2 of the voting & evaluation sheet. Please deny this application.

My name is Garrett Schwering_ I live at 4285 N. CR 300 E. Greensburg, IN 47240_____ and I will be speaking to how RWE does not meet Conditional Use - Special Exception #2 of the Voting & Evaluation Sheet



“I believe in the future of Agriculture with a faith born not of words but of deeds,” that is the first line of the FFA creed. Today I ask you, do you believe in MY future of agriculture? Removing farm ground from production will harm those of us pursuing an agricultural career in this County from jobs related to crops, livestock, seed sales or equipment repair. All these jobs are vital to our community and removing productive farm ground from our County takes jobs from the future generation, people like me. Not only taking jobs but it also takes away supply with no decrease in agricultural demand, not only in our county but also worldwide. This project is a huge risk to our entire community. How many acres will they take? We've seen a change in acres after approval, how many more solar companies will approach us? We already know of another Company waiting to put in their application. Wildlife, waterways, drainage, property values, the life cycle of commercial solar power facilities are unproven and untested. Decommissioning is an obvious concern filled with unknowns in the Solar community. Will our ground ever truly be fit to farm again? How many projects has RWE actually decommissioned? We can't fast forward 30 - 40 years but we can look back. There were no cell phones, internet, or email...imagine what energy breakthroughs will occur in the next decade. RWE wants to push this application now and use our home as a money focused experiment based on an application filled with speculation, why are we in such a hurry? This is a multigenerational decision. In 30-40 years many of the decision makers on this project will no longer be here but MY generation will be. My generation will be the ones dealing with the repercussions of the decision you make tonight. Why are you so anxious to bet my future on their claims? Please deny this application as it is not harmonious to our current and future generations of this community. Thank You

My name is Sandy Profitt_ I live at 532 Baili Ct, Greensburg, IN 47240 and I will be speaking to how RWE does not meet Conditional Use - Special Exception #1 and #2 of the Voting & Evaluation Sheet.

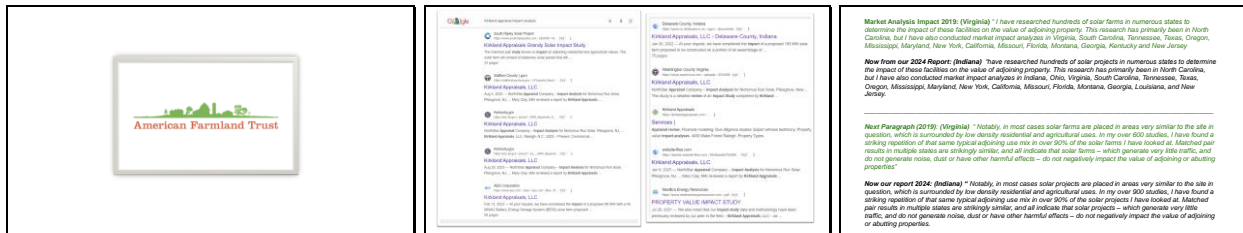


I start by asking everyone in this room to think of a time where you've ever heard that we should replace productive farm ground with solar? Indiana Farm Bureau is the largest grassroots farm organization in the state, with more than 250,000 members whose mission is to “protect and enhance the future of agriculture and our communities.” With support from their 2024 policy handbook 13.A.11 reads, if incentive programs are used for renewable energy projects, they should be used towards development on non-productive grounds. Furthermore, Under Agriculture

Protections 15.B.1, it reads, we support *Laws that enable farmers to use farming practices and technology available to agriculture to provide feed, food, fiber, shelter, and fuel.* Never do they state energy nor recognize solar as an agricultural product. The Indiana Farm Bureau Policy also recommends the project be sited with regard to the productivity of farmland and be placed on marginal land and consider the impact on existing uses of land in the area.

May 26, 2023, The American Farmland Trust policy director, Tim Fink, went on record to say, *“The key question for our national solar buildout is not ‘if,’ but ‘how, the decisions we make today on how we achieve this critical climate goal will determine whether it strengthens rural communities and protects our best agricultural land for future generations or results in large-scale permanent conversion of productive agricultural land.”* *Solar development presents an opportunity for some landowners to receive steady, long-term lease payments, but concern over prime farmland conversion, land affordability and availability, and the overall impact of large-scale solar development is slowing the transition to renewable energy and could pose a long-term threat to rural livelihoods and landscapes.* As a whole, we need integrations not replacements. Sustainable green energy is meant to be coupled with production. Under panels our ground is not being rested, its being neglected. My question is why are we rushing that application without testing it or knowing more about this new energy source? It's because at the end of the day this is not about agriculture, it's not about green energy, it's not about the future of farms, or the viability and the economic success of Decatur County Citizens, this is about money. This application fails to account for our younger generation, it endangers the general welfare of the community, and is not harmonious to the area, and therefore fails *Conditional Use - Special Exception #1 and 2.* Thank you.

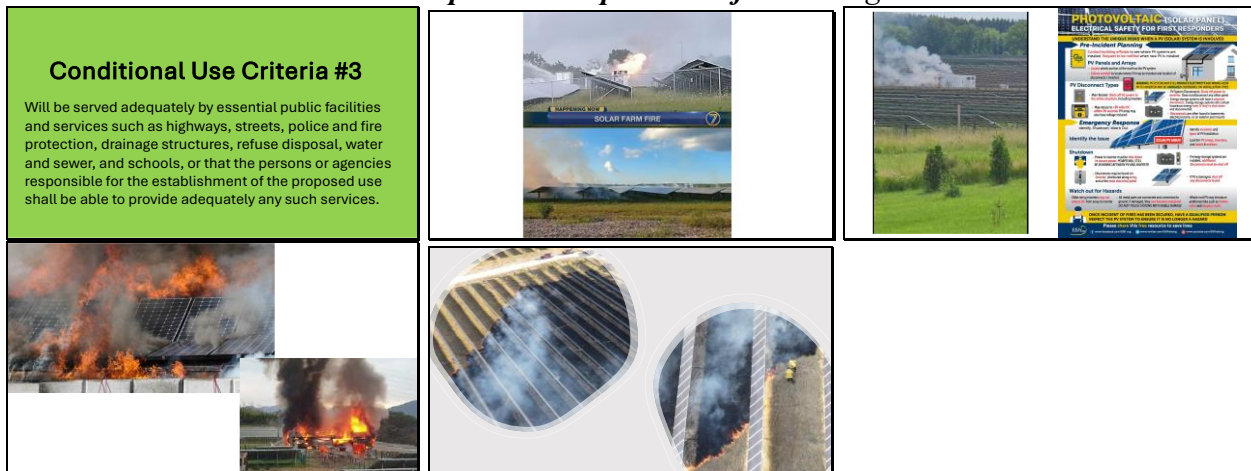
My name is Ellen Gauck_ I live at 6992 E. CR 300 N., Greensburg, IN 47240 and I will be speaking to how RWE does not meet Conditional Use - Special Exception #2 of the Voting & Evaluation Sheet.



RWE submitted a report and the conclusion of this study is that there is no evidence of any negative impact on adjoining property values based on sales prices, conditions of sales, overall marketability, potential for new development or rate of appreciation. We, the petitioners, would like to provide evidence that our property values will decrease if this solar project were to be constructed. Real estate broker Denise Spooner conducted six months of research on the impact of a proposed solar farm in Madison County, IN. She submitted a report to the court of appeals (Mammoth Solar Vs Ehrlich (2022)) wherein it was concluded that houses surrounded by a solar farm on all four sides would be worthless, houses affected on two or three sides would suffer a 40% decrease in value, houses within one mile of a solar farm would suffer a 10% to 30% decrease in value, and houses within three miles of a solar farm would suffer a 10% to 20% loss. Indeed, even the BZA's decision specifically concluded that it was “undeniable and unavoidable” that a significant number of the 220 homes within one mile of the proposed site would see a decrease in property values. (Appellant's App. Vol. 5 at 180). Even without the recent Indiana data above, our group discovered more information about RWE and the outsourced data submitted in an impact study from appraiser Richard Kirkland. A quick Google search of the first paragraph of RWE's Impact Study will bring up over dozens of reports that Mr. Kirkland has performed for solar companies all over the country. To bring this to light, RWE and many other solar companies use Mr. Kirkland to provide an impact analysis that then gets submitted to our Local Area and Planning. This is used to help strengthen

their case that no impact will come to those near or surrounded by solar in regards to real estate values. The major concern or red flag if you will, is the recurring use of the same paid party to complete these reports. Using the same appraiser for the same purposes seems biased and unethical. I know this slide up on the screen is hard to read but it's just one of many side by side's we took that compare the word for word information in each of the analyses that Mr. Kirkland sends to the Solar company to then send to our BZA. For this meeting's purpose, we found a rather dated report from Nov 27, 2019 (Dinwiddie Co VA) and compared it to our recent report. The resemblance of each and every report is, you guessed it, the same. No impact was found, even after years of data and changes in the real estate market. Seems odd if you ask me. Or maybe just inaccurate and unprofessional. To give you all an example of what's in this 100 + page document here is a snippet of the market analysis impact. This is a summarized section from Mr. Kirkland's research in our particular area. On the screen, and on your handout, you will see how similar the wording is from the 2019 report for Virginia and our 2024 Indiana report. *You can assume that our suspicion in the rest of their additional documentation and supporting data come with apprehension and distrust. What else are they not telling us? So I ask you, the board, are you willing to chance our County on such limited, copy-pasted data? I ask you to make the right and certain decision and deny this application as it is not harmonious and is not for the well being of the County. Failing to meet Conditional Use - Special Exception #2.*

My name is Randy Hoeing_ I live at 3044 E. Base Road, Greensburg, IN 47240 I am a former 32 year career firefighter with 24 of those years as Assistant Chief. I will be speaking to how RWE does not meet Conditional Use - Special Exception #3 of the Voting & Evaluation Sheet.



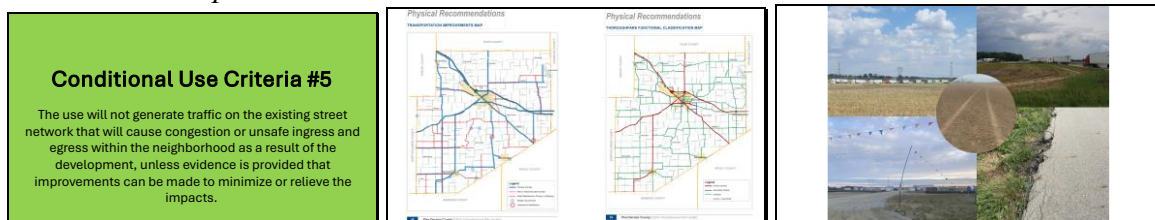
Conditional Use - Special Exception #3 states: Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer; and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

RWE has gone on to state that they have no need for any of the above (highway, streets, police, drainage structure, disposal, water and sewer) But they will provide an emergency response plan and requested training by area emergency responders as to fire safety. Our major concern is that there has been no outline as to what this training will look like. Will there be special equipment that is needed to be on hand? Note the statement, “requested” training. Does that mean if our volunteer fire departments do not put in a request for training that none will be provided? It seems like a training outline would be worked on as a collaboration with each department. One that is tailored to each department based on their skillset and equipment. You would also assume there would be mandatory training that is required rather than requested for the protection and welfare of the public. Seems to be a lot of assumptions around how RWE will handle fire safety and lack of concern for the public welfare. There are three root causes to panel fires: Design flaws, faulty products, and poor installation practices. As with all electrical systems, these problems can cause arcs between conductors or to the ground, as well as hot spots, which can ignite nearby flammable

Special Exception #4 says: Will not impede the normal and orderly development or improvement of the surrounding property for uses permitted in the district. RWE goes on to say that the proposed special exception is compatible with adjacent land uses. However, Policy 2 (Balance Preservation of Agricultural Land while protecting private property rights) implies otherwise. The Comprehensive Plan reads; support the agricultural industry and sustain land in agricultural production through promotion of rural economic uses. Industrial solar panels are not promoting rural economical uses. Did you know that approximately 2000 panels can be installed on one acre, therefore, 1000 acres could be consumed by 2,000,000 panels! That is 45,145 of steel piles, an estimated 37 inverters, and an estimated 86,000 lineal feet of array fence. How many semi loads would that be on our local county roads? The statement that follows on page 44, Policy 2 states to ensure effective agricultural zoning, by prohibiting major subdivisions and other development not related to agriculture or agricultural industry. Policy 10 drives this home for us on page 59 when it states Decatur County understands that alternative energy technology is ever-changing. Therefore, the county supports individual, on-site, non-commercial alternative energy sources. Additionally, RWE claims that the solar project will allow the soil to rest for a minimum of 35 years. Providing a recovery period and increasing the value of that land for agriculture in the future. We did a lot of research as a group and nowhere could we find a published article that encouraged taking established, prime farmland and taking it out of production so it could rest, all for the sake of increasing the value of the land after the resting period. I do agree that land which has rested or never been farmed can be revitalized and reclaimed. But what RWE is proposing should not be confused with what's actually best for this already producing, high quality, Decatur County soil. This type of disruption is irreversible. We've been blessed with highly productive and fertile soil, so why purposely ruin productive farmland. Once again, I ask you to deny this application as it fails to meet Conditional Use - Special Exception #4.

My Name is Bonnie Robbins I live at 9076 E. 300 S., Greensburg, and will I be speaking to how RWE does not meet Conditional Use - Special Exception #5

Conditional Use - Special Exception #5 states: Project will not generate traffic on the existing street network that will cause congestion or unsafe ingress and egress within the neighborhood, as a result of the development, unless evidence is provided that improvements can be made to minimize or relieve the impacts.



RWE states that the Project will include perimeter security fencing with a controlled point of ingress/egress. The Petitioner will also have detailed safety protocols for traffic management and public access around the Project during construction. RWE states the surrounding area will not be adversely impacted by traffic during the operation of the Project, and the Project will not generate increased traffic in the area. Our concern brings us to Page 36 of the Comprehensive Plan. State Road 3 North and County Road 300 North (known as Stewart Road) are identified as Primary Corridors and roads in need of maintenance, paving or widening per the Transportation Improvement Map. Stewart Road is also identified as a main collector road. A collector road, as defined by the Comprehensive Plan, is designed for slower speeds and shorter travel. This triggers concern for the safety and well-being of the students and staff of North Decatur Elementary and North Decatur High School who travel these roads daily. The concern is the increased congestion on and around these sites for the project's duration, not just the construction portion of this project. Our friends to the west in Shelby County have experienced traffic jams of semis delivering products

for the new installation, as well as increased traffic of contracted employees who are unfamiliar with the area. The public needs to be aware there will be many contracted workers in and around these solar sites that are not local hires, who lack awareness of neighboring property lines, as well as having disregard for private property. Recently a non-leasing farmer experienced this when his freshly tilled field was driven on by RWE's subcontractors. See the picture in the middle for reference. These subcontractors were working in the area and needed to get to a neighboring field that was signed on with the lease. In crossing this non-leased field, they showed complete disregard, disrespecting property lines and the private property of the non-leasing landowner. Conditional Use - Special Exception #5 is not being met by RWE as it WILL cause unsafe ingress and egress within the neighborhood. Maintenance and upkeep of multiple sites throughout this Project WILL create congested traffic, and damage to roads. This project will generate traffic and will cause issues in and around the neighborhood. Please deny this application based on RWE not meeting Conditional Use #5.

My name is Melinda Heger. I live at 4870 N. CR 80 NE, Greensburg, IN 47240 and I will be speaking to how RWE does not meet Conditional Use - Special Exception #6 of the Voting & Evaluation Sheet Conditional Use - Special Exception #6 states: Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.

Conditional Use – Criteria #6

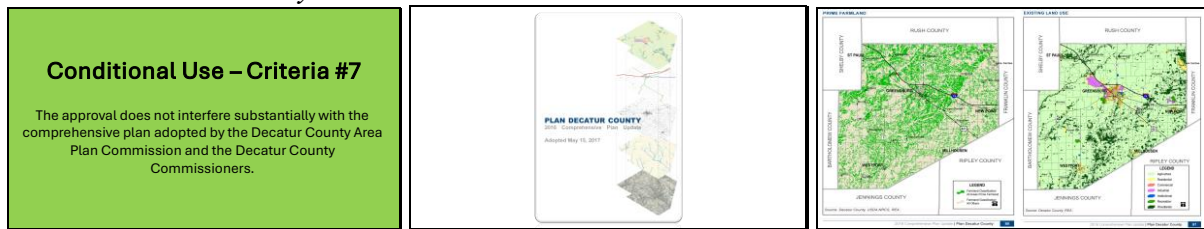
The use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.



The first line of RWE's facts of findings are, during operation, there will be no discernible odors or other impacts to adjacent land uses from this project. But our concerns as local residents who will live around these panels are validated from the US EPA. It says that solar panels contain metals like lead and cadmium that can be harmful to human health and the environment. Solar panel waste can also contain other heavy metals like silver and arsenic, which are classified as hazardous at certain levels. These hazards are leached into the soil when the panels fail or become damaged due to storms, hail, or other incidents. Not only contaminating the soil, but our water and wells. Under the same conditional use criteria, RWE states that the project will be sited to avoid impacts to sensitive natural resources, preserving the natural features in the area. As well as to say that the project area is not believed to provide critical habitat for endangered, threatened, or sensitive species. I'll go out on a limb here and say that most of us in this room have had the opportunity of seeing Bald Eagles around our county. Eagles are protected under the Bald and Golden Eagle Protection Act. Eagles are considered a protected species in Decatur County and per the U.S. Fish and Wildlife Service, they recommend a buffer of at least 660 feet up to a quarter mile around bald eagle nests to avoid disturbance. This Act prohibits anyone without a permit issued by the Secretary of Interior from "taking" bald eagles. Take in this context is defined as "pursue, shoot, poison, wound, kill, capture, or disturb. The Fish and Wildlife Eagle Conservation Plan Guidance has a section called "Risks to Eagles". This section says, additional disturbances during energy development and infrastructure projects such as solar projects can stress the eagles to a degree that leads to reproductive failure or

mortality. Lastly, RWE makes another claim that the locations of the projects avoid any designated conservation areas in Decatur Co. This is simply not true since we know of at least one plot of pledged leased land that is known for being a site where arrowheads and many other Indian artifacts are frequently discovered. Knowing this, we called and spoke with Melody Pope with the Department of Natural Resources. Under her guidance she informed us that any federal agency that proposes to conduct a project that by its nature has the potential to affect historic properties - That Company must go through an environmental review through Section 106 of the National Historic Preservation Act of 1966. At this time, Melody stated that our proposed project with RWE was not on their list of historical sites to review. Collectively, the proposed solar project will change the character of the area, risking the habitat and conservation of the land. Resulting in a loss of availability to enjoy the landscape and wildlife. RWE does not meet Conditional Use - Special Exception # 6, please deny this application.

My name is Todd Mauer I live at 3916 N. St. Road 3, Greensburg, IN 47240 and I will be speaking to how RWE does not meet Conditional Use - Special Exception #7 of the Voting & Evaluation Sheet. Conditional Use - Special Exception #7 states: The approval does not interfere substantially with the comprehensive plan adopted by the Decatur County Area Plan Commission and the Decatur County Commissioners.



RWE’s response to this special exception is: The proposed Special Exception is consistent with the solar ordinance put in place by the County following the Comprehensive Plan update approved in 2017. The Project will promote the Comprehensive Plan’s goal of developing and managing technological advancement and growth, while still instilling resources and rural preservation. To give you, the board, some context, the Decatur County Comprehensive Plan states more than 130 times the use of the word agriculture. All of the statements leading up to this Conditional Use - Special Exception #7 has proven the County Commissioners, Area Plan Commission, County Staff, Steering Committee and Community members we’re in agreement of not taking up prime agricultural land for other than its intended use, agricultural production. As written in the Comprehensive Plan, in 2035, agriculture will still be prevalent because the productive agricultural lands, both large and small, will have been preserved by directing new growth in areas adjacent to already developed clusters or the existing communities (Page 20). Statements printed throughout the Comprehensive plan are “Decatur County will continue to preserve and enhance its agricultural lands and activities.” “The county will continue to work to protect viable farmland, a thriving agricultural industry, and enhance the profitability of agriculture through agricultural support services and developing economic development partnerships that increase the demand for locally produced agricultural commodities.” (Page 41). Temporary as stated in Webster’s dictionary: lasting for only a limited period of time; not permanent: 35-40 years is NOT the accurate definition of temporary. Article 20 of The Solar Energy Facilities ordinance states that the

County understands that alternative energy technology is ever-changing, therefore, the County supports individual, on-site, non-commercial alternative energy sources. However, pursuant to the Decatur County Comprehensive Plan, the County does not support the development of commercial alternative energy facilities that would consume agricultural land. The County discourages large-scale, commercial development of alternative energy sources. Policy 10 of the Decatur County Comprehensive Plan mimics that exact statement. *This project goes against our 2017 Updated Comprehensive Plan. RWE, once again, does not meet conditional use Conditional Use - Special Exception #7.* Please deny this application.

Hi. I am Lydia Moore. I am a resident at 4242 E. 300 N. Greensburg, IN.



I am an adjacent property owner and have a personal solar array. I'm sure everyone has used or at least heard of the compact fluorescent light bulb. It wasn't long ago we were told that these bulbs were the LIGHT OF THE FUTURE, lasting longer and using less electricity than the regular incandescent bulbs. NOW we know they don't last longer, they contain mercury, AND they explode in our homes. NOW we're being told that solar and wind is the renewable, reliable energy source of the future. The United States and Canada have the capability to use a Geothermal system that creates steam to turn the turbines to generate electricity. Rolls Royce is trying to design a generator that recycles its own waste, uses no water, and is no bigger than a semi-trailer. Cummins engines are working on hydrogen powered engines. THIS is the reliable engineering that will replace fossil fuel. The useful life of a horse came to an end with the invention of a tractor. When technology develops in GEO or other systems, the useful life of solar and wind energy will be over. When this happens there will be millions of acres across the world trying to get rid of toxic junk. Have you ever heard the saying, "you can't PAY me to take it". What instructions will you give your grandchildren when the time comes to remove and discard the solar panels? This will cause financial hardship on generations to come. Solar and wind companies try to sound like they know about agriculture by using words like set-a-side and CRP. What they don't know is neither program was created with the purpose to take productive farm ground out of production for decades. Therefore, relating solar fields to CRPs and set-aside land is like comparing apples to bananas.

Hi. I am Irene Moore. I am a 2nd year Animal Sciences Pre-Veterinary Concentration at Purdue University. I am a resident at 4242 E. 300 N. Greensburg, IN. I am an adjacent property owner and have a personal solar array therefore I have a distinct perspective on this case.

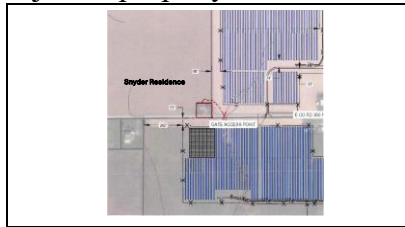
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We are told when the useful life of the solar panels are over, they will be pulled up, and land will be given back to agriculture in better condition than it was received. That is a slap in every farmer's face, saying that this company can be better stewards of the land than those who live through agriculture. We are told that sowing grass and having pollinators around the system will build the soil and its nutrients. THE TRUTH is, we have pulled and tested soil samples on cultivated soil, soil that is in woodlands, and soil that has been in permanent grass and pollinators for over 100 years. As the results show, grassland soil is not better than cultivated soil. IN FACT it is estimated

by an agronomist to cost upwards of \$100 per acre more to produce the same 200 bushel of corn that we produce now. Simply planting grass and pollinators doesn't solve soil quality issues. If it did, then agriculture wouldn't need fertilizer companies. Shading the soil with solar panels has consequences. Plant leaves absorb sunlight and use it as an energy source for photosynthesis. Photosynthesis plays a huge role in the plant's life. The sunlight provides the energy plants need to convert carbon dioxide and water into carbohydrates for animal consumption. Lacking sunlight affects the taste of the plants. There is tall, lush grass under our panels, indicating animals aren't grazing there. Outside of the panels the sun shines and the grass is eaten, indicating the animals prefer to forage in the sunlit grass. Our sheep don't favor the grass under our solar panels. Why? Because they don't like the taste, there is a photosynthesis process missing under the panels. Any agronomist or biologist will be quick to tell you the soil contains microorganisms that require sunlight to live. These microorganisms play a huge role in Agriculture. Shading the soil is NOT BENEFICIAL FOR THE SOIL. I would like to discuss something that I learned in my Animal Science class (Animal Production Class) that I took at Purdue this year. It is also backed by an article published by the Mississippi State School. Ruminants must eat microorganisms that are on the sunlit grass. Ruminants are cows, sheep, goats. (animals with one stomach with four different compartments that compose a very specific microbiome) Without these microorganisms, the digestion process in the ruminant stomach doesn't work properly, possibly causing weight loss and diarrhea. That means they aren't getting the nutrients they need, they aren't growing to the size they should.

Hi. I am Jim Moore. I am a farmer and resident at 4242 E. 300 N. Greensburg, IN. I am an adjacent property owner and have a personal solar array.



Industrial solar and wind will cause economic hardship on neighbors. Drainage is a big issue. Most homes built prior to 1960 have the top water of the septic, also of the cistern connected to field tile. Crushing the drainage tiles with the construction of solar panels will cause these systems to fail. WHO'S going to cover the cost to install a new drain or leach field? That could be upwards of \$15,000 on the Snyder residence (see map on screen). That tile goes over to the east and connects to the neighbor's field which is going to get pounded with posts. Surrounding property owners could be financially affected. Mr. Francisco specifically said the last time that they were not using concrete to hold their posts down. Instead, they were using an anchor that you put in the ground and you turned it and that wings spread out. I have an anchor from a utility company and that's what this anchor does. Secondly, I have an end post created by farmers and this one is held in the ground with a 2 x 4 attached to the bottom and when you go to pull this out of the ground, you hope that the 2 x 4 has rotted off and you can get it out. Otherwise, you have to dig it out. This is an end post, used on a property line. What do we have in common here? These are both designed to stay in the ground — not be pulled out. This will require excavating 1000s of anchors out of the ground. This will mix over 7 feet of subsoils with fertile topsoil causing catastrophic problems with soil health, fertility level, the ability to hold and retain nutrients and will likely in some areas cause the soil to be highly erodible. On top of this, RWE sent a cover letter to June Snyder's residence on Co. Rd. 300 N, with a revised plan and they took out some of the solar panels on the Kramer property across the road from Snyder's property and also subsequently helped me drain the Ralston farm with goes through the Kramer field. They took these panels out and it wasn't too long ago Mr. Francisco said how they meet all the requirements of 250 feet of property lines. That is 80 feet from that property line. That is the exact same map he had, it was not altered., And I want to point out that directly in

from of the Snyder property they had what they call a "lay down area" also known as an unloading spot or parking lot right in front of the Snyder residence. They were specifically asked what those notches were and why they weren't covered in solar panels and they said they didn't fit. But right there that same notch is in his map that he presented but it doesn't have the final sketch in it. So, I don't know, like the posts, they tell you one thing and they do something else. Right there They state they have satisfied MOST setback requirements as per the COUNTY PLAN. As you can see MOST is not ALL. The panels are only 90 feet to the Northeast of the Snyder residence, with what looks to be an unloading site 50 feet in front of the house. They sugar coat the plan and it does NOT meet ALL of the county requirements.

My Name is Albert Armand I live at 13094 S. CR 600 W., Westport, IN 47283 and I will be speaking on soil erosion, a misconception of the impact of the soil on this project. Nearly everything we are going to do here is going to have a negative effect on the ground. The construction we're going to do a lot of compaction moving a lot of heavy equipment around. Those panels aren't going to be installed by helicopters. Compassion is an enemy of yield every single time. We are probably going to have some weed issues in there either before construction, or during construction or after. Even our grazing system that we're going to put in has its problems. Our grazers said that their stocking rate is a fifth of what online survey or searches show that sheep should be grazed at. So, we know there is some damage there. Sooner or later, we are going to decommission this project with is going to entail digging out these anchors. I've had experience with 3 pipelines running across our property since 1942. The first two you can still track after 80 years. The last one was 10 years ago in 2014. We saw a 10-20-bushel yield loss in that from the disturbance of the soil. Yet they moved all the subsoil to the side to minimize the mixing. When we come in and dig these holes out were going to dig down 7019 feet. We're going to end up mixing topsoil and sub soil were going to leave a permanent scar on Decatur County from this. I think we will see at least 80 years after the decommission because we are seeing this with our pipelines. I'd ask that you not allow this scar to be left on our county.

My Name is Suzi Dean and I live at 1522 Mill Creek Road, Greensburg, IN 47240 and I will be speaking on behalf of the adjourning landowners letter February 22, 2024. We as neighbors and landowners who have signed below have legitimate concerns for our homes and properties in close proximity to the proposed solar project by RWE in Decatur County. The proposed project consumes and tremendous amount of prime farm ground and surrounds several of our homes. Our main concerns are as follows: loss of land value and ability to sell or rent our homes and property in the future for many of us our homes are our biggest investment, and we do not believe that it is fair to burden us with loss of value of our investment or the inability to find a buyer at a loss. How is that fair? What about our property rights? We have noticed that we are being asked to take on this burden without financial consideration or compensation. We can't help but notice that those who did sign leases for prime farm ground won't end up having up having solar panels in close proximity to their own personal residences. Why? Health issues due to being close to a charged energy are surrounding our personal home's view. We much prefer our current view of agricultural areas and this is why we decided to purchase where we live. We are not looking forward to fields of glass panels, steel structures or the glare, noise. We know about the humming noise made by electrical equipment per our conversations with those who are burdened with its current projects. Flooding and soil erosion. We are following several current projects that have had ongoing issues and flooding and soil erosion during construction and after construction damaging adjoining properties and causing safety issues. Safety, toxic fumes from solar panels that are burning and also grass fires from overgrown vegetation are a major concern for our safety. PFS chemical from solar panels that are damaged via windstorms or hailstorms that we had in our neighborhood a few years ago. Weed control, we have seen and read about overgrown vegetation inside and outside of the fenced areas. This will lead to excessive weed control issues on our properties. It is our hope that our local board of zoning appeal members who are to decide on this matter will look at how it affects all in the

community and not just for the perceived financial gain of a few. Our county comprehensive plan was written to guide our future land use by our county leaders updated 2017 clearly defined being against using a good farm ground for industrial solar projects. We believe this is still the public's opinion on this matter. **Submission of additional signatures.

My name is Jessica Harmeyer I live at 4668 S. CR 950 W., Greensburg, IN 47240

Thank you once again for your time tonight. I would like to tie this all together for the board and for our fellow county residents. But first I want to commend the concerned citizens who spoke this evening on facts and policy rather than emotions and opinions. As I listened to your concerns, strengthened by references to our County's comprehensive plan, I am reminded of Policy 1 and 5 as it reads, Protect the county's agricultural resources. While the county does not want to stop development in agricultural areas, they want to manage its location and growth. Therefore, in order to protect prime farmland, development should be limited and is designed to preserve as much of the prime farmland as possible. Policy 1 and 5 have a recurring message: "Establish clear guidelines for approval of rezone from agricultural uses to non-agricultural uses that protect prime soils and minimize loss to productive agricultural uses. It also says, Limit the amount of land taken out of agricultural production. With a focused growth approach where new significant development would be developed in and around existing cities and towns. I say all this to drive home what the entire focus was of those committee members who wrote our County's Comprehensive plan back in 2017. It was to ensure that any new development to our rural county was compatible and posed no threat to public health, welfare, and continued to support our Ag related businesses. On page 76 it talks about interpretation. "The Comprehensive Plan does not contain the actual decisions that should be made; however, it does serve as a reminder and provide guidance of the community's collective vision for the future development of this area and should be interpreted as such".

I ask you to reflect on all the concerns your community members have brought forth to you tonight. This proposed solar project not only goes against our Comprehensive plan but lacks to meet all seven conditional use criteria. Approval would devalue the county and its rural residents who call this community home. Approving this industrial project goes against the grain (literally and figuratively) of our community and its livelihood. Approval would confess a disregard of our heritage and violate the intentions of the comprehensive plan. Make the right decision tonight that not only impacts your local neighbors and community members today, but those for many generations to come. ***Thank you***

Rick; We are well past our 10PM proposed stop date. I think in that effort, we still have folks that had some things to say and we want to be sure to give them that opportunity. In light of the information that we gained this week and tonight I think it would be best if we table this topic. I look for a motion to adjourn. Joyce Brindley made a motion to adjourn; Janey Livingston seconded the motion. Meeting adjourned at 10:23 p.m. Link to the YouTube recording: <https://www.youtube.com/watch?v=cke54TSSEkU>.

Decatur County Board of Zoning Appeal

Secretary, Joyce Brindley

ATTEST:

Rick Hoeing , President, Decatur County Board of Zoning Appeals