

The logo for SWCA is positioned on the left side of the page. It consists of the letters 'S', 'W', 'C', and 'A' stacked vertically in a large, light blue, serif font. The letters are partially cut off by the left edge of the page.

Rouget Road Solar Farm

Exhibit A-2: Project Description MPSC Requirements

Lenawee County, Michigan

SEPTEMBER 2026

PREPARED FOR

Rouget Road Solar Farm, LLC
353 N Clark St.
30th Floor
Chicago, IL 60654

PREPARED BY

SWCA Environmental Consultants
200 W 22nd St.
Suite 220
Lombard, IL 60148

Exhibit A-2 Project Description

A-2(a) The Project Description shall include the following information:

1. Complete name, address, and phone number of the applicant and representative for the application.

Project name: Rouget Road Solar Farm Project

Project representative address: 353 N Clark St, 30th Floor, Chicago, IL 60654

Applicant: Rouget Road Solar Farm, LLC, C/O Legal

Phone number of applicant: (517) 312-8949

Project Representative: Kevin Cole, Development Manager jkevin.cole@rwe.com (517) 312-8949

2. A description of the facility, including the following:

i. General description of size, purpose, and location.

The Rouget Road Solar Farm Project (“Project”) is a proposed 175-megawatt (“MW”) alternating current (“AC”) solar photovoltaic (“PV”) generation facility located in Palmyra Township, Lenawee County, Michigan, approximately 4.5 miles northwest of Blissfield, Michigan, and 6.5 miles southeast of Adrian, Michigan. The Project will consist of solar panels and inverters arranged in PV arrays along with associated facilities and infrastructure. The associated facilities and infrastructure include the Project substation, switchyard, operations and maintenance building, overhead transmission line to point-of-interconnection, underground electrical cables to the Project substation, perimeter fencing, temporary and permanent stormwater basins, laydown yards for construction, and access roads to each PV array and the Project substation.

Refer to the Site Plan located in **Appendix II Exhibit A-1.1** and the Participating Parcel List in **Appendix II Exhibit A-1.15**. See also **Appendix I, Exhibit 1**, Direct Testimony of K. Cole, at pp. 6-8.

ii. General description of the community where the facility will be located (i.e. land use, population).

The proposed Project is situated within a predominantly rural and agricultural region of Lenawee County in Palmyra Township, Michigan, approximately 4.5 miles northwest of Blissfield and 6.5 miles southeast of Adrian.

Aerial imagery and land use data indicate that the surrounding landscape is characterized by extensive farmland interspersed with woodlots, residential properties, and small commercial structures. The National Land Cover Database identifies the Project Area as being composed of approximately 90% cultivated crops, 6% deciduous forest, 2% low-intensity development, 1% woody wetlands, and less than 1% of other land cover types including developed open space, medium- and high-intensity development, hay/pasture, and emergent herbaceous wetlands.

According to the 2020 U.S. Census, Palmyra Township is home to a small, close-knit population. The local economy is largely driven by agriculture, with additional employment in manufacturing, education, health care, and retail services. The nearby communities of Blissfield and Adrian provide additional infrastructure, services, and workforce support for the region. Lenawee County reflects a blend of rural character and

small-town amenities, making it a suitable location for renewable energy development. Palmyra Township population: 955 (2020). No detailed information regarding the local industries is available. Land-cover percentages derived from NLCD 2021. These values provide current context for the Project within township and county land use. See also **Appendix I, Exhibit 1**, Direct Testimony of K. Cole, at pp. 6-8.

iii. The percentage of land within the township, city, or village dedicated to energy generation at the time of the application. In addition, the percentage of land within the county dedicated to energy generation at the time of the application.

There are currently no energy facilities sited within Palmyra Township, as of October 2025, so the percentage of land within the township dedicated to energy generation is 0%. At present, there is no publicly available data detailing the exact percentage of land in Lenawee County, Michigan, that is dedicated to energy generation, excluding the Rouget Road Solar Farm Project. However, based on known projects and land use estimates, the total area occupied by other energy facilities in the county is relatively small. According to the MPSC GIS hub, there are currently two other utility-scale solar facilities, and one biomass power plant within Lenawee County. There are no wind, natural gas, petroleum, coal, hydroelectric, nuclear, or crude oil facilities within Lenawee County as of October 2025. Lenawee County encompasses approximately 487,040 acres, and aside from the Project leased area, which alone covers about 2,133 acres, other energy projects are estimated to occupy fewer than 1,000 acres combined. This suggests that less than 0.25% of the county's land is currently dedicated to energy generation, not including the Project. See also **Appendix I, Exhibit 2**, Direct Testimony of K. Cole, at pp. 7-8.

iv. Expected use

The Project will include a network of solar panels and inverters organized into PV arrays. These arrays will be supported by a range of infrastructure, including a central substation, underground electrical collection lines, and an overhead transmission line that will connect the facility to the regional power grid. Additional features will include perimeter fencing for security and gravel access roads to facilitate maintenance and operations. The full layout of these components is detailed in the Site Plan (**Appendix II Exhibit A-1.1**).

To maintain a low visual profile, the height of the solar arrays and related equipment, excluding the substation and transmission structures, will not exceed 14 feet at their highest tilt, measured from the natural ground level. Informational signage will be installed at all access points and gates, providing safety warnings, emergency contact details, and operator information for public awareness and complaint resolution.

The solar panels will be mounted on pile-driven supports, which minimizes soil disruption during installation. Native vegetation will be encouraged to grow beneath and around the arrays and will be regularly managed to prevent overgrowth. This approach helps preserve soil health and supports the potential for future agricultural use once the Project is decommissioned.

The Project was designed to be compatible with the rural character of the community and ensure that the land can be returned to agricultural activity at the end of the Project's operational life. As an example of agricultural soil conservation and management practices,

RWE will work with local drain tile experts to locate drain tiles prior to construction and support any needed repair. These local experts will also be available to work with neighbors should drain tile issues or complaints arise.

Project plans include the establishment of a robust ground cover of native grasses and pollinator plants to absorb precipitation, provide species habitat, minimize the need for herbicides, and filter stormwater to reduce the potential for erosion and sedimentation. This approach will help to facilitate the long-term health of the soil and provide beneficial habitat to wildlife. The Project is designed to meet the Michigan Pollinator Habitat Planting Scorecard (See **Appendix II Exhibit A-1.1** for a copy) for solar sites. After the Project is decommissioned, the land can return to productive agricultural use. To ensure that funding for decommissioning the Project is never a concern for the community, RWE will fund a bond for the decommissioning costs prior to starting construction. See **Appendix II Exhibit A-13** (Decommissioning & Major Component Recycling Plan) for cost basis, inflation/escalation, salvage, and financial assurance instrument. See also **Appendix I, Exhibit 2**, Direct Testimony of C. Mcknight, pp. 5-6.



Rouget Road Solar Farm

Exhibit A-3: Project Schedule MPSC Requirements

Lenawee County, Michigan

SEPTEMBER 2026

PREPARED FOR

Rouget Road Solar Farm, LLC
353 N Clark St., 30th Floor
Chicago, IL 60654

PREPARED BY

SWCA Environmental Consultants
200 W 22nd St., Suite 220
Lombard, IL 60148

Exhibit A-3 – Project Schedule

A-3(a) The application shall include expert witness testimony and exhibits presenting the following information:

- i. Detailed schedule of planned construction activities including planned construction start date and expected duration of construction.**

The proposed Project’s planned construction activities, once approved, are anticipated to begin in October 2027. The construction of the Project is anticipated to span approximately 1.5 years, with a commercial operation date of June 2029. A detailed breakdown of construction milestones is listed below.

Rouget Road Solar Farm Development and Construction Schedule

Milestone	Date	Status
Queue Position Established	6/22/2023	Complete
Site Control Completed	11/1/2024	Complete
Environmental Studies Complete	Q2 2026	Complete
Technical Studies Complete	Q3 2025	Complete
Interconnection Agreement Executed	Q4 2023	Complete
Discretionary Permits Secured	Q3 2027	Expected
Financing Secured	Q4 2026	Expected
EPC Contract Executed	Q4 2026	Expected
Construction Start	Oct 2027	Expected
Pile Installation	Q1 2028 – Q2 2028	Expected
Electrical Underground	Q1 2028 – Q3 2028	Expected
Tracker Installation	Q1 2028 – Q3 2028	Expected
Module Installation	Q2 2028 – Q4 2028	Expected
Delivery & Installation of Main Power Transformer	Q3 – Q4 2028	Expected
Energization for Interconnection	Q1 2029	Expected
Commissioning and Regulatory Testing	Q1 – Q2 2029	Expected
Commercial Operation Date	June 2029	Expected

The Applicant purchased the project in March of 2021 and began development efforts including outreach to private landowners about the potential for executing long-term land leases for the Project. The wildlife and environmental surveys began in the third quarter of 2023 and were completed in the second quarter of 2026. Cultural surveys began in the second quarter of 2025 and were completed in 2026. The results of all completed studies are incorporated into the Application and discussed in the appropriate Exhibits of this Application.

Interconnection studies for the Project began in 2020 and were completed in the second quarter of 2023. The Interconnection Agreement was executed 4th quarter 2023. **Appendix II Exhibit A-12.**

Development of the Application for the MPSC commenced in the first quarter of 2025 and has been ongoing since then. The Application was submitted to the MPSC in the fourth quarter of 2025 and will be resubmitted to the MPSC in early September 2026. The Applicant anticipates that the Certificate will be

issued in the fourth quarter of 2027. The Applicant anticipates that preparation of the final design, marked by completion of 90% design, will commence in the first quarter of 2027 and be completed during the third quarter of 2027.

Construction of the Facility will likely commence in the fourth quarter of 2027 and be completed by the second quarter of 2029. The Applicant anticipates that the Project will be in service no later than the end of the second quarter of 2029.

A general contractor will be retained by the Applicant prior to the start of construction to manage the equipment and material procurement, as well as all construction permits required prior to groundbreaking. The general contractor will work with the Applicant to finalize the site design and ensure that all applicable permits and approvals have been obtained for the Project before construction commences.

Construction of the Project will begin with mobilization of construction staff and equipment to the site to begin clearing of the Project site, installation of the erosion and sediment control measures, followed by any necessary grading of the ground. The laydown areas will be prepared, followed by construction of the access roads. Project equipment including trackers, modules, cabling, inverters, transformers and all other components will be installed on a carefully planned sequence across the site. As portions of the site are complete, the temporary laydown areas will be restored and stabilized per the vegetation management plan (**Appendix II Exhibit A-1.1**). Electrical equipment will be commissioned in order to allow the Project to be placed in service. Once construction across the entire site is complete, all temporary features like the construction trailer, remaining construction and logistics areas, etc. will be removed and areas restored as necessary.

Delays to the in-service date of the Project could have deleterious effects to the Project and could affect financing, equipment procurement, seasonal construction windows, etc.

ii. Testimony describing each element within the construction schedule.

Gautam Swamynathan has provided expert testimony on behalf of the Applicant that describes the project schedule and each element within the construction schedule. See also **Appendix I, Exhibit 3**, Direct Testimony of G. Swamynathan, at pp. 11-12.

The logo for SWCA (Soil & Water Conservation Agency) is displayed vertically on the left side of the page. It consists of the letters 'S', 'W', 'C', and 'A' in a large, stylized, light blue font, stacked one above the other.

Rouget Road Solar Farm

Exhibit A-4.1: Chief Elected Official MPSC Requirements

Lenawee County, Michigan

SEPTEMBER 2026

PREPARED FOR

Rouget Road Solar Farm, LLC
353 N Clark St.
30th Floor
Chicago, IL 60654

PREPARED BY

SWCA Environmental Consultants
200 W 22nd St.
Suite 220
Lombard, IL 60148

Exhibit A-4.1 – Chief Elected Official

A-4(a) The following local outreach documentation is to be provided:

1. Exhibit A-4.1 – Chief Elected Official Documentation:

i. A copy of applicant's offer to meet with the chief elected official in each ALU.

- The Applicant on February 14, 2025, sent a letter via email and certified mail to David Pixley, Palmyra Township Supervisor offering to meet with the Township to discuss the Project and whether the Township has a Compatible Renewable Energy Ordinance (CREO). The Applicant on March 10, 2025, sent a letter via email and certified mail to James E. Van Doren, Board of Commissioners Chairperson, Lenawee County, offering to meet with the Township to discuss the Project and whether the Township has a Compatible Renewable Energy Ordinance (CREO). Copies of the correspondence is provided in **Appendix II, Exhibit A-4.1**. See also **Appendix I, Exhibit 1**, Direct Testimony of K. Cole, at pp. 9-13.

ii. Documentation of the chief elected official response(s) to the meeting request if provided.

- The Applicant received a response to its letter from David Pixley, Palmyra Township Supervisor on March 7, 2025 stating that Palmyra Township does not have a CREO. On March 17, 2025, the Applicant received a response to its letter from James E. Van Doren, Chair, Lenawee County Board of Commissioners stating that Lenawee County does not have a CREO. Copies of the response letters are provided in **Appendix II, Exhibit A-4.1**.

iii. A summary of all meetings, including meeting dates held between the applicant and the chief elected officials

Palmyra Township

- **Date:** April 14, 2025
Time: 4:00 – 5:00 pm
Location: Palmyra Township Hall, 6490 Palmyra Road, Palmyra Township
Township Attendees: Dave Pixley, Township Supervisor and Christine Whited, Township Clerk
Rouget Road Solar, LLC Attendees: Alannah Woodring, J. Kevin Cole, and Matt Drenning
Topics Discussed:
 - Overview of Project site plan.
 - Proposed community benefits.
 - Presented a template community benefits agreement for review.
 - Insight/Concerns from Dave Pixley:
 - Township well located near the Project at 4000 E Carlton Rd, Adrian MI.
 - Proposed substation location on Meyers Highway should be fine to do a parcel split because of the amount of frontage.

- A future waterline project will intersect with the proposed Project workspace – Dave Pixley was concerned about setbacks to this waterline project because of the proposed Rouget Road Solar Project.

Palmyra Township

From: [John A. Weiss](#)
To: palmyratownshipsupervisor@gmail.com
Cc: palmyratownshipclerk@gmail.com; palmyratownshiptreasurer@gmail.com; stevepap70@gmail.com; 1953ahaz@gmail.com; [Michael Vogt](mailto:Michael.Vogt@dlacasse@stimpsonlaw.com); dlacasse@stimpsonlaw.com
Subject: Offer to Meet Concerning Proposed Solar Energy Facility
Date: Friday, February 14, 2025 4:36:46 PM
Attachments: [Palmyra Township - Offer to Meet with CEO.pdf](#)

Dear Supervisor Pixley,

Attached to this email please find an electronic copy of an offer to meet sent on behalf of Rouget Road Solar Farm, LLC concerning a proposed solar energy facility consistent with Public Act 233 of 2023 and the Michigan Public Service Commission's Application Filing Instructions and Procedures. A physical copy is being sent by certified mail. Thank you for your time and attention to this letter.

Respectfully,

John Weiss

David Pixley
Township Supervisor
Palmyra Township
6490 Palmyra Road
Palmyra, MI 49268
palmyratownshipsupervisor@gmail.com

February 14, 2025

VIA CERTIFIED U.S. MAIL & E-MAIL

Re: Offer to Meet Concerning Proposed Solar Energy Facility Project in Palmyra Township

Dear Supervisor Pixley:

Rouget Road Solar Farm, LLC is planning to develop, construct, own, and operate an approximate 175 MW Solar Energy Facility in Palmyra Township.

We would be pleased to meet with you either virtually or in person to discuss the site plan for the proposed project. Please let us know at your earliest convenience, but in no case later than 30 days after receipt of this letter, whether Palmyra Township has adopted a compatible renewable energy ordinance ("CREO") consistent with Public Act 233 of 2023. If we do not hear from you within 30 days of your receipt of this letter, or if you inform us that your jurisdiction does not have a CREO, we intend to file an application directly with the Michigan Public Service Commission seeking approval for the project.

We look forward to hearing from you. Please do not hesitate to reach out to Kevin Cole (JKevin.Cole@rwe.com) with any questions concerning our proposed project and this letter.

Sincerely,

Rouget Road Solar Farm, LLC

CC: Mark Crane, Matt Koester, Steve Papenhagen, and Chris Whited

From: palmyratownshipsupervisor@gmail.com
To: [Cole, J Kevin](#)
Cc: [Christine Whited](#)
Subject: [EXT] CREO
Date: Friday, March 7, 2025 3:37:58 PM

[EXTERNAL SENDER **]:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. **If anything appears suspicious, report it.** Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

[EXTERNER ABSENDER **]:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. **Wenn Ihnen etwas verdächtig vorkommt, melden Sie es.** Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Kevin,

In reviewing the requirements of PA 233 and discussions with the Township Attorney Dave Lacasse regarding solar energy systems under PA 233, there are (4) four points in the Palmyra Township Zoning Ordinance, Article VIII, Section 8.13, that do not meet the requirements of a Compatible renewable Energy Ordinance (CREO). Therefore, Palmyra Township does not have a CREO.

Please send me your contact info.

Thanks

David H. Pixley Sr.

Palmyra Township Supervisor

Lenawee County

From: [Jennifer M. Grix](#) on behalf of [Michael Vogt](#)
To: comm.vandoren@lenawee.mi.us
Cc: [Michael Vogt](#); [Kaitlyn M. Elias](#); [Jennifer M. Grix](#)
Subject: Rouget Road - Lenawee County - Offer to Meet with CEO
Date: Monday, March 10, 2025 5:15:17 PM
Attachments: [Rouget Road - Lenawee County - Offer to Meet with CEO.pdf](#)

Good Evening, Mr. Van Doren:

Please see the attached correspondence with regard to the above matter.

Thank you.

Attn: James E. Van Doren
Board of Commissioners Chairperson
Lenawee County
301 N. Main Street
Adrian, MI 49221
comm.vandoren@lenawee.mi.us

March 10, 2025

VIA CERTIFIED U.S. MAIL & E-MAIL

Re: Offer to Meet Concerning Proposed Solar Energy Facility Project in
Palmyra Township, Lenawee County

Dear Chairperson Van Doren:

Rouget Road Solar Farm, LLC is planning to develop, construct, own, and operate an approximately 175 MW Solar Energy Facility in Palmyra Township, Lenawee County.

We would be pleased to meet with you either virtually or in person to discuss the site plan for the proposed project. Please let us know at your earliest convenience, but in no case later than 30 days after receipt of this letter, whether Lenawee County has adopted a compatible renewable energy ordinance ("CREO") consistent with Public Act 233 of 2023 ("PA 233"). If we do not hear from you within 30 days of your receipt of this letter, or if you inform us that your jurisdiction does not have a CREO, we intend to schedule a public meeting in accordance with PA 233 and then file an application directly with the Michigan Public Service Commission ("MPSC") seeking approval for the project.

It is our understanding that Lenawee County does not exercise zoning jurisdiction over Palmyra Township and therefore is not a qualifying "Affected Local Unit" under the MPSC's October 10, 2024 Order ("MPSC Order") implementing the process for siting projects under PA 233. However, in light of the pending legal challenge to the MPSC Order with respect to the definition of "Affected Local Unit" (Court of Appeals Docket No. 373259), Rouget Road Solar Farm, LLC is providing this offer to meet while reserving all legal rights in the event that the MPSC Order is upheld and Lenawee County is confirmed not to be an "Affected Local Unit".

We look forward to hearing from you. Please do not hesitate to reach out to Kevin Cole at JKevin.Cole@rwe.com with any questions concerning our proposed project and this letter.

Sincerely,

Rouget Road Solar Farm, LLC

CC: Lenawee County Board of Commissioners

LENAWEE COUNTY BOARD OF COMMISSIONERS
301 N. Main St. Courthouse ~ Adrian, MI 49221

CHAIR
James Van Doren

(517) 264-4508

www.lenawee.mi.us



VICE-CHAIR
Dustin Krasny

David Aungst
Beth Blanco
Terry Collins
James Daly
Kevon Martis
David Stimpson
Ralph Tillotson

March 17, 2025

REGULAR MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED TO:

Mr. Kevin Cole
RWE Clean Energy, LLC
100 Summit Lake Drive, Suite 210
Valhalla, NY 10595

Re: Rouget Road Solar Farm, LLC
175 MW Solar Energy Project
Palmyra Township, Lenawee County, MI

Mr. Cole:

This is to acknowledge your letter dated March 10, 2025 which was received by this office on March 12, 2025.

Lenawee County government has not adopted a Compatible Renewable Energy Ordinance (CREO) consistent with Public Act 233 of 2023 (PA 233). Palmyra Township may or may not have its own CREO, however, that is not known to this office. In addition, we do not exercise zoning jurisdiction over said township. Please also note that under the Michigan Zoning Enabling Act Public Act 110 of 2006, the zoning jurisdiction of a county does not include areas subject to a township zoning ordinance. See MCL 125.3102(x); MCL 125.3209. It is therefore impossible for Lenawee County to have an applicable CREO if Palmyra Township has enacted a CREO. Pursuant to the October 10, 2024 guidance issued by the Michigan Public Service Commission, Section 223(3) of Act 233 has been interpreted to require "only ALU's with zoning jurisdiction [to] be required to have a CREO to require applicants to use the local sitting process." Lenawee County is therefore not clear why your March 10, 2025 correspondence was directed to Lenawee County.

March 17th, 2025
Mr. Kevin Cole
RWE Clean Energy, LLC

However, hearing that RWE Clean Energy/Rouget Road Solar Farm is considering a solar project within Lenawee County is of interest as Lenawee County has a municipal airport and is responsible for making sure the air space surrounding the airport is free and clear of any obstructions that could cause a danger to aircraft or anyone on the airport property.

I am not aware of the details of the proposed project; nor am I familiar with its potential impact on the Lenawee County Airport. In the case of a solar project, the concern is not whether the project physically penetrates into the airspace causing an obstruction but rather, does the glint and glare from the solar panels create an ocular impact causing a danger.

As you are probably aware, projects within the vicinity of an airport are required to comply with Part 77 of Title 14 of the Code of Federal Regulations to determine if any safety or navigational problems are present. In 2021, the FAA adopted a policy that applies to proposed solar energy systems at federally obligated towered airports, which would appear to apply to our airport. However, without the ability to review the site plan, we cannot determine if compliance with FAA requirements is needed at the present time.

Therefore, I am interested in understanding more about this project and to find out if you have performed any type of ocular analysis to determine if this project will have any type of hazardous impact on the Lenawee County Airport.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Van Doren', with a stylized flourish at the end.

James E. Van Doren
Chair, Lenawee County Board of Commissioners

cc: Lenawee County Board of Commissioners

Palmyra Township Meeting Notes

Date: April 14th, 2025

Time: 4:00 – 5:00 PM EST

Location: Palmyra Township Hall, 6490 Palmyra Road, Palmyra Township

Township Attendees: Dave Pixley, Township Supervisor and Christine Whited, Township Clerk

Rouget Road Solar, LLC Attendees: Alannah Woodring, J. Kevin Cole, and Matt Drenning

Topics Discussed:

- Overview of Project site plan.
- Proposed community benefits.
- Insight/Concerns from Dave Pixley:
 - Township well located nearby to the project at 4000 E Carlton Rd, Adrian MI.
 - Proposed substation location on Meyers Highway should be fine to do a parcel split because of the amount of frontage.
 - A future waterline project will intersect with the proposed Project workspace – Dave Pixley was concerned about setbacks to this waterline project because of the proposed Rouget Road Solar Project.

Follow-up actions:

- None

Rouget Road Solar Farm

Exhibit A-4.2: Community Outreach and Education Efforts
MPSC Requirements

Lenawee County, Michigan

September 2026

PREPARED FOR

Rouget Road Solar Farm, LLC
353 N Clark St.
30th Floor
Chicago, IL 60654

PREPARED BY

SWCA Environmental Consultants
200 W 22nd St.
Suite 220
Lombard, IL 60148

Exhibit A-4.2 – Summary of Community Outreach and Education Efforts

- 1. Exhibit A-4.2 – Summary of Community Outreach and Education Efforts Provide a summary including a copy of all presentation or education materials, number of attendees for any public meetings or meetings with elected officials, meeting length, number of commenters and topics discussed during the meetings.**

Over the course of development, Project representatives have met with many landowners and residents to discuss the Project. Representatives for the Applicant have held meetings with local stakeholders and the general public to provide information regarding the Project.

- i. Outreach conducted to locally impacted community groups, environmental organizations, and labor union representatives. Include, at a minimum, the date and time the outreach took place, who participated in the consultation, and summary of findings.**

Below is a summary of community outreach initiated by Rouget Road Solar, LLC, through its Application Representative, including the date, time, location, attendees, and summary of the outreach. Copies of the Palmyra Township meetings can be found in **Appendix II Exhibit A-4.2**.

The Project has been under development since mid-2017. Over the course of development, Project representatives have met with many landowners and residents to discuss the Project. Representatives for the Applicant have held meetings with local stakeholders and the public to provide information regarding the Project. The Applicant held a public meeting on August 25, 2025, in Blissfield, Michigan, during which they gave a presentation to meeting attendees. The meeting took place at the American Legion #325 from 5:30 to 7:30 PM. Fifty-six people attended the meeting which had six speakers. During this meeting, the Applicant provided generalized examples of visual screening projects similar to the Rouget Road Solar Farm Project. Following the meeting eight comment cards were filled out by attendees. A copy of presentation materials and examples of visual screenings can be found in Attachment 1. See also, **Appendix I, Exhibit 1**, Direct Testimony of K. Cole, at pp. 10-11.

No less than seven days prior to commencing construction, the Applicant will mail a copy of the Project's Complaint Resolution Plan to all affected property owners and tenants via first class mail to notify them of the start of construction and then again before the start of operations to outline several avenues for registering complaints about the Project during both the construction and operational phase. A copy of the Complaint Resolution Plan and the notification letter can be found in Exhibit A-1.16 and Exhibit A-4, respectively. While the final contact details will be determined and finalized closer to the start of construction, the Applicant will establish a 24-hour, seven day a week telephone number to report emergency and complaint notices. The Applicant will also provide instructions for filing online complaints or providing written complaints. The Complaint Resolution Plan will also outline the process that the Applicant will use for logging the complaints, investigating the complaint, and remediating the complaint, if possible.

Below is a summary of public meetings held, and community outreach initiated by the Applicant, including their date, time, location, meeting length, number of commenters, topics discussed, attendees, and a summary of findings. More detailed summaries of these meetings and copies of the public meeting presentation materials as well as letters of support can be found in **Appendix II, Exhibit A-4.2**.

Table 1. Summary of local community outreach.

Date	Time	Location	Attendees	Number of Commenters	Summary of Findings / Topics Discussed
7/22/2024	5:30-6:30 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Dave Pixley, Chris Whited, Applicant Representative	N/A	Discussed: solar project, EGLE grant, MTA released sample CREO, Dave LaCasse new town attorney. It was suggested that Team should be at September meetings.
9/10/2024	3:00-4:00 PM	8411 US-223, Blissfield, MI	Steve Papenhagen, Applicant Representative	N/A	Met to discuss the plan and updates since the last conversation with him.
11/21/2024	6:00-8:00 PM	Legacy Golf Course, Ottawa Lake, MI	14 Participating Landowners, Applicant	N/A	Rouget Road Landowner Dinner Private dinner to inform participating landowners of project updates and timelines with the township.
12/10/2024	7:00-10:00 PM	Palmyra Township Hall	Paul Wohlfarth, Applicant Representative	N/A	Applicant representative met with Paul at the Board meeting to discuss support for workable ordinances and farmers' perspectives in the area.
12/10/2024	7:00-10:00 PM	Palmyra Township Hall	Lee Andre, Applicant Representative	N/A	The applicant representative met with Lee at the Board meeting and discussed existing local solar projects and township benefits for local permitting.
1/31/2025	4:00 PM	Email	Participating landowners, Applicant Representative	N/A	Applicant representative emailed and called landowners to ask them to attend 2/11/25 Board meeting in support of the project and a workable ordinance.

2/4/2025	3:00-3:30 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Dave Pixley, Chris Whited, Applicant Representative	N/A	Met with Supervisor Pixley and Whited to discuss ordinance changes and path forward.
2/5/2025	11:00 AM	Email	Applicant Representative, Deb Comstock, Jane Allen (landowners)	N/A	Applicant representative corresponded with Jane and Deb to provide further info about next week's Board meeting and supportive comments.
2/5/2025	3:00-3:30 PM	Phone	Applicant Representative, Tom Creque (landowner)	N/A	Discussed gathering signatures for a landowner support letter to support our efforts with the Palmyra Township Board.
2/7/2025	2:00-2:15 PM	Phone	Peter Sinclair, Applicant Representative	N/A	Applicant Representative asked Peter Sinclair if he would attend and/or send supporters to the Board meeting on 2/11.
2/10/2025	10:00 AM	Email	Matt Allen (participating landowner), Applicant Representative	N/A	Applicant Representative provided Matt Allen with requested talking points to use during phone calls with Palmyra Township Supervisors to encourage them to support a workable local ordinance.
2/10/2025	1:00-1:15 PM	Phone	Tom Creque and Eileen Creque (participating landowners), Applicant Representative	N/A	Applicant Representative called landowners Tom and Eileen to see if they would attend 2/11/25 Board meeting and provided talking points for the meeting. Encouraged Tom to review support letter and gather signatures.
2/11/2025	2:00 PM	Text	Lee Andre (supporter), Applicant Representative	N/A	Applicant Representative asked Lee Andre to attend tonight's meeting in support.

2/11/2025	1:30-2:00 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Steve Papenhagen, Applicant Representative	N/A	Met with Papenhagen to discuss solar district overlay in relationship to proposed Project Area and Township Board meeting regarding the overlay district.
2/13/2025	11:00 AM	Email	Multiple Supporters and Landowners, Applicant Representative	N/A	Applicant Representative emailed supporters and landowners and requested their attendance at the 2/18/25 Palmyra Township Board meeting.
2/14/2025	12:00-12:15 PM	Phone/Email	Multiple Supporters and Landowners, Applicant Representative	N/A	Applicant Representative emailed supporters and landowners and requested their attendance at the 2/18/25 Palmyra Township Board meeting.
2/17/2025	10:00-10:15 AM	Phone/Email	Multiple Supporters and Landowners, Applicant Representative	N/A	Applicant Representative provided follow-up emails to supporters and landowners and requested their attendance at the 2/18/25 Palmyra Township Board meeting.
2/18/2025	3:00-4:00 PM	6491 Palmyra Road, Palmyra, MI (Township Hall)	Dave Pixley, Applicant Representative	N/A	Met with Supervisor Pixley to go over the goals of the meeting that night and see if he needed further information.
7/27/2025	10:30 PM	Email	Lee Andre of the Lenawee Conservation District (LCD), Applicant	N/A	Email conversation with the LCD, a local environmental group, discussing how they can help with pollinator establishment, soil management, calculations to predict toxic algal bloom risk, and farmland preservation. The LCD also requested confirmation on energy calculations for solar.

2/19/2026	10:02 AM	Email	Applicant, Kelly Mohr, Local Resident	N/A	Email conversation in which Applicant confirms a local resident's preferences for communication via email or phone and answers questions related to project design set-backs from the project area.
4/4/2026	3:35 PM	Email	Applicant, Casey Henney, Local Resident	N/A	Email conversation in which Applicant responds to local resident's request to know who the electrical contractor is for the project.
8/14/2026	10:42 AM	Email	Applicant, Judith Benkert, Dominican Sister of Adrian	N/A	Email conversation in which Applicant provides answers to questions about solar panel lifespan, panel reuse and replacement, and recycling.

Table 2. Palmyra Township Public meetings attended by Rouget Road Solar, LLC.

Date	Time	Location	Attendees	Number of Commenters	Summary of Findings / Topics Discussed
8/14/24	7:00-8:57 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Planning Commission, Applicant and Applicant Representatives, 16 audience members	3	Township Planning Commission Special Meeting Informative conversation with opposed folks, Applicant discussed proposed project. An Overlay district was proposed with an area of ~700 acres. The proposed overlay district was approximately 25% of the project footprint and would only include

					approximately 400 buildable acres.
9/5/24	7:00-9:45 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Planning Commission, Applicant Representative, 9 audience members	3	Township Planning Commission Meeting Discussed the CREO process and PA 233 pros and cons. Pixley noted that if PC sent the board a workable ordinance they would pass it. Applicant/Representative provided drafts of U&M FAQ and CREO and MTA CREO.
9/10/24	7:00-8:57 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Board of Supervisors, Applicant Representative, 11 audience members	11	Township Board Meeting Commissioner John Turpening wanting to create an overlay and a CREO for the Project only.
9/17/24	7:00-9:26 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Planning Commission, Applicant Representative, 7 audience members	2	Township Planning Commission (PC) Meeting The overlay district was discussed in the PC meeting yesterday. It appears that the PC will recommend a CREO with an overlay to the township board and not a workable ordinance.
10/15/24	8:00-9:40 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Planning Commission, Applicant Representative, 9 audience members	0	Township Planning Commission Meeting to review their overall district and to discuss how that plan isn't compatible.
10/22/24	7:00-7:38 PM	6490 Palmyra Road, Palmyra, MI	Planning Commission, Applicant Representative,	0	Township Planning Commission Special Meeting Commissioner John Turpening made a motion

		(Township Hall)	7 audience members		to put forward for approval 3 CREOs from Foster Swift with smaller overlays (700 acres for solar). A public hearing is set for 11/20/24.
11/12/24	7:00-9:34 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Board of Supervisors, Applicant Representative, 17 audience members	1	Township Board Meeting Public comment: Opposition member Morgan Powell made comment about supporting ordinance already passed and for stricter ordinances to protect agricultural land.
11/20/24	7:00-8:30 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Planning Commission, Applicant Representative	16	Township Planning Commission Special Meeting 12 Opposition comments made against solar, Planning Commission passed 3 CREOs for Wind, Solar, and BESS unanimously without changes.
12/10/24	7:00-10:00 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Board of Supervisors, Applicant Representative, 30 audience members	10	Township Board Meeting with many positive voices for a reasonable and compatible solar ordinance.
2/11/25	7:00-10:25 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Board of Supervisors, Applicant Representative, 20 audience members	6	Township Board Meeting included a discussion of solar ordinance, even though not on the agenda. Observed opposition and supporter in public comments. Following discussion there was an establishment of special meetings.

2/18/25	6:00-9:06 PM	6491 Palmyra Road, Palmyra, MI (Township Hall)	Board of Supervisors, Applicant Representative, 45 audience members	29 commenters, 7 letters	Township Board Special Meeting Attended meeting to observe specific discussion of solar ordinance and vote on it, Applicant representatives turned out multiple landowners and supporters to this meeting to share their support of the project and a workable ordinance. The restrictive ordinance was passed in a 3-2 vote.
8/05/2025	7:00-8:21 PM	6490 Palmyra Road, Palmyra, MI (Township Hall)	Board of Supervisors, Applicant Representative, 47 audience members	20	Township Board Special Meeting Attended meeting to discuss letter from Applicant Representative addressed to the Board to consider revocation of determination that Palmyra Township has not adopted a CREO.

Additionally, Rouget Road Solar Farm, LLC, sponsored the 2025 Lenawee County Fair and attended the small animal auction where they put \$100 adders (additional prize money) for animals belonging to local children from around the Project area. This is the first year Rouget Road Solar Farm, LLC has sponsored the Lenawee County Fair, but they have donated to the Fair for the last two years.

Refer to the Summary of Community Outreach and Education Efforts in **Appendix II Exhibit A-4.2** that includes a detailed summary of the public meeting and copies of materials displayed.

Palmyra Township: public meeting summary:

- Date: August 25, 2025
- Location: American Legion Post #325, 451 High Street, Blissfield, MI 49228
- Number of Attendees: 56
- Meeting Length: 5:30 – 7:30 pm
- Number of Speakers: 6
- Number of Comment Cards: 8
- Topics Discussed: Rouget Road Solar Farm presentation of the Project, Public Comments, and Applicant Response to Questions. Refer to **Appendix II Exhibit A-4.2** for details of the public meeting transcription, comment cards, and presentation materials.

The Applicant held a second public meeting on August 28, 2026:

- Date: August 26, 2026
- Location: Life's Little Moments Even Center, 6370 Palmyra Rd., Palmyra, MI 49228
- Number of Attendees: 18
- Meeting Length: 5:30 – 7:30 pm
- Number of Speakers: 9
- Number of Comment Cards: 1
- Topics Discussed: Rouget Road Solar Farm presentation of the Project, Public Comments, and Applicant Response to Questions. Refer to **Appendix II Exhibit A-4.2** for details of the public meeting transcription, comment cards, and presentation materials.

For more information, see also **Appendix I, Exhibit 1**, Direct Testimony of K. Cole, at pp. 10-12.

Questions Received Via Email

From: rougetroadsolar
To: [Kelly Mohr](mailto:Kelly.Mohr)
Subject: RE: [EXT] Homes on Humphrey Hwy - No 300 ft Set-back
Date: Thursday, February 19, 2026 10:02:05 AM

Hi Kelly,

Thank you for your patience. I apologize for the delayed response. I had replied immediately after our last exchange, but it appears there was an issue with the email service. That issue has now been resolved, and email will be the best way to communicate moving forward. You can expect prompt responses going forward.

I want to clarify that the solar panels along Humphrey Hwy will be set back significantly farther than 50 feet. We are continuing to evaluate layout details to ensure appropriate buffering and compatibility with the surrounding residential area.

I also want to formally acknowledge your concerns regarding the setback distance and the potential impact on homes along Humphrey Hwy. Your feedback has been documented as part of our ongoing review and community input process.

We will respect your request for no in-person visits and will continue communication via email or phone.

Best,
Kevin

J. Kevin Cole
Development Manager

RWE Clean Energy
Mobile : 517-745-7546
353 N Clark St, 30th Floor, Chicago, IL 60654
Jkevin.cole@rwe.com

From: Kelly Mohr <kellyfmohr@gmail.com>
Sent: Friday, September 5, 2025 10:32 AM
To: rougetroadsolar <rougetroadsolar@rwe.com>
Subject: [EXT] Homes on Humphrey Hwy - No 300 ft Set-back

[EXTERNAL SENDER **]:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. **If anything appears suspicious, report it.** Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

[EXTERNER ABSENDER **]:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. **Wenn Ihnen etwas verdächtig vorkommt, melden Sie es.**

Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Hello:

We spoke on the phone recently and I noted that I am not in favor of the solar plant project that is slated for this area for many legitimate reasons.

I also wanted it to be documented that I want to know why the homes on Humphrey Hwy are not afforded the same 300 ft set-back as in other areas. Our homes are close to the road and a 50' set-back will not be sufficient should this project be approved. This is a residential street and this project will negatively affect us.

I do not want any visits to my home, but an email or phone reply would be appreciated.

Thank you

Kelly Mohr

419.343.1790

From: rougetroadsolar
To: [Kelly Mohr](mailto:Kelly.Mohr)
Subject: RE: [EXT] Homes on Humphrey Hwy - No 300 ft Set-back
Date: Thursday, February 19, 2026 10:02:05 AM

Hi Kelly,

Thank you for your patience. I apologize for the delayed response. I had replied immediately after our last exchange, but it appears there was an issue with the email service. That issue has now been resolved, and email will be the best way to communicate moving forward. You can expect prompt responses going forward.

I want to clarify that the solar panels along Humphrey Hwy will be set back significantly farther than 50 feet. We are continuing to evaluate layout details to ensure appropriate buffering and compatibility with the surrounding residential area.

I also want to formally acknowledge your concerns regarding the setback distance and the potential impact on homes along Humphrey Hwy. Your feedback has been documented as part of our ongoing review and community input process.

We will respect your request for no in-person visits and will continue communication via email or phone.

Best,
Kevin

J. Kevin Cole
Development Manager

RWE Clean Energy
Mobile : 517-745-7546
353 N Clark St, 30th Floor, Chicago, IL 60654
Jkevin.cole@rwe.com

From: Kelly Mohr <kellyfmohr@gmail.com>
Sent: Friday, September 5, 2025 10:32 AM
To: rougetroadsolar <rougetroadsolar@rwe.com>
Subject: [EXT] Homes on Humphrey Hwy - No 300 ft Set-back

[EXTERNAL SENDER **]:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. **If anything appears suspicious, report it.** Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

[EXTERNER ABSENDER **]:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. **Wenn Ihnen etwas verdächtig vorkommt, melden Sie es.**

Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Hello:

We spoke on the phone recently and I noted that I am not in favor of the solar plant project that is slated for this area for many legitimate reasons.

I also wanted it to be documented that I want to know why the homes on Humphrey Hwy are not afforded the same 300 ft set-back as in other areas. Our homes are close to the road and a 50' set-back will not be sufficient should this project be approved. This is a residential street and this project will negatively affect us.

I do not want any visits to my home, but an email or phone reply would be appreciated.

Thank you

Kelly Mohr

419.343.1790

From: [rougetroadsolar](#)
To: [RWE in America](#); [rougetroadsolar](#)
Subject: RE: Rouget Road Solar Farm | Contact form
Date: Saturday, April 4, 2026 3:35:49 PM

Hi Casey,

Electrical contractors will not be selected until closer to start of construction.

Best,
Kevin

J. Kevin Cole
Development Manager

RWE Clean Energy
Mobile : 517-745-7546
353 N Clark St, 30th Floor, Chicago, IL 60654
Jkevin.cole@rwe.com

From: RWE in America <noreply@rwe.com>
Sent: Thursday, April 2, 2026 6:08 PM
To: rougetroadsolar <rougetroadsolar@rwe.com>
Subject: Rouget Road Solar Farm | Contact form

Hello,

the following enquiry has been received via the form on <https://americas.rwe.com/our-energy/solar-energy/solar-projects-and-locations/rouget-road-solar-farm/>:

Enquiry:

Subject *: Question

Message *: I would like to know who the electrical contractors are on this project!

Sent by:

Name *: Casey

Last name *: Henney

Company:

Would like to be contacted by *: Phone

Email address: henneybros200@gmail.com

Phone: 2698041086

Street:

City:

State:

Fields marked with * are mandatory fields. Fields that are not filled in the form are left blank in this e-mail.

From: RWE in America <noreply@rwe.com>
Sent: Wednesday, August 12, 2026 6:43 AM
To: rougetroadsolar <rougetroadsolar@rwe.com>
Subject: Rouget Road Solar Farm | Contact form

Hello,

the following enquiry has been received via the form on <https://americas.rwe.com/our-energy/solar-energy/solar-projects-and-locations/rouget-road-solar-farm/>:

Enquiry:

Subject *: Sustainability

Message *: I support every mode of proudicing power for our use. The lifespan is rather short. How will the planned project re use or replace the solar panels to give a longer lif without proudicing monumental waste?

Sent by:

Name *: Judith

Last name *: Benkert

Company: Dominican Sister of Adrian

Would like to be contacted by *: Email

Email address: jbenkert@adriandominicans.org

Phone:

Street: 1210 E Siena Heights Dr,

City: 49221 Adrian

State: Michigan (MI)

Fields marked with * are mandatory fields. Fields that are not filled in the form are left blank in this e-mail.

From: rougetroadsolar <rougetroadsolar@rwe.com>
Sent: Friday, August 14, 2026 10:42 AM
To: jbenkert@adriandominicans.org
Cc: Carol Mcknight; Aleyda Galan
Subject: RE: Rouget Road Solar Farm | Contact form

Hi Judith,

Thank you for your thoughtful question.

It's understandable to ask what happens to solar panels at the end of their useful life. Fortunately, today's solar panels are built to last much longer than many people realize. Most utility-scale panels have an expected service life of about 35 years and continue generating power throughout that period.

As the industry has grown, so has the focus on responsible end-of-life management. We are actively engaged with solar recycling providers, and new recycling facilities and technologies continue to come online each year. By the time panels from today's projects reach retirement age decades from now, the recycling industry is expected to be even more developed than it is today.

In addition, solar panels are composed largely of recyclable materials such as glass, aluminum, steel, and silicon-based components. These materials can be recovered and returned to productive use rather than being disposed of as waste.

As a clean energy company, environmental stewardship is a core value. We are committed to responsible planning not only during project development and operation, but also through eventual decommissioning and material recycling. We believe that considering the full lifecycle of a project is essential to building a sustainable energy future.

Thank you again for your question.

Best,
Kevin

J. Kevin Cole
Sr. Development Manager

RWE Americas
Mobile : 517-745-7546
353 N Clark St, 30th Floor, Chicago, IL 60654
[Jkevin.cole@rwe.com](mailto:jkevin.cole@rwe.com)

Palmyra Township Public Meeting Minutes

Palmyra Township
Planning Commission Meeting
August 14, 2024

The meeting was called to order at 7 pm and the Pledge of Allegiance was led by Chairperson, Ryan Mapstone.

Present: Ryan Mapstone, Carmen Loar, Vivian Pell, Mark Crane, Rich Beauleaux, John Turpening

Absent: None

Audience in attendance: 16

Motion by Ryan Mapstone to approve agenda as presented, carried by Carmen Loar. Motion carried.

Motion by Mark Crane to approve July 2, 2024 Special Meeting minutes as written, carried John Turpening. Motion Carried.

Written Comments

- Letter from Attorney David Lacasse regarding proposed CREO and guidance on amendments to the current zoning ordinance. Lacasse did not recommend passing the proposed CREO as he believes changes to the current zoning ordinance would make current ordinance compliant with PA 233. Area to change included eliminating the 30% lot coverage and updating noise and setback requirements to be compliant with PA 233.

Public Comments

- Jeff Ehlert requesting information regarding township lawyer
- David Lacasse explained PA 233 takes effect in November 2024. PA 223 “preempts local control of the siting of large solar energy facilities that can generate at least 50 megawatts of electricity or large wind energy facilities that can generate at least 100 megawatts.” Lacasse explained current information is vague and future guidance for townships is expected in September. All solar energy facilities must be approved by the township currently. After November 2024, facilities that can generate 50 megawatts or above now must be allowed. Solar energy companies can work through a township if there is a workable ordinance or CREO, or they can go through MPSC for approval. Lacasse explained having a working ordinance or CREO in

place costs the developers less time and money. Anything smaller than 50 megawatts still has to go through a township for approval.

- Matt Drennan from ESA solar states ESA would like to work with the Township for a future project. Would like to include Townships input with future site plans. Financial benefit for the township includes \$2,000-5000 per megawatt installed in Township. States there are other financial benefits to the township.

Old Business

- None

New Business

Compatible Renewable Energy Ordinance

- A proposed CREO was presented to the Commission. Document created by Foster Swift provides an updated document that complies with future PA 233. This document creates an overlay district that provides an area within the township to allow for solar energy development. A map was provided to members to show the proposed area within the township.
- Guidance from Lacasse on creating an overlay district and the purpose.
- Planning commissioner member John Turpening explained Palmyra voters have already spoken on the issue and stated they did not want solar within the township. Explained he was interested in maintaining the integrating of that vote.
- Matt Drennan from ESA solar advised Planning Commission of a future project in progress at this time. States he is willing to meet with individual members of the Planning Commission to show boundaries and discuss extent of project. States current project has been created within the township. 1920 acres have already been reserved for project within the agriculture district. States he is unable to publicly disclose boundaries of project at this time.
- Any proposed project over 50 megawatts must start with Township approval. If not approved, companies are allowed to go to the State and seek approval without Township input. Lacasse states that per PA 233, denial of 50 megawatt or larger projects can only occur if there is an incomplete application from solar energy companies.
- Kevin Cole RWE states he is currently working with ESA solar on a project. States project will take place with or without Township approval. States his company would prefer to work with the township for approval.

- Multiple farmers spoke regarding the financial benefits of allowing solar in the agricultural district
- Multiple members expressed concern regarding projects and discussed concerns of Township being required to allow multiple projects 50 megawatts or greater. Multiple members concerned with maintaining interest of voters.
- Vivian Pell clarified land conditions following battery storage facilities. Matt from ESA stated there was not a clear answer if the land could be farmed again following removal of a battery storage facility. States there should not be contamination of the land from facility, but states there could be difficulty removing concrete that is required to be placed.
- Discussion regarding further input from Foster Swift on adoption of CREO document. Future meeting to be scheduled with attorney to obtain guidance on his recommendations. Discussion to include the benefits of adopting a CREO vs. updating current zoning ordinance. Discussion of overlay district and recommended areas within the township that would allow for solar development.
- CREO to be discussed further with guidance from State and Michigan Township Association in September

Amendment to Article II- Definitions and Article IV- Zoning District Regulations, Section 4.2.3, part B.: Addition of Venue/Rental Hall Facilities

- Brian Wilcox came to the Planning Commission and states he is interested in purchasing a church within the Township and creating a Banquet/Rental Hall. Current ordinance does not have definitions of this. Wilcox addressed his plans to create a rental hall and addressed concerns for parking. All alcohol sales to meet state requirements.

Motion to add Rental Hall to Article II definitions and Amend Article IV Zoning District Regulation Section 4.2.3, Part B to include Banquet/Rental Hall by John Turpening. Support By Rich Beauleaux. Motion Carried @ 8:54 pm

Next meeting: September 5th, 2024.

Motion to adjourn meeting at 8:57 by Carmen Loar. Supported by John Turpening. Motion carried.

These minutes were recorded by Carmen Loar.

Palmyra Township
Planning Commission Meeting
September 5, 2024

The meeting was called to order at 7:00 pm and the Pledge of Allegiance was led by Chairperson, Ryan Mapstone.

Present: Ryan Mapstone, Vivian Pell, Rich Beauleaux, John Turpening

Absent: Carmen Loar, Mark Crane

Audience in attendance: 9

Motion by John Turpening to approve agenda as amended, supported by Rich Beauleaux. Add Public Comment before the opening of the Public Hearing and during the Public Hearing. Motion Carried.

Motion by Rich Beauleaux to approve the August 14, 2024 Special Meeting minutes as written, supported Vivian Pell. Motion Carried.

Written Comments: None

Public Comments

- Lee Andre, resident of Adrian Township, stated that Adrian and Raisin Townships have large solar arrays built by the same company. He pointed out that above ground wires prohibit driving through to maintain the array and makes land use difficult. Lee Andre also stated that he gave Senator Joe Bellino and others a tour of the arrays.
- Dave Pixley made a statement about a letter to the editor in the Blissfield Advance. He stated that the writer of the letter accused Dave of withholding information from the Township Board, as well as not properly submitting paperwork for running as the 7th District County Commissioner. Dave also stated that the individual who submitted the letter claimed that he knew Dave very well, but Dave said that he had only met his accuser three or four times.

Unfinished Business

- **Public Hearing:** Motion by John Turpening, supported by Rich Beauleaux to open the Public Hearing at 8:08 pm.

Public Hearing Comments:

- Dave Pixley stated that an individual is in the process of purchasing the church property to be used as a rental hall. He also stated that the church property would be changed to a taxable property.
- Craig Dunham said that the church property is on Michigan's historical property list.
- Brian Wilcox, the buyer of the property, stated that he intends to keep the property on the Michigan historical list.

Motion by John Turpening to close the public hearing, supported by Rich Beauleaux at 8:12 pm.

Text Amendments to Zoning Ordinance: Motion John Turpening, supported by Rich Beauleaux to approve the text amendments of Article II – Definitions, Section 2.53, addition of *Banquet/Rental Hall: A room or facility available for rent on a daily or short-term basis, not to exceed 48 hours, to accommodate meetings, conferences, receptions, business, and social gatherings. Such a facility shall be operated in strict compliance with all laws and administrative rules promulgated by Federal, State or Local authorities that may be applicable to any such gathering or function to be conducted on the premises.*

And to approve the text amendments of Article IV – Zoning District Regulations, Section 4.2.3 (B) – Special Approval Uses, adding *Banquet/Rental Hall*.

In addition, the approved text amends will be sent to Lenawee County Planning Commission for review, and then sent to the Township Board for consideration.

Roll call vote: Ryan Mapstone, Vivian Pell, Rich Beauleaux, John Turpening – All yes

Compatible Renewable Energy Ordinance (CREO) Public Comment: John Turpening stated that during the August 14, 2024, PC Special Meeting, attorney Dave Lacasse attended the meeting and provided information and a letter concerning the CREOs.

Attorney Mike Voght, who represents ESA and is also the chair for the Michigan State Bar Land Use Facility, stated that an overlay of any size or shape will fit into a CREO, therefore the developer would go straight to the MPSC. An overlay could be workable, but is not a CREO.

Rashay Khripunova, ESA Senior Manager of Public Relations, stated that there is a 300-foot setback requirement for houses, and a 300-foot set back is not required

for farm land to farmland. Higher visual areas, such as dirt roads and US 223 Highway, require greater setbacks.

John Turpening also commented that he would like for attorney Mike Homier, who drafted the CREOs, to be given the opportunity to speak to the Planning Commission.

Supervisor Dave Pixley stated that it is up to the Township Board to authorize attorney Mike Homier to speak to the Planning Commission. He said that Mike Homier has done everything he has been authorized to do by the Township Board.

Motion John Turpening, supported by Vivian Pell to play a recording during the Planning Commission meeting on September 17, 2024. The recording is of a meeting that took place on July 22, 2024, with Mike Homier, Ryan Mapstone, Mark Crane, and Dave Pixley. **Motion carried**

Next meeting: September 17, 2024.

Motion by John Turpening, and supported by Rich Beauleaux to adjourn meeting at 9:45. **Motion carried.**

These minutes were recorded by Vivian Pell and prepared by Clerk Christine Whited.

**Palmyra Township
Regular Board Meeting Minutes
September 10, 2024**

Meeting called to order at 7:00 p.m. by Supervisor Dave Pixley at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Dave Pixley, Mark Crane, Matt Koester, Steve Papenhagen, Chris Whited

Members absent: None

Supervisor Pixley opened the meeting with the Pledge of Allegiance.

Audience Attendance: 11

Motion Koester, support Crane to approve the agenda as amended by adding the following to New Business: Carted Television. **Motion carried**

Public Comment:

- Matt Drennan, ESA Solar representative, stated that he came to the meeting to answer questions that Board members and the public may have. He also stated that EGLE will be hosting the Renewable Energy Academy Workshop on October 10, 2024, in Adrian.
- Rashay Khripunova, ESA Community Involvement Representative, stated that the Renewable Energy Academy Workshop will take place at the Tobias Center on the Adrian College campus at 2:00 pm.
- Craig Dunham asked what EGLE is. Supervisor Pixley stated that it is the Environment, Great Lakes, and Energy Department, replacing the DEQ.
- Craig Dunham stated that he attended the September 5, 2024, Planning Commission special meeting, and did not get an answer to his question concerning the constitutionality of PA 233, which creates the siting process for renewable energy and energy storage projects at the MPSC, going into effect November 29, 2024.
- Mike Voght, attorney from Dickenson Wright law firm, who is an outside representative for ESA. Mike has been actively monitoring the actions of the MPSC by attending the meetings. He stated that if PA 233 is unconstitutional, then someone will surely challenge it.
- Jeff Ehlert asked Craig Dunham why he considers PA 233 to be unconstitutional.
- Craig Dunham stated that he is concerned that the State is demanding solar and wind be established in communities. He pointed out that the Palmyra Township residents voted to regulate solar, but the State has overstepped by overruling the people.
- Jeff Ehlert stated that people have an opportunity to work with the developer of solar projects.
- Attorney Mike Voght stated that a workable ordinance allows more control over a project, such as additional setbacks and vegetative buffers. He also added that the State has created the Renewables Ready Communities Award. This is a \$30,000,000 program

designed to reward municipal renewable energy adopters in the state. The program will provide up to \$5,000 per megawatt (MW) to eligible Michigan municipalities for an eligible renewable energy project that they will physically host and/or perform local permitting.

- Matt Drennan wanted to clear up any misunderstanding of the Rouget Road project. He stated that there are no solar projects going on Rouget Rd. ESA is in the process of renaming the project. He said that a proposed project would be south of the River Raisin and west of US 223.
- Diane Knoblauch, Blissfield Planning Commission chairperson, stated that MTA has drafted a Compatible Renewable Energy Ordinance (CREO), and is in the process of drafting a workable ordinance that will be released later in September. She stated that MTA does not recommend the adoption of a CREO, but does recommend the adoption of a workable ordinance.

Minutes & Reports

- Minutes: presented by Clerk Whited
- Financial: report presented by Treasurer Matt Koester
- Fire & EMS: report presented by Chief Paul Rohlan,
- Code Officials:
 - Code Enforcement: report presented by Clerk Whited
 - Building Inspector: report presented by Clerk Whited
 - Electrical Inspector: report presented by Clerk Whited
 - Mechanical Inspector: report presented by Clerk Whited
 - Plumbing Inspector: report presented by Clerk Whited
- Planning Commission: Trustee Mark Crane reported that the Planning Commission had a Special Meeting and Public Hearing for a Zoning Ordinance text amendment on September 5, 2024. He also reported that the Blissfield Planning Commission scheduled a meeting with attorney Mike Homier on September 26th. Mike Homier will be answering questions about the CREOs he drafted. Mark recommended that the Palmyra Planning Commission members as well as the Board members attend that meeting. He also stated that during the September 17, 2024, regular Planning Commission meeting, the PC members will be reviewing a recording of a meeting that took place in July with attorney Mike Homier, Mark Crane, Ryan Mapstone, and Dave Pixley.
- Drain Commission: Supervisor Pixley reported that he attended the CLSS management meeting on July 17, 2024, and they discussed the distribution of the \$298,327.00 to the Collection System Replacement account and the Collection System O & M account. He also reported that the next CLSS management meeting is scheduled on December 4, 2024, at 1:30 pm, when they will discuss increasing the drain usage fees.
- Park Committee: Clerk Whited reported that she is waiting for Fleis & Vandenbrink planning manager Lisa Easterwood to send the park concept plans to the Township Park Committee.
- Roads/Bridges: Supervisor Pixley reported that Wellsville Hwy is the only project left to complete.
- FOIA Requests: Clerk Whited reported that she received a FOIA request on August 1, 2024, from RENUA, requesting copies of the Compatible Renewable Energy Ordinances (CREO). The request was fulfilled August 1, 2024.

Motion Crane, support Koester to approve the July 9, 2024 Regular Meeting Minutes, as well as the reports, and place them on file. **Motion carried**

Communications:

- **Discontinuation of Palmyra Farmers' Market:** Clerk Whited reported that the Palmyra Farmers' Market has been discontinued as of July 7, 2024.

Unfinished Business:

- **Casket Disinterment & Displaced Headstones/Damaged Foundations:** Supervisor Pixley read a letter from the Medical Examiner regarding the casket disinterment that was the result of a large tree uprooting the casket during a storm that occurred June 17, 2024. The casket was interred as directed by the Medical Examiner. Motion Pixley, support Koester to contract Adrian Monument to reset the headstones, replace vases, and repour new foundations in the Main Cemetery at a cost of \$4,544, which will be covered by the insurance company. **Motion carried**
- **CLSS Funds:** Motion Pixley, support Whited to allow the treasurer to issue a check to the Lenawee County Drain Commission for \$150,000 to disperse to the CLSS Collection System O & M account; issue a check to the Lenawee County Drain Commission for \$148,327.24 to disperse to the Collection System Replacement account; issue a check to the Lenawee County Drain Commission for \$55.58; and close the CLSS account. **Roll call vote:** Koester - yes, Crane - yes, Whited – yes, Papenhagen - yes, Pixley – yes **Motion carried**
- **Ambulance Committee:** Motion Crane, support Koester to appoint Paul Rohlan, Stacey Rohlan, and Supervisor Dave Pixley to the Ambulance Committee. **Motion carried**

New Business:

- **PTFD –**
 - **Employment applications:** Motion Crane, support Papenhagen to hire Dylan Vansteenkiste as a member of the Palmyra Twp. Fire Department and to be placed on probation for a period of six months. **Roll call vote:** Koester – yes; Whited – yes; Papenhagen – yes; Crane – yes; Pixley – yes **Motion carried**

Motion Pixley, support Whited to hire Jeremy Norton as a member of the Palmyra Twp. Fire Department and to be placed on probation for a period of six months. **Roll call vote:** Papenhagen – yes; Whited – yes; Koester – yes; Crane – yes; Pixley – yes **Motion carried**

Motion Pixley, support Whited to hire Dave Sanchez as a member of the Palmyra Twp. Fire Department and placed on probation until he gets his EMS license reinstated. **Roll call vote:** Pixley – yes; Whited – yes; Koester – Yes; Papenhagen – yes; Crane - yes **Motion carried**

- **Probation terminations:** N/A
- **Resignations:** N/A

- **Repair of Southside of PFD Building:** Photos of wood rot and damage of the lower southside exterior walls of the building were shown to the Board members. Action was taken in August by Supervisor Pixley when the damage was found. Repairs have been made to the exterior wall to prevent further damage.
- **PFD Lexipol Fire/EMS Training Platform Renewal:** Motion Whited, support Crane to renew the Lexipol Fire/EMS Training Platform. **Motion carried**
- **TLC 7 Month CD Investment:** Motion Pixley, support Papenhagen to allow the Treasurer to reinvest \$263,936.55 of the Fire Department CD, which matures 9/27/2024, in a TLC Certificate of Deposit for a period of seven-months at five percent interest. Roll call vote: Koester – yes; Papenhagen – yes; Crane – yes; Whited – yes; Pixley - yes **Motion carried**
- **Park Committee Appointments:** Motion Pixley, support Whited to appoint Paul Rohlan and Stacey Rohlan as members of the Park Committee. **Motion carried**
- **Planning Commission Laptop:** Motion Pixley, support Koester to allow the Planning Commission to purchase a new laptop and Microsoft Office software at a cost of \$850. **Motion carried**
- **Compatible Renewable Energy Ordinance (CREO):** Postponed until more information is available.
- **Michigan Municipal League (MML) Limited Associate Member Dues:** Motion Whited, support Pixley to allow the Clerk to pay the MML member dues by September 30, 2024. **Motion carried**
- **Stone for Main Cemetery Drive:** Motion Crane, support Koester to allow the Road Commission to replace the stone on the Main Cemetery drive at a cost of \$4,100. **Motion carried**
- **Metal Detector for Cemetery:** Motion Pixley, support Koester to allow the Clerk to purchase a metal detector for cemetery purposes at a cost not to exceed \$400. **Motion carried**
- **Television:** Motion Crane, support Koester to allow Supervisor Pixley to borrow the carted television. **Motion carried**

Bill Payment

Motion Whited, support Koester to allow the Clerk to pay all Township and PTFD bills. **Motion carried**

Adjournment

Motion Pixley, support Crane to adjourn at 8:57 p.m. **Motion carried**

Next Regular Meeting: October 8, 2024

Palmyra Township
Planning Commission Meeting
September 17, 2024

The meeting was called to order 7 pm and the Pledge of Allegiance was led by Chairperson, Ryan Mapstone.

Present: Ryan Mapstone, Carmen Loar, Vivian Pell, Mark Crane, Rich Beauleaux, John Turpening

Absent: None

Audience in attendance: 7

Meeting Recorded by Peter Sinclair of Midland, MI.

Motion by John Turpening to approve agenda as presented, carried by Vivian Pell.
Motion carried.

Review of Rules for Public Comment read by Chairperson Ryan Mapstone

Motion by John Turpening to approve September 5, 2024 Special Meeting minutes as written, carried by Rich Beauleaux. Motion Carried.

Written Comments- None

Public Comments

- Thomas Bank, representative from ESA, introduced self to Planning Commission and stated he was available to answer any questions.
- Mike Voght, attorney for ESA, introduced self to Planning Commission and stated he was available to answer questions regarding proposed overlay district and ordinance amendment.

Old Business

Compatible Renewable Energy Ordinance (CREO)

- Planning Commission members reviewed a proposed map for overlay district that would meet the size requirements of the proposed ESA project.
- Vivian Pell requested information regarding the size of overlay district in proposed CREO needed for ESA project and potential changes to the CREO if

area is not large enough to accommodate project. Voght states all participating parcels and were included in the proposed overlay district. Banks stated there is currently a 0.5-mile buffer included in the overlay district that is not currently signed up to participate in project. Not all areas of proposed map will be utilized by project. Overlay allows areas that were not previously allowed by current zoning ordinance to be utilized. Size of proposed overlay district is a draft and can be redefined.

- Banks states specific details regarding finalized site plans are not completed at time of meeting.
- David Lacasse informed PC members that if using an overlay district, it is not the PC responsibility to ensure all residents are willing to participate within a proposed overlay district. Use of land is between individual land owners and developers and if a developer cannot acquire enough land owners needed for their project, it is not the Township's responsibility. It is the Township's responsibility to pass an ordinance that complies with PA 233. If the PC passes a workable ordinance that does not meet the required land needs for a developer, it falls on the developer to modify their development or work with land owners.
- Lacasse explained the difference between a workable ordinance and a CREO. A workable ordinance may not comply with requirements of the State statute and it gives the developer the option to work the Township or go to the Michigan Public Service Commission for approval. A CREO requires the developer to start process with the Township and then may go to MPSC for approval if the Township doesn't meet deadlines or approve project according a statute. States an overlay can be included within a CREO as long as the overlay district does restrict all development within defined boundaries. He clarified each component of PA 233 may be structured using CREO or workable ordinances. Stated the township currently does not have an ordinance that addresses wind. Explained an overlay could limit further development of additional 50-megawatt solar projects and discouraged making the overlay a size that could be deemed exclusionary. All remaining proposed solar projects under 50 megawatts would fall under the existing ordinance and subject to approval from the township.
- Lacasse informed PC there has not been any additional guidance provided on the implementation of PA 233 at the time of meeting. Information anticipated the last week of September or first week of October.
- ESA stated current ordinance does not meet setback, lot coverage, and sound requirements for their proposed project. ESA stated proposed overlay district is 6,000 acres. Within that area, 1900 acres are participating. 900

acres would be fenced and includes a 0.5-mile buffer which will not be utilized by a proposal. Cole stated proposed project is 175 megawatt.

- Planning Commission requested a detailed map from ESA of solar panels and equipment placement that will be placed and a redline document of the proposed draft ordinance that would comply with PA 233 and meet the requirements for the proposed project. Final details of the project map have not been finalized by ESA at the time of meeting, per ESA. John Turpening requested specific PAO numbers for participating properties in the proposed project prior to developing overlay district. Members state they are unable to vote on changing the zoning map without future information from the State of Michigan and a detailed map of the proposed project boundaries.
- Mark Crane and John Turpening objected to the size of proposed overlay. States development is still subject to referendum. Turpening expressed concerns for the project extending into residential areas.
- Lacasse explained the process for adopting a CREO with an overlay district. States PC must amend zoning ordinance to include CREO language, go through approval process to recommend changes, then must go through Township Board for review. A public meeting for the Planning Commission and Township Board are required. A CREO without an overlay, any solar development 50 megawatts or greater can go into ag, ag residential, or industrial within the township.
- Discussion regarding Energy Storage Facility. Banks clarified materials are stored in cargo-style containers and placed on concrete pads. Vivian Pell asked questions regarding fire safety and prevention of ground water contamination. Approx 5 acres needed for proposed project.
- Kevin Cole, representative for RWE, introduced self to Planning Commission. Stated he is partnering with ESA and his company will be the owner of proposed project when completed. Stated his company has been working on project since 2021. Cole stated his company is pursuing two paths currently, one in which they work with the township, and the other that goes to the State for approval. Expressed desire to work with the township. Stated "our desire is to get our permit as soon as possible. At some point RWE is going to say 'pull the trigger and go the State route'. We've got to get this done." States "we can't really wait much longer. Comments were met with pushback from Carmen Loar and Vivian Pell. Both expressed concern that voters previously voted against solar companies and are now trying to comply with new State requirements. Voght read through a proposed timeline of approval of project.

New Business

Recording of Zoom meeting with Attorney Mike Homier, Ryan Mapstone, Mark Crane and David Pixley

- Recording not available at time of meeting.

Next meeting: TBD

Motion to adjourn meeting at 9:26 pm by John Turpening. Supported by Rich Beauleaux. Motion carried.

These minutes were recorded by Carmen Loar.

Palmyra Township
Planning Commission Meeting
October 15, 2024

The meeting was called to order at 7 pm and the Pledge of Allegiance was led by Chairperson, Ryan Mapstone.

Present: Ryan Mapstone, Carmen Loar, Vivian Pell, Mark Crane, Rich Beauleaux, John Turpening

Absent: None

Audience in attendance: 9

Motion by Ryan Mapstone to approve agenda as presented, carried by Carmen Loar.
Motion carried.

Motion by John Turpening to approve September 17, 2024 Special Meeting minutes as written, carried by Rich Beauleaux. **Motion Carried.**

Written Comments

- None

Public Comments

- None

Old Business

Compatible Renewable Energy Ordinance (CREO)

- Further discussion regarding location, setbacks, workable ordinance with overlay, and a CREO with overlay.
- David Lacasse recommended leaving the existing ordinance regarding solar projects under 50 megawatts in place
- John Turpening expressed interest in honoring the referendum vote. Stated he is interested in voting on CREO with a 700 acre overlay district previously presented to the Planning Commission. ESA stated that size of an overlay would not work for their project and stated they would go to the MPSC for approval. Turpening presented information regarding upcoming litigation. Stated there are multiple townships currently in the process of joining

together to sue the State of Michigan over PA 233. Mark Crane stated he is interested in voting on the original 700 acre overlay district.

- David Lacasse stated he believes any CREO must match PA 233 exactly or it would be legally deemed not a CREO. Any overlay within a CREO would not be considered a CREO. Any other solar companies interested in building in Palmyra would not be legally obligated to start with the Planning Commission and would be allowed to go to the State for approval.
- Planning Commission reviewed redline document provided by ESA. Lacasse argued that some of the text would override the current ordinance regarding 50 megawatts or less. ESA to re-draft document and submit to Planning Commission for review prior to the next meeting.
- Discussion regarding decreasing the size of the proposed 6,000-acre Solar Overlay District. ESA to provide a revised map.
- All members of the Planning Commission to watch upcoming meeting with MTA on their recommendations for implementing PA 233. Education to take place on Thursday October 17, 2024 at 12:00pm.
- Meeting scheduled for discuss new redline draft, overlay district, and MTA recommendations.

New Business

- Public Hearing for Special Use Application- Brian and Dawn Wilcox scheduled for November 8th, 2024 at 7:00 pm

Next meeting: October 22, 2024 at 7:00 pm

Motion to adjourn meeting at 9:40 pm by John Turpening. Supported by Carmen Loar. **Motion carried.**

These minutes were recorded by Carmen Loar.

Palmyra Township
Planning Commission Special Meeting
October 22, 2024

The meeting was called to order at 7 pm and the Pledge of Allegiance was led by Chairperson, Ryan Mapstone.

Present: Ryan Mapstone, Carmen Loar, Vivian Pell, Mark Crane, Rich Beauleaux, John Turpening

Absent: None

Audience in attendance: 7

Motion by Mark Crane to approve agenda as presented carried by Carmen Loar.
Motion carried.

Motion by Ryan Mapstone to approve October 15, 2024 Regular Meeting minutes as amended, by changing "greater" to "less" in bullet point five under Old Business, carried by John Turpening. **Motion Carried.**

Written Comments

- None

Public Comments

- None

Old Business

Compatible Renewable Energy Ordinance

- David Lacasse provided a summary of the MTA education. Stated MTA believes litigation is coming regarding the Hybrid 50 megawatts or greater and the definition of an ALU. Stated as of now, there is no legal way to keep large scale solar energy systems out of townships. Informed members that MTA is working on releasing a model workable ordinance that is compliant with PA 233.
- ESA attorney provided Planning Commission with updated redline document.
- John Turpening informed members of the Planning Commission of an appeal of the MPSC ruling that is in the process of being filed. Stated Foster Swift

Collins & Smith are currently in the process of filing an appeal with plans to move forward in November.

- David informed members that an appeal of PA 233 or the MPSC ruling does not automatically stop development from occurring within the township while being litigated.

Battery Storage

Motion by John Turpening, carried by Mark Crane. "I move that we recommend the Foster Swift draft battery ordinance with the overlay district being defined as that area south of the River Raisin, north of US 223 and east of Humphrey Highway."

Roll call vote: Ryan-No; Vivian- Yes; Mark- Yes; Rich- Yes; Carmen- Yes.

Motion carried.

Solar Ordinance

Motion by John Turpening, carried by Mark Crane. "I move that we recommend the Foster Swift draft solar ordinance with the overlay district being defined as that area south of the River Raisin, north of US 223 and east of Humphrey Highway."

Roll call vote: Ryan-No; Vivian- Yes; Mark- Yes; Rich- Yes; Carmen- Yes.

Motion carried.

Wind Ordinance

Motion by John Turpening, carried by Mark Crane. "I move that we recommend the Foster Swift draft wind ordinance with the overlay district being defined as that area south of the River Raisin, north of US 223 and east of Humphrey Highway."

Roll call vote: Ryan-No; Vivian- Yes; Mark- Yes; Rich- Yes; Carmen- Yes.

Motion carried.

New Business

- None

Next meeting: November 8, 2024

Motion to adjourn meeting at 7:38 pm by John Turpening. Supported by Rich Beaulaux. **Motion carried.**

These minutes were recorded by Carmen Loar.

**Palmyra Township
Regular Board Meeting Minutes
November 12, 2024**

Meeting called to order at 7:00 p.m. by Supervisor Dave Pixley at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Dave Pixley, Mark Crane, Matt Koester, Steve Papenhagen, Chris Whited

Members absent: None

Supervisor Pixley opened the meeting with the Pledge of Allegiance.

Audience Attendance: 17

Motion Crane, support Koester to approve the agenda as presented. **Motion carried**

Public Comment:

- Morgan Powell, Rau Hwy, requested that the Township support the keeping of the rural landscape in the township, and she appreciated the Planning Commission passing the Renewable Energy Ordinances, hoping that it will restrict the construction of a 6,000-acre solar energy project. She encouraged the Board to support the Planning Commission's actions.

Minutes & Reports

- Minutes: presented by Clerk Whited
- Financial: report presented by Treasurer Matt Koester
- Fire & EMS: report presented by Chief Paul Rohlan,
- Code Officials:
 - Code Enforcement: report presented by Clerk Whited
 - Building Inspector: report presented by Clerk Whited
 - Electrical Inspector: report presented by Clerk Whited
 - Mechanical Inspector: report presented by Clerk Whited
 - Plumbing Inspector: report presented by Clerk Whited
- Planning Commission: Trustee Mark Crane reported that the Planning Commission met on November 8, 2024, for a public hearing regarding a special use permit for the use of a property as a venue/rental hall. He stated that the next meeting is a special meeting and public hearing for the Renewable Energy Ordinances, scheduled November 20, 2024, 7:00 pm.
- Drain Commission: Supervisor Pixley reported that the next CLSS management meeting is scheduled on December 4, 2024, at 1:30 pm.
- Park Committee: Clerk Whited reported that she received the revised park concept plan and the cost opinion was still more than what she anticipated, which is \$338,700.

- Roads/Bridges: Supervisor Pixley reported that he had attended the Lenawee County Traffic Summit, which focused on current road projects that were completed in 2024 and future road projects that are to be completed.
- FOIA Requests: None

Motion Crane, support Koester to approve the October 8, 2024 Regular Meeting Minutes, as well as the reports, and place them on file. **Motion carried**

Communications:

- **EGLE Presentation – Water Discharge at Ogden Hwy & US Hwy 223:** Sheryl Dostaders, geologist from EGLE, presented to the Board and the public EGLE's remediation plan for cleaning a 2.5-acre gasoline plume, a result of leaking underground gasoline storage tanks of the former Adrian Oil Burner Company. Sheryl stated that the tanks were removed years ago, and EGLE consistently monitored the area. The contamination is currently 20 to 30 feet below ground level and is slowly expanding south due to the southward slope of the ground. As a result, EGLE began a full-scale treatment plan that began in early 2023. However, the treatment plan has been temporarily suspended due to water discharge at Ogden Hwy and US Hwy 223. Sheryl stated that the water discharge is clean and tested on a regular basis. She also said that the discharge is an oversight issue, and EGLE will install the proper drains to eliminate the flooding in the field adjacent to Hunter Storage, redirecting the flow into the Palmyra #70 drain and into the River Raisin. Concerns that Supervisor Pixley has and wants addressed include the installation of a taller fence around the burner; notifications of when equipment is not operating; and copies of the CO test results of the burners.
- **November 5th General Election:** Clerk Whited reported that approximately 74% of the Township's registered voters cast their vote during the November 5th General Election.
- **Variance Request – Judson Farms/Michigan Energy Transmission Co.:** A Variance Request was submitted by Ed Judson for a substation that will be erected by METC off of Pope Rd. Supervisor Pixley stated that the driveway off of Pope Rd. is not a deeded drive, and the property does not meet the lot coverage and minimum lot width requirements of Section 4.8.1 in the Zoning Ordinance. Also, the ZBA must determine if it is truly an essential service.
- **FY 2023 2023 AFG Program:** Supervisor Pixley reported that the AFG application submitted to FEMA did not score enough points to be awarded a grant. Chief Rohlan stated that he would like to resubmit a revised application for the 2024 AFG Program.

Unfinished Business:

- **Zoning Ordinance Amendments – Articles V, VI, & VII:** Discussion postponed until the December 10th Regular Meeting
- **FY 2024 AFG Program – Opens Nov. 12th 2024:** Discussion postponed until the December 10th Regular Meeting.

New Business:

- **PTFD –**
 - **Employment applications:** N/A
 - **Probation terminations:** Motion Pixley, support Whited to terminate Dave Sanchez's probation, effective 11/12/2024.
 - **Resignations:** N/A
- **Dave Bailey – Palmyra Masonic Lodge:** Motion Pixley, support Koester to allow the Palmyra Masonic Lodge members to place at the flagpole in the Palmyra Cemetery a display. The display will consist of seven wreaths representing the seven military branches to honor the veterans. **Motion carried**
- **PFD Batteries for Lucas Chest Compression Device:** Chief Rohlan reported that two Lucas batteries were replaced under the warranty.
- **PFD Batteries for Hurst Jaws of Life:** Chief Rohlan reported that he purchased two batteries for the Hurst Jaws of Life at a cost of \$1,384.99.
- **PFD Backup Cameras for Fire Trucks:** Discussion postponed until December 10th Regular Meeting.
- **PFD Gas Monitors:** Motion Whited, support Koester to allow Chief Rohlan to purchase 2 MSA multigas detectors from Macqueen Equipment at a cost not to exceed \$3,500, and the cost will be expensed to the PFD Equipment account. **Motion carried**
- **PFD Guardian Angel Lights:** Discussed with no action required at this time.
- **PFD Office Heating and Cooling System, plus Electrical:** Motion Pixley, support Koester to contract JC Mechanical to install a heating and cooling system in the PFD office at a cost of \$10,150, and contract Adrian Electric & Generator to complete the electrical work for the heating and cooling system at a cost of \$2,800. The total amount of \$12,950 will be paid with ARPA funds. **Motion carried**
- **Twp. Hall Electrical Wiring and Lighting:** Motion Pixley, support Whited to contract Adrian Electric & Generator to complete electrical and lighting upgrades at the Township Hall at a cost of \$7,250, and the cost will be paid with ARPA funds.
- **Generator for Township Hall:** Discussion postponed until the December 10th Regular Meeting.
- **Arbor Professional Solutions Request for Information:** Motion Pixley, support Whited to allow collections of \$629.33 on account #22221797 by Arbor Professional Solutions. **Motion carried**
- **Delinquent Sewer/Water Accounts:** Motion Pixley, support Papenhagen to place all delinquent sewer and water accounts on the 2024 Winter Tax Roll. **Roll call vote: Pixley – yes; Koester – yes; Papenhagen – yes; Crane – yes; Whited – yes Motion carried**
- **MTA 2025 Annual Conference, Grand Rapids – March 31 to April 3, Registration Opens January 2nd, Housing Opens January 23rd:** Motion Crane, support Pixley to allow Board members to attend the MTA 2025 Annual Conference in Grand Rapids. **Motion carried**
- **Special Use Permit for Venue/Rental Hall at 6370 Rouget Rd, (PA0-700-0240-00):** Motion Pixley, support Koester to allow the Special Use Permit for the venue/rental hall

located at 6370 Rouget Rd (PA0-700-0240-00) **Roll call vote: Papenhagen – yes; Whited – yes; Crane – yes; Koester – yes; Pixley – yes Motion carried**

- **Junior's Landscaping (Chad Baughey) Snow Removal at Cemeteries Plus Salting at Fire Department & Twp Hall:** Motion Whited, support Papenhagen to contract Junior's Landscape (Chad Baughey) to plow the Crane Cemetery for \$100 per push and the Palmyra Cemetery for \$250 per push, and apply salt on the Twp Hall drive and the PFD parking lot for \$50 each. **Motion carried**
- **Snow Removal at Twp Hall & PFD:** Motion Pixley, support Koester to contract Paul Rohlan to plow the Twp Hall drive and PFD parking lot at \$75 per push. **Motion carried**
- **Ad for Planning Commission Members:** Motion Pixley, support Crane to place an ad in the Blissfield Advance for three Planning Commission members, and to have the ad published in the November 20th and November 27th editions. **Motion carried**
- **Appointment of Clerk as a ZBA Alternate Member:** Motion Pixley, support Koester to appoint Clerk Whited as an alternate ZBA member. **Motion carried**

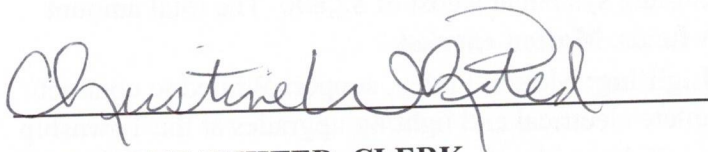
Bill Payment

Motion Pixley, support Koester to allow the Clerk to pay all Township and PTFD bills. **Motion carried**

Adjournment

Motion Koester, support Pixley to adjourn at 9:34 p.m. **Motion carried**

Next Regular Meeting: December 10, 2024



CHRISTINE WHITED, CLERK

THESE MINUTES WERE APPROVED DECEMBER 10, 2024.

**Palmyra Township
Special Meeting
Wednesday, November 20, 2024**

Members Present: Present: Ryan Mapstone, Mark Crane, Vivian Pell, Carmen Loar, Rich Beauleaux, John Turpening, Dave LaCasse

Dave Pixley: Planning Commission applications available for one open seat, two people with ending terms to fill

Public comment:

- Ryan Holloway stated he came to the meeting to talk about the projects coming to the area and what that means for the residents. He thought they wouldn't have to fight this battle again since they already voted on the ordinances. He stated: "this is a vast project that will change the landscape of where we call home, and there are long-term ramifications that we aren't thinking of." The people here have the American dream of homesteading in a nature-based environment and are concerned about what is going to take place here. Urged commission to fight for the residents as they have already spoken about this. There is a gray area in the legislature that presents the opportunity for more holes to be poked in it. Urged the audience/attendees to not let this roll off of their backs and to fight and find every loophole they can.
- Travis Yager stated he is confused as to what is going on. The surveyors were in his yard the week before, but there isn't any information to be found. The Facebook post was removed from the page of the company completing the project. Recommends listening to what Michael Vogt said, keeping it local and not going to the state, working with them. He would like to try to keep substations away from the houses and run wires underground. Keeping natural buffers would be nice, and we need to have good decommissioning plans. States that it is appreciated that RWE is speaking; we want to do this right. CREO is going to create an industrial solar area. Where is this project located? He does not feel that CREO scared the solar company enough. There was a promise of jobs to come with this; only 2-3 people would run it.
- Morgan Powell – Why did you say not to lean into it? Response from Turpening: Aware of legislation that was passed, and the ordinance that was passed was stringent enough. The purpose of tonight's meeting is to look at a smaller area and hope to control a large-scale build; assures that they are fighting for the residents. Powell asks why Palmyra has not joined FS. Loar responds: We discussed the FS lawsuit, it is arguing what an ALU is, and that does not stop what is happening. Powell states that knowing the residents said they do not want this, they feel like Palmyra should have joined FS to show that they are against renewables; they do not feel represented properly and believe that the board should vote to move forward with CREO. If we can still join the FS suit, we should and her husband and herself will donate money to the cause of the lawsuit; this was seconded by others in the room.

- Blake (last name not heard) states he has been involved with solar and geothermal with his job, and solar is not great. This is a long time for people to be driving up and down the road while the facility is being built. He respects his neighbors and suggests that everyone else should do the same. Does not feel as though there is a lot they can do to stop this, so all of the people in attendance need to vote. He gives PC a lot of credit, but states that the landowners should pay attention to the fine print in the contracts. He asks about paying property taxes; the response is yes, and it will increase the property and usually in the lease it will be stated that the company will pay the increase. He follows with a question regarding if the company will pay if his property taxes go up because he is located next to a solar farm; the response is no.
- Amber Satwerd (sp) lives on 8-acres off Able Road. She says the dream is looking dark and every side of her house will have solar and this will tank property values. Asks who is going to make up for the values, this is not right. She says she doesn't get to vote because they are not residents yet. Where is the limit on it? Leases are public record, filed in 2020, but she only found out about this a month ago from Morgan (spoke earlier).
- Michael Vogt states he is here to reiterate our permit in collab with the township and not go to the state. States that by permitting locally through special use processes and requirements, the township will be able to work with a developer like RWE and collaborate and address the concerns of the residents. He proposed a modified version of the existing ordinance, making as small changes as possible.
- Drew Snyder wants to add limitations like setbacks with as much information as possible. What happens when they hit my water source? Who is responsible? What about a tornado? What happens if the company goes under?
- Matt Drennan has been to over 50 township meetings. States that economic impact report for taxes paid are available to the public. He is willing to sit down and have a conversation and answer questions.
- Mark Crane spoke to CREO and why PC is exploring this. States that CREO is a good option, and the developers will deal with the township. The ordinance is deemed workable by the developer, and there is some wiggle room for setbacks and buffers. They are trying to decide what to do and leaning toward CREO, but it is a long shot.
- Rick Byers (sp) was approached by this solar company 3 years ago and can't blame any farmers for wanting to lease their land. He states that this is a one-sided contract, and they would pay his lawyer to go over the contract. He told them once they got it cleared through the township to then go and talk to him. States that people don't want this. Two days after this was turned down, he got a call wanting to lease his land again. This was all planned years ago, and the company knew about this. Asks how close to substations so that companies don't have to spend money in Lenawee.
- Turpening states there is a board meeting on the second Tuesday of next month, and the board is sole decider in this
- Connor Macbeth is not a resident, just owns some land here. Says CREO sounds good. He has been a civil engineer in the energy sector his whole life. When doing a design, we have a little bit of how much we will get paid to get through, approvals included. States that Matt came to see him a few years ago, and Connor asked why pick a greenfield; said that Adrian landfill is the perfect spot for that site. Loar responded that it

can't be done on a landfill. Connor states that there are alternative brownfield locations all across Lenawee. Says that he is not against solar or renewable energy per se. Said if you wanted to see a dystopian area, go to Fremont, Ohio. Says that something needs to be in the ordinance about stripping back topsoil.

- Alison Freeper (sp) has concerns regarding fines instead of keeping up the property. How much will it cost the township if the project is not kept up? She is disappointed in what they are set up to gain from this. Says that the economic plan needs to be posted to the township website. Says she hopes it is clearer to the PC what there is to gain from this. She has mixed feelings but does not think solar is the best use of their precious land and feels they have the best land on the planet. She asked for the PC application. There are already marked underground utilities. Asks what is the timeline to build?
- Kerry Carico lives in Adrian. States they were "sleeping at the wheel" when this happened in their township. Urges the attendees to fight this. It is obvious that the people here do not want this in their township. Says they should hold out for 2 years and get the law changed.
- Mike Pancony says if you see MISDIG out, you have 14 days until the start of the project. Asks why they are out now and are we that close to something happening?
- Chris Mcallister is a supervisor in Fairfield Township. Thanks everyone for showing up. Says to the general audience that what is being worked on here passed our legislature. Urges them to call their legislatures; PA 233 removed local control. Urges the general audience to be involved beyond just Facebook.

Public comment closed at 8:08.

- Crane says we didn't really change wind, and BESS just added an overlay district. Proposed language replaced in some things in the solar ordinance, liability limits.
- LaCasse states 4 separate votes/motions for overlay, wind, solar, and BESS.
- Overlay district - as defined by East of Humphrey highway, South of Raisin River and North of 223
 - Passed by PC unanimously
- Move to pass ordinance that amends to solar CREO
 - Passed by PC unanimously
- Battery ordinance
 - Passed by PC unanimously
- Wind: repealing sections and adding sections
 - Passed by PC unanimously
- Mapstone looking for a co-chair possibly and more regular meetings next year
 - Scheduled another meeting on December 20th at 6pm

Palmyra Township
Regular Board Meeting Minutes
December 10, 2024

Meeting called to order at 7:01 p.m. by Supervisor Dave Pixley at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Dave Pixley, Mark Crane, Angie Koester, Steve Papenhagen, Chris Whited

Members absent: None

Supervisor Pixley opened the meeting with the Pledge of Allegiance.

Audience Attendance: 30

Motion Crane, support Whited to approve the agenda as amended. **Motion carried**

- Added to New Business: Increase of Burial Opening a & Closing Fees; Treasurer Deputy; Clerk Deputy; Appointment of Board Member to Planning Commission

Public Comment:

- John Turpening, 3555 Ogden Hwy, stated that the Township has dealing with the solar issue for several years, and the Township residents have made it clear that they do not want it. He stated that it is the Board's responsibility to uphold their requests. John requested that the Township join the Foster Swift appeal against the Michigan Public Service Commission's (MPSC) order.
- Tom Creque, 9555 Sylvania Ave., expressed his support for a workable ordinance. As a property owner in the township, stated that he has invested in the township and is looking forward to progress. He also stated that that he does not agree with the Foster Swift appeal.
- Jeff Ehlert, Blissfield Township, stated that he owns property in Palmyra Township and does not want the Township to join the Foster Swift appeal. He said that the appeal does not benefit the tax payers.
- Travis Cagle, 5840 Rau Hwy., believes that the Township needs to better communicate to residents the information concerning the solar issue. He stated that 30 years is a long time for a solar project, and that a development can ruin roads, and will not be profitable for the Township. He is also concerned about how the solar project will be decommissioned in the future.
- Paul Wohlfarth, Riga Township, state that a solar development will be profitable for the Township, especially from EGLE's Renewable Ready Communities Award, which will reward first time projects \$5,000 per megawatt, resulting in an award of approximately \$850,000 to the Township. He stated that costs have greatly increased for farmers, and they are looking for ways to diversify, and one of the options is leasing land for solar. He stated that farming is a legacy for most farmers, and they want to keep their farms in the family.

- Morgan Powell, Rau Hwy, stated that the \$850,000 award will not all go to the Township, but will be divided. She stated that the Palmyra Township residents voted in 2023, and they do not want solar. She requested that the Board support the what the community wants.
- Mike Vogt, outside attorney for RWE, stated that RWE desires to complete the permitting process with Palmyra Township, but if they cannot permit locally, they will go to the MPSC. He asked the Board that they consider the Renewable Energy Ordinances between now and January and amend them to make them workable. He stated that the workable ordinance will allow the Township to maintain control by proposing conditions to make sure the developer complies. He also clarified that the EGLE award solely goes to the Township hosting the development.
- Eileen Creque, 9700 Sylvania Ave, stated that she signed a lease for her property in the Township. She said that when a solar development is at the end of its life, the company that maintains it must remove everything and restore the land as it was before the project. She also said that the taxes on the property with a solar development will greatly increase because the classification of it will be changed to industrial/commercial.
- Lee Andre, Raisin Township, stated that Raisin Township has four solar developments and encouraged people to go and look at them. He also said that it is in the best interest of the Township to work with the developer.
- Trustee Mark Crane read a letter from Rod and Rosemary Skow. They want to know what impact thousands of acres of solar panels would have on the lives of those in the Township. Rod Skow stated in his letter that he spoke to Jason Hayes, an expert on wind and solar at the Mackinaw Center, and what he learned is quite disturbing. Rod said that he is concerned that natural gas, propane, and electricity, which are all reliable sources of energy, are being shut down. He urges the Board and residents to go to the Mackinaw Center website and read the report “Shorting the Great Lakes Grid.”

Minutes & Reports

- Minutes: presented by Clerk Whited
- Financial: report presented by Treasurer Matt Koester
- Fire & EMS: report presented by Chief Paul Rohlan,
- Code Officials:
 - Code Enforcement: report presented by Clerk Whited
 - Building Inspector: report presented by Clerk Whited
 - Electrical Inspector: report presented by Clerk Whited
 - Mechanical Inspector: report presented by Clerk Whited
 - Plumbing Inspector: report presented by Clerk Whited
- Planning Commission: Trustee Mark Crane reported that the Planning Commission met on November 20, 2024, for a public hearing for the Renewable Energy Ordinances. The next meeting is Friday, December 20, 2024, 6:00 pm.
- Drain Commission: Supervisor Pixley reported that he attended the CLSS management meeting on December 4, 2024, and they reviewed the 2025 Budget and the flow rates of the Central Lenawee Sewer System, specifically regarding the prison.
- Park Committee: Clerk Whited reported that she will call for Special Meeting of the park Committee in January to review the revised park plan.

- Roads/Bridges: Supervisor Pixley reported that road projects are complete.
- FOIA Requests: None

Motion Papenhagen, support Crane to approve the November 12, 2024 Regular Meeting Minutes, as well as the reports, and place them on file. **Motion carried**

Communications:

- **Land Divisions:** Supervisor Pixley reported that Robert Goetz submitted a Land Division Application for PA0-126-3050-00, 5717 Crocket Hwy.
- **Variance Request:** Clerk Whited reported that the Zoning Board of Appeals granted a variance to Ed Judson for properties PA0-110-4600-00, 4000 Pope Rd. and PA0-110-4900, 6000 Rogers Hwy., which did not meet the lot coverage and minimum lot width requirements of the Zoning Ordinance.
- **Road Commission Countywide Township Meeting:** Supervisor Pixley reported that the Road Commission is hosting a countywide township meeting for Board members on Tuesday, January 28, 2025, 5:30 to 8:00 pm. He encouraged Board members to sign up to attend the meeting.
- **Comcast:** Supervisor Pixley reported that Comcast consolidating. He also reported that Comcast has increased the strength of the Xfinity Network.
- **Michigan Railroad:** Supervisor Pixley reported that the Michigan Railroad association will be enhancing the railroad system.

Unfinished Business:

- **Zoning Ordinance Amendments – Articles V, VI, & VII:** Discussion postponed until the February 11, 2025 Regular Meeting
- **FY 2024 AFG Program – Opens Nov. 12th 2024:** Chief Rohlan said that he will review the 2023 AFG Grant proposal that was submitted in the 2023 AFG Grant Program by Lexipol and make the necessary changes to submit by December 20, 2024 for the 2024 AFG Grant Program. The Supervisor and Clerk will assist in submitting the proposal instead of Lexipol.
- **PFD Backup Cameras:** Discussion is postponed until the February 11, 2025 Regular Meeting.
- **PFD Guardian Angel Safety Lights:** Motion Whited, support Koester to allow Chief Paul Rohlan to purchase 6 Guardian Angel Safety Lights at a cost of \$100 each plus shipping. **Motion carried**
- **Township Hall Generator:** Motion Papenhagen, support Crane to contract Adrian Electric & Generator to install a 48 kw Kohler generator in the Township Hall and to purchase the monitoring option as well as the 10-year extended warranty at a cost of \$37,050; and \$27,566 will be covered by the remaining amount of the ARPA fund and \$9,484 will be expensed to the Township Hall Building Improvement Account 101-265-975. **Roll call vote:** Koester – yes; Crane – yes; Papenhagen – yes; Pixley – yes; Whited – yes **Motion carried**

New Business:

- **PTFD –**
 - **Employment applications:** N/A
 - **Probation terminations:** N/A
 - **Resignations:** N/A
- **PFD Nomex Fire Hoods & Gloves:** Motion Pixley, support Koester to allow Chief Paul Rohlan to purchase 20 Nomex fire hoods & 20 pairs of gloves at a cost of \$5,800 plus shipping and the cost will be expensed to the Operating Expense Account. **Motion carried**
- **PA 116 partial Termination Application – Ed Judson:** Motion Pixley, support Whited to accept the Resolution for a Partial Termination of a Farmland Development Rights Agreement for Agreements numbered 46-58757-123146 and 46-41947-123133, approving the partial termination request. **Roll call vote:** Whited – yes; Koester – yes; Papenhagen – yes; Pixley – yes; Crane – yes **Motion carried**
- **Planning Commission Appointments:**
 - Motion Pixley, support Crane to appoint Carmen Loar as a member of the Planning Commission for 3-year term, beginning January 1, 2025. **Roll call vote:** Papenhagen – yes; Whited – yes; Crane – yes; Pixley – yes; Koester – yes **Motion carried**
 - Motion Pixley, support Crane to appoint Vivian Pell as a member of the Planning Commission for a 3-year term, beginning January 1, 2025, **Roll call vote:** Whited – yes; Crane – yes; Pixley – yes; Koester – yes; Papenhagen – yes **Motion carried**
 - Motion Pixley, support Crane to appoint Loran (Dean) Schnieder as a member of the Planning Commission for a 2-year term, beginning January 1, 2025. **Roll call vote:** Koester – yes; Whited – yes; Crane – yes; Pixley – yes; Papenhagen – yes **Motion carried**
- **4204 Rouget Rd., PA0-700-8013-00:** Motion Crane, support Koester to allow Supervisor Pixley to contact attorney Dave Lacasse to have him draft a letter instructing the property owner of 4204 Rouget Rd. to contact the Lenawee County Drain Commission to find a solution for the illegal driveway over the pump system, and the letter is to be sent via registered mail. **Motion carried**
- **2025 Palmyra Township Hardship Resolution:** Motion Whited, support Koester to adopt the 2025 Palmyra Township Hardship Resolution **Roll call vote:** Crane – yes; Whited – yes; Papenhagen – yes; Pixley – yes; Koester – yes **Motion carried**
- **Palmyra Cemetery, Sect D – Brush Removal:** Motion Crane, support Koester to allow Collin Reckner to remove the brush along the fence line that separates Section D of the Palmyra Cemetery from the adjacent 5-acre parcel, as well as removing brush at the river's edge on the 5-acre parcel at no cost to the Township. **Motion carried**
- **Cemetery/Township Groundskeeping:** Motion Crane, support Papenhagen to accept the lawncare/groundskeeping contract submitted by D&C Lawn and Landscaping for \$18,800 - \$15,200 for cemeteries; \$2,750 for Twp Hall and Fire department; and \$850 for park area. **Motion carried**

- **Arbor Professional Solutions Request for Information:** Motion Pixley, support Whited to allow collections of \$1,686 on account #23340848 by Arbor Professional Solutions. **Roll call vote:** Whited – yes; Pixley – yes; Crane – yes; Koester – yes; Papenhagen – yes **Motion carried**
- **2025 Twp Board Regular Meeting Dates:** Motion Pixley, support Whited to schedule the 2025 Township Board regular meetings at 7:00 pm on the following dates:
 - January – No Meeting
 - February 11, 2025
 - March 11, 2025
 - April 8, 2025
 - May 13, 2025
 - June 10, 2025
 - July 8, 2025
 - August – No Meeting
 - September 9, 2025
 - October 14, 2025
 - November 11, 2025
 - December 9, 2025

Motion carried

- **Payment of January Bills:** Motion Papenhagen, support Crane to allow the Clerk to pay the January 2025 Township and Fire Department bills. **Motion carried**
- **Michigan Earned Sick Time Act (ESTA):** Motion Pixley, support Koester to allow the Clerk to contact attorney Dave Lacasse to obtain guidance on the Michigan Earned Sick Time Act. **Motion carried**
- **Road Commission 2025 Annual Meeting:** The Board discussed the dates to attend the Lenawee County Road Commission annual meeting. Supervisor Pixley will check to see if Tuesday, February 18th, 9:00 am or Tuesday, February 25th, 9:00 am are available.
- **Fee Increase for Opening & Closing Burial Sites:** Motion Whited, support Koester to increase the fees for opening/closing cemetery burial sites, and the following fee increase will be effective January 1, 2025: **Motion carried**
 - Open/Close (Monday – Friday) - \$600
 - Open/Close (Saturday/Sunday/Holiday) - \$650
 - Cremains Open/Close (Monday – Friday) - \$300
 - Cremains Open/Close (Saturday/Sunday/Holiday) - \$350
- **Treasurer Deputy:** Treasurer Angie Koester appointed Shelia Southward as Deputy Treasurer.
- **Clerk Deputy:** Clerk Christine Whited appointed Deborah DeSeranno as Deputy Clerk.
- **Appointment of Board Member to Planning Commission:** Motion Koester, support Papenhagen to appoint Trustee Mark Crane as a member of the Planning Commission for a four-year term. **Motion carried**

Bill Payment

Motion Pixley, support Koester to allow the Clerk to pay all Township and PTFD bills. **Motion carried**

Adjournment

Motion Koester, support Whited to adjourn at 10:00 p.m. **Motion carried**

Next Regular Meeting: February 11, 2025

**Palmyra Township
Regular Board Meeting Minutes
February 11, 2025**

Meeting called to order at 7:00 p.m. by Supervisor Dave Pixley at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Dave Pixley, Mark Crane, Angie Koester, Steve Papenhagen, Chris Whited

Members absent: None

Supervisor Pixley opened the meeting with the Pledge of Allegiance.

Audience Attendance: 20

Motion Crane, support Koester to approve the agenda as amended. **Motion carried**

- Added to New Business: PFD Chain Saw & PFD Helmets

Public Comment:

- Debra Rogers of Palmyra Township, Schultz-Holmes District Library Trustee, stated that she will give periodic updates to the Township Board regarding the Schults-Holmes District Library. She reminded the Board that a 1.25 millage was passed by voters in the August 2024 Primary Election. With that said, the 2025 adopted budget states a projected income of \$488,000. She also shared that since the library has become a district library, it no longer receives Blissfield Village appropriations of \$248,000. With that said, Debra reported that 52.06% of the library's operating budget is dedicated to wages. She pointed out that all library employees received a raise after the millage was passed. As a Trustee, she wants the library to be fiscally responsible.
- Lee Andre from Raisin Township stated that the seven solar arrays in Raisin Township were built through the cooperation of land owners, residents and the solar companies. He encourages the Board to have thoughtful ordinances.
- Ryan Powell, Rau Hwy, stated that he is concerned and does not understand why the solar companies ESA and RWE are in the Township since the community voted on an ordinance that keeps large solar arrays out of the Township. Ryan stated that he feels it's the Board's responsibility to uphold the community, and asks why the Board continues to court the solar companies. He also stated that the draft renewable energy ordinances were approved by the Lenawee County Planning Commission, so the Board's vote on those proposed ordinances should be "yes" to uphold what the Palmyra Township citizens want.
- Tom Creque, 9555 Sylvania Ave., stated that he owns land in Palmyra Township and is speaking in favor of a workable solar ordinance. He also stated that the Township has been dealing with solar for approximately five years, and he would like to see some progress. He stated that within a five-year period, the solar companies have become

financially vested by continuing to pay monthly lease payments to the landowners. He believes that solar is a good investment for the Township.

- Mark Farris, Monroe County, stated that nuclear energy is being resurrected in Michigan. He does not believe that solar is the correct choice, as it consumes large areas of farm ground. He also stated that solar companies do not always pay the taxes owed to the municipalities, and that their goal is pay as little as possible.
- Deb Comstock, 2525 Ogden Hwy., stated that she has lived in Palmyra Township since she was approximately four years old and remembers a very different community – a collaborative community. She stated that currently farmers own most of the land in the Township and pay most of the taxes. Deb stated that the farmers are hurting financially due to the decreases in the market. She pointed out that solar would provide funds for services in the Township, and economic development would occur as well. Deb pointed out that when considering the ordinances, the Board has the opportunity and responsibility of considering the land owners as well as constituents.

Minutes & Reports

- Minutes: presented by Clerk Whited
- Financial: report presented by Treasurer Matt Koester
- Fire & EMS: report presented by Chief Paul Rohlan,
- Code Officials:
 - Code Enforcement: report presented by Clerk Whited
 - Building Inspector: report presented by Clerk Whited
 - Electrical Inspector: report presented by Clerk Whited
 - Mechanical Inspector: report presented by Clerk Whited
 - Plumbing Inspector: report presented by Clerk Whited
- Planning Commission: Trustee Mark Crane reported that the Planning Commission now meets on the first Tuesday of every month, and John Turpening is the Chairman; Ryan Mapstone is the Vice Chair; and Carmen Loar is the secretary. He also shared that the Planning Commission is currently working on the Master Plan and hopes to have it completed within two months.
- Drain Commission: Supervisor Pixley reported that the Drain Commission has tentatively scheduled the quarterly meeting on Wednesday, March 5, 2025. Dave stated that he will suggest changing the usage fees listed in the Sewer Usage Ordinance to keep the system afloat. He stated that since September 2024, the Collection O&M has decreased by \$40,000.
- Roads & Bridges: N/A
- FOIA Requests: Clerk Whited reported that the FOIA request submitted by Morgan Powell in December was fulfilled February 5, 2025.
- Park Committee: Clerk Whited reported that the Park Committee met during a Special Meeting on February 3, 2025, to discuss moving forward with the DNR Recreation Park Grant and a final revision of the park concept plan.
- Land Splits: None

Motion Papenhagen, support Crane to approve the December 10, 2024 Regular Meeting Minutes; the February 6, 2025 Special Meeting Minutes; and the February 6, 2025 Closed Meeting Minutes, as well as the reports, and place them on file. **Motion carried**

Communications:

- **Consumers Energy Notice of Hearing:** Supervisor Pixley reported that on Wednesday, February 12, 2025, at 9:00 am there will be a public hearing before the Michigan Public Service Commission for the gas customers of Consumers Energy Company via video/teleconferencing.

Unfinished Business:

- **Zoning Ordinance Amendments – Articles V, VI, & VII:** Discussion postponed until the February 18, 2025 Special Meeting.
- **Road Commission Annual Meeting:** Supervisor Pixley reminded the Board members of the Road Commission Annual Meeting scheduled on Tuesday, February 18, 2025, at 9:00 am, at the Road Commission office.
- **PFD Backup Cameras – Par Plan Grant:** Discussion is postponed until the March 11, 2025 Regular Meeting.
- **Township Hall Generator Wall Repair:** Supervisor Pixley reported that we are waiting for Adrian Electric & Generator to install the generator system. Dave also mentioned that he met with John Turpening, who works at Citizens Gas Fuel, and no updates need to be completed prior to the installation of the generator.
- **Township Hall Lighting & Electrical Work:** Supervisor Pixley reported that he will have quotes by the March 11 Regular Meeting for the upgrade to LED lights in the Hall.
- **Boiler Pump Replacement:** Supervisor Pixley reported that one of the older pumps on the boiler system went out, and he had to contact JC Mechanical to replace it. Supervisor Pixley stated that two old pumps remain, and could quit working at any given time. He also said that JC Mechanical had a difficult time locating a similar pump to replace the old pump. Trustee Mark Crane suggested that a pump be purchased and stored on a shelf in case one of the old pumps fails. Motion Crane, support Papenhagen to allow the Supervisor to purchase a new pump for the boiler system to have on hand in case one of the old pumps fails. **Motion carried**

New Business:

- **PTFD –**
 - **Employment applications:** N/A
 - **Probation terminations:** N/A
 - **Resignations:** N/A
- **Park DNR Recreation Passport Grant:** Motion Whited, support Crane that the Board recommend that the Park Committee forgo the DNR 2025 Recreation Passport Grant due to the lack of additional funding required to develop the park. **Motion carried**
- **PFD Water Issues:** Supervisor Pixley reported that the PFD water pumping system in the old cistern has failed. He suggested to hook up the truck wash to the cistern and the water that is contained in the tank be used for the toilets, sinks, and washing machine.
- **River Raisin Watershed Council (RRWC) Dues:** Motion Crane, support Pixley to authorize the payment of \$208 for RRWC annual membership. **Motion carried**

- **February 11, 2025, Maturation of PFD CD & Reinvestment:** Motion Pixley, support Crane to authorize Treasurer Angie Koester to reinvest PFD funds of \$153,804.65 in a certificate of deposit at the best interest rate and term limit at TLC Community Credit Union. **Motion carried**
- **PFD Training Promissory Note:** Motion Pixley, support Whited to allow the Supervisor to contact Attorney Dave LaCasse for opinions on a PFD training promissory note/agreement and whether or not the Township can make members pay back training fees if training is mandatory. **Motion carried**
- **Open Meetings Act (OMA) Training:** Motion Crane, support Papenhagen to contact Attorney Dave LaCasse to schedule a date, preferably on the first Tuesday of the month, for an OMA Training session for the Board, Planning Commission, Zoning Board of Appeals, and Board of Review. **Motion carried**
- **Susan Schuchard, Township Purchase of Burial Sites:** Motion Whited, support Crane to authorize the Clerk to reimburse Susan Schuchard \$400 for two burial sites she purchased on January 3, 2002, located in the Main Cemetery, Section D, Lot 61, sites 3 and 4; and to discuss with attorney Dave LaCasse whether or not the bond money is refundable. **Motion carried**
- **2024/2025 Budget Amendments:** Motion Papenhagen, support Crane to adopt the 2024-2025 amended budget (See below). **Roll call vote:** Papenhagen – yes; Crane – yes; Koester – yes; Whited – yes; Pixley – yes **Motion carried**

		Palmyra Twp.						
		2024/2025 Approved Budget Amendments						
		April 2024 through January 2025						
		Approved February 11, 2025						
			Actual	Budget	Over Budget	Approved Amendments		
		755-001 · "Main" - Repair/Maint Supply	312.51	200.00	112.51	Increase by	\$115	
		567-801 · Professional/Contract Services	10,441.60	6,000.00	4,441.60	Increase by	\$4,500	
		934-001 · Main - Repair & Maint	2,054.67	250.00	1,804.67	Increase by	\$1,850	
		567-956 · Operating Expense	710.00	650.00	60.00	Increase by	\$60	
		215-851 · Postage	435.55	250.00	185.55	Increase by	\$175	
		336-752 · FD Operating Supplies	2,625.06	1,000.00	1,625.06	Increase by	\$2,000	
		336-849 · ALS Transports	12,375.00	13,000.00	(625.00)	Increase by	\$6,000	
		336-863 · Ambulance Tax	311.02	300.00	11.02	Increase by	\$100	
		336-956 · Operating Expense	7,008.11	2,000.00	5,008.11	Increase by	\$6,750	
		336-975 · Building Additions/ Improvement	24,545.00	12,500.00	12,045.00	Increase by	\$12,050	
		753-801 · Professional/Contract Services	7,420.93	0.00	7,420.93	Increase by	\$7,500	
		701-704 · Wage - Per Mtg	2,768.00	2,500.00	268.00	Increase by	\$1,268	
		701-790 · Books	431.00	100.00	331.00	Increase by	\$340	
		701-801 · Professional Services	3,973.00	2,000.00	1,973.00	Increase by	\$2,000	
		701-900 · Printing and Publishing	403.20	250.00	153.20	Increase by	\$155	
		701-956 · Operating Expense	650.97	0.00	650.97	Increase by	\$655	
		376-704 · Wage - Per Inspection/Permit	1,347.07	1,200.00	147.07	Increase by	\$500	
		101-803 · Insurance/Bonds	7,764.86	6,500.00	1,264.86	Increases by	\$1,300	
		101-956 · Operating Expense	4,240.11	4,000.00	240.11	Increase by	\$240	
		101-960 · Education & Train.	1,000.00	300.00	700.00	Increase by	\$700	
		101-961 · Dues & Memberships	3,042.75	3,000.00	42.75	Increase by	\$250	
		120-957 · Travel Expense	1,035.79	875.00	160.79	Increase by	\$500	
		Total Budget Amendments					\$49,008	

- **Special Meeting for Amendments to Zoning Ordinance:** The Township Board has scheduled a special meeting on Tuesday, February 18, 2025, at 6:00 pm, to review the Renewable Energy Ordinances and Amendments to Articles 5, 6, and 7 of the Zoning Ordinance.
- **New Printer for Clerk's Office:** Motion Pixley, support Koester to allow the clerk to purchase HP Laser Jet Pro MFP 3101 monochrome printer and ink at a cost of \$434. **Motion carried**
- **PFD Chain Saw:** Motion Papenhagen, support Pixley to allow Chief Rohlan to purchase a Stihl, Lithium-Ion Chain Saw, Bar Length 20 in, Model# MSA 300, at a cost of \$1,100. **Motion carried**
- **PFD Helmets:** Motion Crane, support Pixley to allow the purchase of four fire helmets at a cost not to exceed \$1,700. **Motion carried**

Bill Payment

Motion Koester, support Papenhagen to allow the Clerk to pay all Township and PTFD bills.

Motion carried

Adjournment

Motion Pixley, support Koester to adjourn at 10:25 p.m. **Motion carried**

Next Regular Meeting: March 11, 2025

**Palmyra Township
Special Meeting Minutes
February 18, 2025**

Meeting called to order at 6:00 pm by Supervisor Dave Pixley at the Palmyra Township Hall, 6490 Palmyra Rd.

Board Members present: Dave Pixley, Angie Koester, Mark Crane. Steve Papenhagen, and Chris Whited

Members absent: None

Audience Attendance: 45

Motion Crane, support Pixley to approve the agenda as amended, by moving Communications above Public Comment. **Motion carried**

Communications: Supervisor Dave Pixley reported that he met with the Drain Commission and was told that the State of Michigan is requiring Palmyra Township to discontinue the Manor Farms water system. Dave also reported that Madison Township is willing to discuss supplying the water to Manor Farms. Dave said that he will be meeting with the Drain Commission and Madison Township in March.

Public Comment:

- The following individuals submitted letters to the Board requesting that the Board vote “Yes” to limit large scale solar projects:
 - Constance Muk
 - David Smaw
 - Karen Marcum
 - Kathleen Knowlton
 - Zach Hammoud
 - Alan Gust
 - Amber Southward
- Steve Wilson, 10200 Rouget Rd., Blissfield, addressed the lawsuit that may decommission PA233; tax credits that are given to solar companies to incentivize the building of solar projects; and the continual degradation of solar panels as well as the amount of natural resources that goes into the making of the panels.
- Danny Kohlman, Palmyra Township resident stated that the voters of Palmyra Township voted against solar three times.
- Tom Creque, 9555 Sylvania Ave., stated that solar will bring jobs and economic growth into the Township.

- John Weiss, Dickenson Wright attorney representing ESA/RWE Solar, stated that the draft solar ordinance is not workable. He also said that he had sent a letter requesting a meeting with the Supervisor and the Board. He stated that ESA is offering a revised draft of the overlay map for the Board to consider.
- Robert Nesbit, 5290 Sharp Rd., stated that he does not support solar.
- Patrick Fountain, 2784 Ogden Hwy., stated that the Township does not need solar, and he asked the Board if they ever saw what a solar project looked like.
- Ashleigh Schneider, 4670 Robb Hwy., stated that she comes from five generations of family members living in Palmyra Township, and expressed that placing solar on farm land is not the right decision. She also urged the Board to listen to the residents.
- Mark Farris, 419 Second St, Monroe, stated that DTE is getting ready to bring online four small nuclear reactors in Monroe County. He said that solar is the way to go because they do not pose a risk to the health and welfare of people.
- Kara MacBeth, 6592 Rodesiler Rd, stated that the Board needs to consider the economic impact solar can have on Palmyra Township. She stated that solar could potentially negatively affect agricultural industries.
- Jeff Ehlert, Blissfield, stated that the main issue is property rights, and the Board needs to do what is right for the Township as a whole. He also pointed out that contamination can come from farming just as well as from solar, pointing out that fertilizer is one factor.
- Deb Comstock, 2525 Ogden Hwy., stated that there has been little economic development in Palmyra Township over the past several years, and the Township definitely needs the revenue that would be generated by a solar project.
- Adam Leckler, Lasalle, MI, stated that property rights was addressed only once during public comment. He stated that PA233 was implemented due to the lack of cooperation of municipalities. He urged the Board to take advantage of the economic growth that could happen if a solar project was placed in Palmyra.
- Justin Brown, 5778 Carleton Rd., stated the farm land is zoned as Agriculture and not Commercial. He said that solar is good, but not good in the community.
- John Tuckerman, 5778 Riga Hwy., stated that the topic of solar is very emotional, but if the Township doesn't grow, then it will die.
- Eileen Creque, 9700 Sylvania Ave., stated that she is a supporter of solar and believes in the diversity of energy. She wants to see the Township benefit from the a solar project. She also stated that the landowners who are present in the meeting oppose the CREO and want the Board to amend it.
- Blake Brosamer, 5950 Rau Hwy., stated that he does not desire solar in Palmyra Township, and respects those who want solar, but does not believe it belongs in the Township.
- Morgan Powell, 4423 Rau Hwy., encouraged the Board to adopt the CREO, and stated that a workable ordinance does not does not stop a developer from coming into the Township. She asked the Board why ESA wants the Board to adopt a workable ordinance, and why ESA is so afraid of a CREO. She stated that the residents demand the CREO for protection.

- Peter Sinclair, a videographer who specializes in clean alternative energy sources, stated that studies have proven that solar has no impact on farm ground or real estate. In fact, he said, studies have shown that plants, animals, and insects flourish among and under the panels.
- Conrad MacBeth, 6592 Rodesiler Rd., a member of Deerfield Township Planning Commission, stated that he was surprised that Foster Swift attorney Mike Homier was not present at the Board meeting. He also encouraged the Board to vote "Yes" for the solar ordinance.
- Ryan Powell, 4423 Rau Hwy., stated that the new federal administration has frozen 21 billion dollars in renewable energy funding, which will affect the progress of solar projects. Ryan encouraged the Board to vote "yes" to adopt the CREO.
- Adam Forche, 5422 E. Gorman Rd., stated that he has invested \$30,000 to \$40,000 in the remodeling of his home, and asks that the Board vote "yes" for the CREO with the overlay map.
- LeeAnn Forche, 5422 E. Gorman Rd., requested that the Board vote "yes" on the solar ordinance. She stated that solar impacts the environment and the eco system of the community, and the Board should consider those impacts.
- Travis Cagle, 5840 Rau Hwy., stated that mega solar farms take away space and pushes out wildlife. He also pointed out that many of the people who spoke in favor of the solar project do not live in the community.
- Paul Wolfarth, Ottawa Lake, stated that Palmyra does not have a diversified economy and that not working on and building an acceptable ordinance would cause the Township to lose funding. He also stated that there is a lot of misinformation, and there should be thought about the over regulating of land.
- Ben Hoagland, 6315 Robb Hwy., stated that it is a travesty to turn agricultural land in to a solar field. Ben encouraged the Board to vote "yes" on the ordinance with the overlay.
- Ken MacBeth, 11725 Thompson Hwy., stated that he believes that solar is toxic to the ground, and claimed that solar is an industrial project. He stated that solar is not clean energy.
- Sarah Novac, 4639 Station Rd., thanked the Board, but asked the Board to look for growth in a different direction, and to do the job requested by the public. She urged the Board to vote "yes."
- Craig Dunham, 6151 Deerfield Rd., asked the Board to consider all that was stated during the meeting, and do the job asked by the public, and represent everyone in the room. Craig stated that if the Board did not vote as wanted by those who do not want solar, our positions would be in jeopardy.
- Jeff Creque, 9555 Sylvania Ave., stated that he admired the Board for their undertaking, and also pointed out that the Township is better off working with the solar company than with the State of Michigan.

Business:

- **Amendment of Article V – Nonconformities of the Zoning Ordinance :** Motion Crane, support Papenhagen to adopt an ordinance to the amend Article V – Nonconformities, replacing in its entirety the current Article V of the Zoning Ordinance, #11-2020. **Roll call vote:** Crane – yes; Papenhagen – yes; Whited – yes; Pixley – yes; Koester – yes **Motion carried**
- **Amendment of Article VI – Special Land Uses of the Zoning Ordinance:** Motion Papenhagen, support Crane to adopt an ordinance to amend Article VI – Special land Uses, replacing in its entirety the current Article VI of the Zoning Ordinance, #11-2020. **Roll call vote:** Crane – yes; Whited – yes; Papenhagen – yes; Koester – yes; Pixley – yes **Motion carried**
- **Amendment of Article VII – Site Plan Review of the Zoning Ordinance:** Motion Papenhagen, support Koester to adopt an ordinance to amend Article VII – Site Plan Review, replacing in its entirety the current Article VII of the Zoning Ordinance, #11-2020. **Roll call vote:** Papenhagen – yes; Whited – yes; Pixley – yes; Crane – yes; Koester – yes **Motion carried**
- **Amendment of Article VIII – General Provisions, Section 8.13 Solar Energy Systems, of the Zoning Ordinance:** Motion Crane, support Papenhagen to adopt an ordinance to amend Article VIII – General Provisions, Section 8.13 Solar Energy Systems by adding a new subsection E to Section 8.13 and subsections E through K are changed to F, G, H, I, J, K, and L of the Zoning Ordinance, #11-2020. **Roll call vote:** Whited – no; Papenhagen – yes; Koester – yes; Crane – yes; Pixley – no **Motion carried**
Motion Pixley to amend the overlay map with PA0 property numbers presented. Motion failed due to lack of support.
- **Amendments of the Zoning Ordinance Regarding Wind Energy & Utility Scale Battery Energy Storage Systems:** Motion Whited, support Koester to postpone the Wind Energy and Utility Scale Battery Energy Storage Systems amendments to the Zoning Ordinance. **Motion carried**

Adjournment

Motion Papenhagen, support Crane to adjourn at 9:06 p.m. **Motion carried**

Next Regular Meeting: March 11, 2025

**Palmyra Township
Special Meeting Minutes
August 5, 2025**

Meeting called to order at 7:01 pm by Clerk Christine Whited at the Palmyra Township Hall, 6490 Palmyra Rd.

Board Members present: Angie Koester, Mark Crane. Steve Papenhagen, and Chris Whited

Members absent: Dave Pixley

Audience Attendance: 47

Motion made by Whited to appoint Trustee Mark Crane as the meeting moderator, and supported by Papenhagen. **Motion carried**

Agenda approved as presented.

Communications: Trustee Mark Crane reported that the Board received a letter from Michael Vogt from Dickinson Wright, PLLC, attorney for the Rouget Road Solar Farm, LLC. The letter addressed to the Board to consider revocation of determination that Palmyra Township has not adopted a CREO.

Public Comment:

- Patrick Fountain, 2784 Ogden Hwy, presented to the Board a history of electricity, and explained the routing of electricity generated by solar, stating that the cost will be much higher than what electric utility companies are claiming.
- Ryan Powell, Palmyra Township, stated that the ordinance was intentionally misrepresented, allowing solar to expedited in the Township. Ryan also would like the Board to hire attorney Mike Homier and follow his recommendations to reaffirm that Palmyra does have a CREO.
- John Tuckerman, Blissfield Township, stated that he is tired of hearing negative comments about renewable energy and is upset about the attacks on Supervisor Dave Pixley.
- John Turpening, 3555 Ogden Hwy, stated that solar is a contentious topic, and that the township does have a CREO. He also stated that the majority of residents in the township do not want solar. He also would like the Board to hire attorney Mike Homier.
- Travis Cagle, 5840 Rau Hwy, asked the Board why RWE/ESA and other solar companies have taken an interest in the township. He believes that the solar companies are taking advantage of the township's expanse of land. He also supports the hiring of Mike Homier.

- Blake Brosamer, 5950 Rau Hwy, thanked the Board for scheduling the special meeting. He stated that the township residents had voted in 2023 to keep solar out of the township. He also stated that the solar issue is dividing the community. He encouraged the Board to stand up and support the residents' desire to keep solar out of the community.
- Jeff Ehlert, property owner in Palmyra, stated that when the Board initially interviewed Mike Homier, Mike said that he could not guarantee that he could keep solar out of the township. Jeff also expressed his concern about the rumors that are misleading people.
- Richard Eaton, Humphrey Hwy, stated that he moved from California to Michigan, and has seen the negative impacts that solar companies have had in California, and he also stated that he is very concerned that solar will decrease the property values in the township.
- Leeann Forche, 5492 E. Gorman Rd, thanked the Board for meeting. She stated that she feels misrepresented, and solar is being forced upon the township. She also is concerned about the lack of transparency.
- Alison Prielipp, Palmyra Township, stated that residents voted in 2023, opposing industrial solar. She is concerned the impact solar will have on the water quality and property values. She also said that she supports representation by Mike Homier and submitting a letter to the RWE to rescind the letter that states that Palmyra does not have a CREO.
- Kara McBeth, Deerfield Township, feels that residents are disregarded and unheard by the Township Board. She said that large scale solar projects industrialize rural areas. She also stated that the Township needs to consult with Mike Homier.
- Bob Nesbit, Palmyra Township, asked the Board what would happen if the solar company goes out of business, and who would be responsible for cleaning up the mess if it did go out of business.
- Allen Gust, Palmyra Township, stated that he is disappointed that Supervisor Dave Pixley is not at the meeting to explain why he did what he did that brought about the special meeting. Allen also stated that he is against solar.
- Alanna Cook, Palmyra Township, stated that residents have spoken when they voted in 2023 to keep solar out of Palmyra. She said that she believes that solar is not sustainable. She also stated that the Board needs to consult with Mike Homier.
- Conrad MacBeth, Deerfield Township, stated that Mike Homier is Deerfield Township's attorney and has been great dispelling myths about PA233. Conrad stated that Mike Homier has credentials and is very experienced, and he is hoping that Mike will reverse the current situation.
- Stacey Downing stated that on the surface, solar sounds great, but there are too many "what ifs."
- Justin Brown, Palmyra Township, thanked the Board for meeting and requested that the Board hire Mike Homier and reaffirm that the township has a CREO.
- Sarah Novak, 4639 Station Rd, thanked the Board for meeting and stated that agriculture is a thriving industry and is concerned that solar would jeopardize it.

- Morgan Powell, Palmyra Township, stated that she is amazed of the number of community members that are in attendance at the special meeting. She expressed that she is frustrated that she has not been heard by the Board and feels there is a lack of transparency. She begged the Board to listen to the community members and fight with them. Morgan also requested that the Board hire Mike Homier and affirm that the Ordinance is a CREO.
- Steve Brandt, Ogden Hwy, stated that he is a real estate broker and has seen the negative effect of solar on land values, primarily the devaluation of it.

Business:

- **Kohler Generator Annual Maintenance Contract:** The discussion is postponed.
- **Hiring Mike Homier to Provide Additional Counsel in Renewable Energy:** Motion made by Crane to allow the Board and Planning Commission to consult with and refer all renewable energy questions, inquiries, changes needed to the ordinance, or any other matters regarding wind, solar, and battery storage facilities within the township to attorney Michael Homier of Foster, Swift, Collins, & Smith; and Palmyra Township will continue to use attorney David LaCasse for all other legal matters. **Roll call vote:** Papaenhagen – yes; Crane; yes; Koester – yes; Whited – yes; Pixley – absent **Motion carried**
- **The Response to RWE Concerning the Lack of a CREO:** Motion made by Papenhagen and supported by Whited to authorize Supervisor Pixley and Clerk Whited to contact attorney Mike Homier to schedule a conference call prior to August 25, 2025, to discuss options concerning the revocation of the Township’s response to RWE/ESA that the township does not have a CREO. **Motion carried**

Adjournment

Motion Crane, support Whited to adjourn at 8:21 p.m. **Motion carried**

Next Regular Meeting: September 9, 2025

August 25, 2025 Public Meeting Notice

Attn: Christine Whited
Clerk, Palmyra Township
6490 Palmyra Road
Palmyra, MI 49268
palmyratownshipclerk@gmail.com

Michigan Public Service Commission (via e-mail only)
Attn: MPSC Executive Secretary
LARA-MPSC-Edockets@michigan.gov
LARA-MPSC-Siting@michigan.gov

July 25, 2025

Re: Notice of Public Meeting for Proposed Solar Energy Facility Project in Palmyra Township

Dear Clerk Whited and MPSC Executive Secretary:

Rouget Road Solar Farm, LLC is planning to develop, construct, own, and operate an approximately 175-megawatt Solar Energy Facility located in Palmyra Township. Enclosed, please find a copy of the notice of the public meeting for the project, which is scheduled to occur at 5:30 P.M. on August 25, 2025 at American Legion Post # 325, 451 High Street, Blissfield, MI 49228. An electronic copy of the site plan for the proposed project is available at <https://www.swcavirtualpublicinvolvement.com/rouget-road-solar>.

Please do not hesitate to reach out to J. Kevin Cole at JKevin.Cole@rwe.com with any questions concerning our proposed project and this letter.

Sincerely,

Rouget Road Solar Farm, LLC

Enclosure

**NOTICE OF INTENT TO CONSTRUCT SOLAR ENERGY FACILITY – ROUGET
ROAD SOLAR FARM**

PLEASE TAKE NOTICE that Rouget Road Solar Farm, LLC is planning to apply to the Michigan Public Service Commission for approval to develop, construct, own, and operate an approximately 175-megawatt Solar Energy Facility near S. Myers Highway, Humphrey Highway, and Engle Road located in Palmyra Township (“Project”). Rouget Road Solar Farm, LLC will hold a public meeting to consider public comment on its site plan for the Project as follows:

August 25, 2025
5:30 P.M.
American Legion Post #325
451 High Street, Blissfield, MI 49228

An electronic copy of the site plan for the Project is available at <https://www.swcavirtualpublicinvolvement.com/rouget-road-solar>.

All aspects of the Project are open for discussion at the public meeting and all interested persons will be given an opportunity to be heard. If you would prefer to send written comments for consideration, please forward them prior to the public meeting to J. Kevin Cole at JKevin.Cole@rwe.com. Persons with disabilities needing accommodations for effective participation in the public meeting should contact J. Kevin Cole at JKevin.Cole@rwe.com at least seven (7) calendar days in advance of the meeting to request mobility, visual, hearing or other assistance.

LOCALiQ

Petoskey News-Review
The Monroe News | Holland Sentinel
Gaylord Herald Times | Daily Telegram

PO Box 631699 Cincinnati, OH 45263-1699

AFFIDAVIT OF PUBLICATION

SWCA
200 W 22nd St, Suite 220
Lombard IL 60148

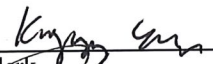
STATE OF MICHIGAN, COUNTY OF LENAWEE

The Daily Telegram, a daily newspaper of general circulation, printed and published in Adrian, Lenawee County, Michigan; that the publication, a copy of which is attached hereto, was Published in said newspaper in the issues dated:

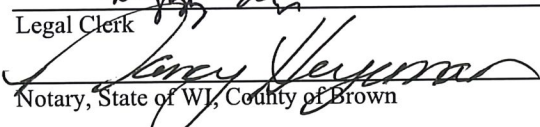
08/04/2025

That said newspaper was regularly issued and circulated on those dates.

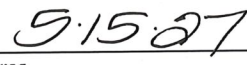
Sworn to and subscribed before on 08/04/2025



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost:	\$201.00	
Tax Amount:	\$0.00	
Payment Cost:	\$201.00	
Order No:	11544695	# of Copies:
Customer No:	1548319	0
PO #:	LPET0345194	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

**NOTICE OF INTENT TO CONSTRUCT SOLAR ENERGY
FACILITY – ROUGET ROAD SOLAR FARM**

PLEASE TAKE NOTICE that Rouget Road Solar Farm, LLC is planning to apply to the Michigan Public Service Commission for approval to develop, construct, own, and operate an approximately 175-megawatt Solar Energy Facility near S. Myers Highway, Humphrey Highway, and Engle Road located in Palmyra Township ("Project"). Rouget Road Solar Farm, LLC will hold a public meeting to consider public comment on its site plan for the Project as follows:

August 25, 2025

5:30 P.M.

American Legion Post #325

451 High Street, Blissfield, MI 49228

An electronic copy of the site plan for the Project is available at <https://www.swcavirtualpublicinvolvement.com/rouget-road-solar>.

All aspects of the Project are open for discussion at the public meeting and all interested persons will be given an opportunity to be heard. If you would prefer to send written comments for consideration, please forward them prior to the public meeting to J. Kevin Cole at JKevin.Cole@rwe.com. Persons with disabilities needing accommodations for effective participation in the public meeting should contact J. Kevin Cole at JKevin.Cole@rwe.com at least seven (7) calendar days in advance of the meeting to request mobility, visual, hearing or other assistance.

August 4 2025

LPET0345194

August 25, 2025 Public Meeting Transcript and Comment Cards

08-25-25 Meeting: Rouget Road Solar MPSC Hearing

2025-08-25 17:31:13

00:00:05 David D'Onofrio

Hello, can everybody hear me okay? Thank you everyone for joining us here tonight for the proposed solar energy facility. My name is Mike Vogt, I'm outside counsel for RWE. I'll start things off with a couple of very brief remarks, really just about the purpose of tonight's meeting and how it will play out. And then I'll pass it over to Kevin Cole with RWE to tell you a little more about RWE and a lot more about the project.

00:00:38 David D'Onofrio

As I mentioned, we're here tonight for a public meeting. That meeting is part of the siting process under Public Act 233 of 2023. As part of RWE's application for siting approval, they have to include a transcription of tonight's meeting, and so that's why you'll see... Court reporter down to the right here taking down the events of tonight's meeting or for him to do his job We would just ask simply that everyone just try to speak one at a time and loud and clear voice.

00:01:14 David D'Onofrio

After I do my remarks here Kevin Cole and I said we'll give his presentation and then we'll move into a Public comment portion of the meeting while this is not a township meeting. It's not your planning commission It's not a board meeting They don't public comment portion will run in a very similar fashion where each speaker, In the order in which they signed up when they came in with an opportunity to speak at the microphone at the podium here And that phone will be a lot of about the three minutes.

00:01:46 David D'Onofrio

I'm going to ask you to keep your remarks to that three minute period if at the end of it You're finishing your thought by all means finish your sentence, But we're trying to keep it to the round that time period so we can move through the meeting. After that, there will be a meeting available where RWE and the representatives will address some of the questions and concerns that we heard in the public comment. So with that, I will turn it over to Kevin Cole.

00:02:14 Kevin Cole

Thank you, Mike. Good evening. Thanks for joining tonight. My name is Kevin Cole. I'm the project development manager for RWE Clean Energy. We're excited to be here to talk about the Ruge Road solar project and what it means to you. As Mike stated, the purpose of this meeting is to introduce the project to the public, answer questions, and get input from you folks regarding the project. If you have any suggestions or requests, feel free to let us know.

00:02:46 Kevin Cole

And if you don't want to speak tonight, but you have questions or comments, I think comment cards were handed out as you came in. So feel free to fill those out. And there's a box up there. So we'll get right into it here. First, I want to do a little bit about RWE, who we are, and the company in a whole. RWE is a global leader in renewable energy. We're currently the third largest renewable energy company in the U.S.

00:03:20 Kevin Cole

We have offices in Chicago, San Francisco, Austin, Texas. We employ over 2,000 people in the U.S. now for about 18 years. We continue with over 11 gigawatts in operation, 3.9 gigawatts under construction right now. Two-thirds of that we expect to come online in 2026. In Michigan specifically, we have seven projects under development.

00:03:52 Kevin Cole

One project is currently committed, and a total operating facilities in the Midwest. 21 various projects. So a little bit more about us. We build currently on the rate over 4.8 watts of projects in the Midwest. As I said, we have 12 projects currently under construction. And our experience enables us to build responsible, responsibly deliver clean and affordable energy. So Routic Road Solar, this is the project that we're building in Palmyra Township. It's a 175 megawatt solar project. It's enough power to power about 30,000 homes.

00:04:44 Kevin Cole

And we're targeting commercial operation to begin by the end of the year. So Routic Road Solar will be virtually silent outside the fence line. The project will be monitored 24-7 by a remote operation center. Local field staff will be on site to handle any issues or emergencies quickly that may pop up. Our goal is a safe, reliable operation, and at the end of the project life cycle,

00:05:20 Kevin Cole

the land will be restored to farmland. RWE is contracted with SolarCycle for recycling and Comstock Metal to recycle the racking systems. And we continue to monitor the emerging recycling industry here in the U.S. just looking for more avenues and possibilities for recycling. So this slide outlines the project timeline.

00:05:51 Kevin Cole

We've done our early engineering and permitting agreements, construction, and full commercial operation. to be finished, like I said, late 2028. We'll submit our permit application shortly. We'll be finalizing offtake agreements within the next few months, and we expect the corporate world to start construction, shortly after the first of the year, and then plan to begin construction in March or April of 27.

00:06:24 Kevin Cole

in the project by the fourth of May. So we're proud of the economic impact of this project and what it'll bring to Palmyra. There'll be 33 million in local tax revenue over the project's lifetime. This includes support for schools, fire departments, and roads. Here's a breakdown of where the 33 million goes and how it's broken

up. Again, supporting the township, the county, local schools, the intermediate school district, the library fund.

00:06:56 Kevin Cole

This is all long-term guaranteed local revenue over 30. Also we should consider the incredible boost to the local economy by having over 100 workers during construction. And these guys are going to need food, housing, fuel, and many other items to boost the local economy. Once completed, the project will have created four full-time jobs and several part-time jobs will be needed for operations. And we also strive to be good neighbors and part of the community.

00:07:28 Kevin Cole

We're going to be around for 35 years. We really want to be part of the community. For the last two years, RWE sponsored the Lenawee County Fair and we made donations to the Lenawee 4-H program. We budgeted \$20,000 a year for local donations. So just to give you a quick overview of some of the components that you'll see being installed on the project. Solar panels, of course.

00:08:00 Kevin Cole

They'll also be mounted on a single-axis tracker. These trackers are motorized. They allow the panels to follow the sun throughout the day. It makes them more efficient. There'll be inverters, substation, main power transformer, and, of course, the electrical grid will also be bearing some cables, and we'll put up perimeter fencing around all solar panels, all the facility. So to give you an overview of the construction process,

00:08:33 Kevin Cole

the first thing you're going to see is braiding. You'll see some earth movers out there moving dirt. And then shortly after that, we do pre-seeding and prepare the lab, and then we install underground tabling and create the access roads. After that, you'll see pile driving and panel installation. We finish by reseeding, restoring the land, and then the site will be left clean and ready for long-term use.

00:09:04 Kevin Cole

At the end of the project, all the equipment is removed, and the land is restored, and, this keeps the land viable for future generations. So where does the power go? It goes to wherever it's needed. A lot of people say, well, is it going to be used locally? Well, it depends. You've got to kind of picture it as a big swimming pool. The grid's a big swimming pool, and there's all kinds of sources filling that pool. Our projects, hydropower, nuclear power, and then the power goes out to wherever.

00:09:37 Kevin Cole

It can't really, I'm sure some of it will be used locally, but it's hard to say where the power generated from our project ultimately ends up. Offtake, that refers to an agreement between the developer, such as RWE, and a buyer of the electricity. These agreements outline the terms in which the buyer agrees to purchase the power generated by them.

00:10:09 Kevin Cole

So restoring land when the project ends, after the solar project reaches the end of its life, RWB is legally bound to remove the equipment and restore the land in agricultural use or other uses that the landowner sees fit. As I said earlier, at the end of the project cycle, the land will be restored to farmland, and RWB is contracted with SolarCycle to recycle the panel and Comstock Metal to recycle the system.

00:10:40 Kevin Cole

Decommissioning is a legal obligation. It's built into our leases and the ordinances and the state law that RWB has to remove all equipment and restore the land. We will post a bond or other agreeable financial security so that no matter what happens to RWE, funds remain to properly decommission the project. the cost will never fall to the landowner. So we strive to be good stewards of the land. Solar farms.

00:11:11 Kevin Cole

make an impact on the subsoil. In fact, the soil is often in better condition because it's been allowed to recover nutrients over the life of the project. The topsoil is preserved and as a result of planting local pollinators, species, solar projects can recharge groundwater and reduce soil erosion. One of the biggest concerns is regarding property values. We hear this concern often.

00:11:41 Kevin Cole

We understand it's a valid concern, but we found that due to the large increase in annual tax revenues as a result of the project, the schools, the fire departments, the roads, and other vital infrastructure tend to improve. This makes the area a more desirable place to live. The project being quiet and free of the noise, dust, and odors from the typical farming operation, several studies from various universities across the country indicate that solar farms have no meaningful impact.

00:12:14 Kevin Cole

In some cases, they even improve. We have some studies regarding property values here tonight. I think it was from the University of Austin. They're back on the table there, so if you have a concern, be sure and pick one up before you leave. So we have here with me tonight a great team. We've got subject matter experts from RWE for engineering, environmental, permitting, legal, community outreach, project development.

00:12:48 Kevin Cole

We're here to answer any questions that you may have. I also want to point out there's some posters around the room. I didn't have a slide for it, but there's some posters around the room. to show how the vegetative screening will look as it develops over the years. You know, it shows it newly planted, what it's going to look like in three years and then five years and so on. But be sure to take a look at those before you leave as well. So, again, a reminder, the purpose of this meeting is to ask the project, answer your questions,

00:13:22 Kevin Cole

and get input from you regarding the project. So, in a moment, we're going to open up the floor comments. For example, if you live nearby or if you want to be part of the project and share in the profits, we'll be offering what we call participation. If you want to participate in the profit project and share in the profit, you get a yearly payment,

00:13:56 Kevin Cole

and RW, of course, agrees to do absolutely nothing. believe that I have a chance to participate. So with that I'll turn it over to Dave for questions.

00:14:17 David D'Onofrio

All right thanks everyone for signing up and putting up with Mike and I in the front. Just a quick reminder before we start the public comment period. As the clock in front of me indicates public input is limited to three minutes per person. The order of speaking is determined by your order of sign in this evening. For those of you who told us and indicated that you wanted to speak we will make one call at the end for anyone who wants to speak who hasn't signed up. Again just this public meeting is being recorded and or transcribed for later submission to the public.

00:14:51 David D'Onofrio

service planning commission. Michigan Public Service Commission sorry. When providing public comment please give me your name, your address, and speak in an audible tone. I will not start the clock until after you've given us your name and address, so you will get your full three minutes. With that, I'd like to ask Byron Sell to please come to the microphone. All right, Byron. All.

00:15:25 David D'Onofrio

right, that was easy. Kathleen Peterson. All right, Richard Eaton. Welcome, sir.

00:15:50 Richard Eaton

When you talk about community, my general understanding is the community doesn't really want this. And you talk about, you know, it's being really taken out of our hands, which... What you guys have done to me personally is you've surrounded my house on three sides. And I'd like to ask any of you, if you live in that condition yourself, or do you, would you raise your family in the middle of a solar farm? I wouldn't have picked this place. I'm from California. I've seen all of them rot and decay and you can't do anything with them.

00:16:20 Richard Eaton

One out in the desert just gone to waste now. And the same thing is going to happen to me. You know, I just can't understand why they didn't even allow this to happen. But in my case, we put all of our money into this house. I came out here, I saw farmland to the front, farmland to the side, farmland to the back. Deer across my property, great. Big place to retire, great place to finish off my life. Now I've got solar fields going to be all around me. It's just, you know, a crappy deal on my part.

00:16:52 Richard Eaton

Bad planning, whatever, you know. And nobody takes into consideration, well, yeah, the property is going to go up for people. make me live outside those areas but I got fields in front and on the side in the back my property value is not going to go up I guarantee you that and if so I'd like to sell to one of you guys but anyway just I gotta voice my opinion on it and I want to know will they be able to farm on that property everything I'm sorry what will they be able to farm on the property after you remove.

00:17:23 Richard Eaton

everything absolutely absolutely okay and that's something that's going around that people say you can't so I don't know I'm going to research on it and the other thing I want to know is this is pretty much a done deal what can we do to stop it or is this just a waste of time.

00:17:50 David D'Onofrio

yeah yeah we'll have a response period yes sir yep.

00:18:00 Richard Eaton

I'm out here for the country, and now I'm going to end up like, hey, downtown L.A., here we go again. Another of the Colossum buildings all around. Anyway, gentlemen, I just want to voice myself. The community is a lot more than what you guys are making it out to be. You have the farmers that want to do that. Yeah, it's their farm. You've got to think about the other people in the community, the people that aren't as fortunate as they have those farms, that haven't had family here for 50 years, 100 years. Those of us that have come here and have earned a right to do this.

00:18:30 Richard Eaton

So it's a shame, and I'm just sad to see it after such a beautiful place. It's a shame to see the farmland go, and it's a shame. And any contributes to losing our farmland like this should be ashamed of themselves. Thank you.

00:18:45 David D'Onofrio

Thank you, sir. That's obnoxious. I apologize. Deborah Comstock.

00:19:04 Debra Comstock

Michigan people for a long time and value the planet try to preserve the land for generations I don't know if everyone knows what's happening to farmers but your crops are not going there's no revenue for our in this country if you want to keep then what you should do is have something that you.

00:19:38 Debra Comstock

can retain the end of that if you farmers struggle to sell their crops, they're going to sell that land for residential properties if you sell for residential properties you never get the land back the other thing I need to say, that if you decided to come in an agricultural area and you purchased here, it's farmland. It's not residential. It's not zoned residential.

00:20:11 Debra Comstock

I served on the Planning Commission of Palmyra for years. And here's one thing I'm going to say. The Lanois County has lost a lot of industry since I grew up. There's nobody clamoring at our door to come in here, put in big companies that employ people. I could go through the millions of dollars that this project can generate. We all know what it does. I think the thing we have to start looking at is who we want. Now, a lot of solar companies come into communities, and they don't want to stay.

00:20:47 Debra Comstock

If they have opposition, if they don't deal with it, they leave. I will say, as a person on the Planning Commission, as chairing the Planning Commission, this company has been with us over eight years. Now, if I'm looking at a business partner, I want a person that's going to hang in there. I want a company that is not going to shy away from opposition, run away from the best interest of this county. And what the best interest of this county is to have some income coming in, which we do not have now.

00:21:23 Debra Comstock

So I implore you to really take a look at the facts of this story. The facts are this is bringing revenue to the county, to schools, to townships. If you've noticed on the ballot where all the townships are asking for money. Well, we could have this solved, have it resolved. So I think we should choose a partner that's hung with us, answered the questions, answered the engineering, a complete partner with us for over eight years now.

00:21:54 Debra Comstock

If I want to do business with somebody, it's going to be people like that. Thank you.

00:22:03 David D'Onofrio

Eileen or Jeff, and or Jeff, sorry.

00:22:16 David D'Onofrio

Hi.

00:22:19 Eilleen

Eileen, Savannah, Ohio. I'm a landowner and very supportive of solar, and I'm very happy to be a part of helping Michigan supply energy to the grid and be a part of the diversity needed to satisfy. Our family met with several solar, and we chose RWE.

00:22:49 Eilleen

We reviewed the plan with several. In business, we run a very diversified farming. and greenhouse operation. We stay very low on electricity. Michigan is closing all generated power plants. So we see solar cost of the method to produce electricity. Solar can be built fast.

00:23:23 Eilleen

At another solar meeting, someone said, they should bring their teenager to the meeting because he would probably have to clean up this at the end. This will not happen, mentioned. This solar company will have to put up money, call the bond that is held by the state of Michigan. It can only be used to clean up the . We are not loose, we still own it.

00:23:55 Eilleen

The township, county, they all need money. I felt like there was a miss one of the other meetings. The money comes into all those. Commercial solar facility costs a lot of money. It's worth a lot of money, so the properties are a lot of money.

00:24:28 Eilleen

The solar company is going to give us their share of the money, and we have to submit that to the Lenawee County Treasurer or our township treasurer, just like all of you. It's not like you can say, okay, the promising millions of dollars if the project is built.

00:25:00 Eilleen

The money has to.

00:25:09 David D'Onofrio

Thank you. Blake Brosomer.

00:25:21 Blake Brosomer

Hey, how you doing? Blake Brosomer, D-Row Highway. A couple questions. We have done our lower end. The other question would be, how many hours are you going to be able to lay down here? 10, 12, 7, 8, et cetera. Another question is, I don't know the answer to this one. I'm talking to the insurance company.

00:25:52 Blake Brosomer

Is the solar panel flies off? Talk about grading and all that stuff. So what happens? Enough water. So it blows the wire here.

00:26:23 Blake Brosomer

We all know hydraulic fluid leaks out of oil. Can you talk about a non-disclosure buy? Maybe somebody that doesn't have it. Farmers who own the land, that comes straight from them. I'm assuming they'll be able to save.

00:27:01 David D'Onofrio

Uh, Jim Dible? No. Ryan Powell.

00:27:25 Ryan Powell

4423 Rowell Highway, Palmyra, Michigan. Just a couple, you had mentioned guaranteed revenue. Apparently I'm in the wrong business. Never heard of such. You're making all these promises about the bonds and paying for everything when you leave, but if you're bankrupt and not in business in 30 years, none of that's going to be true. Uh, and you talk about property values. My house is surrounded on three sides by panels and almost the entire fourth side by a construction.

00:27:56 Ryan Powell

zone, like the other gentleman alluded to. I'd love to see one of you come by. property for what it's worth after the money that I've sunk into it over the last two years. And the fourth point is we're talking about the dangers of giving our commodities to foreign entities that's cold right now, and now we're about to do it with our energy as well. That seems like the right path. By now many of you know who I am. I'm one of the residential squatters who lives here. I'm intertwined in the fields, raising my kids here. I pay taxes here. I care.

00:28:28 Ryan Powell

about what happens. Whether you like it or not, we are not against the landowners. Let me say that again. Our fight has never been with the people who own the land here. We understand you're trying to do what's best for your families. All I ask today is you respect my right to do the same, and this project is not what's best for me and my family. Our fight is with the system and the representatives of that system that believes rural America can be industrialized without its consent. That you can show up in a place like Palmyra and expect people to stay quiet like bingoes of the future.

00:29:01 Ryan Powell

We're fighting against a system that stacks the debt and carries people that it affects the most. So I ask you directly, are you proud of the work you're doing here? Do you believe your presence is welcome? Are you here just to move the plant forward and collect your paycheck? That's not a hostile question, that's a human question. Because if this project had clear, informed consent, you wouldn't be here. You wouldn't need to fight us or dismiss us or discredit us or call us names. You should be applying directly through our township, and you know it. But one professional writer has now written two rebuttals to my opinion column.

00:29:35 Ryan Powell

I put together between my job, parenting, and organizing this community. That alone should tell you we're hitting some sort of nerve. If I become the target, that's okay. I'm not here for credit, I'm here to make sure that our voices are heard. The sun101.org has tried to brand me as a spreader of misinformation, so I guess I have some more misinformation here. In 2023, the majority of Pajaro voters approved limits on industrial scale. solar projects. 75% of public common sense is about these things. PA2 provides local zoning. This is.

00:30:08 Ryan Powell

corporate land seizure disguised as green energy. 72 townships in six counties are suing the Public Service Commission for this exact overreach. National solar companies prey on rural townships with limited legal defense strategies. Soil and land impacts are vastly understudied. We are not your land. There's no such thing as no-strings-attached money. Those are our taxes. Ryan, thank you. Appreciate it. Morgan Powell.

****00:31:00 Morgan Powell ****

with our kids asking how school went is now being spent here also several people reached out to me letting me know they were unable to make it tonight because they were not out of work yet would be or wouldn't be home so I think it's very telling of you guys on the time and place that you really wanted to be a part of then you would have helped this meeting at the new rental hall that opened earlier this year that's actually in Palmyra this meeting is in Blissfield okay rapid-fire questions dug well so Palmyra is not a great source for water.

****00:31:34 Morgan Powell ****

myself and several neighbors have dug wells much shallower than drilled wells and therefore more vulnerable to any changes in surface water or ground, quality and changes so my question is who do we call if you guys contaminate our wells dry it up do I call the township do I call you guys do I call the farmers because somebody's gonna be for this problem, be us next when you're going to get an updated survey map because you're missing several out.

****00:32:07 Morgan Powell ****

buildings on our property include 3540 building that was put whole permits and built last year that's not even on the aerial view of your map that you have which makes me think that you have outdated maps and surveys and makes me question if they were actually done i know i've talked to other neighbors as well and hopefully they all stand up tonight and say that you're missing buildings on their property as well our township does have a creole and you know it this application needs to go through the our supervisor illegally misrepresented our ordinances mpsc if you're.

****00:32:43 Morgan Powell ****

listening or reading this please them to file with township you say they can farm yeah potato farmers we all know are unable to the issues with the soil oh and somebody mentioned something about working with a company that's, been here for the last eight or nine years. This project in leases has already been sold once, at least. So my question is, it's already been sold. What's to stop you from selling it to.

****00:33:16 Morgan Powell ****

another company and that company sells it and sells again, sells again, and then eventually ends up in the hands of a China shell company. Are you guys going to put in any sort of stipulations.

00:33:27 David D'Onofrio

on this project that it cannot end up in any countries? Thank you. Adam Leckler. Adam Leckler.

00:33:46 Adam Leckler

12999 South Telegraph Road, LaSalle, Michigan. I want to first thank you because I know you've taken a lot of heat. We've actually had the same fight. township, sell township, because we had a good ordinance in place. People from outside the community came in who go to a restrictive ordinance, and it's been a

fight under sense. Since the MPSC has listened to this, I appreciate the people that stood up and got PA 233 on behalf.

00:34:19 Adam Leckler

of the landowners, because a lot of landowners have been farmers for hundreds and hundreds of years. They've passed that land down to their family, and we sit in a time where our commodity prices, our places to go with our commodities are drying up. Farms are failing at a massive rate, and we need the ability to diversify our lands into something that we feel will generate revenue not only for ourselves, but for our local communities. It's vitally important because everybody sits here and forgets that data centers are on their way, and they're going to need.

00:34:50 Adam Leckler

electricity, and if anybody sat here and looked at their electricity bill lately, it's not going to go down. So we have to diversify to be able to take and put... energy on the grid it's our right to be able to do and reason and the reason that ph is because, all the townships were given bad legal advice by law firms that are representing class action lawsuits against you know against basically the town you know against the mpsc they put.

00:35:23 Adam Leckler

themselves in that situation because they couldn't agree on non-restrictive orders they were all restricted and so i i know what it takes to sit up here and take a lot of fire and i appreciate you doing that because you know what as a company you're wanting to do nothing more than help the communities bring revenue in for their school systems their police departments they're fired hey if you have that money why would you have to sit there and hang villages on, all the taxes those should come off you've got 30 to 40 years of good generated revenue.

00:35:55 Adam Leckler

that can come in where you can actually take in lower taxes to be able to bring work, Because if you really look at it, people are not moving to Michigan. They're still moving out of Michigan. The numbers are still in the facts. And so, you know what? Landowner rights. And we talk about landowner rights, but you're not taking into consideration the people that have been here. You're taking into consideration the people that moved here two to eight years ago from somewhere else and just simply don't want to look at solar panels. I'm sorry. That's not good enough. Bring the taxes down for people today.

00:36:30 Adam Leckler

Thank you.

00:36:35 David D'Onofrio

Paul.

00:36:46 Paul W

Paul Fark, live on County Line, Ottawa Lake, Michigan, since 1978 in the area.

Behind my house, I understand the needs of the township, the county, and school villages failing.

00:37:16 Paul W

The farmers are not voting for the villages right now. I'm going to be kind of short here. There's a couple things I want to clarify. Back in February, Dave Pixley, the advisement of David LaCasa, told the board that their credo was not workable and wouldn't hold up at the end of the Michigan Public Service Commission.

00:37:47 Paul W

But a certain group of about 20 that live in Palmyra, they decided, 20 people out of 2,000, 30 were in the township. Decided that wasn't good enough. So they decided to hire an outside firm and they come up with this overlay district.

00:38:07 Paul W

It's not too restrictive. It's not going to pay muster.

00:38:11 Paul W

the Michigan Public Service Commission, so, They rehired this guy And now the township is going to lose. \$785,000 in EGLE award money and then I hear on the social media These people are talking about oh, there's not going to be any Work the federal government took away. Well, that's it's not actually there's two funds.

00:38:48 Paul W

There's the Michigan solar for all program, which is a federal fund that supports low-income solar, communities, over projects that is federally funded and the federal government just took funding away from that but here in michigan we have the eagle renewable ready fund and that has 30 31 million dollars in it it's still viable they're talking about putting more money into that fund so there's.

00:39:21 Paul W

a lot of misinformation out there it's not true and people they're being told a lot of a lot of lies and i think that uh i encouraged them on facebook to come to this meeting but a lot of them didn't appear to say appears they'd like to listen to this information and um also what else do i have here that's about it i just want i just think i'm a retired autoworker i want to be able.

00:39:52 Paul W

to live on my pension and farmers want to be able to make a living and keep farming thank you.

00:40:00 David D'Onofrio

Tom Creaky.

00:40:01 Tom Creque

Hello, I'm Tom Creaky, 9555 Sylvania Avenue, Sylvania, Ohio. Landowner of the project, my parent on Myers Highway, Ogden Highway, in between. So we signed years ago, obviously with ESA for this project. They've partnered, what you want to call a soul, partnered with RWE.

00:40:34 Tom Creque

So we've been in contact with these guys for, I don't know if it's quite been eight years, but I'd say seven anyhow. And we've tried to work with the township before many of the opposition were even involved or heard about it. Pat Van Hagen was involved, my favorite buddy, and I warned him as a local zoning guy at the time to site this locally, put it in a PUD, a Plain Unit Development, let's work together. Worked on setbacks with the property owners, all in the same room, all together.

00:41:06 Tom Creque

We got slapped on the hand, told to go away, we don't want it, and now here we are. So, we tried the township level, and I warned them this would happen, and many other farmer friends said, sadly, the only people that are gonna get rich on this whole deal is the lawyers. And the longer we go, the more it looks that way. But I mean, those of you, the landowners, have been getting paid due diligence money up until this point. So, we paid our lawyer fees, they paid their lawyer fees,

00:41:36 Tom Creque

but now, can the township pay theirs? Because where's your money coming in to pay, guys? You need something, you need diversity. Diversified income, whether it be your own business, investment portfolio, or your townships. And I think this is a good way to do it, because it draws on none of your water, no sewer, none of your infrastructure after it's been. it sits there and it generates power. Most town-owns or county commissioners.

00:42:07 Tom Creque

would be begging for a project of this scale and the tax revenue it brings. Lucas County where I live, I mean, they scratch their heads at things to bring. revenue into their areas, whether it be a baseball field or whatever. So this thing, although it doesn't create much jobs after it's built, I don't think you have the employers, the workforce, to work there. Most of you leave this town to go to work. Ann Arbor, Toledo, what have you. So I think it's a good thing that sits there,

00:42:44 Tom Creque

generates revenue. Once it's built, I don't believe it would bother a person. People say, build it in your backyard. I would. I have houses in my backyard. Senior living, 55 and over, and all they do is drive. Up and down the road, I don't know. they do. But trust me, this would be a good neighbor. 100% do it tomorrow. So, thank you.

00:43:15 David D'Onofrio

Conrad Macbeth.

00:43:25 Conner Macbeth

Hey guys, 9-2, Road and Cellar Highway, Blissfield. Owned some land in Palmyra. So, a couple of things. You know, obviously they want to do solar in Deerfield as well. And I've heard a couple of landowners say at the last meeting, oh, you know, it's only money. I've heard people talk about farmers being in

jeopardy and not having the next generation. I myself, I would gladly buy your land. Gladly. When I bought my house, I tried.

00:44:00 Conner Macbeth

I could buy surrounding land from the landowner that signed up in that area and was told no. So I would gladly do it. I would love nothing more than to quit my day job as an engineer, and that would be fantastic. Unfortunately, I wasn't born into a large farming community. Solar. Does it belong on prime land? No. Does it have a space here to generate power? Yeah. Put it on a brownfield. Put it over parking lots.

00:44:30 Conner Macbeth

Put it on landfills. The engineering firm that I work for, we have a mine-to-solar program where we reclaim mines and then put solar panels on top of them. I can't think of a better solution. Put it on the brownfield, not farm fields. The property taxes. Everybody, or not everybody, there's quite a few folks that say, you know, property taxes. going to come in from this and be generated. I don't know if any of you have heard about.

00:45:04 Conner Macbeth

the Axe My Tax, playing on the abbreviation for Michigan, where they're gaining a lot of steam for axing the property taxes in the state of Michigan. So if that goes through, then none of that's going to happen. I'm pretty sure that the majority of the landowners, they already said, site industrial scale solar in this area and don't have giant sprawl of it. I think if they were given the opportunity to support a higher millage or sit here with.

00:45:36 Conner Macbeth

a utility wasteland, they're going to support a higher millage. Another thing that could have been, because the developers claim to be neighborly, I in Deerfield am surrounded on four sides by a project, as some folks here are in Palmyra. Why didn't you go to the landowners that would be surrounded by the project and say, hey, what could we do? you from the start as a do that as a forethought that would be a little bit more neighborly of you.

00:46:08 Conner Macbeth

so again i think there's great places you go to the adrian landfill it would be a fantastic place to put solar and it would help generate the things i also heard that coal plants are shutting down but as far as i've been hearing in the news they're being recommissioned to deliver the power.

00:46:26 David D'Onofrio

that's going to be necessary thank you that is everyone who indicated as they checked in that they were interested in speaking this evening thank you to everyone who did so uh i will take uh it could get an indication of anybody who still wants to speak if you can come on up sir give your.

00:46:46 Rick

name uh address and information for the record rick can hear him hedges

highway um i just found, And we're in the township district and the biggest issue I have with the solar companies they haven't been around for eight years they've been around about three years they've been pestering me for three years and the company that was.

00:47:19 Rick

pestering me was from Florida so all the contracts signed was from a company in Florida and now I find out Rooted Road project is bottom so them contracts have already been sold once so all the stuff that all these landlords were promised by this first company it's no point because we sold the contract so you tell me about when you decommission what if you guys go bankrupt what if you sell the contracts what if somebody else sells who's gonna know who owns them in 30.

00:47:51 Rick

years so are you gonna go bankrupt what's Trump doing he's cutting all the subsidies off solar and wind is that gonna, affect your project, can anybody answer that? He just cut 17 billion off of New Jersey shoreline. So that's, I mean, I'm not for solar, I'm not against it. It's just the way that all these solar and wind's the same way, they're all saleable. They promise you everything, once you sign that contract,

00:48:21 Rick

you're tied in for 30, 40 years, and you'll never see them again. And you'll never know who owns these contracts. That's just my opinion. And another thing I had here. So, my biggest concern is the decommission. You go bankrupt, I mean, okay, we gotta decommission them, but no, we got no money, so what happens? Just go back on the landowner.

00:48:55 Rick

Well, and another thing is, you wanna put all the. good farming ground into solar panels. How are you going to control the giant reg? Because Palmyra Township has an issue with giant reg and they'll go tall enough to take and shade your solar panels up. How are you going to control that? Okay, I think that's about all I got. Oh, and another thing that made me upset was.

00:49:28 Rick

when Palmyra Township voted this zoning down. So this outfit from Florida called me the next day. We're still leasing the ground and I said, hey, the township has spoken. They don't want it. And her comment to me, we've got one arm up her sleeve. And eight months later, I found out what that was. Project 223. So all these solar companies, all these people knew, but they failed to tell us.

00:50:01 David D'Onofrio

Thank you, sir. Anyone else care for a three-minute comment? Come on up.

00:50:12 Cat

Cat Deer, 106A4 Carson Highway, to Clemson, Michigan. I don't necessarily have a comment in here. This is all someone doing to me. But I, too, am really interested in the decommissioning of this quote-unquote green energy stuff. So

do you have lands that have been recycled and are now being farmed again? I'm really curious about that.

00:50:43 David D'Onofrio

Thank you. All right, with that, we will close the public comment period. Really greatly appreciate everyone, for their comments, their questions. We have been compiling a list. Mike, here, if you want that. That may be helpful to you. or I may have just bungled everything that I gave you. So we will take a few moments, go through some of the questions and comments that you got, and take the next 15, 20 minutes or so, if it takes that long, between Kevin and Mike.

00:51:13 Mike Vogt

and the experts over here on the side. I will give you that back to you, Mike, as well. It's a human-sized font that you can read. Older people.

00:51:35 David D'Onofrio

Yeah, yeah. Sorry.

00:51:44 Mike Vogt

I'm getting my glasses. Is that better.

00:51:49 Mike Vogt

Yep, I think so. Awesome.

00:51:59 David D'Onofrio

Yeah, it's just. It's big. Here, we'll make this even easier, guys. Hold on. Sorry. Here, just take this. It won't be complicated.

00:52:48 Speaker 17

Yes, absolutely. Okay, perfect. I'll grab your hand.

00:53:10 David D'Onofrio

in case we need it okay well again thank you everyone for your comments and thank you for.

00:53:29 Kevin Cole

you all coming out before we get to the answer at the end of my presentation i failed to say that if you need to contact us there's an email address up there there's also a website address for the project you know feel free to reach out the email is probably the best way to go i check it myself personally give responses over to you so hit some of the questions here um will you be able to farm the property absolutely.

00:54:02 Kevin Cole

Again, the project, the soil rests. The project's there in electricity. The soil is resting. We plant pollinators, solar panels under the solar panels every year. Those, when they bloom, they die, and they enrich the soil. So, yeah, absolutely. And, again, we're bound by law to decommission the project and return it for agricultural use, or if the landowner by then wants to use it for something else,

00:54:32 Kevin Cole

we have to return it to the landowner for these two. Mike's going to talk more about decommissioning, but we have to post a bond so that the money is available. If RWE goes bankrupt, that way the bond's available, the money's available. It's never the community's expense to commission the project. so how many hours a day are we going to work we're going to work a lot of hours each day but.

00:55:05 Kevin Cole

we can only do certain things during certain times driving the pilings into the ground is the noisy thing it's an air hammer pounding those things into the ground we don't use any concrete for the foundations of the solar panels and just drive beans into the ground it can only be done during certain times a day due to the noise but other things can be done up till dark and uh in the summertime i think in the winter time we have to be 17. um we've done geotech.

00:55:45 Kevin Cole

throughout the project average steps 14 so some areas left some areas more what else did we have.

00:56:03 Blake Brosomer

No, they didn't get any of the geotech testing.

00:56:13 Kevin Cole

Regarding the 320 workers that you asked about, it was asked about what if the well is...

00:56:25 David D'Onofrio

Just real quick, Kevin. You had asked local. Local.

00:56:27 Kevin Cole

We want to hire as much local as we possibly can, but getting the employees to build these types of projects. There's a lot of projects being built. There's only a certain number of people that build these. We ran into an issue last year in Ohio. We had to postpone the start of construction because it just wasn't, or even non-local. They were talking about it was down south of, well, down near Findlay.

00:57:00 Kevin Cole

And they were talking about pulling people from Ann Arbor. In Ohio, you have to use all Ohio workers. About wells drying up, if you have a problem with your well, I guess send us an email. There will be an operations crew that's on duty 24-7, and you'll be able to contact them. But we don't anticipate any. We don't use water.

00:57:32 Kevin Cole

By law, we're not allowed to change the runoff. So, again, if you have a problem and it's our fault, we'll take it. And, again, I want to apologize about having this on the night that school started. I didn't know school started, but I apologize. Yes, actually. My kids are grown and I wasn't where the school started. We tried to do

it at a convenient time. The reason that we didn't do it in Palmyra is we didn't know how many people were going to turn up and the requirement from the MTSC is we have to have a hall thing. So we did try and check into the new rental hall in Palmyra, but just weren't sure that that's why we're here next available. Let's see what else.

00:58:35 Kevin Cole

The updated survey maps, you're correct. They're not up to the minute as far as the satellite views go. That satellite view that you're seeing was taken from Google Earth, but our ALTA survey captured your, no that's what I'm saying, the planet you're seeing there. You know, that's the real layout, but the ALTA survey that we had done does include the outbuilding.

00:59:06 Kevin Cole

And the ALTA survey, I don't know if it's on that plan or not, that is the layout, that is the location of everything. We're very early on in the design phase, that's just a 10% design. As time goes on, the design will advance to 30%, 60%. Well, I appreciate that, and I'll check into that for you.

00:59:48 Kevin Cole

We're taking out a total of 4.6 acres. So why is it on farmland and not brownfields or parkings? Those are all great places, and those are being built in places like that. The reason these are on farmlands is everything is here that checks the boxes. The land is relatively flat. The transmission line is available.

01:00:20 Kevin Cole

But the main reason is because we found participating landowners that wanted it. When you talk about landowners' rights and everything, they have the right to do what's legally allowed with their land, and this is a legal use. They're just harvesting the sun instead of planting corn. So these are the various reasons why we were here when we first came here. Palmyra Township had a workable order. They were receptive to the idea. As time went on, that changed.

01:00:51 Kevin Cole

We did everything we could with the township. We would prefer to work with it. And the project, you know, I do understand, it was voted down. And the project sat dead for about a year and a half. And then PA-233, and suddenly we have a path to siting. We've already got, I think the last time I looked at this, it was a foreign mill invested. So, yes, as soon as 233 gave us a path to siting,

01:01:24 Kevin Cole

if we couldn't do it locally, we're going to do it through there. So that's why we're here. That's why it's here. What else can I tell you? Well, the other reason I guess I should mention, too, is I don't know if everyone's aware, but DTE, Consumers Energy, which is the big energy producers here in Michigan, as you know, have mandates from the state to have a certain percentage of their portfolio come from renewables. It's not a request. It's a mandate.

01:01:55 Kevin Cole

So DTE and Consumers Energy are building projects throughout the state. And they're also looking to companies like RWE and others to build renewable energy. Just the reason PA-233 was established, exactly what the gentleman said, we need the power. Artificial intelligence is here. The demand for power is not being met. And so we need to diversify for power.

01:02:29 Kevin Cole

And that's why PA taught local counties, townships, moratoriums. We would constantly hear we're not against local, we're not against renewable energy, just I don't want to see it, I don't want it in my yard. And if everybody does that, so these are all the reasons why you're seeing it. This is all the reasons why not only are we seeing it, but we're seeing it.

01:03:17 Mike Vogt

I was going to add a little more about decommissioning, but stole the headline, and that's that whether, you do it locally through your ordinance or you do it through the state site across the, track that this project is on, that decommissioning security, whether it's in a bond or some other financial security method, it does not sit with RWE. So to the concern, which I understand is a reasonable concern, you say you have funding to decommission the land and put it back into its state, a similar condition it was.

01:03:49 Mike Vogt

What if you're not here? Well, that's why the law requires that that bond be held in a third party, not be touched by the developer, that amount. Calculated will cover the entire cost so that if and when the project needs to be decommissioned if for any reason the developer, Wasn't doing it themselves, and it is their strong preference to do that themselves, But if they weren't for some reason they were gone, That those funds are there those ones are untouchable And that's what protects not only the community, but each of these landowners who lease their properties also.

01:04:25 Mike Vogt

holding the obligation of Decommissioning the property review. Yeah, and that's right. That's a good point to add on there Is that the amount of the decommissioning doesn't get updated to make sure that it stays consistent with inflation at the value of salvaging? The equipment is consistent with what the market would actually pay for that equipment and if the amount amount needs to get updated because Of inflation or other reasons and that amount gets up and then that amount is now set there and cannot be touched by.

01:04:55 Mike Vogt

I was gonna ask our project engineer, also just briefly address two things. One, the project engineer was one was I just want to make sure she can explain how the process works. But the stormwater, that's all a regulated where you have county level stormwater plans and approvals. So you have your county train

commissioner that is in that to make sure that surface water runoff is addressed properly, sort of methods that are necessary. The other issue Carol was just.

01:05:36 Mike Vogt

just make sure we had the accurate number of acreage of trees. Sounds good.

01:06:02 Blake

We've got to demonstrate that there's no change to the hydrology between the pre-development condition and the post-development condition from the flow standpoint. This project will result in a net and land cover between the existing ag use where the panels will be, as Kevin mentioned, stabilized, vegetated, pollinator seed, but not blends.

01:06:38 Rick

I've got one question.

01:06:41 David D'Onofrio

We were going to hit one of them. Go ahead, sir.

01:06:44 Rick

If you take an 80-acre field that's patterned tile every 60 feet or 50 feet, and you drive them post in the ground, you're going to destroy it. So now you've got an 80-acre field that's going to be turned into a wetland. How do you propose- to take the water off the tile, because there is no natural drainage now.

01:07:05 Kevin Cole

You're absolutely right. We are going to damage drain tile. We try to avoid it, but it's going to happen. It's going to happen. There's going to be a lot of tile damage. And what we do is, usually in a community, there's one or two individuals that have either installed all the tile or repaired all the tile. I think the guy in this area's last name is We try to hire the local drain tile expert, and we keep him on there full time during the construction.

01:07:37 Kevin Cole

of the project. And as we go through, when we damage a tile, not if, when we damage a tile, we mark it, and Mr. DeYoungie follows along behind us and repairs it. We also know that sometimes the repair doesn't or sometimes the repair will get missed and there will be a wet spot a year from now that you didn't use to have. It's all covered under warranty. We have to repair it until it's correct. So you're absolutely right. It's gonna happen.

01:08:07 Kevin Cole

It happens in every.

01:08:09 Rick

Some of them tile was put in before Mr. DeYoungie was born.

01:08:12 Kevin Cole

Yeah, yeah. He can't help you out there. Understood, understood. But we're very conscious of that. And a lot of the farmers have maps of their fields when they've

had the tile installed. And we work with the farmers to get the information and we do our very best to avoid it.

01:08:28 Rick

Yeah, but a map does you no good if it's your installers don't know how to read a map.

01:08:31 Kevin Cole

Well, that's true and it happens.

01:08:33 Rick

It all depends on how good a help you hire is.

01:08:36 Kevin Cole

We do our very best and when there is something that needs repairing, we repair it. Okay, guys, go. I just wanted to update the horse tree clearing. Point nine. Oh, I'm sorry, I'm sorry. Point nine. The ground.

01:09:01 Ryan Powell

I just have a, just what I'm hearing is, you know, because of PA 233, your project was dead. So it's very clear that our, what I'm hearing is you're pretty confident this is happening no matter what. So I would like an honest assessment from you guys on what someone like you is supposed to do. Someone who's surrounded on all three sides of the panel, another side of the panel, who knows property values.

01:09:36 Ryan Powell

I'm never going to get out of that house that I put in. Talk to me. What should I do? Are you going to buy my house at market value.

01:09:45 Mike Vogt

I will answer your question. So as we said at the outset here, and as everyone knows, this is the process that's on the track for the PA 233 signing the Michigan Public Service Commission. But what that does not mean. Is that simply because we have applied, or will be applying, to the Michigan Public Service Commission, that deciding the parties will be issued, and it doesn't necessarily mean that that certificate will be, if it is issued, it isn't issued until after a very long and rigorous contested case process, and that gets to the answer to that question, is that parties are permitted to intervene in the contested case process, both the municipality or the legal unit, it's called under the act, and there are funds available for townships to do that.

01:10:44 Mike Vogt

So, that's the answer, it's participating, not only in the process, at the MPSC, in the proceeding, but it's using that email from Mr. Cole, and it's using his business card, and as an adjacent landowner, working, you know.

01:11:00 Richard Eaton

opening the dialogue to address your concerns thank you the other question though about his property being surrounded by three sides i got the power lines

on my property then i'm going to be surrounded on the other three sides with solar so you know in my condition same basic thing with this property all the money we put into it you know improving the home planning for our future pretty much just got screwed and you know we don't have a bottom line like you guys do you know very limited budget and so she's not gonna be when i kick the bucket she's not gonna.

01:11:37 Richard Eaton

be able to move out and sell the place because there won't be enough money to help her and so you know our plans have just gone to crap since you know this whole thing came up and bless those people that have been here for 500 years and their families came over on the mayflower and stuff but everybody here is an american citizen most of us serve in the military we have the right to live any excuse my language any place we want and if we wanted, moving a farmland because we love the look of the farmland that's our right to do it and they can sell their property but you've got to be concerned of the other people around you and that's all there.

01:12:10 Richard Eaton

is to it asking why again why nobody came to our homes and said we're planning on doing this and you know it's just i put up with the power lines because i could look the other way and see none of them a beauty it's just gonna be a hell of a bit so in our situations you know like you said we're just squatters here i guess but i think i've earned the right to be here you know and i've done my share allowing for other people to have the rights to do that and other people to have the.

01:12:45 Richard Eaton

rights to sell their property and do things that are illegal on it but they should also respect the rights of other people we're not squatters we're here by rights simple as that i got a question.

01:13:00 Paul W

Can you explain the Good Neighbors program and also talk about landscaping, the setbacks around this painting, the kind of work that you're doing.

01:13:16 Richard Eaton

I've seen the setbacks. You know, that doesn't satisfy me. You know, I mean, that's, okay, so it's going to be a takeaway from looking beyond the setback.

01:13:30 Kevin Cole

As far as the, they're called participation agreements or good neighbor agreements. We would, again, like anybody that wants to participate in a project, do the project to participate. We have the design laid out. We wouldn't be doing anything on your land. We provide you with a yearly income every year. You know, it's not the same kind of income that the farmer would have with, you know, 230 acres.

01:14:00 Kevin Cole

it is part i think what we offered was a lot of um i think we offered like five

thousand dollars at the time of signing and then i'm not sure on the dollar i'll have to follow up i'm not sure on the dollar amount right off the we're just recently we're just the beginning stages of.

01:14:22 Paul W

pulling that out so that would basically pay when he kicks the bucket i think that's right the wife will get five thousand dollars to pay all his taxes well okay.

01:14:35 David D'Onofrio

okay all right i think it's probably worthwhile to get this a little bit more back on track to the.

01:14:40 Rick

to the project uh if you want to be good neighbors why wouldn't you entertain all these people that's surrounded by these solar panels free electricity for life because we're not offering free electricity and they won't about you don't tell me you can't afford it because i got solar panels and i know.

01:15:00 David D'Onofrio

Yeah, so do we have any other questions that we wanted to address you don't have my fingerprint.

01:16:01 Kevin Cole

Okay, there's been some numbers kicked around, some crazy numbers. We're actually using, I think, 1,555 acres for the layout. I'm sorry? I have no idea, but I know it's a lot more than that. We're using a very small percentage. So there's other land that the tenant farmer could farm. And, again, it goes back to the landowner's rights. That landowner should have the right to do with what he, you know, this gentleman here has rights.

01:16:33 Kevin Cole

That landowner that owns the land that wants to put solar on it has rights, too.

01:16:37 Blake Brosomer

I understand that some of the farmers talk about it, but I'm just saying it also represents the owner of the farm.

01:17:00 David D'Onofrio

yeah i think that was there's one yeah one or two more and then we'll bring yeah.

01:17:02 David D'Onofrio

yeah some question about controlling ragweed and the vegetative vegetation management.

01:17:10 Kevin Cole

giant ragweed again we have a full-time staff that operates the project and one of the things that we do is we hire a contractor to manage the patient plan around the solar panel we don't want it growing up over the so it's cut we don't plant something that needs to be cut every other saturday we plant something that needs to be terminated so the vegetation will be managed.

01:17:42 Mike Vogt

will the will the township have some say as they get complaints like.

01:17:51 Mike Vogt

landscaping yeah there's um as a part and parcel of the application process for this event, complaint or dispute resolution process that has to go through and be approved by the MTSC to make sure that there is someone from the developer who is available and responsive to individual individual complaints and one thing I didn't want to lose sight of was to make sure that if anyone just did not want to speak tonight because they're not public speakers or a friend or family member.

01:18:23 Mike Vogt

had an obligation could not be here please do pass along the email address that's how this process works to its fullest capacity with collaboration and.

01:18:34 David D'Onofrio

Mike I will interject as well sorry that was really loud the comment cards that I think everybody got as well please feel free to fill those out and drop them in the box as well that Mike's stand holding up over there as well sorry yes sir hey.

01:19:15 David D'Onofrio

We can certainly review that and get back to you. I don't think we have that off the top.

01:19:18 Kevin Cole

I don't have that information at my fingertips, but I can get it for you. Email that request to the email address there. I'd be happy to get that and answer any other questions.

01:19:33 David D'Onofrio

All right. I think that brings us to – oh, go ahead, sir.

01:19:36 John Turp

I just had a quick question. When I sent out what I noticed on the screen, it looked like you're appealing to the state for citing. No.

01:19:48 Mike Vogt

As far as our application to the state site.

01:19:51 David D'Onofrio

Mike, use the microphone. Sorry.

01:19:55 Mike Vogt

It was a question about when we plan on submitting the application to the MPSC. Yeah, I thought it said – It should not have said that.

01:20:04 John Turp

No, it'll be before the end of this year. Has that always been the target.

01:20:10 Kevin Cole

Well, these things tend to move.

01:20:13 Mike Vogt

The target would have been earlier.

01:20:15 Kevin Cole

Yeah, we would have done it earlier, but we wanted to do it as soon as possible.

01:20:18 John Turp

Would you consider the project ahead of schedule, behind schedule, as far as tentative goals? On target. Yeah, on schedule. And as far as any kind of subsidies, what sort? Grant money towards the project, subsidies, whatnot. Any kind of money coming back. When's the solar project.

01:20:50 Mike Vogt

I'm not sure what you mean by, I'm not sure what you mean by when the solar project started.

01:20:55 John Turp

As far as when, you know, as far as meeting the requirements. for any kind of subsidies, grant money, anything? The conception of the idea of the project? Does the first post go in the first? I would have to.

01:21:13 Mike Vogt

It's probably a pretty specific tax and federal regulatory question that the Houston Zoning Attorney and I don't, I can get the answer. I don't have those in my fingertips.

01:21:22 Speaker 19

When would you consider the project? I don't know. Yes, ma'am.

01:21:28 Eilleen

The importance of our energy by a horse. I want that. We didn't read the comment.

01:21:46 David D'Onofrio

No, no, she wants an answer to it.

01:21:47 Eilleen

Yeah, up in May to come. People are concerned about it.

01:21:55 Mike Vogt

I mean, the comment, frankly, it's hard. answer, because all he said was a proposition that energy would be controlled by a foreign entity. And he can talk about RWE.

01:22:10 Kevin Cole

Yeah, to kind of speak to that, the project has never been sold. We are partners with ESA in this project. So the project has never been sold once already, and it could be sold again and again. That's not our business model. That's the plan. That's the plan at the moment, yeah. Yeah, some projects, some developers do build projects with the sole purpose of selling.

01:22:44 Kevin Cole

them, and they sell them to people like DTE and Consumers Energy. RWE does own and operate our projects. That's our preferred business model. But there have been cases where we have sold projects to the utility companies. It's above my pay grade. I'm a developer. I'm not part of management for the company. So I don't want to say no, they'll never sell it to DTE or Consumers Energy. But right now, the plan is to build it.

01:23:15 Kevin Cole

I'm sorry. Let me get her first. She's better.

01:23:20 Speaker 20

Maybe a clarification for myself. For libraries. Continuous 40 years. We put \$4 million. That's not saying that I'm not grateful. We know inflation and other things.

01:23:54 Speaker 20

Is this a continuous thing that begins to happen? No, it's throughout the life of the project on a yearly basis.

01:24:13 Kevin Cole

Our taxes go up every year just like yours do. So, you know, whatever we're assessed, that's what we have to pay. And it's not paid as property taxes. It's paid as industrial equipment.

01:24:35 Speaker 20

That is above our pay grade.

01:24:38 David D'Onofrio

Yeah, that is, yeah. I couldn't answer that. All right. Yes, ma'am.

****01:24:44 Morgan Powell ****

I got a new MPSC. Solar, industrial solar fields, 90 megawatts, too, and I think you put like... I got out of sight, though, fields that are in operation.

****01:25:18 Morgan Powell ****

So if you want community, why not go...

01:25:27 Kevin Cole

We try to build the biggest one we can. I mean, the power is needed. We do have what's called a community solar division of RWE that does build these smaller community solar projects throughout the country, but I don't participate. I can't speak to that. I've never worked with it.

****01:25:49 Morgan Powell ****

So why put the 50 megawatts...

01:26:12 Kevin Cole

No, it's because of demand for the power, you know, we need the power, we need the power here in Michigan. We're being tasked to develop as much energy as we can, is what we're being tasked with. So we do that by all the above, by

doing small community solar projects, by doing larger utility scale projects, we also do wind.

01:26:36 Richard Eaton

You do it most cost effectively, that's all it is. You build a bigger farm, your bottom line is going to be better.

01:26:46 David D'Onofrio

Alright, ladies and gentlemen, I think we've hit most every of the comments that were during the period. Again, if you have any additional thoughts, the email address, the comment cards, we greatly appreciate everybody's time tonight. And signing in and giving your names and being part of this process. I hope everybody has a great week and thank you very much for being here.

Questions/Concerns:

I WOULD LIKE MORE INFO
ON THIS "PARTICIPATING PARTNERS"
THAT WAS MENTIONED AT THE
MEETING. I HAVE FARM GROUND
THAT I AM CONCERN FOR ANY POSSIBLE ^{FUTURE} BUILDING.

Name: MIKE PANICONE
Phone/Email: 517.673.8413 / PANICONE@YAHOO.COM
Address: 4077 COOK ROAD
PALMYRA, MI 49268

Questions/Concerns:

How much of the energy generated
is useable in the local area?

Name: Jim Diebel

Phone/Email:

Address:

Questions/Concerns:

WHAT WILL THE LAND BE
USEFUL FOR AFTER IT IS FREED
FROM THE SOLAR

Name: LINDA SHIRLEY

Phone/Email:

Address:

Questions/Concerns:

Are you talking 40yrs. in place?
Also with that continuous
funds or the numbers mention
only one time.

Name: Morales

Phone/Email: 734 999 7709

Address: 5762 Palmyra Rd

Questions/Concerns:

How many of the representatives of
the company live within a quarter
mile of the proposed energy field?

Name: Jim Diebel

Phone/Email:

Address:

Questions/Concerns:

My outbuilding that has been
built & finished 2 or 3 years ago
is not on the aerial survey view.

Name: Adam Forch

Phone/Email: 517 4382471

Address: 5492 E Gorman Rd
Palmyra MI

Questions/Concerns:

I have lived in this house since 1951.
I have deer, turkey & bald eagles
land in the field behind my house.
I don't want to loose the open
space I see & enjoy from my deck.

Name: Kathleen A. Petersen

Phone/Email: kpetersen080799@yahoo.com

Address: 3000 Humphrey Hwy
Palmyra, MI 49268

Questions/Concerns:

-STAY OFF FARM GROUND. THERE
ARE MORE THAN ENOUGH BROWNFIELD
SITES AVAILABLE IN THE STATE TO
SATISFY THE QUOTA FROM GOV.
WHITMER

Name: CONRAD MACBETH

Phone/Email: (734) 224-8146

Address: 6592 RODESILEY HWY
BLISSFIELD MI 49228

August 25, 2025 Public Meeting Presentation and Education Materials



RWE

ROUGET ROAD SOLAR

Permit Hearing Presentation
8/25/25

RWE has been present in the US for more than 15 years where we currently are the **#3 renewable energy company**, with operations in 25 states.

RWE is committed to growing our **already strong U.S. asset base of more than 11 GW** of operating wind, solar and battery storage projects in support of American energy dominance.

We currently have **3.9 GW** of onshore wind, solar and BESS projects under construction in the U.S., two-thirds of which are expected to come online over the next two years (2025 & 2026).

This is further backed by a **development pipeline of 36+ GW**.

Team RWE in the US: ~2000 full time employees

7

under development

1

permitted solar project

21

Total Operating RWE project in
the Midwest



RWE uses solar energy to make electricity more affordable while reducing land impact.

We're well positioned to continue leveraging our experience as a utility operator and independent power producer to deliver the highest quality solar energy projects to local communities.

- **4.9 GW** installed capacity in operation
- **12 projects** under construction



Total local revenue over 35 years: \$33.0 million (2025 dollars).

Breakdown:

- ☐ Lenawee County: \$8.8 million
- ☐ Palmyra Township: \$4.1 million
- ☐ Blissfield Community School District: \$4.3 million
- ☐ Adrian City School District: \$4.3 million
- ☐ Lenawee Intermediate School District: \$10.1 million
- ☐ Library Fund: \$1.3 million

New tax revenue generated by our project will strengthen local schools, roads, municipalities,

RWE Strives to be part of the Community with local contributions

Gold level sponsorship Lenawee County Fair \$2,500 in adders for the 4H animal auctions. Joined the local Chamber of Commerce at the Gold level.

\$33 Million

in local government revenue
through property taxes over the
lifetime of the project

320

jobs in construction

4

full-time jobs in operations

Rouget Road Solar | Palmyra Twp. Lenawee Co. MI

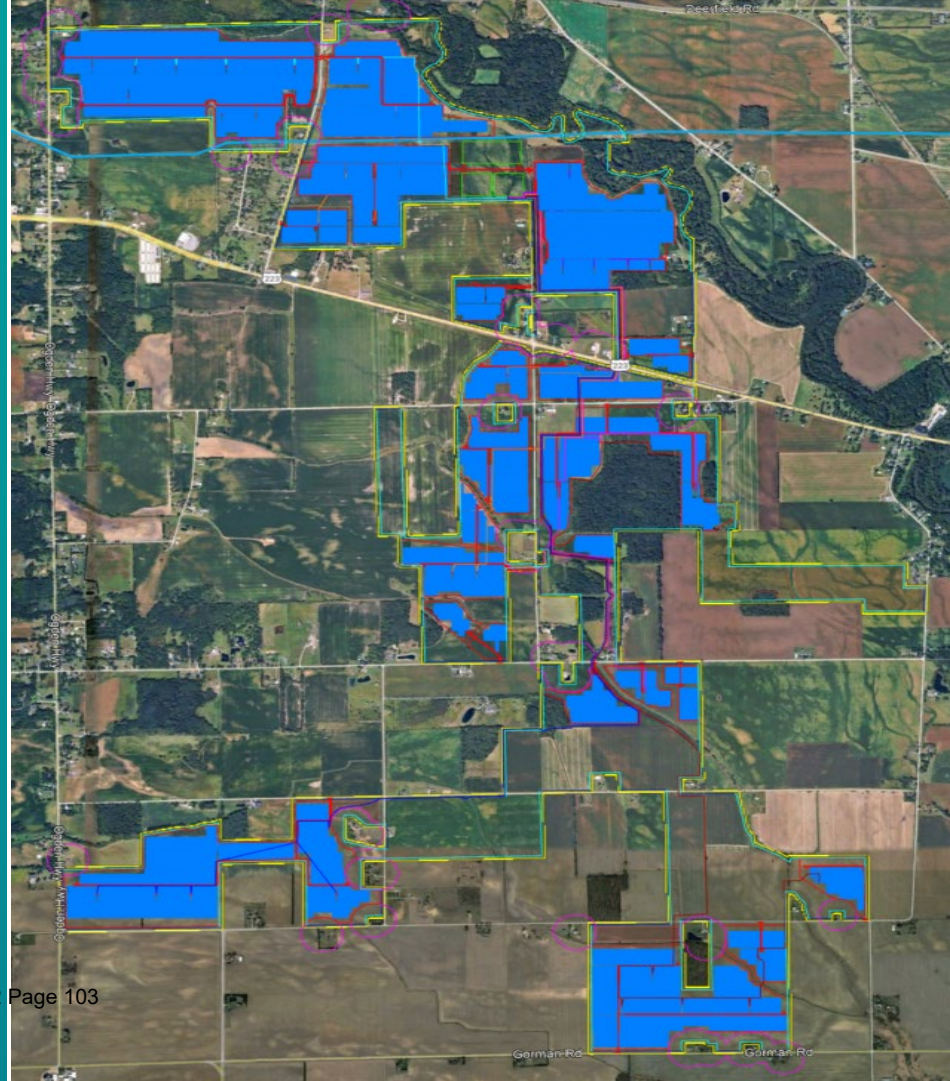
ROUGET ROAD SOLAR

XX Homes

Generating enough electricity to power
30,000 homes

2028

Slated to begin generating power Q4 2028



Project Timeline

1

Preliminary surveys &
environmental/engineering
analyses

2

2026 Q4

MPSC Special Use Permit

3

2026 Q4

Interconnection Agreement
Power Purchase Agreement

4

2027 Q1

RWE corporate approval to
proceed with construction

5

2027 Q2

Construction contractor's
Notice To Proceed
(triggering operational phase of lease
agreements*)

6

2028 Q4

Power generation begins

Rouget Road Solar Impact

Rouget Road Solar will be virtually silent outside the fence line, with no glare impact on neighbors and nearby roadways.

Safe

RWE's advanced remote operations center will monitor the panels 24/7, 365 days a year, while the onsite operations team will be available to respond in the unlikely event of an emergency.

Responsible

At the end of Rouget Road Solar's useful life, equipment, foundations and electrical collection systems will be removed, and the land will be restored to its original condition. Solar Cyle with Pic

Solar Farm Components



1



2



4



3



5

Components of a solar farm:

1. Solar Panels
2. Single - axis tracker & racking
3. Inverter
4. Substation / Main power transformer
5. Electrical grid
6. Also: buried cable, perimeter fencing

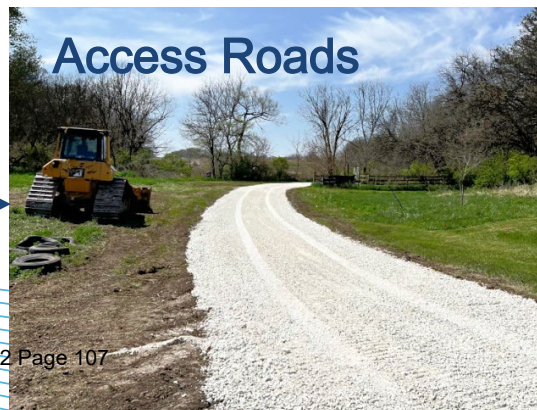
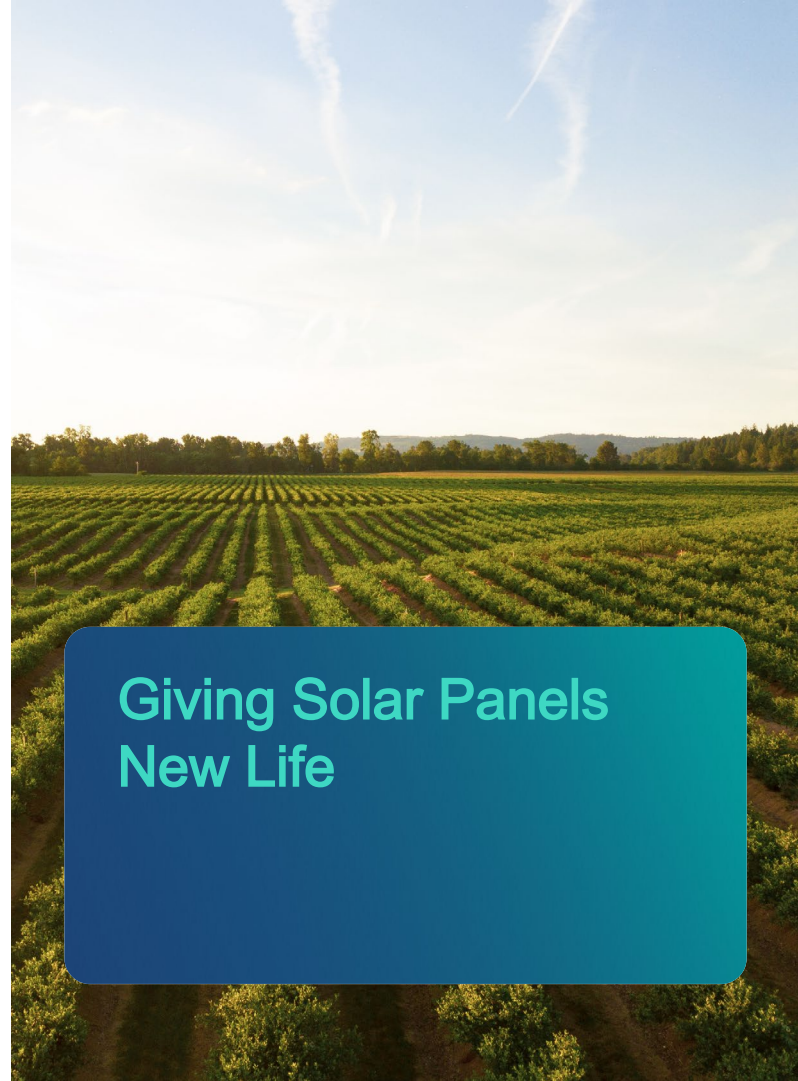


Exhibit A-4.2 Page 107

Topsoil preservation - Construction



Exhibit A-4.2 Page 108



When it's time to decommission a solar project, RWE removes equipment and restores land to a usable condition.

After a solar project reaches the end of its useful life , RWE is legally bound to remove equipment and restore the land for agriculture or other uses as the landowner sees fit.

This commitment includes monetary assurances , so that no matter what happens to RWE, funds remain to properly decommission the project so costs don't fall to the landowner or community.

Solar farms make very little impact on the subsoil. In fact, the soil is often in a better condition, because it has been allowed to recover nutrients over the life of the project.

Giving Solar Panels
New Life

Solar Farm Decommissioning

- The solar farm life is 40 years, and decommissioning occurs if the project is not re -upped at the end of its life
- Decommissioning is required by (1) RWE's lease terms, (2) Ordinance, and (3) State law
- RWE will maintain a decommissioning bond with the local authority as beneficiary
- Bond will cover the cost of both deconstruction (removal) of facilities *and* restoration of land to previous condition
- Face value of this bond is updated regularly (e.g., adjusted every 5 years)

Solar energy protects irreplaceable natural capital and provides ecosystem service benefits.

Land selected for solar projects can coexist with other uses, with a large majority of land remaining permeable and covered with plants, which can include native plants and pollinator habitats.

Solar projects can recharge groundwater and reduce soil erosion, increasing yield of crops that depend on pollinators, such as soy.*

Temporary access roads, which are put in place for a solar installation, can create thoroughfares that are beneficial for farming operations.

**Clean Energy Alliance" | Minnesota Solar and Agriculture



Responsible
Restoration

Solar farms do not decrease property value and can even produce economic advantages.

Several studies indicate that solar farms have no meaningful negative impact on adjacent property values and in some cases even improve it.

Farming areas are perfect for solar installments, which can be surrounded by vegetation and can even increase the yield of certain crops and reduce operations costs.*

Solar projects bring valuable jobs and additional tax revenue to communities while offering landowners the opportunity to reinvest land -lease income in their own operations.

**Growing Crops Under Solar Panels? Now There's a Bright Idea" | WIRED



\$739M

"Utility - Scale Solar Power Facts" | American Clean Power Association

How wind, solar & battery -stored energy are distributed.

“**Offtake**” refers to an agreement between a developer, such as RWE, and a buyer for the renewable electricity generated over a specified period. The buyer could be a utility company, a corporate entity or a government agency.

These agreements, often called **power purchase agreements**, outline the terms under which the buyer agrees to purchase the electricity generated by the renewable energy project.

Offtake agreements can **help secure financing** for the project and mitigate risks associated with fluctuations in electricity prices while assuring buyers that they will have access to renewable energy.

Exhibit A-4.2 Page 113



Community Counts



Solar Panel Recycling and Disposal

Solar panels—primarily composed of non-hazardous materials—present minimal risks to the environment and human health, and their disposal and recycling processes can recover more than 90% of materials, maximizing resource efficiency.

Key Takeaways

- 1 Low Risk:** Solar panels present minimal risks to the environment or human health, even in the event of breakage.
- 2 Recycling Potential:** Advanced recycling technologies can currently recover more than 90% of the materials by weight in a typical solar panel, including valuable materials like glass and aluminum.
- 3 Safe Disposal:** Solar panels are primarily made of non-hazardous materials and can be safely disposed of in municipal landfills if panels pass the Toxicity Characteristic Leaching Procedure (TCLP) or are known to be non-hazardous through process knowledge.
- 4 Extended Lifespan:** Solar panels often continue to operate after their warranty period, allowing for reuse or refurbishment before recycling.

Background

Solar energy plays a vital role in the American energy portfolio, with utility-scale solar energy growing exponentially due to rapid technology improvements. Installed solar capacity in the U.S. is more than 100 gigawatts (GW) of power—enough to power 22 million homes.¹

According to the U.S. Department of Energy, utility-scale solar deployment will need to grow at an accelerated pace—at least four times its current rate—to meet 40% of the nation's electricity needs by 2035.² This makes effective end-of-life management of solar panels, through safe disposal and recycling, a critical part of the energy transition.

Solar Panel Design & Public Safety

Solar panels are designed to be durable and long-lasting, with most manufacturers offering 25-year warranties.³ Most of a solar panel's weight (over 75%) is glass, and aluminum is used for the frames. Silicon or other semiconductor materials are used in the power-generating solar cells. The most common types of modules also use small amounts of silver or other metals to connect the cells to each other. Most of these materials are non-hazardous.

In the event of breakage or fire, solar panels present a low risk to the general public or human health.^{4,5,6} Panels are designed to withstand harsh environmental conditions and extreme weather events.

Safe Disposal of Solar Panels

Crystalline silicon and thin film cadmium telluride (CdTe) modules—the two most common types of modules in the U.S.—have minimal hazardous materials. In some cases, damaged or decommissioned solar panels may be safely disposed of in municipal landfills if they pass the **Toxicity Characteristic Leaching Procedure (TCLP)**—which is used to determine whether waste is hazardous or non-hazardous under federal regulations—or the panels are known to be non-hazardous through process knowledge.^{7,8}

Damaged solar panels are quickly and easily removed by asset owners when they reach their end of life or are otherwise rendered nonfunctional.

Extending Solar Panel Lifespan

After a panel's useful life, it may continue to operate, albeit at reduced efficiency. A study from the National Renewable Energy Laboratory (NREL) calculated that typical PV panels lose approximately 0.2–1.0% efficiency per year, meaning that **by its twentieth year, a typical module can operate at 85–90% of its original output.**⁹

Undamaged solar panels can be refurbished and reused in other applications can be a viable strategy for renewable energy deployment in lower income communities, but should be carefully managed to avoid creating disposal challenges.^{10,11}

Maximizing Recycling & Resource Recovery

The recycling potential of solar panels is significant. According to the DOE's Solar Energy Technologies Office, 95% of the materials in solar panels are recyclable. The bulk of a solar panel's weight (about 90%) is glass and aluminum.¹² The remaining PV system materials include steel for racking, piles, and trackers; copper and aluminum for wiring; and plastics for electronics and wire housing. All of these materials are commonly recyclable in the U.S.¹³

The U.S. Environmental Protection Agency (EPA) notes that many solar panels may contain materials deemed critical to national security such as tin and aluminum.¹⁴

The Expanding Solar Recycling Market

As the solar industry grows, so does the potential value of these recyclable materials. The solar panel recycling industry is growing rapidly as more facilities reach the end of their operational life in the next decade and beyond.

By 2030, it is estimated that the cumulative value of recoverable materials from decommissioned solar panels will be approximately **\$450 million**.¹⁵ By 2050, this figure is expected to increase exponentially to **\$15 billion**, enough to produce two billion new solar panels.¹⁶

According to a recently published study by the International Energy Agency (IEA),¹⁷ six recyclers—five European recyclers and one U.S. recycler with global operations—indicated having a combined solar recycling capacity of between **1,000 tons to 50,000 tons per year**. The study also notes companies are scaling up innovative technologies to improve the economic value of recycling through improvements in yield and quality.

- Actual recycling rates may be significantly higher, as more than 30 U.S. recyclers accept PV panels or materials from recycled panels (such as silicon scrap or metals from the PV system), according to the Electric Power Research Institute (EPRI).¹⁸

The solar industry, research organizations, government agencies, and other stakeholder groups are taking steps to increase solar panel recycling and apply technological advances for alternative uses for the decommissioned panels and materials. Several crystalline silicon and thin film PV recyclers operate in the US.¹⁹ One manufacturer creates a closed-loop system through operation of a high-value recycling process which provides semiconductor recovery for use in new panels.²⁰

As technological innovations continue to grow, the price of recycling will fall, and the rate of recycling will increase.

Landfill Disposal & Waste Comparison

When recycling is not feasible, solar panels that pass the TCLP may be safely disposed of in municipal landfills under federal regulations (though many states have regulations restricting the disposal of panels).

While the contribution of solar panels to overall waste streams is expected to grow, it will remain a small fraction compared to other waste types. For example, by 2050, solar panel waste is expected to total **54–160 million metric tons**, compared to **70,350 million metric tons** of municipal waste and **12,355 million metric tons** of plastic waste.²¹

As waste diversion efforts increase in the U.S., solar recycling will likely become more common.

For more information on the contents of solar panels, see [“Solar Panels and Your Community.”](#)

- 1 American Clean Power Association. 2024. [Utility-Scale Solar Power Facts](#).
- 2 Department of Energy. 2022. “Solar Futures Study.” Accessed at: <https://www.energy.gov/eere/solar/solar-futures-study>
- 3 Energy Sage, 2023. “Solar Panel Warranties: What to Know.” Available at: <https://www.energysage.com/solar/solar-panel-warranties/>
- 4 P. Sinha, G. Heath, A. Wade, K. Komoto, 2018, Human health risk assessment methods for PV, Part 1: Fire risks, International Energy Agency (IEA) PVPS Task 12, Report T12-14:2018. https://iea-pvps.org/wp-content/uploads/2020/01/HHRA_Methods_for_PV_Part1_by_Task_12.pdf.
- 5 P. Sinha, G. Heath, A. Wade, K. Komoto, 2019, Human health risk assessment methods for PV, Part 2: Breakage risks, International Energy Agency (IEA) PVPS Task 12, Report T12-15:2019. ISBN 978-3-906042-87-9. https://iea-pvps.org/key-topics/iea-pvps-t12-15_human-health-risk-assessment-methods-for-pv-part-2/.
- 6 P. Sinha, G. Heath, A. Wade, K. Komoto, 2019, Human health risk assessment methods for PV, Part 3: Module disposal risks, International Energy Agency (IEA) PVPS Task 12, Report T12-16:2020. ISBN 978-3-906042-96-1. https://iea-pvps.org/wp-content/uploads/2020/05/PVPS-Task-12_HHRA-PV-Disposal-1.pdf.
- 7 P. Sinha, G. Heath, A. Wade, K. Komoto, 2018, Human health risk assessment methods for PV, Part 1: Fire risks, International Energy Agency (IEA) PVPS Task 12, Report T12-14:2018. https://iea-pvps.org/wp-content/uploads/2020/01/HHRA_Methods_for_PV_Part1_by_Task_12.pdf
- 8 P. Sinha, G. Heath, A. Wade, K. Komoto, 2019, Human health risk assessment methods for PV, Part 2: Breakage risks, International Energy Agency (IEA) PVPS Task 12, Report T12-15:2019. ISBN 978-3-906042-87-9. https://iea-pvps.org/key-topics/iea-pvps-t12-15_human-health-risk-assessment-methods-for-pv-part-2/.
- 9 PV Lifetime Project, National Renewable Energy Laboratory. 2021. Available: <https://www.nrel.gov/docs/fy22osti/81172.pdf>
- 10 Heath, Garvin; Ravikumar, Dwarakanath; Ovaatt, Silvana; Walston, Leroy; Curtis, Taylor; Millstein, Dev; Mirlitz, Heather; Hartmann, Heidi; and McCall, James. (2022). “Environmental and Circular Economy Implications of Solar Energy in a Decarbonized US Grid.” NREL. Accessed at: <https://www.nrel.gov/docs/fy22osti/80818.pdf>
- 11 Dias, Pablo. SolarCycle, 2024. “Should I send my old solar panels abroad? An E-Waste expert weighs in.” Available at: <https://www.solarcycle.us/resources/should-i-send-my-old-solar-panels-abroad>
- 12 U.S. Department of Energy (DOE), Solar Energy Technologies Office (SETO). 2022. *Solar Energy Technologies Office Photovoltaics End-of-Life Action Plan*. Available: <https://www.energy.gov/sites/default/files/2023-10/SETO-PV-End-of-Life-Action-Plan-1.pdf>.
- 13 *Ibid*
- 14 EPA. 2022. “Solar Panel Recycling.” Accessed at: <https://www.epa.gov/hw/solar-panel-recycling>
- 15 DOE, SETO. 2022. Solar Energy Technologies Office Photovoltaics End-of-Life Action Plan – Note 8. Accessed at: <https://www.energy.gov/sites/default/files/2023-10/SETO-PV-End-of-Life-Action-Plan-1.pdf>
- 16 National Renewable Energy Laboratory (NREL), Environmental and Circular Economy “Implications of Solar Energy in a Decarbonized U.S. Grid, 2022. <https://www.nrel.gov/docs/fy22osti/80818.pdf>
- 17 IEA. 2024. *Advances in Photovoltaic Module Recycling: Literature Review and Update to Empirical Life Cycle Inventory Data and Patent Review*. Report IEA-PVPS T12-28:2024. ISBN 978-3-907281-56-7. Accessed at: <https://iea-pvps.org/key-topics/advances-in-module-recycling-literature-review-and-update-to-empirical-lci-data-and-patent-review/>
- 18 EPRI. *Review of End-of-Life Solar Photovoltaic Services in the United States*. EPRI, Palo Alto, CA: 2024. 002024944.
- 19 SolarRecycle, Recycling Providers. <https://www.solarrecycle.org/vendors>.
- 20 First Solar, Powering a Circular Economy. <https://www.firstsolar.com/en/Solutions/Recycling>.
- 21 Mirlitz et al. “Unfounded concerns about photovoltaic module toxicity and waste are slowing decarbonization.” *Nature Physics*, Oct 2023. <https://www.nature.com/articles/s41567-023-02230-0>

Solar Energy & Farmland – FAQ

Solar generated electricity is one of the most affordable types of energy sources ([Lazard 2023](#)).

Operating solar facilities do not produce pollution, greenhouse gas emissions, odors, smoke clouds, or vapor that lead to poor air quality. Additionally, solar facilities represent a stable source of revenue for localities and impose few costs on public services.

Large-scale facilities are being built across the country to meet the nation's electricity needs.

Landowners are exercising their personal property rights to lease their land to solar developers, helping ensure their family has a stable revenue stream over the life of the solar facility, which can be thirty or more years.

Neighbors may ask: *What will this new facility mean for my community? Will it affect our farmland?*

This FAQ addresses these questions.



Why is Solar Energy Often Built on Farmland?

Farmland is flat and cleared—two characteristics suitable for solar energy as it reduces the need for extensive land grading and/or tree removal.

Landowners choose to lease to solar developers because lease payments offer **stable, consistent revenues** and **long-term security for their family** over the lifetime of the project. The parcels leased are often parts of farmlands that have degraded over time from intensive agricultural practices like frequent pesticide use. Siting solar on these lands allows soil to “rest” while providing significant payments to landowners. And by leasing portions of their land to solar developers, many farmers have the financial stability to continue farming their unleased parcels.

Further, siting projects on and adjacent to working lands helps reduce the potential for conflicts with other resources of concern to stakeholders, such as wildlife and their habitat and historic/cultural resources that can come up with projects pursued in previously undisturbed lands.

Additionally, a key factor in solar project site selection is proximity to transmission lines and substations with available capacity to connect and put power on the electric grid; therefore, the notion that they are sited randomly in remote locations is false.

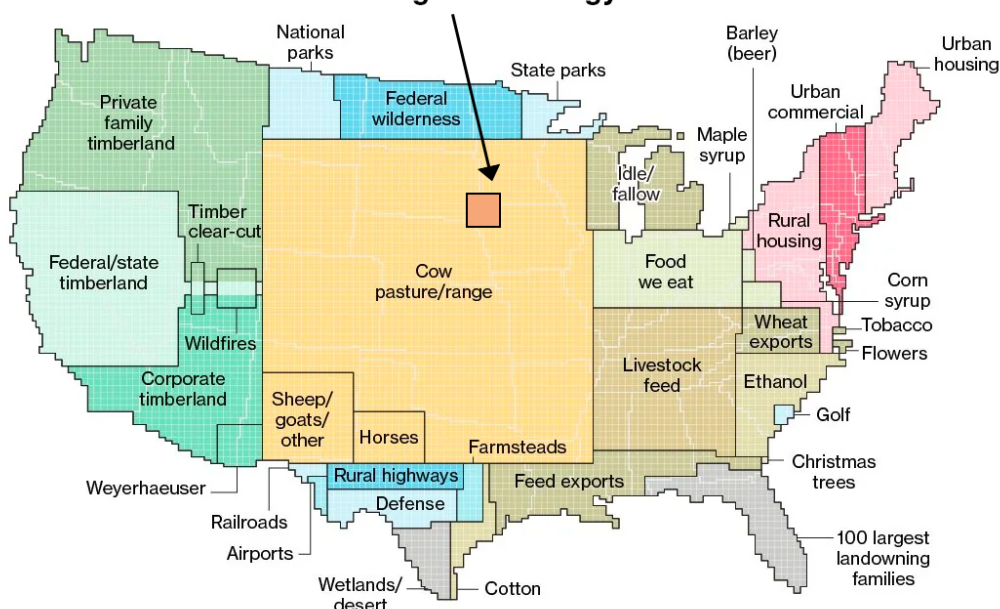
According to the *Solar Futures Study*, approximately 10.3 million acres (~1 % of farmland [~0.5% of total land]) could meet **45% of nation's electricity needs more efficiently with solar power by 2050**.

How Much Land is Needed?

In most states, the land required is **less than 1-2% of existing farmland**—and even that is an overestimate as it presumes all the solar facilities are sited on farmland, which is not necessarily the case. ACP determined this by analyzing state energy demands and assessing the percentage of each state's farmland needed to hypothetically power half the state with solar energy.

If the U.S. were to ramp up solar energy generation to represent 45% of the grid, or 900 gigawatts, as analyzed in the U.S. Department of Energy's *Solar Futures Study*, this would use approximately **5 million acres of land, out of nearly 1.9 billion total acres of land in the 48 contiguous states**. Of the 1.9 billion acres of land, approximately 893.4 million acres are farmland ([USDA 2023a](#)).

Acreage Estimate to Fuel 45% of the Grid Using Solar Energy



Source: [Here's How America Uses Its Land](#) (bloomberg.com)

Nationally, about 77 gigawatts of solar energy are currently deployed, enough to power 18 million homes.

Many farmers are already contributing to domestic energy generation in the form of ethanol fuel for vehicles with approximately 40 million acres of corn grown (~4.5 % of farmland) per year going to ethanol production (USDA 2023b).

Combined energy production on farmland would still be less than 6% of the total farmland acreage in the contiguous U.S.

How Will the Land Within the Solar Facility be Managed?

After construction, topsoil is reapplied to help revegetate the site and establish ground cover. Revegetation helps prevent erosion, manage stormwater, and support the surrounding ecosystem. Operations personnel maintain the vegetation, inspect the facility, make necessary repairs, and ensure efficient operations.

Are There Impacts on Adjacent Farmlands?

The solar industry strives to be good stewards of the land and strongly values being good neighbors. To protect adjacent farmlands from potential impacts, objectives for all project sites include:

- Enhancing soil stabilization by establishing and maintaining regionally appropriate vegetation cover for the life of the project
- Integrating native seed mixes where feasible and consistent with minimizing soil erosion
- Minimizing the introduction of noxious and invasive weeds in compliance with the state and local policies around invasive species management
- Increasing vegetative diversity of the site when possible
- Reducing chemical applications such as pesticides and herbicides
- Maintaining vegetation to mitigate fire risk

To regulate erosion and stormwater runoff concerns, a locality or state typically requires an erosion and sedimentation control plan before issuing a permit to a solar project. Some sites require grading prior to the construction process; if topsoil is removed, it is stockpiled and redistributed to support soil stabilization and maintain quality. Some developers use preconstruction seeding as a mechanism to stabilize soil early in the installation process. The local authority or relevant state agency often monitor the site until vegetative ground cover is established.

How Do Solar Facilities Preserve Farmland?

Decreasing crop prices—combined with increasing costs to farms—have left many farmers with few alternatives for increasing profits (Goldy 2018).

Many landowners face pressures to discontinue farming and sell their land to a commercial or residential real estate developer. Development of a commercial or residential subdivision is permanent conversion of land to non-agricultural uses.

In contrast, if requested by the landowner or as a permit condition, a solar facility can be decommissioned at the end of its operational life (approximately 30 years), infrastructure removed, and **land can be returned to a condition similar to pre-construction condition**. If topsoil is removed during construction of the project, it is stockpiled and redistributed following construction activities to support soil stabilization and maintain site health and quality.

Additionally, solar panels pose little to no environmental risk to the soil or surrounding community during construction, operation, removal, and disposal. The internal components of modules are protected from the elements, particularly moisture, in order to prevent corrosion and the release of materials. ACP's "[Solar Panel Recycling and Disposal](#)" fact sheet contains additional information on the safety of solar panels, materials used, and how they're disposed.

During operations of the solar project, where appropriate and feasible, activities such as sheep grazing or other sustainable vegetation management practices can provide additional benefits to the land (which requires a site-specific assessment). This is one example of agrivoltaics and is **defined as agricultural production**.

The co-location of solar PV and agriculture can provide agricultural enterprises with diversified revenue sources and ecological benefits, while reducing land use competition and siting restrictions.

Can I Continue to Farm and / or Graze Cattle on My Property Up to the Solar Facility's Fence?

Yes—farming, cattle grazing, and solar energy production can coexist adjacent to each other.

Solar energy is a passive use of the land that allows landowners leasing only a portion of their land and neighboring farmers to continue to farm and produce crops adjacent to the facility. Vegetation at solar facilities does not generally require long-term or routine applications of fertilizer, herbicides, and pesticides. Thus, residual nutrients and contaminants are less likely to affect neighboring crops and livestock. Site vegetation like perennial grasses further stabilize the soil, decreasing runoff and erosion potential, which can potentially improve water quality by intercepting sediment and nutrients.

Fencing around the facility protects the cattle, solar panels and associated infrastructure from damage caused by cattle walking through the facility and rubbing against the panels or other infrastructure. However, **cattle can continue to graze near the fenced facility with little risk of harm**.



What Assurances Do Agricultural Communities Have that the Land can be Farmed in the Future?

Solar construction and development practices can ensure that the land underneath the panels can “rest” for over 30 years, and upon project decommissioning, return to its previous land use. Once an array is installed, perennial vegetation is typically planted underneath the panels to stabilize soils and retain stormwater.

Where appropriate and feasible, activities such as sheep grazing and other sustainable vegetation management practices, including planting pollinator vegetation, provide additional benefits.

Few land-disturbance activities occur onsite over the next thirty-plus years, enabling soil quality benefits to accrue to the land. After the equipment is removed, and soil de-compacted as part of the restoration, the land can be farmed again.

A county or state typically requires a solar developer to post a bond or other form of financial assurance to guarantee there is sufficient finance to cover the costs associated with project decommissioning. That said, some third-party assessments have estimated the steel and aluminum located at the solar facility alone have a re-sale value exceeding the cost of decommissioning.

What are Other Local Benefits of Solar Facilities?

Creates Jobs: Solar projects deliver short- and long- term benefits to a host locality. Construction of the facility requires hundreds of jobs over the course of a year. Solar companies can enter local benefit agreements to attract local workers or contract with local businesses to support the engineering, construction, and operation of the facility. The solar industry employs nearly 253,000 Americans across the U.S. (ACP 2023b) and the manufacturing industry is increasing production capabilities within the U.S. to support the local supply chain.

Improves Environmental Health: Changing temperatures, rain patterns, drought, flooding, and more severe extreme events, such as wildfires are affecting agriculture and rural communities across the U.S., reducing productivity of crops and negatively affecting livestock (USDA 2023c).

Clean energy sources like solar play a critical part in reducing carbon emissions that lead to changing environmental conditions, as well as reducing air pollutants (e.g., particulate matter, nitrogen oxides, and sulfur dioxide) that create smog and can trigger respiratory issues in people with asthma.

In addition to contributing to improved air quality, solar energy saves approximately 60 billion gallons of water a year when compared to other power plants because they do not require water for cooling.

Furthermore, research has demonstrated solar facilities can reduce chemical applications, improve pollinator habitat, reduce nutrient runoff, and retain stormwater compared to other land uses (Walston et al. 2021). A project may also maintain vegetative buffers around the facility where appropriate for visual screening to maintain the rural character of a community while adding to soil health.

Other visual tools include agricultural-style fencing around the perimeter of the project that helps blend in with the rural community, when compatible with public safety and electric reliability considerations.

Increases Tax Base for Rural Communities: Tax benefits accrue to the community over the lifetime of the facility. Tax benefits vary state by state—or county to county—but often the annual revenues in the form of real or personal property tax far exceeds the previous land use. This income can help revitalize small, rural communities, which can use this new revenue to improve schools, build roads, and fund police/ fire departments without additional burdens on these resources (e.g., no increased traffic or water usage).

Improves Grid Reliability and Reduces Energy Costs: Solar energy also improves the reliability of the grid. New energy generation projects are required to undergo a rigorous, multi-step study process to assess potential impacts to the grid and fund any necessary upgrades to grid infrastructure before securing an interconnection agreement (ACP’s Interconnection 101 Fact Sheet).

It’s also important to note that battery energy storage can be a component of these projects, which also helps with grid stability.

Especially in warmer areas, when the sun shines, electricity demand increases to power air conditioning units and other appliances. Solar energy generation can match this demand and reduce peak energy needs during daylight hours.

According to the North American Electric Reliability Corporation (NERC), “extreme weather events continue to pose the greatest risk to grid reliability due to the increase in frequency, footprint, duration and severity.” (NERC 2023). Solar improves the reliability and the security of the grid by diversifying the energy generation portfolio in a given area.

Simply, solar energy helps balance energy supply with electricity demand across the grid leading to a stable electricity grid.



References:

- American Clean Power Association (ACP). 2023a. *Interconnection 101*. June 2023. Available at: https://cleanpower.org/wp-content/uploads/2023/06/ACP_Interconnection_FactSheet_0623.pdf.
- ACP. 2023b. *Utility-scale solar power facts*. Available at: <https://cleanpower.org/facts/solar-power/>.
- ACP. 2022. *Solar Panel Recycling and Disposal*. Available at: https://cleanpower.org/wp-content/uploads/2022/08/ACP_FactSheet_SolarDisposal_220830.pdf.
- Dave Merrill and Lauren Leatherby. 2018. *Here's How America Uses Its Land*. July 31, 2018, Bloomberg. Available at: <https://www.bloomberg.com/graphics/2018-us-land-use/>.
- Goldy, Ron. 2018. *Agricultural economic situation placing pressure on producers*. November 21, 2018. Michigan State University Extension. Available at: <https://www.canr.msu.edu/news/agricultural-economic-situation-placing-pressure-on-producers#:~:text=Agricultural%20producers%20have%20little%20control%20over%20most%20of,This%20creates%20an%20ever-narrowing%20profit%20margin%20for%20farmers>.
- Lazard, Levelized Cost of Energy Analysis, Version 16.0, April 2023. Available at: <https://www.lazard.com/media/20zoovyg/lazards-lcoeplus-april-2023.pdf> and Levelized Cost of New Generation Resources in the Annual Energy Outlook 2023, U.S. Energy Information Administration, April 2023, available at: https://www.eia.gov/outlooks/aeo/electricity_generation/pdf/AEO2023_LCOE_report.pdf.
- Leroy J. Walston, Yudi Li, Heidi M. Hartmann, Jordan Macknick, Aaron Hanson, Chris Nootenboom, Eric Lonsdorf, and Jessica Hellmann. *Modeling the ecosystem services of native vegetation management practices at solar energy facilities in the Midwestern United States*. February 2021. Science Direct, Ecosystem Services, Volume 47. Available at: <https://doi.org/10.1016/j.ecoser.2020.101227>.
- North American Electric Reliability Corporation (NERC). 2023. *2023 State of Reliability Overview*. June 2023. Page 5. Available at: https://www.nerc.com/pa/RAPA/PA/Performance%20Analysis%20DL/NERC_SOR_2023_Overview.pdf.
- Ohio Department of Health. 2022. "Ohio Department of Health Solar Farm and Photovoltaics Summary and Assessments." Accessed at: https://odh.ohio.gov/wps/wcm/connect/gov/fc124a88-62b4-4e91-b30b-bc1269d0dde5/ODH+Solar+Farm+and+PVs+Summary+Assessments_2022.04.pdf?MOD=AJPERES&CONVERT_O=url&CACHEID=ROOTWORKSPACE.Z18_M1HGGIK0N0JO00QO9DDDDM3000-fc124a88-62b4-4e91-b30b-bc1269d0dde5-o3S-Ssh.
- U.S. Department of Agriculture (USDA). 2023a. *Farms and Land in Farms: 2022 Summary*. February 17, 2023. Available at: <https://downloads.usda.library.cornell.edu/usda-esmis/files/5712m6524/bk129p580/2z10z2698/fnlo0223.pdf>.
- USDA. 2023b. *Feed Grains Sector at a Glance*. September 28, 2023. Available at: <https://www.ers.usda.gov/topics/crops/corn-and-other-feed-grains/feed-grains-sector-at-a-glance/>.
- USDA 2023c. *The Fifth National Climate Assessment*. November 14, 2023. Available at: <https://nca2023.globalchange.gov/>.
- U.S. Department of Energy (DOE), Office of Energy Efficiency & Renewable Energy (EERE). 2021. *Solar Futures Study*. September 2021. Available at: <https://www.energy.gov/sites/default/files/2021-09/Solar%20Futures%20Study.pdf>.

Solar as a Neighbor: Living Near a Solar Project



Key Takeaways

- 1 Solar Provides Community Benefits:** Solar projects will improve air quality and provide communities with real economic benefits through land lease payments and local tax revenue.
- 2 What to Expect During Construction and Operations:** Solar projects involve site preparation, manageable noise during construction, and minimal traffic, glare, and noise once operational.

Background

The cumulative operating capacity for utility-scale solar in the U.S. has grown to over 100,000 MW (as of June 2024). Millions of Americans live near utility-scale solar projects, which can be found in all 50 states, the District of Columbia, and Puerto Rico.¹

If a new solar project is proposed in your community, it is important to understand how the project will fit into the existing landscape. This fact sheet explores what it is like to live near a solar project.

How Will a Solar Project Help My Community?

Health Benefits: Citing clean air benefits, the North Carolina State University notes “the overall impact of solar development on human health is overwhelmingly positive.”² Health benefits from solar come from avoiding the air pollution and greenhouse gas emissions from other sources of generating electricity. Pollution and greenhouse gas emissions have immediate, long term and cumulative negative health effects.³ Unlike other forms of electricity generation, operating solar facilities do not produce greenhouse gas emissions, odors, smoke clouds, or vapor.

Economic Benefits: Additionally, solar facilities represent a stable source of revenue for localities and impose few costs on public services.⁴ The American Clean Power (ACP) Association estimates that utility-scale solar projects pay over \$550 million annually in land lease payments to landowners across the U.S., and pay over \$375 million in annual tax payments to state and local jurisdictions.

What Happens During Project Construction?

Solar project construction can take approximately one year or more in total for large systems.

Phase 1: Site Preparation

Open, flat spaces are generally preferable for solar projects. To prepare the site to accommodate solar panels, maintenance building and other equipment involved in building the project, most sites still require a degree of site preparation.

Equipment used during this phase can include chainsaws, chipper, dozers, scrapers, end loaders, and trucks. Topsoil is typically stripped during construction but preserved onsite before performing cut/fill operations.

Cut/fill operations level out the slope of the land, help control runoff and enable panels to be spaced appropriately.

Next, the developer will place fencing and temporary job site trailers on the site. Then, they’ll construct an area to temporarily store panels and prepare them for installation, along with access roads to facilitate entry and exit from the site.

Phase 2: Construction

During construction, daily activities include transporting people, panels, and equipment to the site over the course of several weeks. During installation of the solar panels, racking system, and associated project infrastructure, the typical onsite construction equipment includes backhoes, pile drivers, scrapers, bulldozers, dump trucks, watering trucks, pile drivers, forklifts, bucket or concrete trucks and compactors. Light duty trucks will also be used to transport construction workers to and from the site daily.

Maximum noise from equipment does not exceed 72 decibels from 200 feet away, according to the Federal Highway Administration Construction Handbook.⁵

- This is equivalent to the noise of a busy office or a vacuum cleaner.⁶

The panel racking system is installed by pile drivers, placing steel posts into the ground to support the system. The panel racking system can include a tracking capability to change the angle of the panels to follow the sun throughout each day, increasing energy production. Trackers can also help address stormwater management issues by allowing the panels to tilt and minimize rainwater concentration on site.

The wiring that connects panels to electrical equipment may be above ground or buried via a trench. An inverter converts power from the solar panels from direct current (DC) into alternating current (AC), and transformers change the AC voltage. Individual components can be the size of a refrigerator, or multiple inverters can be assembled together on a skid with transformers, control systems and other necessary components.

Phase 3: Revegetation & Operations

As parts of a project near completion, temporary staging, laydown areas, and other temporary disturbance areas are restored.

After construction, topsoil is reapplied to help revegetate the site and establish ground cover. Revegetation helps prevent erosion, manage stormwater, and support the surrounding ecosystem. The vegetation used will be determined by a site-specific assessment.

Once the project is operating, operations personnel maintain the vegetation, inspect the facility, make necessary repairs, and ensure efficient operations.

How Much Traffic Can I Expect After the Project is Built?

Once solar projects are built, there is little traffic in and out of the project site. Most of the vehicular traffic will be made up of light duty trucks to transport the operations personnel responsible for maintaining the vegetation around the project or cleaning panel surfaces to ensure maximum power production.

How Much Noise Do Solar Projects Make?

Solar panels do not emit sound when they convert sunlight into electricity. Rather sources of sound at solar facilities are associated with converting solar panels electrical output from DC to AC and adjusting the voltage such that it can be transmitted to the electrical grid. This is done via inverters and transformers. The inverters and transformers may have fans and cooling systems to ensure proper operation when operating at full load during the heat of the day. Sound emitted from inverters can be calculated using software during project design and can be minimized with proper planning and siting. Generally, when permitting solar facilities, the expected sound levels fall within the accepted limits established by land use or zoning ordinances.

Can I Expect Glare from the Panels?

Solar panels are designed to capture light rather than reflect it. Nonetheless, the glass from solar panels can produce glare. Studies indicate that the potential glare from solar arrays is comparable to glare from a body of smooth water.⁷ Modern PV panels reflect as little as two percent of incoming sunlight, which is about the same as water and less than soil or even wood shingles.⁸

To further reduce visual impacts from solar facilities, developers may plant vegetation along the perimeter of the project to provide visual barriers in accordance with local ordinance requirements.

Do Solar Projects Make the Surrounding Area Warmer?

The Ohio Department of Public Health has found “Information to date **does not indicate a public health burden from heat generated by PV panels** or from the heat island effect.”⁹

Solar photovoltaic (PV) “heat island effect” refers to a limited warming effect in and around solar facilities at certain times of the day and/or year—depending on other conditions such as wind speed and cloud cover. This phenomenon is conceptually like the “urban heat island effect,” that has been observed in which heat-absorbing elements of cities—such as concrete—increase the temperature when compared to surrounding areas.^{10,11}

Existing studies on the “heat island effect” at solar facilities have found varied results with respect to daytime and nighttime temperature effects.^{12,13}

- Note: current research has been conducted on sites that do not have planted vegetation underneath panels, which is not representative of solar PV facilities in many parts of the country.¹⁴
- Vegetation can help cool an area.

1 American Clean Power Association, Clean Power Annual Market Report, 2023. https://cleanpower.org/resources/clean-power-annual-market-report-2023/?token_refresh=cf1950c0-7aad-44d5-b872-78baf8363ef8&mrcid=1713385403

2 NC State University, Health and Safety Impacts of Solar Photovoltaics, <https://content.ces.ncsu.edu/health-and-safety-impacts-of-solar-photovoltaics> (2017)

3 CDC, Climate Change Decreases the Quality of the Air We Breathe. https://www.cdc.gov/climateandhealth/pubs/AIR-QUALITY-Final_508.pdf

4 Mangum Economics, The Economic Development Contribution of Utility-Scale Solar to Virginia, May 2020. Available: <https://mdvseia.org/wp-content/uploads/2020/06/MDVSEIA-Report-.pdf>

5 U.S. Department of Transportation, FHWA Highway Construction Handbook, 2006. https://rosap.nhtl.bts.gov/view/dot/8837/dot_8837_DS1.pdf

6 Yale Environmental Health and Safety, Decibel Level Comparison Chart. <https://ehs.yale.edu/sites/default/files/files/decibel-level-chart.pdf>

7 National Renewable Energy Laboratory (NREL), Research and Analysis Demonstrate the Lack of Impacts of Glare from Photovoltaic Modules, July 2018. <https://www.nrel.gov/state-local-tribal/blog/posts/research-and-analysis-demonstrate-the-lack-of-impacts-of-glare-from-photovoltaic-modules.html>

8 NREL, *Ibid.*

9 Ohio Department of Public Health, “Solar Farm and Photovoltaics Summary and Assessment,” Updated April 2022, available at: <https://odh.ohio.gov/know-our-programs/health-assessment-section/media/summary-solarfarms>

10 V. Fthenakis and Y. Yu, “Analysis of the potential for a heat island effect in large solar farms,” 2013 IEEE 39th Photovoltaic Specialists Conference (PVSC), 2013, pp. 3362–3366, doi: 10.1109/PVSC.2013.6745171.

11 Barron-Gafford, G., Minor, R., Allen, N. et al. The Photovoltaic Heat Island Effect: Larger solar power plants increase local temperatures. *Sci Rep* 6, 35070 (2016). <https://doi.org/10.1038/srep35070>

12 Broadbent, A. M., E. S. Krayenhoff, M. Georgescu, and D. J. Sailor, 2019: The Observed Effects of Utility-Scale Photovoltaics on Near-Surface Air Temperature and Energy Balance. *J. Appl. Meteor. Climatol.*, 58, 989–1006. <https://doi.org/10.1175/JAMC-D-18-0271.1>

13 Devitt, Dale A., Lorenzo Apodaca, Brian Bird, John P. Dawyot, Jr., Lynn Fenstermaker, and Matthew D. Petrie. 2022. “Assessing the Impact of a Utility Scale Solar Photovoltaic Facility on a Down Gradient Mojave Desert Ecosystem” *Land* 11, no. 8: 1315. <https://doi.org/10.3390/land11081315>

14 *Ibid*

What Happens When a Solar Facility is Decommissioned?

Background

In general, solar projects receive an approval for construction, and operate between thirty and forty years. Upon completion of the economic life of a project or, potentially permit expiration, the project owner will determine to apply for a new permit or remove the facility. Solar panels can operate past thirty years - albeit at lower efficiency - the owner can keep the panels, or “repower” the site by upgrading the panels with more efficient solar technology.

Otherwise, the project owner can decommission the facility. Decommissioning refers to removal of equipment and restoration of the site. Unlike some other forms of development, a decommissioned solar project site can be repurposed for other uses, such as agricultural production. Often solar project permits define how a solar project is to be decommissioned. For an industry-suggested policy framework for decommissioning, including plan submittal, requirements, and financial security, please visit [Renewable Energy Facility Decommissioning: Industry Recommendations](#).

Panels

Solar panels are guaranteed to produce at least 80% of their original power rating after 25 years¹. Panels may be re-used or re-sold: There is an emerging market for second generation panels, often for off-grid applications or electrification in developing countries^{1,2}.

Panels may also be refurbished or recycled. Eighty-five percent of the weight of a solar panel is glass and aluminum: materials commonly recycled. There is a growing network of waste management firms in the United States that offer options for panel recycling³. Some manufacturers, such as Ohio-based First Solar, have a take-back program to refurbish panels⁴.

Can solar panels be sent to a landfill? In the U.S., waste is separated into hazardous (not accepted at ordinary landfills) and solid waste (generally accepted at ordinary landfills) based on a series of tests. A solar panel's waste status is determined based on the outcome of the Toxic Characteristic Leaching Procedure (TCLP) test. This Environmental Protection Agency test is designed to simulate landfill disposal and determine the risk of hazardous substances leaching out of the landfill. Most modern solar panels pass the TCLP test. However, some older panels (i.e., from the 1990s) and potentially some newer models may not pass some of the leachate limits to the TCLP test⁵.

Racking

Racking systems are used to mount solar panels, and in some cases, slowly track the path of the sun to capture as much energy as possible. Pile-driven posts are placed several feet below ground to ensure the system is secure and can withstand severe weather. During decommissioning, these posts are pulled from the ground using back hoes or other tools. However, if a post cannot be removed, it is typically cut at a depth specified by the community approval and covered with soil. Posts are made from galvanized steel and racking system components are mostly aluminum or galvanized steel. These components are easily recyclable and sold as scrap.



1 IEA and IRENA. 2016. End-of-life management: solar photovoltaic panels. Available at: <https://www.irena.org/publications/2016/Jun/End-of-life-management-Solar-Photovoltaic-Panels>

2 Ndzibah, et al. 2021. End of life analysis of solar photovoltaic panel: roadmap for developing economies. Available at: <https://www.emerald.com/insight/content/doi/10.1108/IJESM-11-2020-0005/full/pdf?title=end-of-life-analysis-of-solar-photovoltaic-panel-roadmap-for-developing-economies>

3 NREL. Solar Photovoltaic Module Recycling: A Survey of U.S. Policies and Initiatives. March 2021. <https://www.nrel.gov/docs/fy21osti/74124.pdf>

4 First Solar. Recycling. Accessed August 2021. Available at: <https://www.firstsolar.com/en/Modules/Recycling>

5 End-of-Life Solar Panels: Regulations and Management. Accessed August 2023. <https://www.epa.gov/hw/end-life-solar-panels-regulations-and-management>

Wires

Wires connect the solar system and ultimately deliver the electricity to the grid. Aboveground wires and wires shallower than 3 feet underground are removed, copper and/or aluminum wiring and associated electronic equipment are sold as scrap or recycled to the extent practical use.

Inverters & Transformers

Inverters convert direct current generated from the panels into alternating current; transformers step up the voltage of the project to match that of the nearby transmission line. During the decommissioning process, this equipment is dismantled, and various parts are refurbished, recycled, or landfilled as appropriate.

Foundations

Inverters and transformers are typically bolted onto steel or concrete foundations. Upon decommissioning the foundations are broken up and removed to be recycled, sold as scrap, and/or landfilled. Once debris is removed, the area is backfilled with native or similar soils.

Fencing

Fence posts can be pulled out using skid-steer loaders or other light equipment. All fence parts and foundations are removed from the site and reconditioned and reused, recycled, or landfilled as appropriate.

Vegetation

Any portions of the site with compacted soil will be de-compacted and any excavations backfilled with soils to restore the site for future use. As a final step of decommissioning, the site will be revegetated to help with erosion and dust control as required or returned to agricultural use.

Access Roads

Unless agreed upon by the landowner and allowed by permit, access roads will be removed by excavating aggregate for reuse elsewhere, replacing soils to level the terrain, and de-compaction.

Decommissioning Costs

The costs of decommissioning do not fall upon the community or landowners, rather they are the responsibility of the project owner. While costs vary by region and project size, third party engineering estimates may forecast a negative cost of project decommissioning. This is because the salvage value of modules, PV racking, steel posts and copper wiring can exceed the costs of⁶ equipment removal and land restoration.



Photo credit: Nextracker

⁶ DNV GL – Energy. Decommissioning Costs Analysis. Prepared for Wisconsin Public Service Commission. Available via <https://apps.psc.wi.gov/ERF/ERFview/viewdoc.aspx?docid=388211>, 32-page attachment within file.

For more information,
email David Murray at
dmurray@cleanpower.org

SOLAR DATA

Cheat Sheet

279,447

EMPLOYED¹

248_{GW}

CAPACITY

\$70.3_B

2024 INVESTMENT

10,000+

Solar businesses
in the U.S.

5,561,319

Solar energy systems
installed in the U.S.

41 states

with a solar or battery
manufacturing facility

TOP 10



State ranking by
cumulative solar capacity

1. California - 52,270 MW
2. Texas - 43,563 MW
3. Florida - 20,065 MW
4. Arizona - 10,377 MW
5. North Carolina - 9,709 MW
6. Nevada - 7,982 MW
7. Georgia - 7,466 MW
8. Virginia - 7,046 MW
9. New York - 6,821 MW
10. Illinois - 6,187 MW

Corporate solar users
through March 2024

1. Meta - 5,177.3 MW
2. Amazon - 4,667.5 MW
3. Google - 2,594.9 MW
4. Apple - 1,156.2 MW
5. Walmart - 860.1 MW
6. Target - 598.3 MW
7. Microsoft - 550.6 MW
8. Digital Realty - 435.4 MW
9. Verizon - 390.7 MW
10. Home Depot - 343.0 MW

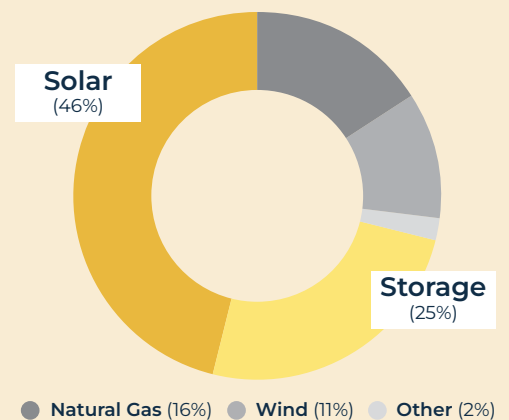
Today, over **7% of U.S. electricity comes from solar energy**, nearly 8 times its share a decade ago²

U.S. module
manufacturing
capacity exceeds

56_{GW}

Growing by more
than **6x** over the
past 2 years

71% of planned grid additions
through 2030 are solar or storage³



500_{GW}

of new solar capacity
will be installed by
2035

There is enough solar
energy installed in the
U.S. to power

41.2 million
households



13%
of U.S. homes will
have a solar PV
system by 2030

In 2024, a new
solar project was
installed every
54 seconds



28%

average annual growth
of the solar market over
the past 10 years

STORAGE

There are now
78_{GWh}
of utility scale batteries

Over
500,000
homes have solar +
battery systems

28%
of residential systems
installed in 2024 had
batteries

Correcting the Myth that Solar Harms Property Value

It is a common misconception that ground mounted solar farms decrease nearby property values.

- Examining property value in states across the United States demonstrates that large-scale solar arrays often have no measurable impact on the value of adjacent properties, and in some cases may even have positive effects.
- Proximity to solar farms does not deter the sales of agricultural or residential land.
- Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.



Vegetative screening will grow to obscure panels from the road and nearby homes, when desired.
Photo Credit: Borrego Solar

The Numbers

- A study conducted across Illinois determined that the value of properties within one mile *increased* by an average of 2 percent after the installation of a solar farm.¹
- An examination of 5 counties in Indiana indicated that upon completion of a solar farm, properties within 2 miles were an average of 2 percent *more* valuable compared to their value prior to installation.²
- An appraisal study spanning from North Carolina to Tennessee shows that properties adjoining solar farms match the value of similar properties that do not adjoin solar farms within 1 percent.³

Paired Sale Analysis: Solar Farms and Adjoining Land		
	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Control Area Sales (5)	No: Not adjoining solar farm	\$79.95
Adjoining Property 10 (Test Area)	Yes: Solar Farm was completed by the sale date	\$82.42
Difference		3.09%

Various studies have shown that solar can potentially have a positive impact on adjoining property value. The above table references one of many in a report written by CohnReznick.⁴

¹ Kirkland, Richard C. *Grandy Solar Impact Study*. Kirkland Appraisals, 25 Feb. 2016, kirdlandappraisals.com.
² Lines, Andrew. "Property Impact Study: Solar Farms in Illinois." *Mcleancounty.gov*, Nexia International, 7 Aug. 2018.
³ McGarr, Patricia. *Property Value Impact Study*. Cohn Reznick LLP Valuation Advisory Services, 2 May 2018.

Harmony with Nearby Residential and Agricultural Property

1. **Appearance:** Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.
2. **Noise:** Solar projects are effectively silent. Tracking motors and inverters may produce an ambient hum that is not typically audible from outside the enclosure.
3. **Odor:** Solar projects do not produce any byproduct or odor.
4. **Traffic:** Solar projects do not attract high volumes of additional traffic as they do not require frequent maintenance after installation.
5. **Hazardous Material:** PV modules are constructed with the solar cells laminated into polymers and the minute amounts of heavy metals used in some panels cannot mix with water or vaporize into the air. Even in the case of module breakage, there is little to no risk of chemicals releasing into the environment.⁵



A ground-mounted solar system sited in a rural area.

Credit: Blattner

⁵ "Clean Energy Results, Questions and Answers, Ground Mounted Solar Photovoltaic Systems." Energy Center, June 2015.
<http://www.mass.gov/eea/docs/doer/renewables/solar/solar-pv-guide.pdf>

Property Values and Utility-Scale Solar Facilities

Research shows that there is no evidence that solar projects have adversely impacted neighboring properties.

Background

The utility-scale solar industry has seen significant growth over the past decade and demand for clean energy continues to grow as utility companies increase their investment in solar energy to meet customer demand, keep electricity prices affordable, and diversify their energy portfolio. The solar industry drives economic development, especially in rural communities, and can benefit all property owners through tax payments for roads, schools, and community services. In 2020, utility-scale solar projects contributed **\$750 million in state and local taxes and land-lease payments** to property owners and have invested **nearly \$116 billion total in projects nationwide**.¹ The industry also supports **120,000 jobs** across all 50 states.

Utility-scale solar is the fastest growing source of renewable energy in the United States with 12 gigawatts (GW) of capacity added to the grid in 2020 and 15.5 GW of capacity added in 2021.² According to the U.S. Energy Information Administration (EIA), solar power will account for nearly half of new U.S. electric generating capacity in 2022 with an expected growth by 21.5 GW in 2022.³ There is generally broad support across the United States to increase solar capacity. However, as utility-scale solar installations require large tracts of land, some communities have raised concerns a nearby solar facility may impact local property values. Real world experience has demonstrated this to not be true.

HOME VALUE ASSESSMENT: In 2018, graduate students at the University of Texas at Austin explored the impacts of property values near 956 utility-scale solar installations completed in 2016 or earlier across the United States. The researchers, in partnership with Lawrence Berkeley National Laboratory⁴, surveyed approximately 400 property value assessors nationwide, asking if the assessor believed there was an impact on home prices near these sites, the scale and direction of those impacts, and the source of those impacts.

The results indicate that most assessors who responded to the survey believe that **“proximity to a solar installation has either no impact or a positive impact on home values.”** The study found that the respondents believe that some features of solar facilities may be associated with positive impacts, such as a location on land that previously had an unappealing use, or the presence of trees or other visual barriers around the array.⁵ Furthermore, as the expected lifetime of a solar facility is at least thirty years, residents have assurance the nearby land will not be redeveloped for an unfavorable use.



¹ American Clean Power Association, 2021, Utility-scale Solar Power Facts, Accessed at <https://cleanpower.org/facts/solar-power/>

² U.S. Energy Information Administration (EIA), 2022, Accessed at <https://www.eia.gov/todayinenergy/detail.php?id=50818>

³ Ibid.

⁴ Al-Hamoodah, Leila; Koppa, Kavita; Schieve, Eugenie; Reeves, D. Cale; Hoen, Ben; Seel, Joachim; and Rai, Varun, 2018, An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations, Policy Research Project (PRP), LBJ School of Public Affairs, The University of Texas at Austin, May 2018, of Texas at Austin, May 2018, Accessed at https://emp.lbj.gov/sites/default/files/property-value_impacts_near_utility-scale_solar_installations.pdf.

⁵ Al-Hamoodah et al. 2018.

For more information,
email Hilary Clark at
hclark@cleanpower.org
and David Murray at
dmurray@cleanpower.org

RURAL HOMES: In September 2020, the University of Rhode Island published a study⁶ that found **no negative impact to residential home values near solar arrays in rural areas.**

The study sought to quantify the effect of proximity to solar on property values by examining existing solar installations in Massachusetts and Rhode Island. The study evaluated 208 solar facilities, 71,373 housing sales occurring within one-mile of solar facilities (Test Group), and 343,921 sales between one-to-three miles of a solar facility (Control Group). The authors were able to isolate specific variables that could impact value, including isolating rural and non-rural locations, by using a regression analysis

The study defines **"Rural,"** as an area having a "population density of 850 people per square mile or fewer."

model commonly used in real estate pricing and quality adjustment for price indexes to estimate the impact that various factors have on the price or demand for property.

According to the study, the results "suggest that [the impacts on home sales in the Test Area] in rural areas is **effectively zero** (a statistically insignificant 0.1%), and that the negative externalities of solar arrays are only occurring in non-rural areas."⁷

Further, the study tested to determine if the size of the solar installation impacted nearby property values, and found no evidence of differential property values impacts by the solar installation's size.

AGRICULTURAL LAND: Similar results were found in a 2020 study on the effect of solar farms on agricultural land values in North Carolina, while also finding evidence that a solar farm may increase those agricultural land values. Published by Dr. Nino Abashidze at the School of Economics, Georgia Institute of Technology, and titled "Utility Scale Solar Farms and Agricultural Land Values," the study examined 451 solar farms in North Carolina.

The study found **"no direct negative or positive spillover effect of a solar farm construction on nearby agricultural land values.** Although there are no direct effects of solar farms on nearby agricultural land values, we do find evidence that suggests construction of a solar farm may create a small, positive, option-value for landowners that is capitalized into land prices. Specifically, after construction of a nearby solar farm, we find that agricultural land that is also located near transmission infrastructure may increase modestly in value."

Other property value studies that find no evidence of decreased property values after construction of a solar farm:

- **MINNESOTA:** In 2017, the Chisago County (Minnesota) Assessor's Office conducted their own study on property prices adjacent to and in the close vicinity of a 1,000 acre North Star solar farm in Minnesota. John Keefe, the Chisago County Assessor, concluded that the North Star solar farm had **"no adverse impact" on property values.** Almost all of the [Test Area] properties sold were at a price above the assessed value. He further stated that, "It seems conclusive that valuation has not suffered."⁸
- **NORTH CAROLINA:** In 2018, Kirkland Appraisals, LLC studied the value of properties adjacent to solar farms in North Carolina.⁹ Kirkland's analyses strongly support the compatibility of solar farms with adjoining agriculture and residential uses and conclude that there was **no negative or positive impact in home values due to proximity of a solar farm.**
- **VIRGINIA:** Christian P. Kaila & Associates studied the value of properties adjacent to solar farms in Virginia.¹⁰ The analysis concluded that adjacent property value (for both residential and agricultural property), was **not adversely affected by construction and operation of solar facilities.**
- Donald Fisher, ARA who has served six years as Chair of the American Society of Farm Managers and Rural Appraisers, and has prepared several market studies examining the impact of solar on residential values was quoted in a press release dated February 15, 2021 stating, "Most of the locations were in either suburban or rural areas, and all of these studies found either a neutral impact or, ironically, a positive impact, where values on properties after the installation of solar farms went up higher than time trends."
- CohnReznick, LLP has studied sale prices of single-family homes and agricultural land properties adjacent to solar farms in over 15 states, using appropriate Paired Sales methodology¹¹, as well as Before/After resale (appreciation rate) analysis, and concluded that the **solar farms did not adversely affect property values in either the short or long term.**
 - Their research also includes reviewing published studies prepared by academia, as well as other appraisers, and conducting interviews with county assessors and local real estate professionals, who have experience with properties transacting near existing solar facilities in their respective communities. The consensus is that solar farms in their areas had not impacted property values.

The utility-scale solar industry recognizes the importance of engaging with the host community to balance economic, environmental safety, and social concerns when developing and operating their projects. In their siting and application process, successful solar developers have prioritized being a good neighbor and a long-term partner with host communities.

6 Gaur, V. and C. Lang. (2020). Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island. Submitted to University of Rhode Island Cooperative. Extension on September 29, 2020. Accessed at <https://web.uri.edu/coopext/valuing-sitingoptions-for-commercial-scale-solar-energy-in-rhode-island/>.

7 The University of Rhode Island study's conclusion that there may be an impact to non-rural communities is surmised is that "land is abundant in rural areas, so the development of some land into solar does little to impact scarcity, whereas in non-rural areas it makes a noticeable impact."

8 Chisago County Press: County Board Real Estate Update Shows No "Solar Effects" (11/03/2017).

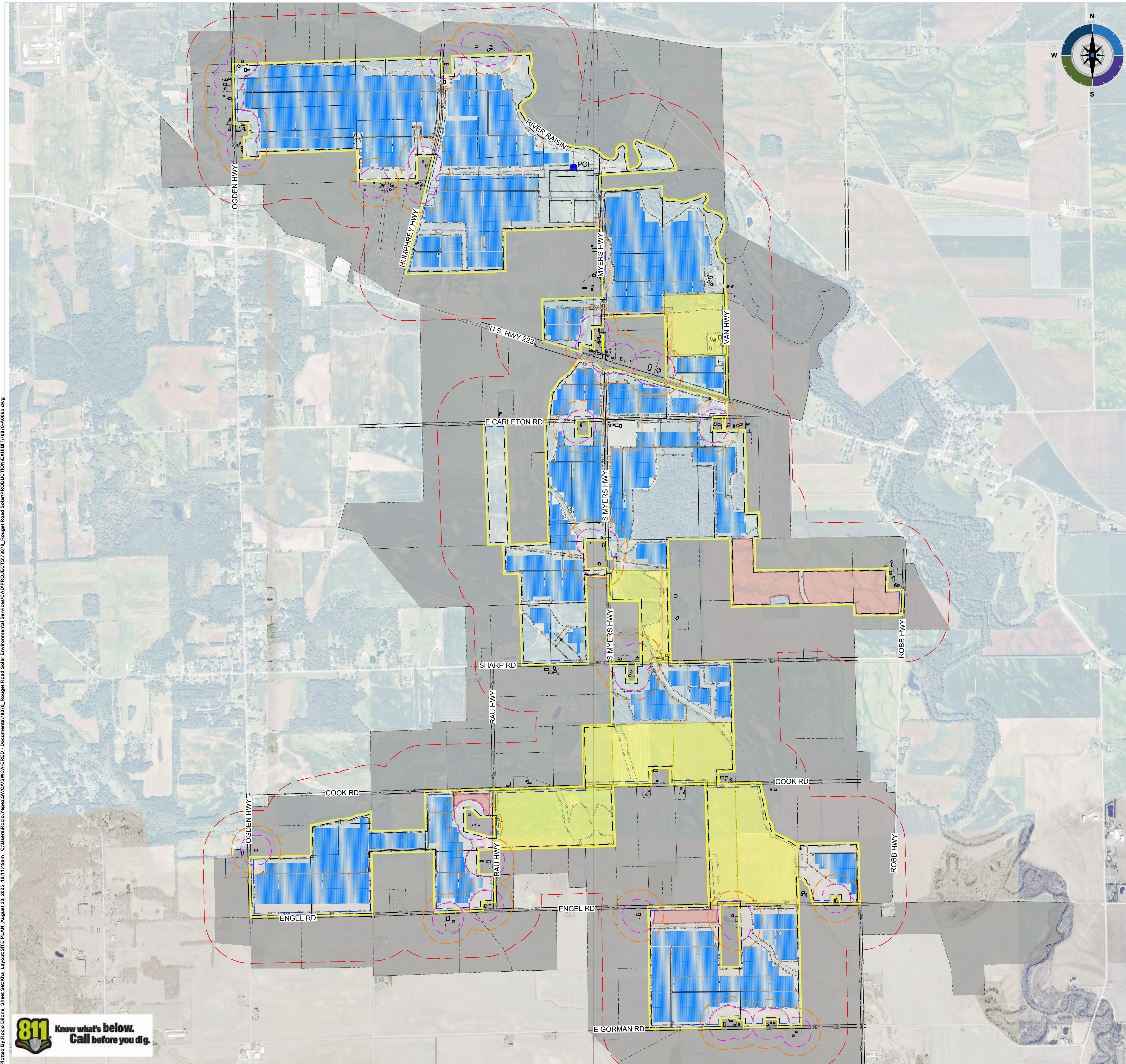
9 Kirkland, Richard C. 2018. Culpeper Solar Impact Study. Kirkland Appraisals, March 7, 2018.

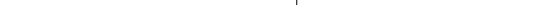
10 Christian P. Kaila & Associates. 2020. Property Impact Analysis of Round Hill Solar, Proposed Solar Power Plant Augusta County, Virginia. June 2020.

11 Bell, Randall, PhD, MAI. Real Estate Damages. Third ed. Chicago, IL: Appraisal Institute, 2016. (Page 33).

For more information,
email Hilary Clark at
hclark@cleanpower.org
and David Murray at
dmurray@cleanpower.org





MINIMUM SETBACK TABLE (TO FENCELINE)		
TYPE	DISTANCE	LINETYPE
NON-PARTICIPATING COMMUNITY BUILDINGS AND DWELLINGS SETBACKS	300'	
PUBLIC ROAD RIGHT-OF-WAY SETBACK	50'	
NON-PARTICIPATING PROPERTY LINE SETBACK	50'	
INVERTER SETBACK (VOLUNTARY)	500'	

LEGEND

	LEASED AREA/PROJECT BOUNDARY		PROPOSED FENCE
			PROPOSED SOLAR ARRAY
	SITE PLAN BOUNDARY/LIMITS OF DISTURBANCE		PROPOSED INVERTER PAD
	1,000' BUFFER		PROPOSED GATE
	RIGHT-OF-WAY		PROPOSED ACCESS PATHWAY
	ADJACENT PARCEL LINE		PROPOSED TEMPORARY LAYDOWN AREA
	INTERNAL PARTICIPATING PARCEL LINE		COLLECTION ONLY PARCEL
	EXISTING ROAD		PROPOSED COLLECTION LINE
	EXISTING ROAD CENTER LINE		NON-PARTICIPATING PARCELS
	EXISTING RESIDENCE/BUILDING		
	PROPOSED POINT OF INTERCONNECTION		

PREPARED BY:			
 SWCA[®] ENVIRONMENTAL CONSULTANTS			
567 BISHOP GATE LANE JACKSONVILLE, FL 32204		+1 (904) 384 - 7020 www.swca.com	
PREPARED FOR:			
ROUGET ROAD SOLAR FARM, LENAWEE COUNTY, MICHIGAN			
PROJECT ROUGET ROAD SOLAR FARM LENAWEE COUNTY, MICHIGAN		TITLE SITE PLAN	
SEAL			
DESIGNED BY: RGD CHECKED BY: BTH		DRAWN BY: RGD APPRV	
DESCRIPTION			
REV DATE			
DATE: 2025-07-25			
PROJECT #: 78878			
 SCALE IN FEET			
EXHIBIT			
1			

ROUGET ROAD SOLAR FARM, LLC

ECONOMIC AND FISCAL CONTRIBUTION TO PALMYRA TOWNSHIP AND LENAWEE COUNTY, MICHIGAN



Prepared for



JANUARY 2025



804-322-7777

MANGUMECONOMICS.COM

About Mangum Economics, LLC

Mangum Economics was founded in 2003 and since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 35 GW of proposed solar, wind, battery energy storage, and hydro project spanning twenty-nine states. Among those projects was Dominion's 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Economic Development and Special Project:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. One recent example was an analysis of the proposed \$2.3 billion Green City "net-zero eco district." The Mangum Team has also authored multiple economic development plans, including identifying industry recruitment opportunities created by the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Advanced Applied Technology:** The Mangum Team specializes in analyzing how advanced technology developments (like data centers, fiber networks, and advanced manufacturing plants) contribute to the state and local economies. We have worked with local governments, trade associations, developers, and operating firms across the country to show how investments in advanced critical infrastructure transform local economies across the country.
- **Policy Analysis:** The Mangum Team also has extensive experience in identifying and quantifying the intended and unintended economic consequences of proposed legislative and regulatory initiatives.

The Project Team

Martina Arel, M.B.A.

Director – Economic Development & Energy Research

Rebecca Kyle

Senior Research Analyst

A. Fletcher Mangum, Ph.D.

Founder and CEO

Table of Contents

Executive Summary.....	1
Introduction	6
The Project.....	6
Electricity Production in Michigan	6
Overall Market	6
Sources of Production.....	7
Impact on the Environment.....	8
Michigan Solar Industry Trends	9
Local Economic Profile	10
Total Employment.....	10
Employment and Wages by Industry Supersector.....	11
Unemployment	13
Economic Impact.....	15
Method	15
Construction Phase	16
Economic Impact Assumptions.....	16
Economic Impact on Lenawee County.....	16
Ongoing Operations Phase	17
Economic Impact Assumptions.....	17
Economic Impact on Lenawee County.....	17
Fiscal Impact.....	18
Fiscal Impact Assumptions.....	18
Scenarios 1 and 2	18
Taxation of Capital Investments – Scenario 1.....	19
Payments in Lieu of Taxes (PILT) – Scenario 2	19
Fiscal Impact Results	19
Taxation of Land.....	19
Taxation of Capital Investment – Scenario 1	21
Total Fiscal Impact – Scenario 1.....	24
Payments in Lieu of Taxes – Scenario 2	26

Total Fiscal Impact – Scenario 2	29
Current Agricultural Use	31
Economic Impact Assumptions	31
Economic Impact.....	31
Fiscal Impact Assumptions.....	31
Fiscal Impact.....	32

Executive Summary

This report assesses the economic and fiscal contribution that the proposed Rouget Road Solar Farm, LLC (Rouget Road Solar Farm) would make to the township of Palmyra and to Lenawee County, Michigan.

Rouget Road Solar Farm is a proposed 175-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located in the township of Palmyra in Lenawee County, Michigan. The total leased and purchased acreage for the project encompasses approximately 2,150 acres of agricultural land. The actively used, fenced-in portion of the solar site would be approximately 1,400 acres.

The primary findings from the assessment are as follows:

1) The proposed Rouget Road Solar Farm would make a significant economic contribution to Lenawee County:

- The proposed Rouget Road Solar Farm would employ approximately 320 local and non-local full-time equivalent construction workers over an assumed 12-month construction period (or 320 job years).
- The proposed Rouget Road Solar Farm would provide an estimated one-time pulse of economic activity to Lenawee County during its construction phase supporting approximately:^{1,2}
 - 37 direct and 64 indirect and induced local job years.
 - \$6.5 million in associated local wages and benefits.
 - \$22.7 million in local economic output (in 2025 dollars).
- The proposed Rouget Road Solar Farm would provide an estimated annual economic impact to Lenawee County during its ongoing operational phase supporting approximately:
 - 4 direct and 10 indirect and induced local jobs.
 - \$1.0 million in associated local wages and benefits.
 - \$3.0 million in local economic output (in 2025 dollars).

2) The proposed Rouget Road Solar Farm would have a significant fiscal impact on Lenawee County and its local taxing jurisdictions. The proposed project would generate approximately:

- \$1.2 million in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction (in 2025 dollars).

¹ It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project. Please note it is not possible to know with certainty what proportion of these jobs would go to county construction contractors or be filled by Lenawee County residents.

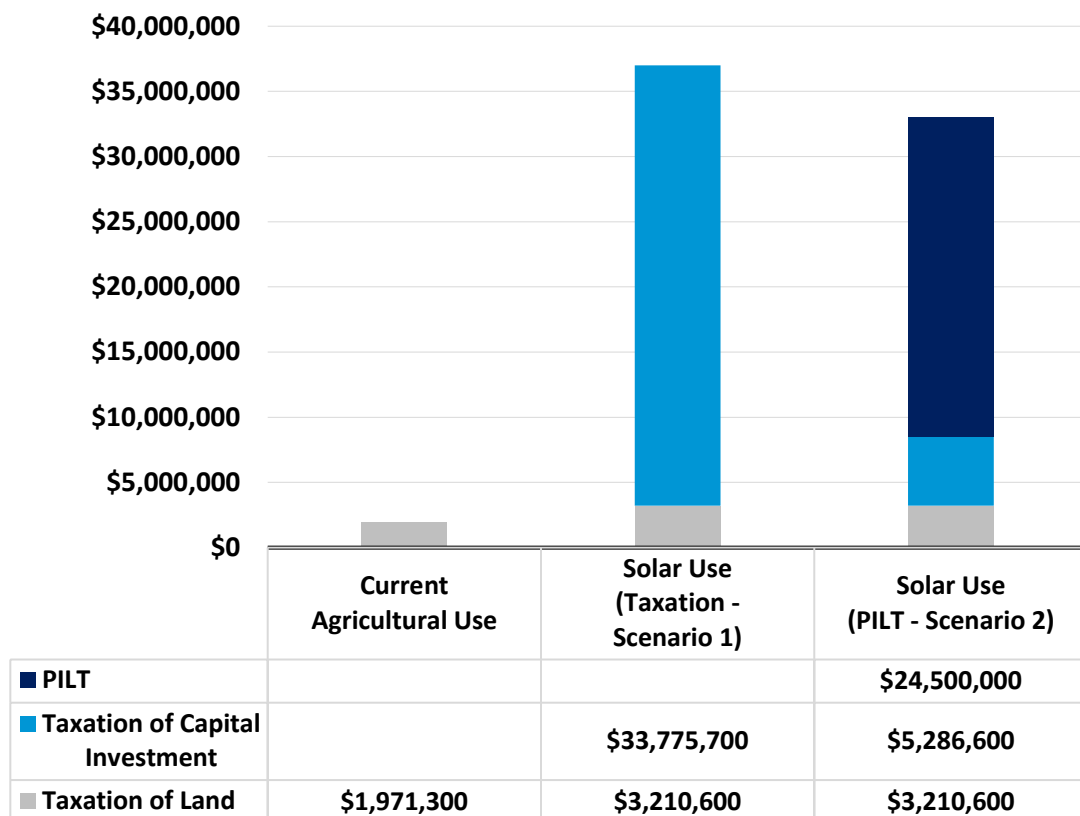
² A construction sector job, also referred to as a job year, is equal to one job over one year. It is used to denote employment on construction projects to account for the fact that actual on-site employment may vary over the period.

- \$37.0 million in cumulative county, township, and school district tax revenue over the facility's anticipated 35-year operational life assuming revenues are generated from the taxation of the real property and the taxation of the associated capital investments (Scenario 1) (in 2025 dollars); or
- \$33.0 million in cumulative county, township, and school district tax revenue over the facility's anticipated 35-year operational life assuming revenues are generated from the taxation of the real property, PILT (payments in lieu of tax) payments during years 1 through 20, and taxation of the associated capital investments in years 21 through 35 (Scenario 2) (in 2025 dollars).

3) The proposed Rouget Road Solar Farm would have a significantly greater fiscal impact on Lenawee County than the property generates in its current agricultural use:

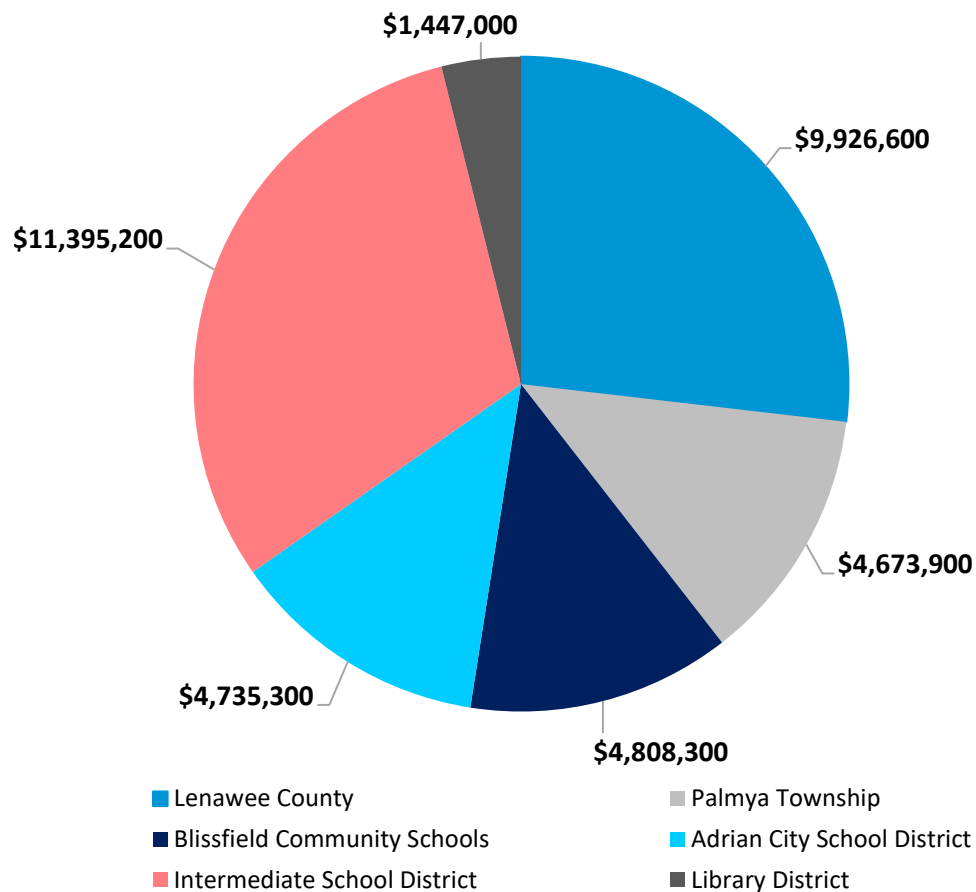
- The proposed Rouget Road Solar Farm would generate approximately \$37.0 million (Scenario 1) or approximately \$33.0 million (Scenario 2) in cumulative revenue over the facility's anticipated 35-year operational life as compared to approximately \$2.0 million in cumulative revenue in the property's current use – this constitutes a 19 or 17-fold increase over current revenues for Scenario 1 and Scenario 2 respectively.

**Estimated Cumulative Local Revenue over 35 Years
(2025 Dollars)**



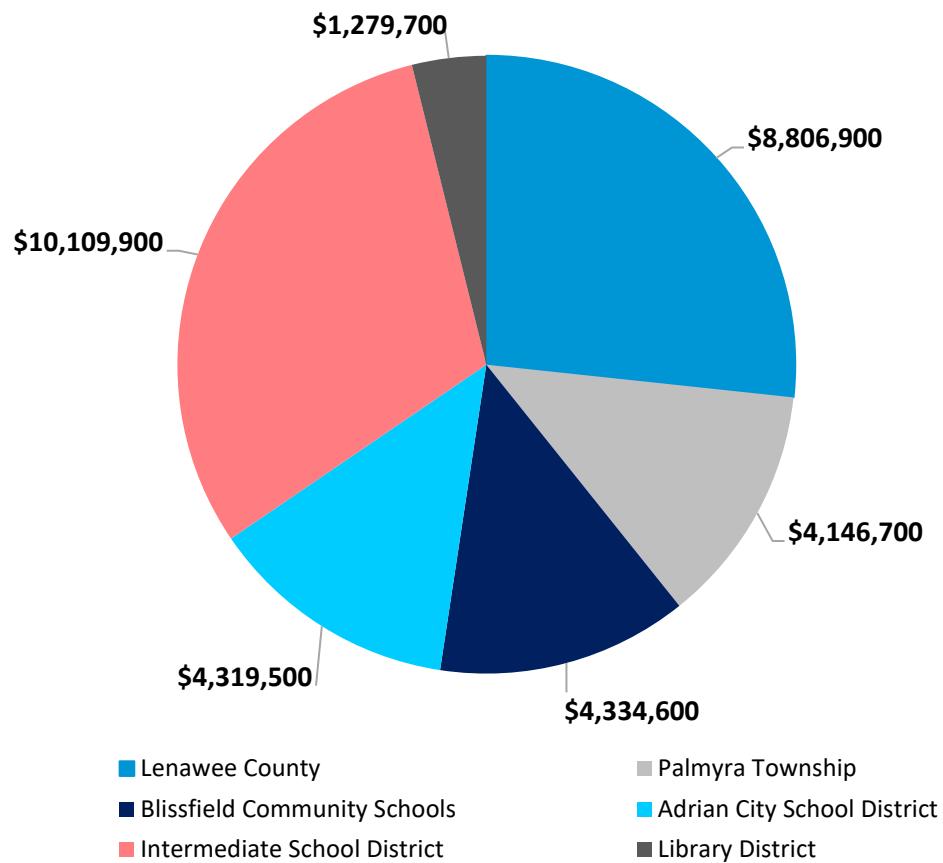
- Taxation of the land and taxation of the associated capital investments (Scenario 1) of the proposed Rouget Road Solar Farm over the facility’s anticipated 35-year operational life would generate approximately:
 - \$9.9 million in cumulative Lenawee County tax revenue,
 - \$4.7 million in cumulative Palmyra Township tax revenue,
 - \$4.8 million in cumulative Blissfield School District tax revenue,
 - \$4.7 million in cumulative Adrian City School District tax revenue,
 - \$11.4 million in cumulative Lenawee Intermediate School District tax revenue, and
 - \$1.4 million in cumulative Library fund revenues,
 - for a total cumulative revenue of approximately \$37.0 million (in 2025 dollars).

Estimated Cumulative Local Revenue over 35 Years from the Rouget Road Solar Farm - Taxation of Capital Investments (Scenario 1) (2025 Dollars)



- Taxation of the land, PILT payments in years 1 through 20, and taxation of the associated capital investments in years 21 through 35 (Scenario 2) of the proposed Rouget Road Solar Farm would generate approximately:
 - \$8.8 million in cumulative Lenawee County tax revenue,
 - \$4.1 million in cumulative Palmyra Township tax revenue,
 - \$4.3 million in cumulative Blissfield School District tax revenue,
 - \$4.3 million in cumulative Adrian City School District tax revenue,
 - \$10.1 million in cumulative Lenawee Intermediate School District tax revenue, and
 - \$1.3 million in cumulative Library fund revenues,
 - for a total cumulative revenue of approximately \$33.0 million (in 2025 dollars).

Estimated Cumulative Local Revenue over 35 Years from Rouget Road Solar Farm - PILT (Scenario 2) (2025 Dollars)



4) The proposed Rouget Road Solar Farm project would provide a boost to the county's construction sector:

- At 1,007 jobs, construction is the county's seventh largest major industry sector, and it pays average weekly wages (\$1,147 per week) that are 19 percent above the countywide average (\$965 per week).³
- Additionally, the construction sector was among the industry sectors that posted a job gain in the county between 2022 and 2023 (a gain of 12 jobs).⁴
- The proposed Rouget Road Solar Farm project would directly support approximately 37 job years and \$4.0 million in wages and benefits to Lenawee County's construction sector.

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

³ Data Source: U.S. Bureau of Labor Statistics.

⁴ Data Source: U.S. Bureau of Labor Statistics.

Introduction

This report assesses the economic and fiscal contribution that the proposed Rouget Road Solar Farm, LLC (Rouget Road Solar Farm) would make to Lenawee County, Michigan. This report was commissioned by RWE Clean Energy and produced by Mangum Economics.

The Project

Rouget Road Solar Farm is a proposed 175-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located in the township of Palmyra in Lenawee County, Michigan. The total leased and purchased acreage for the project encompasses approximately 2,150 acres of agricultural land. The actively used, fenced-in portion of the solar site would be approximately 1,400 acres.

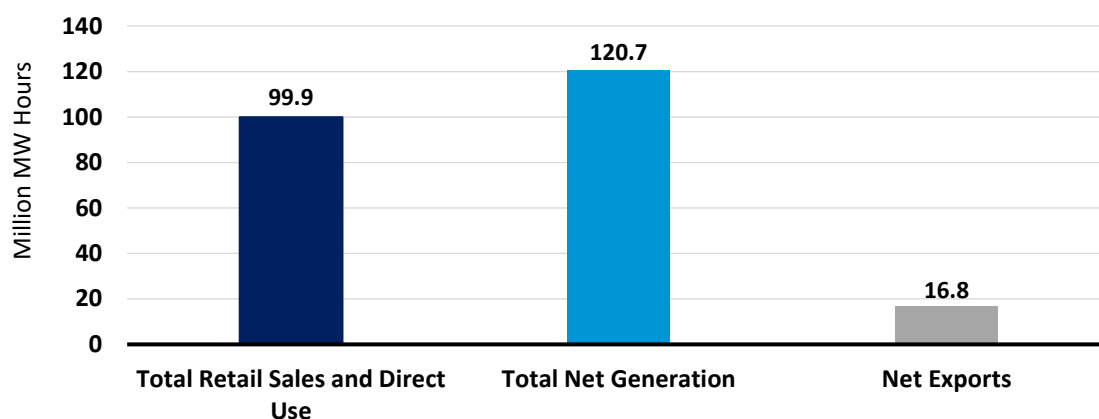
Electricity Production in Michigan

This section provides a backdrop for the proposed Rouget Road Solar Farm by profiling Michigan's electricity production sector and the role that solar energy could play in that sector.

Overall Market

As shown in Figure 1, in 2023 electricity sales and direct use in Michigan totaled 99.9 million megawatt hours and all of that demand was met by in-state utilities, independent producers, and other sources. As a result, Michigan exported the remaining electricity it produced to other states. As with all exports, this means that the jobs, wages, and economic output created by that production went to localities in Michigan.

Figure 1: Demand and Supply of Electricity in Michigan in 2023 (in millions of megawatt-hours)⁵



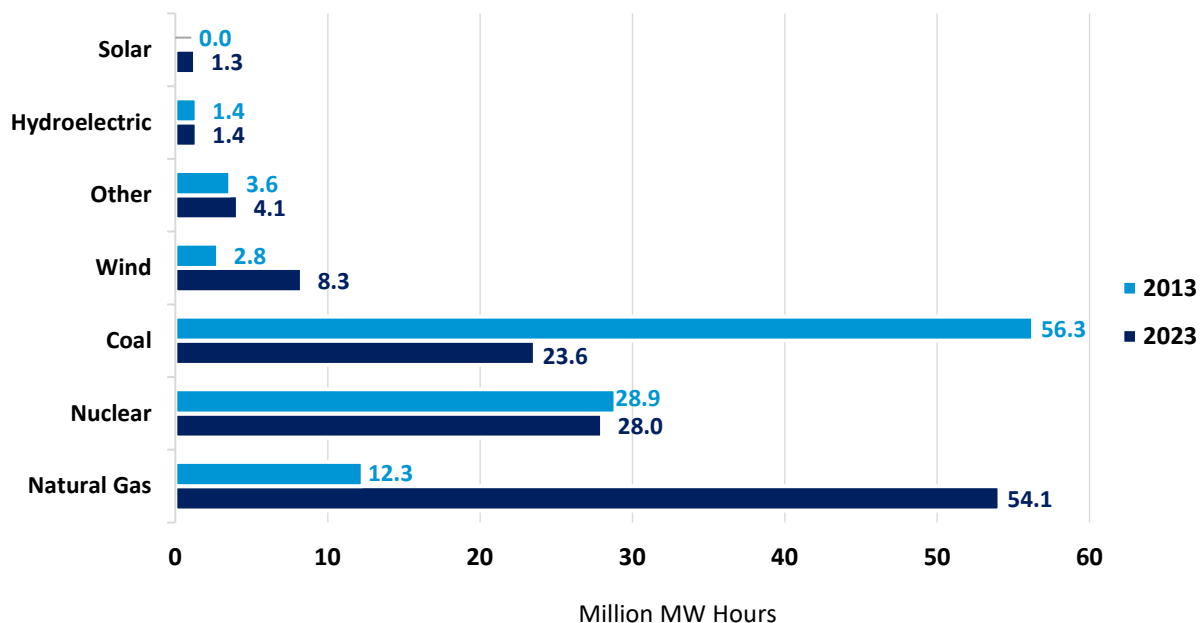
⁵ Data Source: U.S. Energy Information Administration. In this chart, "Net Imports" also takes into account losses during transmission. As a result, it does not directly equal the residual of "Total Net Generation" minus "Total Retail Sales and Direct Use."

Sources of Production

Between 2013 and 2023, the total amount of electricity produced in Michigan increased from 105.4 to 120.7 million megawatt hours, while retail and direct consumption of electricity decreased from 105.4 to 99.9 million megawatt hours. As a result, exports of electricity increased by 18.1 million megawatt hours during this time.⁶ Figure 2 provides a comparison of the energy sources that were used to produce electricity in Michigan in each of those years. As these data show, the most significant change between 2013 and 2023 was a decrease in the use of coal and an increase in the use of natural gas. Where coal was the state's largest source of electricity in 2013, accounting for 56.3 million megawatt hours (or 54 percent) of production, by 2023 production had fallen by 32.7 million megawatt hours, making coal a third-place source of electricity with 20 percent of production.

In contrast, the share of electricity produced using cleaner-burning low-emissions energy sources increased over the period. Where natural gas accounted for 12.3 million megawatt hours (or 12 percent) of Michigan's electricity production in 2013, by 2023 that proportion had more than quadrupled to 54.1 million megawatt hours (or 45 percent of production), making natural gas the state's largest source of electricity. In addition, solar, which entered the Michigan electricity production market in 2015, increased its share to 1.3 million megawatt hours in 2023.

Figure 2: Electricity Generation in Michigan by Energy Source in 2013 and 2023
(in millions of megawatt-hours)⁷

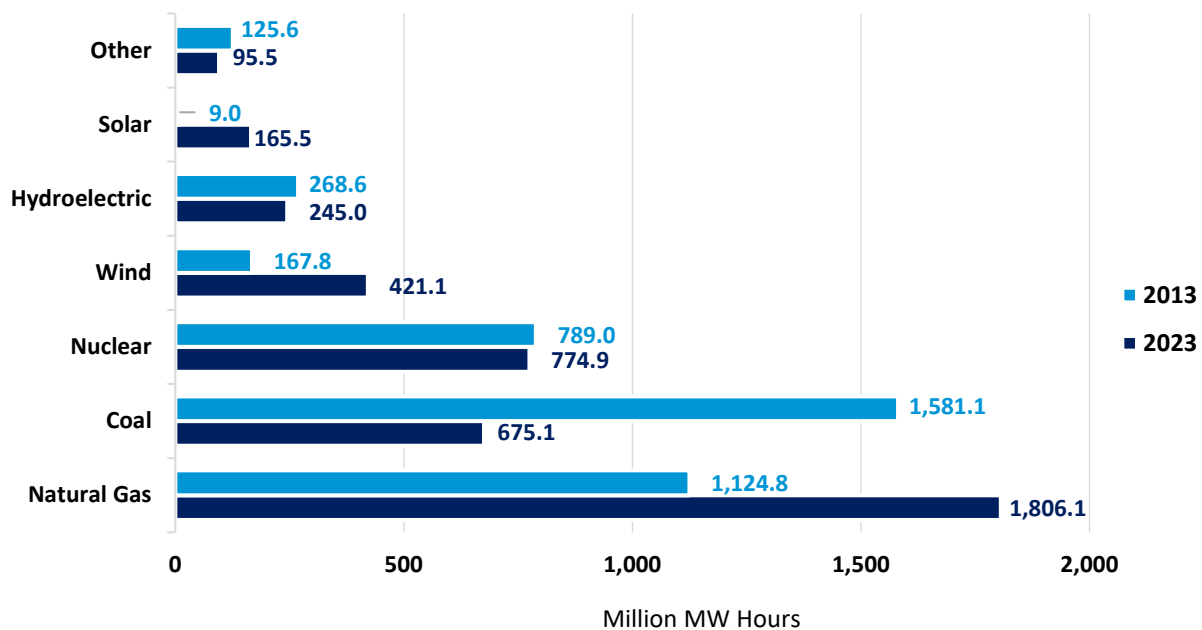


⁶ Exports also takes into account losses during transmission. As a result, totals do not equal sum of components.

⁷ Data Source: U.S. Energy Information Administration. The "Other" category includes battery, wood, petroleum, other biomass, "other", other gas, and pumped storage.

Figure 3 provides similar data for the U.S. as a whole. A quick comparison of Figures 2 and 3 shows that in the U.S. the trend toward lower-emissions energy sources is similar to Michigan. Nationally, between 2013 and 2023 the amount of electricity produced using coal declined by 906.0 million megawatt hours from 39 to 16 percent of production, while in contrast the amount of electricity produced using natural gas increased by 681.3 million megawatt hours from 28 to 43 percent of production. Nationwide, as in Michigan, the reliance on renewable energy sources such as solar increased during this time but at a quicker pace than in Michigan. Between 2013 and 2023, the amount of electricity produced using solar increased by 156.5 million megawatt hours to 4 percent of total electricity production in the nation compared to 1 percent of total electricity production in Michigan.

Figure 3: Electricity Generation in the United States by Energy Source in 2013 and 2023
(in millions of megawatt-hours)⁸

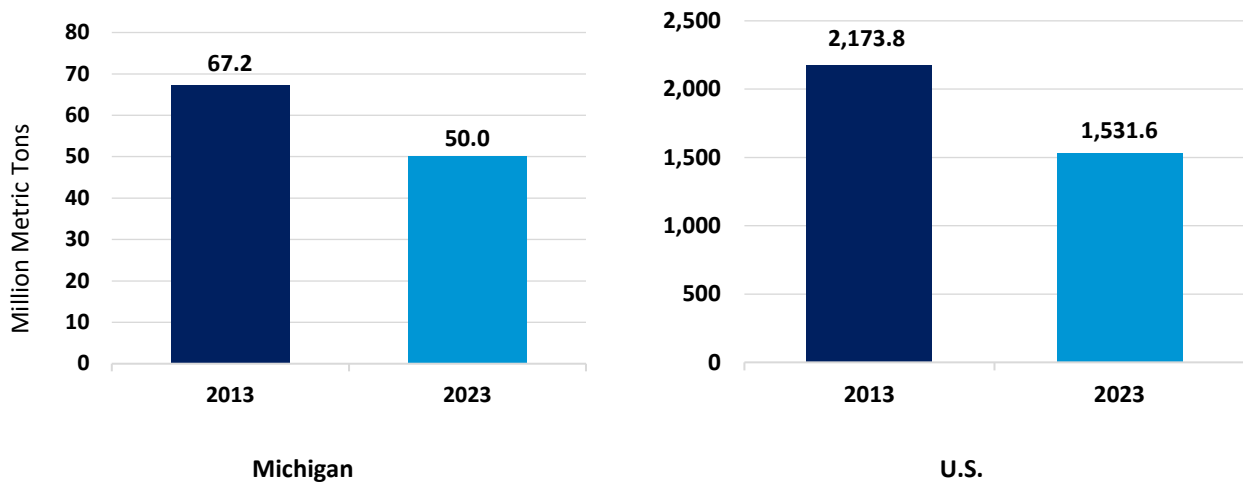


Impact on the Environment

In discussing the impact of these trends on the environment, it is important to realize that electricity production is one of the U.S.'s largest sources of greenhouse gas emissions. Figure 4 depicts carbon dioxide emissions from electricity production in 2013 and 2023 for both Michigan and the U.S. As these data indicate, between 2013 and 2023, as the share of electricity produced in Michigan by coal fell from 54 to 20 percent, carbon dioxide emissions from electricity production fell from 67.2 to 50.0 million metric tons (a 26 percent decrease). Where at the national level, as the share of electricity produced by coal fell from 39 to 16 percent, carbon dioxide emissions from electricity production fell from 2,173.8 to 1,531.6 million metric tons (a 30 percent decrease).

⁸ Data Source: U.S. Energy Information Administration. "Other" includes battery, geothermal, other, other biomass, other gas, petroleum, pumped storage, and wood.

Figure 4: Carbon Dioxide Emissions from Electricity Production (millions of metric tons)⁹

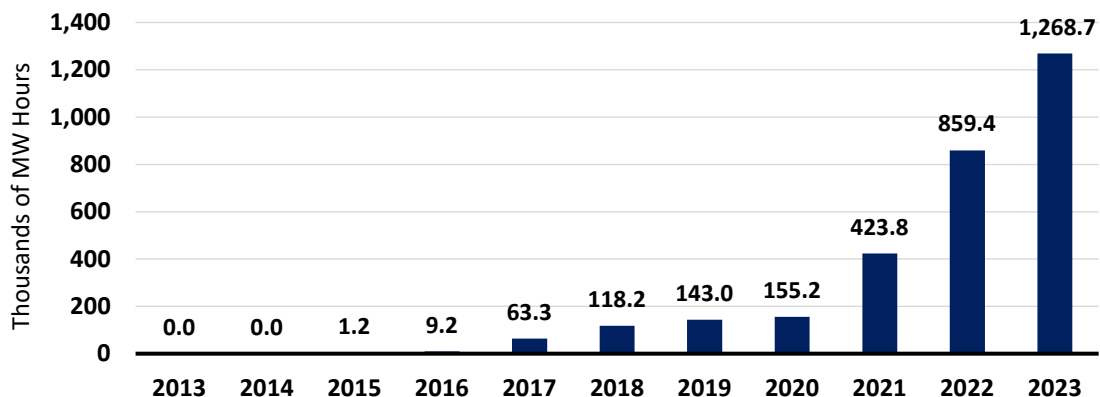


Michigan Solar Industry Trends

Michigan ranks 15th in the nation in terms of proposed solar capacity. With a total of 13 projects in the pipeline totaling a combined 1,652.9 megawatts of capacity, these proposed projects would add a significant amount of renewable energy to the state's grid.¹⁰ Total investment into the solar industry in Michigan as of the third quarter of 2024 amounts to \$2.1 billion.¹¹

Figure 5 depicts the progression of solar energy generation in Michigan from 2013 to 2023 expressed in thousands of megawatt-hours. Solar entered the electricity market in Michigan in 2015 with 1.2 thousand megawatt hours. Generation has continued to grow throughout the period, reaching its peak, so far, in 2023, with solar generation totaling 1,268.7 thousand megawatt-hours.

Figure 5: Solar Generation in Michigan (in thousands of megawatt-hours) – 2013 to 2023¹²



⁹ Data Source: U.S. Energy Information Administration.

¹⁰ Data Source: U.S. Energy Information Administration.

¹¹ Data Source: Solar Energy Industries Association. Includes residential, community, commercial, and utility solar.

¹² Data Source: U.S. Energy Information Administration.

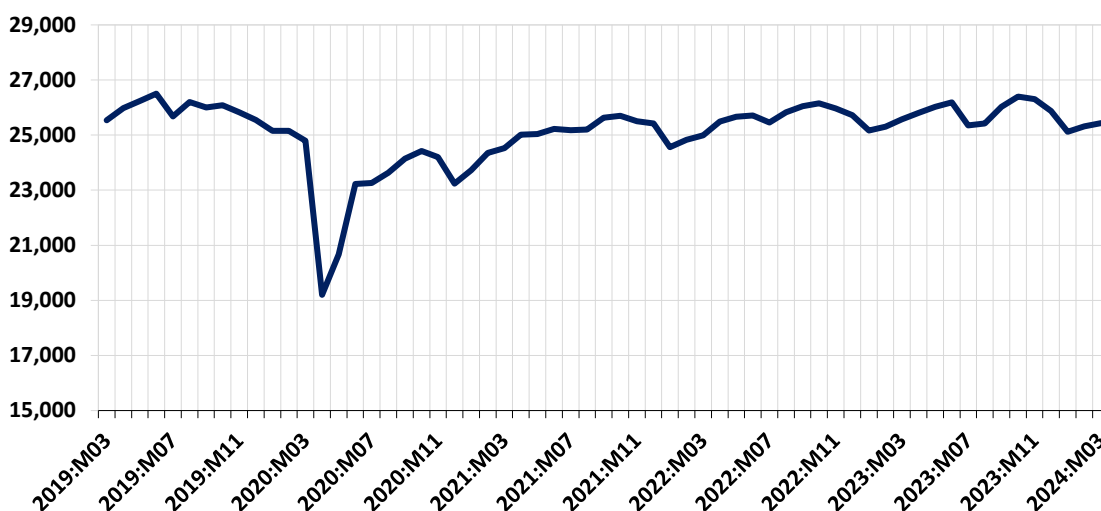
Local Economic Profile

This section provides context for the economic and fiscal impact assessments to follow by profiling the local economy of Lenawee County.

Total Employment

Figure 6 depicts the trend in total employment in Lenawee County during the five-year period from March 2019 through March 2024. Employment in the county remained generally stable throughout the period until April 2020, when it experienced a sharp decline due to decreased economic activity associated with the COVID-19 pandemic. After this decline, total employment rebounded and has gradually returned to pre-pandemic levels. As of March 2024, total employment in the county stood at 25,434 jobs, which represents an overall decrease in employment of 0.4 percent (or 109 jobs) over the five-year period. To put this number in perspective, over this same period, total statewide employment in Michigan increased by 1.0 percent.¹³

Figure 6: Total Employment in Lenawee County – March 2019 to March 2024¹⁴

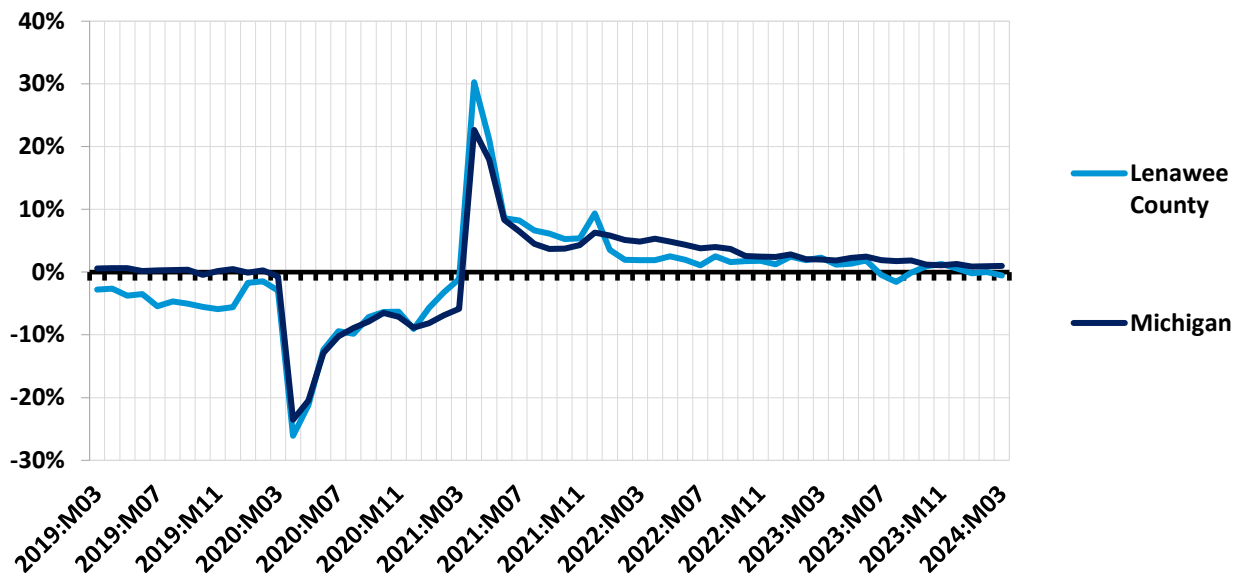


To control for seasonality and provide a point of reference, Figure 7 compares the year-over-year change in total employment in Lenawee County to that of the state of Michigan over the same five-year period. Any point above the zero line in this graph indicates an increase in employment, while any point below the zero line indicates a decline in employment. As these data show, Lenawee County tracked below the statewide average for most of the period. As of March 2024, the year-over-year change in total employment in Lenawee County was minus 0.5 percent as compared to 1.0 percent statewide in Michigan.

¹³ Data Source: U.S. Bureau of Labor Statistics.

¹⁴ Data Source: U.S. Bureau of Labor Statistics.

Figure 7: Year-Over-Year Change in Total Employment – March 2019 to March 2024¹⁵



Employment and Wages by Industry Supersector

To provide a better understanding of the underlying factors motivating the total employment trends depicted in Figures 6 and 7, Figures 8 through 10 provide data on private employment and wages in Lenawee County by industry supersector.¹⁶

Figure 8 provides an indication of the distribution of private sector employment across industry supersectors in Lenawee County in 2023. As these data indicate, the county’s largest industry sectors that year were Education and Health Services (5,084 jobs), followed by Trade, Transportation and Utilities (4,906 jobs), and Manufacturing (4,122 jobs).

Figure 9 provides a similar ranking for average private sector weekly wages by industry supersector in Lenawee County in 2023. As these data show, the highest paying industry sectors that year were Information (\$1,611 per week), Manufacturing (\$1,482 per week), and Financial Activities (\$1,469 per week). To provide a point of reference, the average private sector weekly wage across all industry sectors in Lenawee County that year was \$965 per week.

¹⁵ Data Source: U.S. Bureau of Labor Statistics.

¹⁶ A “supersector” is the highest level of aggregation in the coding system that the Bureau of Labor Statistics uses to classify industries.

Figure 8: Private Employment by Industry Supersector in Lenawee County – 2023¹⁷

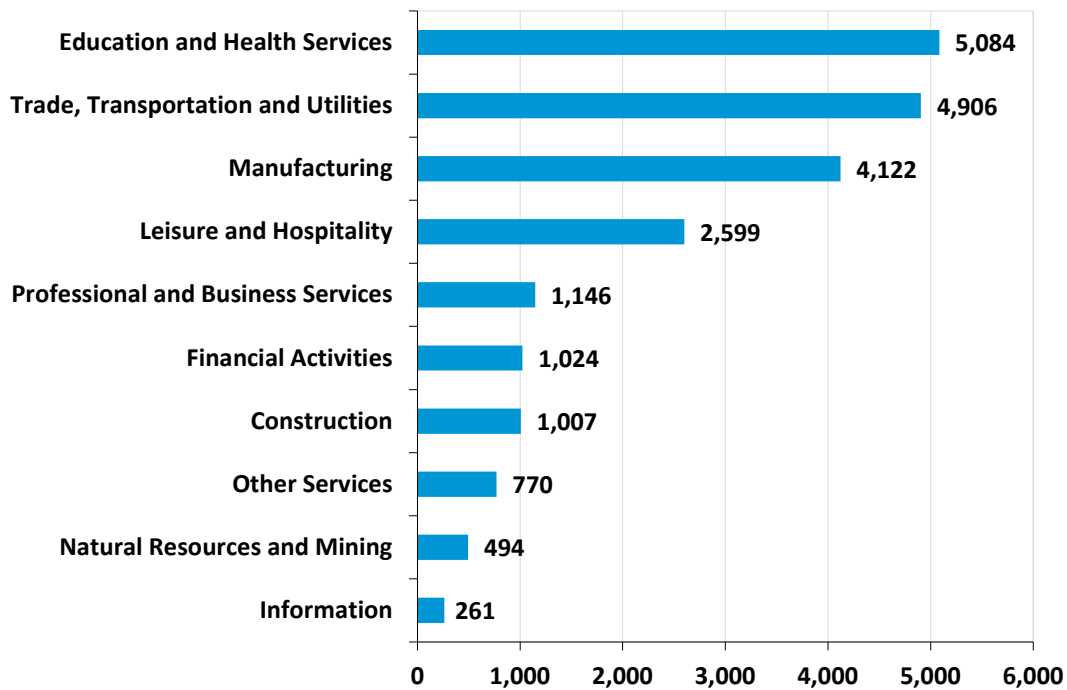
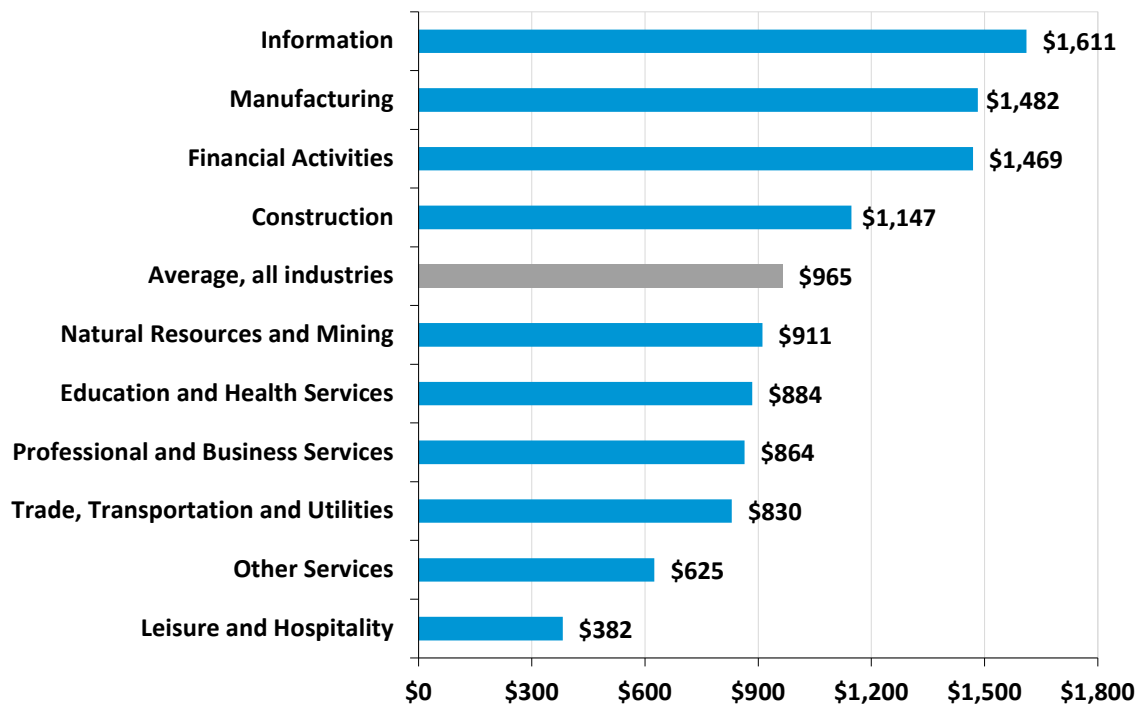


Figure 9: Average Private Weekly Wages by Industry Supersector in Lenawee County – 2023¹⁸

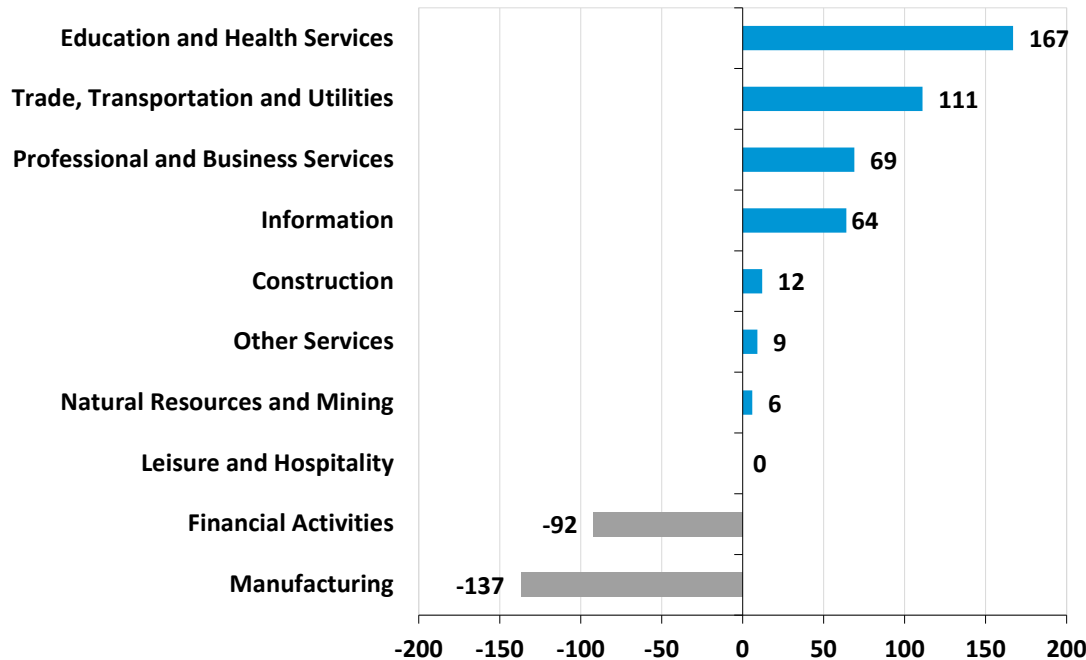


¹⁷ Data Source: U.S. Bureau of Labor Statistics.

¹⁸ Data Source: U.S. Bureau of Labor Statistics.

Figure 10 details the year-over-year change in private sector employment from 2022 to 2023 in Lenawee County by industry supersector. Over this period, the largest employment gains occurred in the Education and Health Services (up 167 jobs), Trade, Transportation and Utilities (up 111 jobs), and Professional and Business Services (up 69 jobs) sectors. The only employment losses occurred in the Manufacturing (down 137 jobs) and Financial Activities (down 92 jobs) sectors.

Figure 10: Change in Private Employment by Industry Supersector in Lenawee County from 2022 to 2023¹⁹

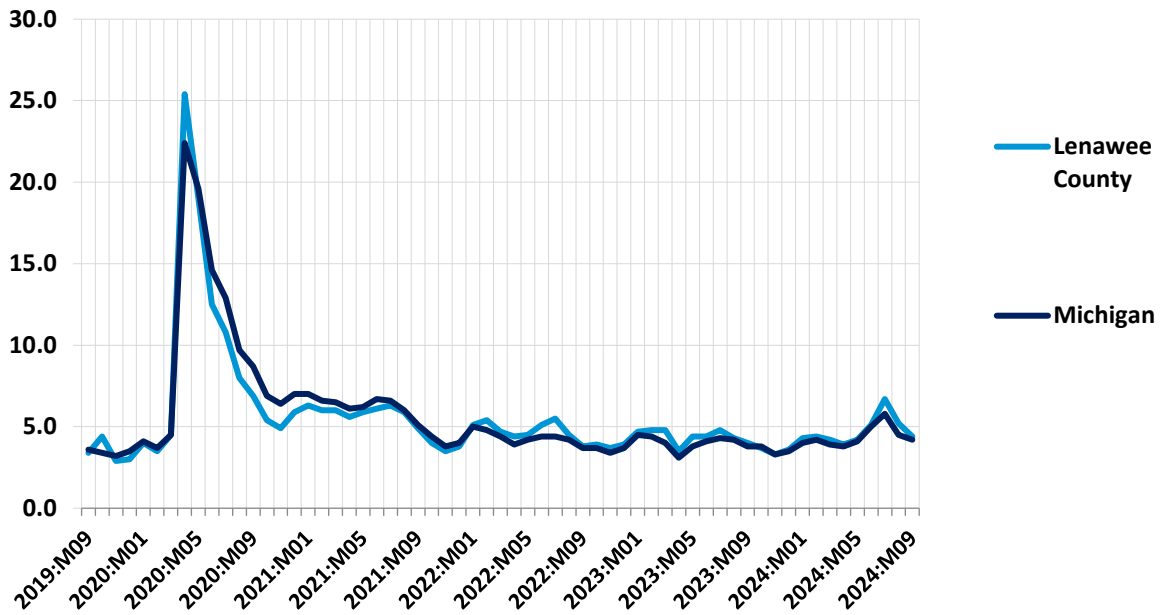


Unemployment

Figure 11 illustrates the trend in Lenawee County’s unemployment rate over the five-year period from September 2019 through September 2024 and benchmarks those data against the statewide trend for Michigan. As these data show, unemployment rates in Lenawee County tracked closely with the statewide trend for most of the period. In April 2020 unemployment in the county and state significantly rose as a result of the labor dislocations caused by the COVID-19 pandemic. As of September 2024, unemployment stood at 4.4 percent in Lenawee County and at 4.2 percent in Michigan.

¹⁹ Data Source: U.S. Bureau of Labor Statistics.

Figure 11: Unemployment Rate – September 2019 to September 2024²⁰



²⁰ Data Source: U.S. Bureau of Labor Statistics.

Economic Impact

The analysis provided in this section quantifies the economic and fiscal contribution that the proposed Rouget Road Solar Farm would make to Lenawee County, Michigan. The analysis separately evaluates the one-time pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operations phase.

Method

To empirically evaluate the likely local economic impact attributable to the proposed Rouget Road Solar Farm, the analysis employs a regional economic impact model called IMPLAN.²¹ The IMPLAN model is one of the most commonly used economic impact simulation models in the U.S. and is commonly employed by universities, state agencies, and research institutes. Like all economic impact models, the IMPLAN model uses economic multipliers to quantify economic impact.

Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy. For example, as when the Rouget Road Solar Farm purchases goods and services – or when contractors hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. First round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the Rouget Road Solar Farm). Second round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. Total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

²¹ IMPLAN is produced by IMPLAN Group, LLC.

Construction Phase

This portion of the section assesses the economic and fiscal contribution that the one-time pulse of activity associated with construction of the proposed Rouget Road Solar Farm would provide to Lenawee County.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- Total capitalized investment in the Rouget Road Solar Farm project is estimated to be approximately \$276.8 million.²²
- Of that total:
 - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately \$122.1 million.²³
 - Capital equipment costs are estimated to be approximately \$154.7 million.²⁴ It is anticipated that no capital equipment would be purchased from vendors in Lenawee County.
- For ease of explanation, all construction expenditures are assumed to take place during a representative 12-month period.

Economic Impact on Lenawee County

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic impact on the county. As shown in Table 1, construction of the proposed Rouget Road Solar Farm would directly provide a one-time pulse supporting approximately: 1) 37 job years, 2) \$4.0 million in wages and benefits, and 3) \$13.5 million in economic output to the county (in 2025 dollars).

Taking into account the economic ripple effects that direct investment would generate, the estimated total one-time impact on the county would support approximately: 1) 101 job years, 2) \$6.5 million in wages and benefits, 3) \$22.7 million in economic output, and 4) \$1.2 million in state and local tax revenue (in 2025 dollars).

²² Data Source: RWE Clean Energy. Investment estimate is subject to change based on final design and vendor contracts.

²³ Data Source: RWE Clean Energy.

²⁴ Data Source: RWE Clean Energy.

Table 1: Estimated One-Time Economic and Fiscal Impact on Lenawee County from Construction of Rouget Road Solar Farm (2025 Dollars)^{25,26}

Economic Impact	Employment – Job Years	Wages and Benefits	Output
1st Round Direct Economic Activity	37	\$3,956,500	\$13,549,700
2nd Round Indirect and Induced Economic Activity	64	\$2,508,200	\$9,137,500
Total Economic Activity	101	\$6,464,800	\$22,687,200
Fiscal Impact			
State and Local Tax Revenue			\$1,209,900

**Totals may not sum due to rounding.*

Ongoing Operations Phase

This portion of the section assesses the annual economic contribution that the proposed Rouget Road Solar Farm would provide to Lenawee County during its anticipated 35-year operational phase.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- Rouget Road Solar Farm would employ approximately four full-time technicians and would source locally available services and materials for additional maintenance and repair of the facility.²⁷
- Rouget Road Solar Farm would make confidential lease payments to local landowners.²⁸

Economic Impact on Lenawee County

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact on Lenawee County. As shown in Table 2, annual operation of the proposed Rouget Road Solar Farm would directly support approximately: 1) 4 jobs, 2) \$0.5 million in wages and benefits, and 3) \$1.6 million in economic output to Lenawee County (in 2025 dollars).

Taking into account the economic ripple effects that direct impact would likely generate, the total estimated annually supported impact on Lenawee County would be approximately: 1) 14 jobs, 2) \$1.0 million in wages and benefits, and 3) \$3.0 million in economic output (in 2025 dollars).

²⁵ It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project. Please note it is not possible to know with certainty what proportion of these jobs would go to county construction contractors or be filled by Lenawee County residents.

²⁶ A construction sector job, also referred to as a job year, is equal to one job over one year. It is used to denote employment on construction projects to account for the fact that actual on-site employment may vary over the period.

²⁷ Data Source: RWE Clean Energy.

²⁸ Data Source: RWE Clean Energy.

Table 2: Estimated Annual Economic Impact on Lenawee County from the Ongoing Operation of Rouget Road Solar Farm (2025 Dollars)

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	4	\$516,300	\$1,564,700
2nd Round Indirect and Induced Economic Activity	10	\$446,400	\$1,473,500
Total Economic Activity	14	\$962,800	\$3,038,200

**Totals may not sum due to rounding.*

Fiscal Impact

This section quantifies the direct fiscal contribution that the proposed Rouget Road Solar Farm would make to Lenawee County and to its local taxing jurisdictions. It should be noted at the outset, however, that the analysis that follows likely understates the actual fiscal impact that Rouget Road Solar Farm would have on the county as it only accounts for the direct fiscal impact that Rouget Road Solar Farm would generate. It does not take into account any additional tax revenue that would be generated as a result of the indirect economic activity attributable to the ongoing operation of Rouget Road Solar Farm.

Fiscal Impact Assumptions

The analysis is based on the following assumptions:

Scenarios 1 and 2

- The proposed Rouget Road Solar Farm would lease and purchase approximately 2,150 acres of agricultural land in Palmyra Township in Lenawee County. The actively used, fenced-in acreage would be approximately 1,400 acres.²⁹
- Rouget Road Solar Farm would have a total capacity of 175 MW AC of solar generation.³⁰
- Approximately 50 percent of the project's acreage, capitalized investment, and generation would be located in Blissfield School District and 50 percent in Adrian City School District.³¹
- The parcels to be leased by the Rouget Road Solar Farm project currently qualify for and are taxed at the "Agricultural Property Exemption" tax rate. Once the parcels are under solar use, they would be taxed at the "Non-Principal Resident's" tax rate.³²
- Rouget Road Solar Farm would have an operational life of 35 years.³³
- Tax rates remain constant throughout the analysis.

²⁹ Data Source: RWE Clean Energy.

³⁰ Data Source: RWE Clean Energy.

³¹ Data Source: RWE Clean Energy. Subject to change based on final design.

³² Data Source: Michigan Department of Treasury. Assumes less than 50 percent of each parcel would be used for an agricultural purpose.

³³ Data Source: RWE Clean Energy.

Taxation of Capital Investments – Scenario 1

- Total taxable capital investment in the Rouget Road Solar Farm project is estimated to be approximately \$259.8 million.³⁴

Payments in Lieu of Taxes (PILT) – Scenario 2

- Rouget Road Solar Farm would qualify for and receive a Solar Energy Facility Exemption Certificate (SEFEC) and would be exempt from ad valorem property taxes for a term of 20 years but subject to an annual solar energy facilities tax of \$7,000 per MW (“PILT”).³⁵
- The PILT revenue would be distributed among all local taxing jurisdictions based on the project’s generation capacity located in each jurisdiction and the current local taxing jurisdictions’ proportion of the current total local millage rate. Assumes all taxing jurisdictions receive PILT payments.

Fiscal Impact Results

Taxation of Land

The following section summarizes the revenue generated from taxation of the land that would be taken out of the Agricultural Property Exemption status.

Table 3 details the increased real property tax revenue associated with taxation of the actively used acreage under solar use. The total real property tax revenue is estimated to be approximately \$0.1 million per year, for a cumulative total of approximately \$3.2 million over the project’s anticipated 35-year operational life. This consists of approximately: \$0.4 million for Lenawee County, \$0.2 million for Palmyra Township, \$1.1 million for Blissfield Community School District, \$0.9 million for Adrian City School District, \$0.5 million for the Lenawee Intermediate School District, and \$0.1 million for the Library District (in 2025 dollars).

³⁴ Data Source: RWE Clean Energy. Subject to change based on final design and vendor contracts.

³⁵ Data Source: Pursuant to Solar Energy Facilities Taxation Act No 108 of 2023 (MCL 211.1151 et. Seq.). Assumes PILT is also applicable to battery storage based on the MW storage capacity.

Table 3: Estimated Tax Revenue Generated by the Proposed Rouget Road Solar Farm over 35 Years from Real Property Taxes (2025 Dollars)

	Lenawee County	Palmyra Township	Blissfield Community School District	Adrian City School District	Lenawee Intermediate School District	Library District ³⁶	Total
Millage Rate³⁷	6.3524	2.991	29.00	29.10	7.2922	1.25/0.5998	
Taxable Value of Actively Used Acreage ³⁸	\$1,967,200	\$1,967,200	\$1,057,900	\$909,300	\$1,967,200	\$1,967,200	
Annual Real Estate Tax – Solar Use	\$12,500	\$5,900	\$30,700	\$26,500	\$14,300	\$1,900	\$91,700
Cumulative Revenue over 35 Years³⁹	\$437,400	\$205,900	\$1,073,800	\$926,100	\$502,100	\$65,400	<u>\$3,210,600</u>

**Totals may not sum due to rounding.*

³⁶ Library District includes the Blissfield Community School district Library mill levy (1.25) and the Adrian City Community School district Library mill levy (0.5998).

³⁷ Data Source: Michigan Department of Treasury, 2024 Millage Rate Review Reports. Analysis assumes millage rates remain constant.

³⁸ Data Source: RWE Clean Energy. Based on current proposed design and average per acre parcel values derived from property tax cards. Subject to change.

³⁹ The additional real property tax revenue collected under solar use is due to the additional 18 mills local school district operating millage, which the property is exempt from under the agricultural exemption status. This revenue goes directly to the local school district operating budget.

Taxation of Capital Investment – Scenario 1

Table 4 details the estimated annual property tax revenue associated with taxation of the capital investments in the Rouget Road Solar Farm project. The calculations are based on: 1) the assessed taxable value of the capitalized investment cost of the project⁴⁰, times 2) the Michigan Department of Treasury’s personal property multiplier for solar energy systems, times 3) the assumed proportion located in the jurisdiction, times 4) the applicable millage rate.

As the data in Table 4 indicate, the total local tax revenue associated with the investments in year 1 of the project is estimated to be approximately \$2.9 million. Estimated annual revenues are projected to fluctuate during the following four years⁴¹, and then begin to decline as the multiplier declines. Estimated annual revenues level out at approximately \$0.4 million in year 13 and thereafter, for a cumulative total of approximately \$33.8 million over 35 years (in 2025 dollars). This consists of approximately: \$9.5 million for Lenawee County, \$4.5 million for Palmyra Township, \$3.7 million for Blissfield Community School District, \$3.8 million for Adrian City School District, \$10.9 million for the Lenawee Intermediate School District, and \$1.4 million for the Lenawee Library District (in 2025 dollars).

⁴⁰ Pursuant to the Michigan Constitution of 1963 and the General Property Tax Act.

⁴¹ Please note that the analysis is based on the 2025 multiplier schedule. Future year multiplier schedules may depreciate faster, resulting in lower annual tax projections.

Table 4: Estimated Tax Revenue Generated by the Proposed Rouget Road Solar Farm over 35 Years from Taxation of Capital Investments – Scenario 1 (2025 Dollars)

Year	Taxable Value ⁴²	Lenawee County	Palmyra Township	Blissfield Community School District	Adrian City School District	Lenawee Intermediate School District	Lenawee Library District ⁴³	Total
Total Taxable Capital Investment: \$259,792,700⁴⁴								
% of Investment		100%	100%	50%	50%	100%	50%/50%	
Millage Rate⁴⁵		6.3524	2.991	5.00	5.10	7.2922	1.25/0.5998	
1	\$127,298,400	\$808,700	\$380,700	\$318,200	\$324,600	\$928,300	\$117,700	\$2,878,300
2	\$96,123,300	\$610,600	\$287,500	\$240,300	\$245,100	\$701,000	\$88,900	\$2,173,400
3	\$119,504,600	\$759,100	\$357,400	\$298,800	\$304,700	\$871,500	\$110,500	\$2,702,100
4	\$144,184,900	\$915,900	\$431,300	\$360,500	\$367,700	\$1,051,400	\$133,400	\$3,260,100
5	\$137,690,100	\$874,700	\$411,800	\$344,200	\$351,100	\$1,004,100	\$127,300	\$3,113,200
6	\$138,989,100	\$882,900	\$415,700	\$347,500	\$354,400	\$1,013,500	\$128,600	\$3,142,600
7	\$110,411,900	\$701,400	\$330,200	\$276,000	\$281,600	\$805,100	\$102,100	\$2,496,500
8	\$77,937,800	\$495,100	\$233,100	\$194,800	\$198,700	\$568,300	\$72,100	\$1,762,200
9	\$66,247,100	\$420,800	\$198,100	\$165,600	\$168,900	\$483,100	\$61,300	\$1,497,900
10	\$49,360,600	\$313,600	\$147,600	\$123,400	\$125,900	\$359,900	\$45,700	\$1,116,100
11	\$37,669,900	\$239,300	\$112,700	\$94,200	\$96,100	\$274,700	\$34,800	\$851,700
12	\$29,876,200	\$189,800	\$89,400	\$74,700	\$76,200	\$217,900	\$27,600	\$675,500
13	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
14	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400

⁴² Accounts for Michigan Department of Treasury's 2025 property multiplier for solar energy systems and the statewide assessment level pursuant to the Michigan Constitution of 1963 and the General Property Tax Act. Please note that the multiplier schedule changes annually and that the current schedule was applied for illustrative purposes. Actual annual taxable value may vary.

⁴³ Library District includes the Blissfield Community School district Library mill levy (1.25) and the Adrian City Community School district Library mill levy (0.5998).

⁴⁴ Data Source: RWE Clean Energy.

⁴⁵ Data Source: Michigan Department of Treasury, 2024 Millage Rate Review Reports. Analysis assumes millage rates remain constant.

Year	Taxable Value ⁴²	Lenawee County	Palmyra Township	Blissfield Community School District	Adrian City School District	Lenawee Intermediate School District	Lenawee Library District ⁴³	Total
Total Taxable Capital Investment: \$259,792,700⁴⁴								
% of Investment		100%	100%	50%	50%	100%	50%/50%	
15	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
16	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
17	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
18	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
19	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
20	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
21	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
22	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
23	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
24	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
25	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
26	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
27	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
28	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
29	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
30	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
31	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
32	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
33	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
34	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
35	\$15,587,600	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
Cumulative Revenue over 35 Years		\$9,489,300	\$4,468,000	\$3,734,500	\$3,809,200	\$10,893,100	\$1,381,600	<u>\$33,775,700</u>

**Totals may not sum due to rounding.*

Total Fiscal Impact – Scenario 1

Table 5 takes the results depicted in Tables 3 and 4 to summarize the total fiscal contribution that the proposed Rouget Road Solar Farm would make to Lenawee County and its local taxing jurisdictions under Scenario 1.

As shown in Table 5, the cumulative revenue would be approximately \$37.0 million over 35 years (in 2025 dollars). This consists of approximately: \$9.9 million for Lenawee County, \$4.7 million for Palmyra Township, \$4.8 million for Blissfield Community School District, \$4.7 million for Adrian City School District, \$11.4 million for the Lenawee Intermediate School District, and \$1.4 million for the Library District (in 2025 dollars).

Table 5: Estimated Total Tax Revenue Generated by the Proposed Rouget Road Solar Farm over 35 Years – Scenario 1 (2025 Dollars)

	Lenawee County	Palmyra Township	Blissfield Community School District	Adrian City School District	Lenawee Intermediate School District	Lenawee Library District ⁴⁶	Total
Tax Revenue – Land	\$437,400	\$205,900	\$1,073,800	\$926,100	\$502,100	\$65,400	\$3,210,600
Tax Revenue – Capital Investments	\$9,489,300	\$4,468,000	\$3,734,500	\$3,809,200	\$10,893,100	\$1,381,600	\$33,775,700
Cumulative Revenue over 35 Years	\$9,926,600	\$4,673,900	\$4,808,300	\$4,735,300	\$11,395,200	\$1,447,000	<u>\$36,986,400</u>

**Totals may not sum due to rounding.*

⁴⁶ Library District includes the Blissfield Community School district Library mill levy (1.25) and the Adrian City Community School district Library mill levy (0.5998).

Payments in Lieu of Taxes – Scenario 2

Table 6 portrays the estimated revenue associated with Rouget Road Solar Farm assuming the project qualifies for and receives a Solar Energy Facility Exemption Certificate (SEFEC), resulting in the exemption of the ad valorem property taxes associated with the taxation of the capital investments in the project for a term of 20 years. Rouget Road Solar Farm would instead be subject to an annual solar energy facilities tax of \$7,000 per MW nameplate capacity pursuant to the Solar Energies Facilities Taxation Act 108 of 2023, referred to as a PILT in this report.

As shown in Table 6, the total local revenue associated with a 20-year PILT term and an additional 15-year term based on taxation of the depreciated capital investments is estimated to be approximately \$29.8 million over 35 years. This consists of annual payments of approximately \$1.2 million for the first 20 years of the project's operation followed by an estimated annual tax revenue of approximately of approximately \$0.4 million for the remainder of the project's 35-year operational life (in 2025 dollars).

The cumulative total revenue over 35 years consists of approximately: \$8.4 million for Lenawee County, \$3.9 million for Palmyra Township, \$3.3 million for Blissfield Community School District, \$3.4 million for Adrian City School District, \$9.6 million for the Lenawee Intermediate School District, and \$1.2 million for the Lenawee Library District (in 2025 dollars).

Table 6: Estimated Solar Energy Facilities Tax / PILT and Tax Revenue Generated by the Proposed Rouget Road Solar Farm over 35 Years – Scenario 2 (2025 Dollars)^{47,48}

Year	Lenawee County	Palmyra Township	Blissfield Community School District	Adrian City School District	Lenawee Intermediate School District	Lenawee Library District ⁴⁹	Total
1	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
2	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
3	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
4	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
5	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
6	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
7	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
8	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
9	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
10	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
11	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
12	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
13	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
14	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
15	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
16	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
17	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
18	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
19	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000

⁴⁷ Total annual PILT payments calculated as \$7,000 per MW times 235 MW. Assumes PILT would be distributed among all local taxing jurisdictions based on the project's generation and storage capacity located in each jurisdiction and the current local taxing jurisdictions' proportion of the current total local millage rate. Assumes all jurisdictions receive PILT payments.

⁴⁸ Please refer to Table 4 for details on the tax revenue calculations in years 21 through 35.

⁴⁹ Library District includes the Blissfield Community School district Library mill levy (1.25) and the Adrian City Community School district Library mill levy (0.5998).

Year	Lenawee County	Palmyra Township	Blissfield Community School District	Adrian City School District	Lenawee Intermediate School District	Lenawee Library District ⁴⁹	Total
20	\$344,200	\$162,100	\$133,800	\$139,900	\$395,100	\$49,900	\$1,225,000
21	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
22	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
23	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
24	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
25	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
26	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
27	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
28	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
29	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
30	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
31	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
32	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
33	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
34	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
35	\$99,000	\$46,600	\$39,000	\$39,700	\$113,700	\$14,400	\$352,400
Cumulative Revenue over 35 Years	\$8,369,500	\$3,940,800	\$3,260,900	\$3,393,400	\$9,607,800	\$1,214,300	<u>\$29,786,600</u>

**Totals may not sum due to rounding.*

Total Fiscal Impact – Scenario 2

Table 7 takes the results depicted in Tables 3 and 6 to summarize the total fiscal contribution that the proposed Rouget Road Solar Farm would make to Lenawee County and its local taxing jurisdictions under Scenario 2.

As shown in Table 7, the cumulative total revenue would be approximately \$33.0 million over 35 years (in 2025 dollars). This consists of approximately: \$8.8 million for Lenawee County, \$4.1 million for Palmyra Township, \$4.3 million for Blissfield Community School District, \$4.3 million for Adrian City School District, \$10.1 million for the Lenawee Intermediate School District, and \$1.3 million for the Lenawee Library District (in 2025 dollars).

Table 7: Estimated Total Revenue Generated by the Proposed Rouget Road Solar Farm over 35 Years – Scenario 2 (2025 Dollars)

	Lenawee County	Palmyra Township	Blissfield Community School District	Adrian City School District	Lenawee Intermediate School District	Lenawee Library District ⁵⁰	Total
Tax Revenue – Land	\$437,400	\$205,900	\$1,073,800	\$926,100	\$502,100	\$65,400	\$3,210,600
PILT Scenario Revenue	\$8,369,500	\$3,940,800	\$3,260,900	\$3,393,400	\$9,607,800	\$1,214,300	\$29,786,600
Cumulative Revenue over 35 Years	\$8,806,900	\$4,146,700	\$4,334,600	\$4,319,500	\$10,109,900	\$1,279,700	<u>\$32,997,300</u>

**Totals may not sum due to rounding.*

⁵⁰ Library District includes the Blissfield Community School district Library mill levy (1.25) and the Adrian City Community School district Library mill levy (0.5998).

Current Agricultural Use

This section provides a benchmark for the previous estimates of the economic and fiscal contribution that the proposed Rouget Road Solar Farm would make to Lenawee County by estimating the economic and fiscal contribution that the site makes to the county in its current agricultural use.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- The proposed Rouget Road Solar Farm would be situated on an approximate 1,400-acre tract of agricultural land, of which a portion is used to produce corn and soybeans.⁵¹

Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 8, in its current agricultural use the proposed Rouget Road Solar Farm project site on average directly supports approximately: 1) 3 jobs, 2) \$0.2 million in wages and benefits, and 3) \$1.0 million in economic output to Lenawee County (in 2025 dollars).

Taking into account the economic ripple effects that direct impact generates, on average, the total annually supported impact on Lenawee County is approximately: 1) 6 jobs, 2) \$0.3 million in wages and benefits, and 3) \$1.4 million in economic output (in 2025 dollars).

Table 8: Total Estimated Annual Economic Impact of the Rouget Road Solar Farm Site on Lenawee County – Current Agricultural Use (2025 Dollars)⁵²

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	3	\$154,800	\$1,013,800
2nd Round Indirect and Induced Economic Activity	3	\$111,100	\$366,700
Total Economic Activity	6	\$266,000	\$1,380,500

**Totals may not sum due to rounding.*

Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- The current taxable value of the acreage to be used for the project is approximately \$2.0 million.⁵³

⁵¹ Data Source: RWE Clean Energy.

⁵² Calculations based on data from the U.S. Department of Agriculture and IMPLAN Group, LLC for Lenawee County.

⁵³ Data Source: RWE Clean Energy. Based on current proposed design and average per acre parcel values derived from property tax cards. Subject to change.

Fiscal Impact

Table 9 details the estimated tax revenue that acreage associated with the proposed Rouget Road Solar Farm generates for Lenawee County in its current agricultural use. As the data in Table 9 indicate, the current total local real estate tax revenue from the acreage associated with the project is estimated to be approximately \$56,300 per year, for a cumulative total of approximately \$2.0 million over 35 years (in 2025 dollars).

This consists of approximately: \$0.4 million for Lenawee County, \$0.2 million for Palmyra Township, \$0.4 million for Blissfield Community School District, \$0.4 million for Adrian City School District, \$0.5 million for the Lenawee Intermediate School District, and \$65,400 for the Lenawee Library District (in 2025 dollars).

Table 9: Estimated Tax Revenue Generated by the Parcels Associated with the Rouget Road Solar Farm 35 Years – Current Agricultural Use (2025 Dollars)

	Lenawee County	Palmyra Township	Blissfield Community School District	Adrian City School District	Lenawee Intermediate School District	Lenawee Library District ⁵⁴	Total
Millage Rate ⁵⁵	6.3524	2.991	11.00	11.1	7.2922	1.25/0.5998	
Taxable Value ⁵⁶	\$1,967,200	\$1,967,200	\$1,057,900	\$909,300	\$1,967,200	\$1,967,200	
Annual Real Estate Tax – Current Use	\$12,500	\$5,900	\$11,600	\$10,100	\$14,300	\$1,900	\$56,300
Cumulative Revenue over 35 Years	\$437,400	\$205,900	\$407,300	\$353,300	\$502,100	\$65,400	<u>\$1,971,300</u>

**Totals may not sum due to rounding.*

⁵⁴ Library District includes the Blissfield Community School district Library mill levy (1.25) and the Adrian City Community School district Library mill levy (0.5998).

⁵⁵ Data Source: Michigan Department of Treasury, 2024 Millage Rate Review Reports. Analysis assumes millage rates remain constant.

⁵⁶ Data Source: RWE Clean Energy. Based on current proposed design and average per acre parcel values derived from property tax cards. Subject to change.

This page has been intentionally left blank.

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

Construction Process

1.

Prefabricated components arrive via flatbed rig, ready for installation.

2.

Steel posts are firmly anchored using pile drivers to support the racking.

3.

Construction crew sets up the racking systems to hold solar panels.

4.

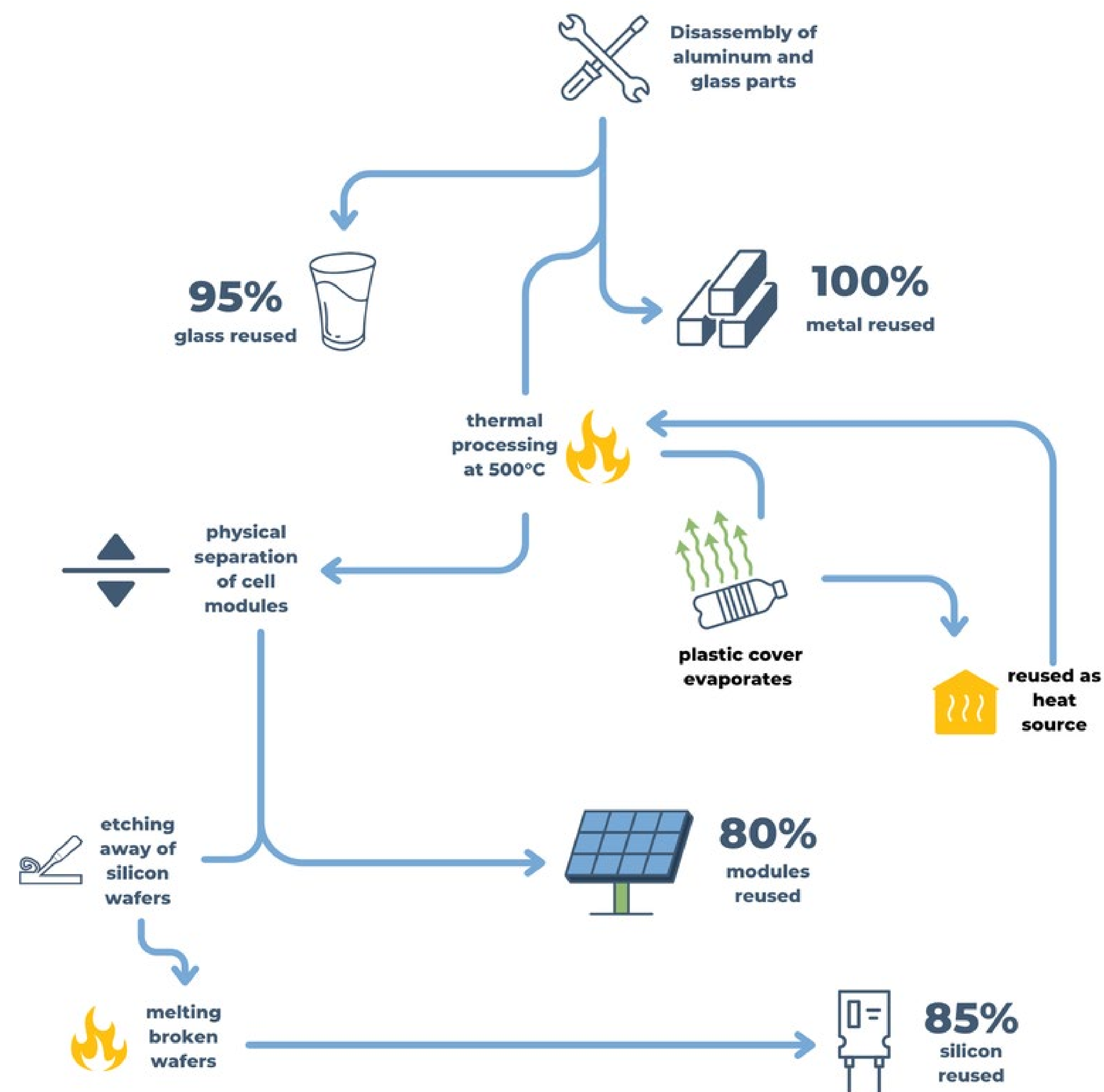
Panels are carefully mounted, wired to inverters and integrated into the grid.



Photos Courtesy of Rob Schultz via LinkedIn

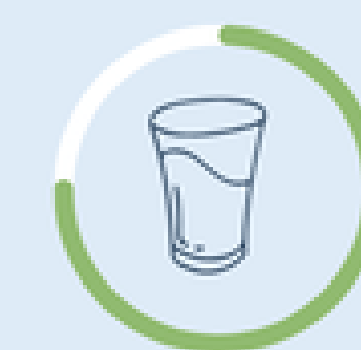


Decommissioning and Recycling



After the solar farm is no longer operable, the Project owner will follow several steps to **safely remove and recycle components** of the solar facility. This is known as the Decommissioning Process. A plan describing the removal process is prepared by a licensed engineer and is outlined in our MPSC application. Per the MPSC requirements, we are also required to provide a decommissioning bond for the project.

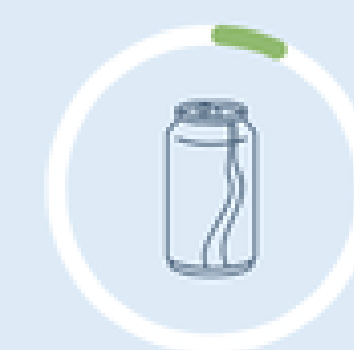
Up to 90% of the materials used in panels, much of which is glass, are recyclable and can be remanufactured into new panels



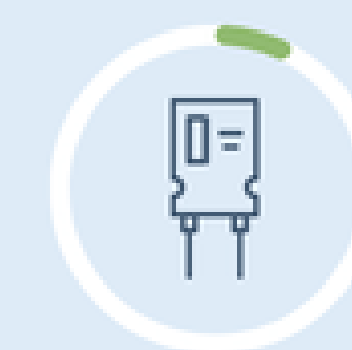
76%
glass



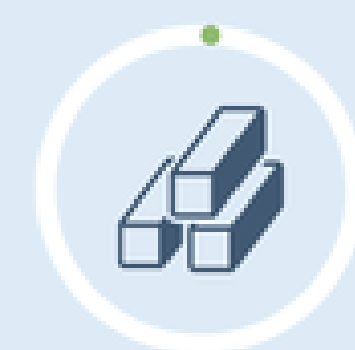
10%
plastic



8%
aluminum



5%
silicon



1%
non-toxic metals (e.g. copper)



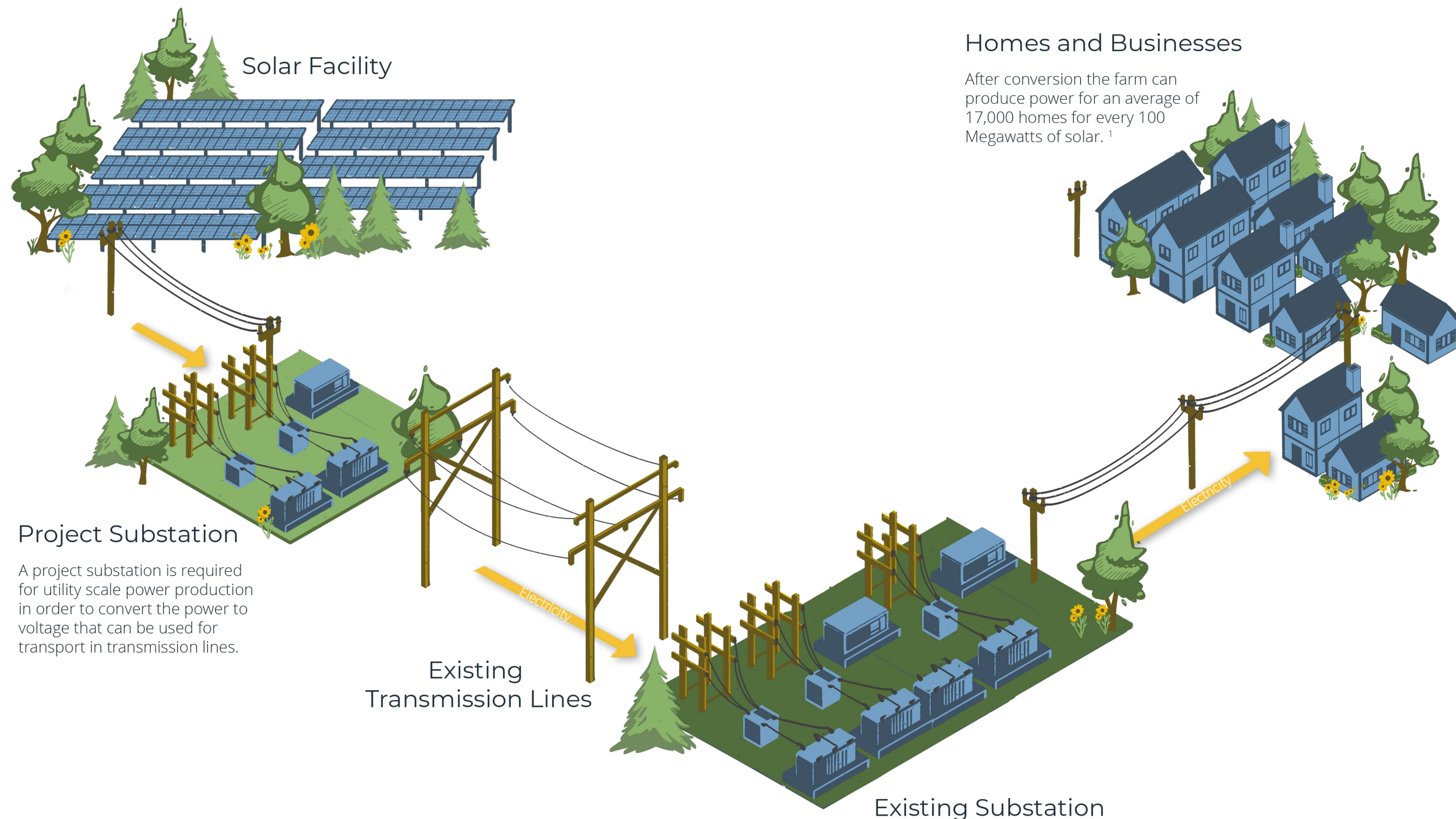
comstock
METALS

X

RWE

RWE has established partnerships with SolarCycle for the recycling of solar panels and with Comstock Metals for the recycling of metals. This ensures clear plan for handling materials when projects reach the end of their life.

How does solar work?



A solar facility generates electricity from sunlight. That power is sent to the project substation, where it is converted to a voltage appropriate for transport. From there, it flows into existing transmission lines, then passes through an existing substation, where it is then transported through distribution lines that deliver reliable electricity to homes, farms, and businesses.

Benefits



Local Energy Independence: The project produces reliable, American-made power and reduces reliance on imported energy. Further it will generate tax revenue and land lease payments that directly benefit local schools, counties, and community services.



Healthy Land Use: Solar allows the land to rest, by planting native groundcover under and around the panels, the soil is protected, erosion is reduced, and pollinators thrive.



Stable, Affordable Power: Following construction, the project generates electricity with minimal additional costs. Solar provides reliable energy at a predictable rate for years to come.

Landscaping Buffers

The project will use a diverse **mix of native plant species** for its landscaping buffers. A mix of evergreen and deciduous species ensures year-round coverage and makes the buffers more resilient and effective over time.

Landscaping will be planted in the areas of highest visual concern, including near homes, businesses, and high-traffic road intersections, to **minimize the visual impact** of the project on the community.

Species Examples

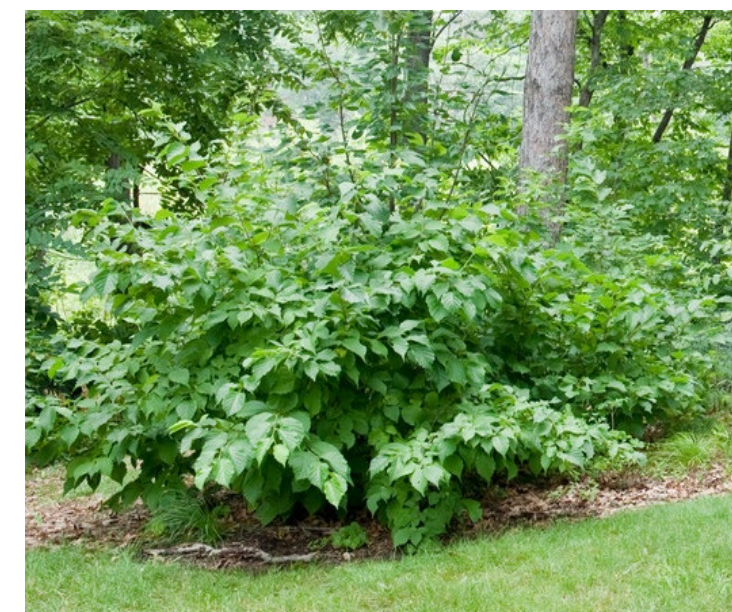
Species pictured are illustrative examples and are subject to final approval and availability.



Eastern Red Cedar



American Pawpaw



American Hazelnut

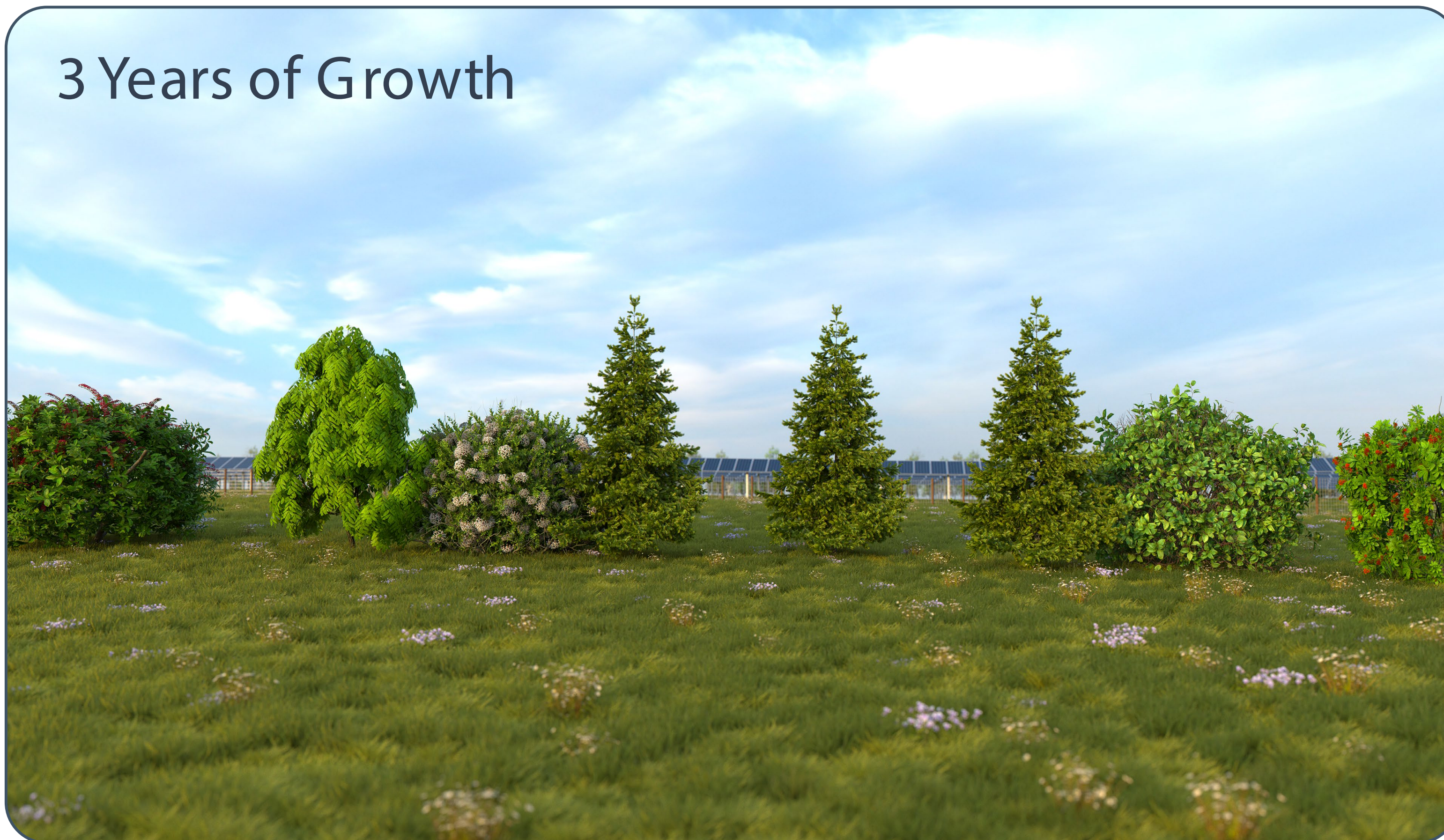


Viburnum

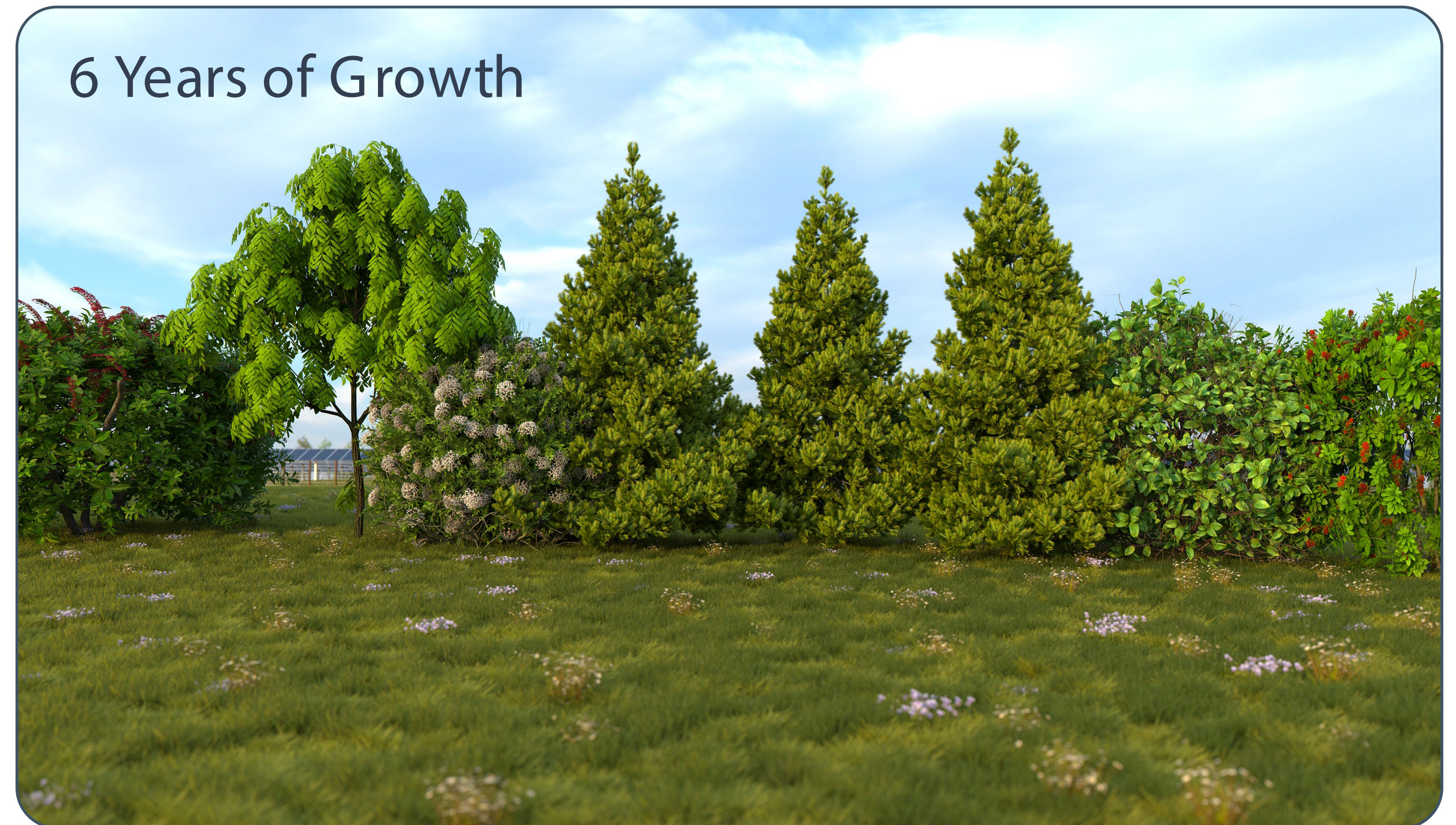
At Planting



3 Years of Growth



6 Years of Growth



Landscaping Buffers

The project will use a diverse **mix of native plant species** for its landscaping buffers. A mix of evergreen and deciduous species ensures year-round coverage and makes the buffers more resilient and effective over time.

Landscaping will be planted in the areas of highest visual concern, including near homes, businesses, and high-traffic road intersections, to **minimize the visual impact** of the project on the community.

Species Examples

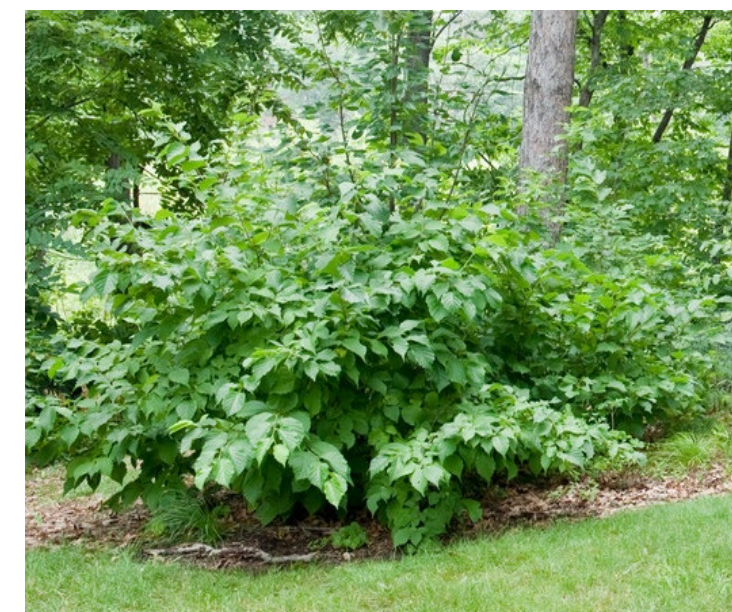
Species pictured are illustrative examples and are subject to final approval and availability.



Eastern Red Cedar



American Pawpaw



American Hazelnut

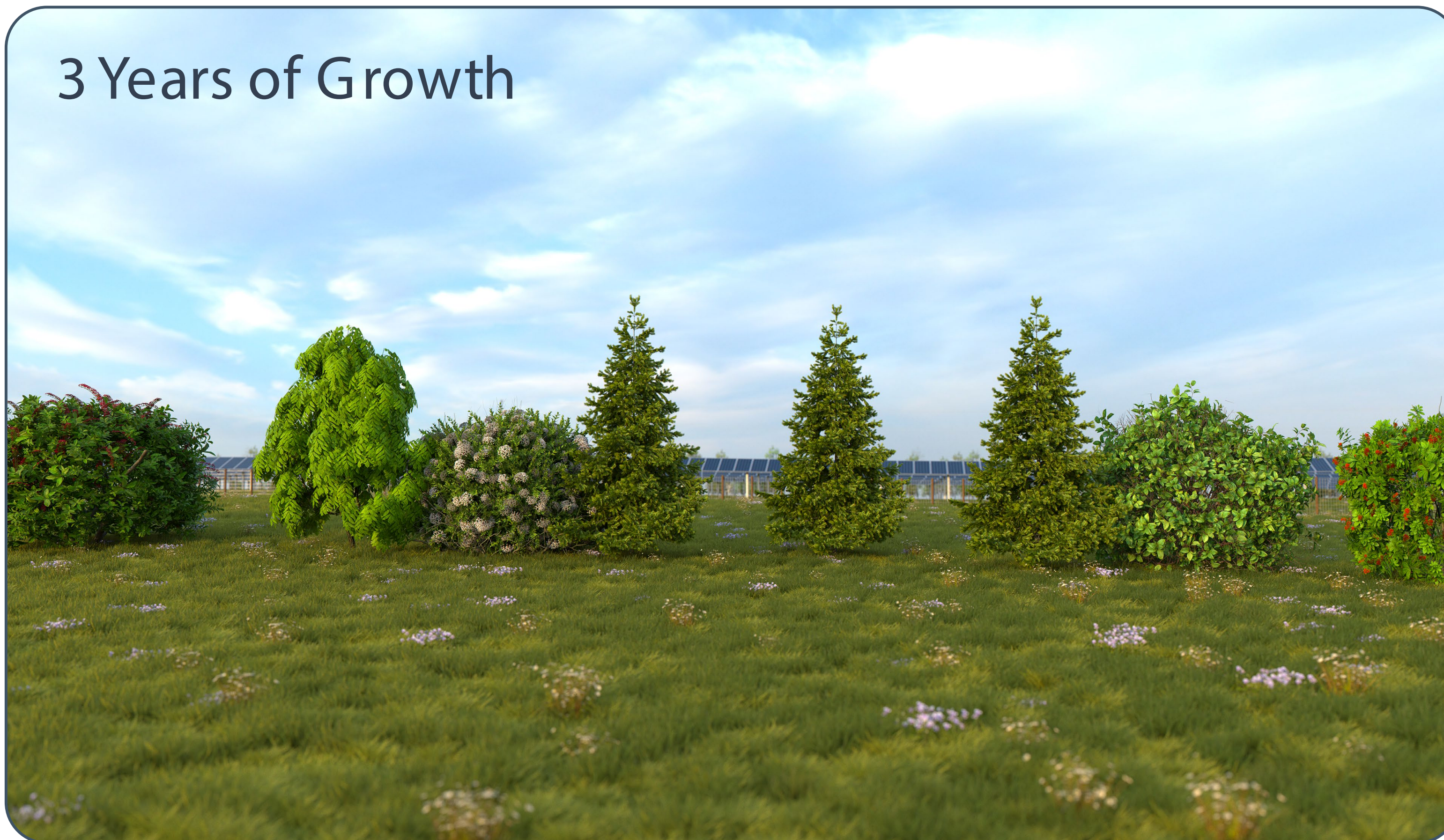


Viburnum

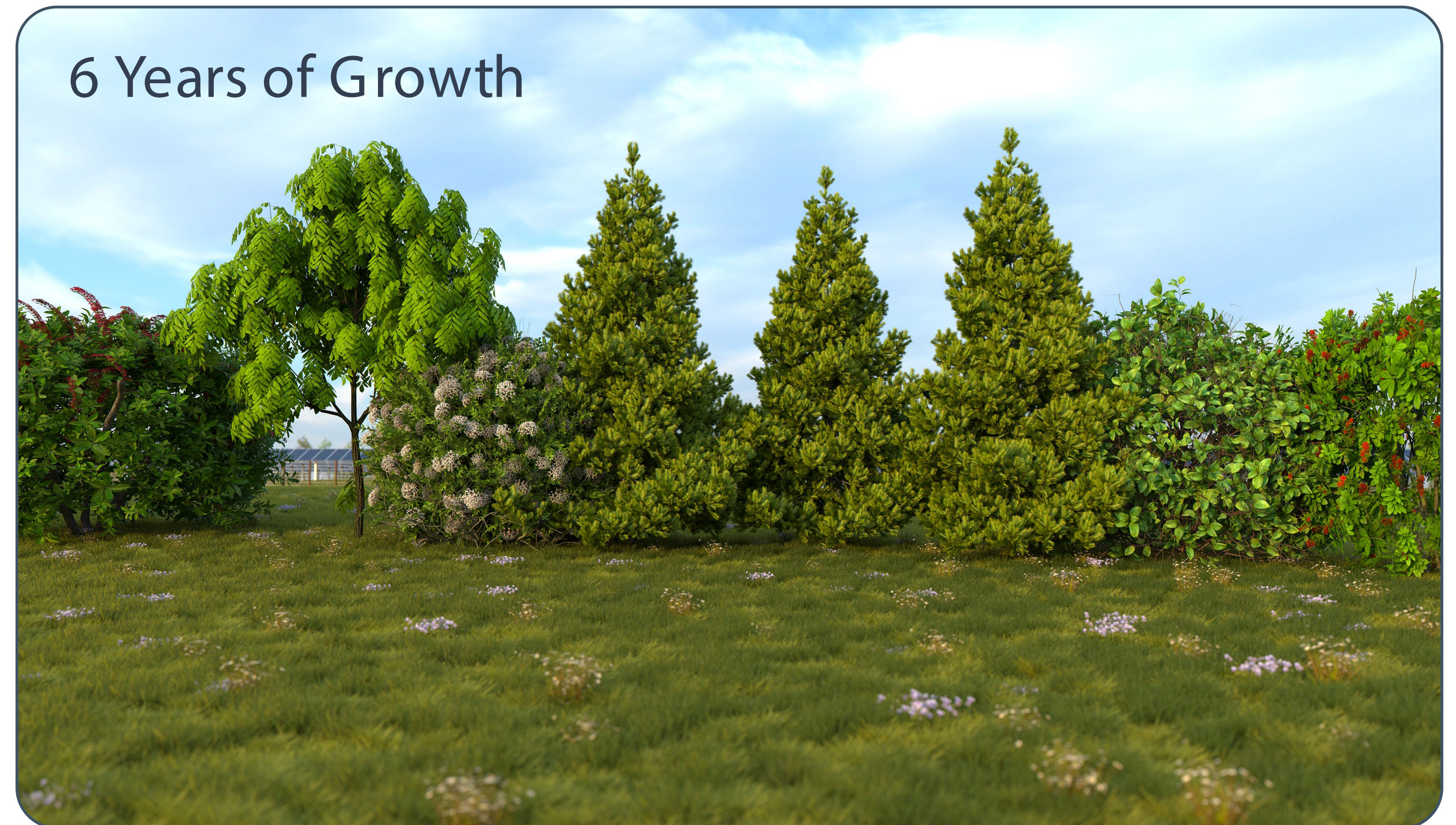
At Planting



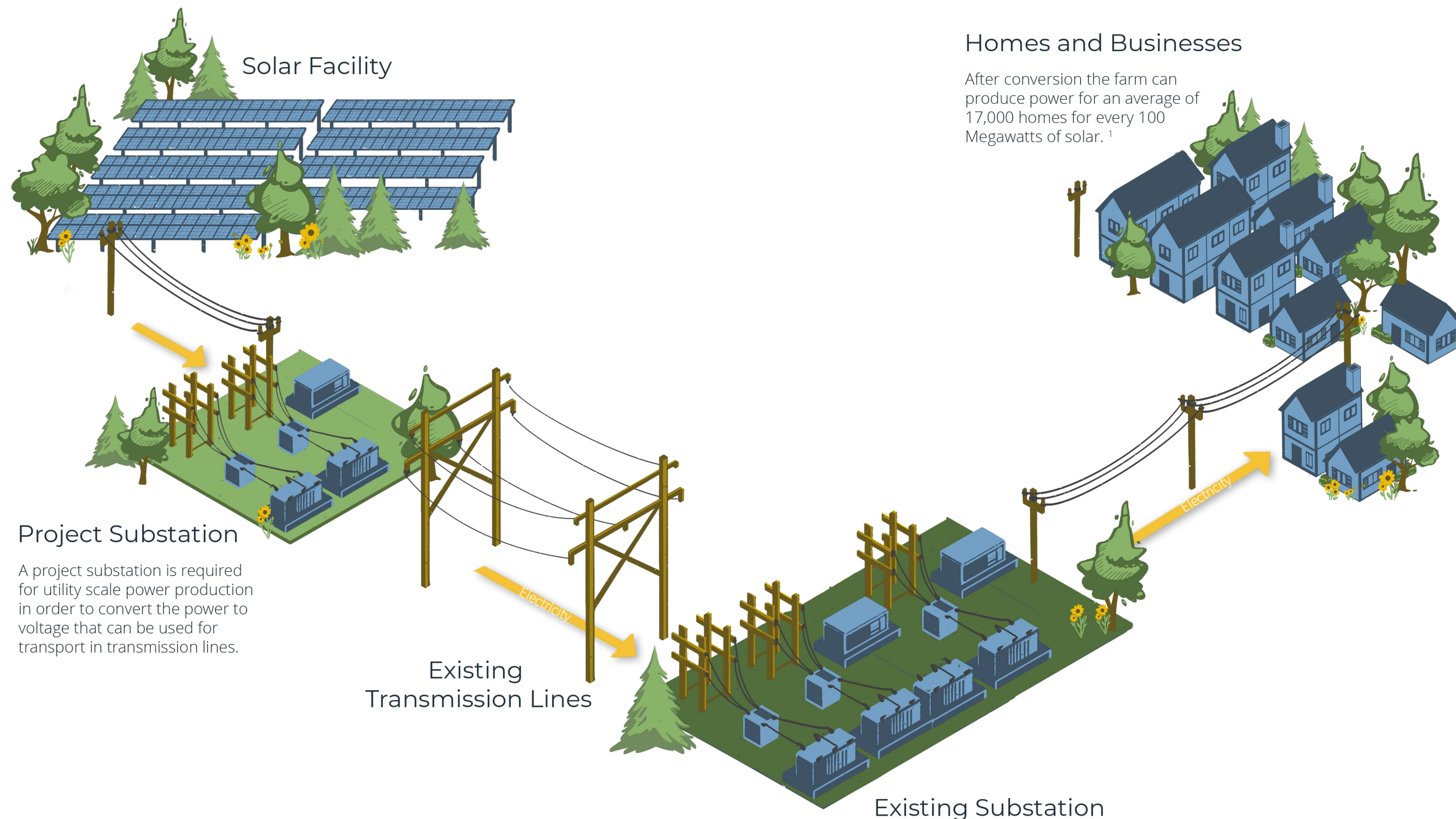
3 Years of Growth



6 Years of Growth



How does solar work?



A solar facility generates electricity from sunlight. That power is sent to the project substation, where it is converted to a voltage appropriate for transport. From there, it flows into existing transmission lines, then passes through an existing substation, where it is then transported through distribution lines that deliver reliable electricity to homes, farms, and businesses.

Benefits



Local Energy Independence: The project produces reliable, American-made power and reduces reliance on imported energy. Further it will generate tax revenue and land lease payments that directly benefit local schools, counties, and community services.



Healthy Land Use: Solar allows the land to rest, by planting native groundcover under and around the panels, the soil is protected, erosion is reduced, and pollinators thrive.



Stable, Affordable Power: Following construction, the project generates electricity with minimal additional costs. Solar provides reliable energy at a predictable rate for years to come.

Construction Process

1.

The site is prepped and graded selectively in areas with steep terrain.

2.

Prefabricated components arrive via flatbed rig, ready for installation.

3.

Steel posts are firmly anchored using pile drivers to support the racking.

4.

Construction crew sets up the racking systems to hold solar panels.

5.

Panels are carefully mounted, wired to inverters and integrated into the grid.



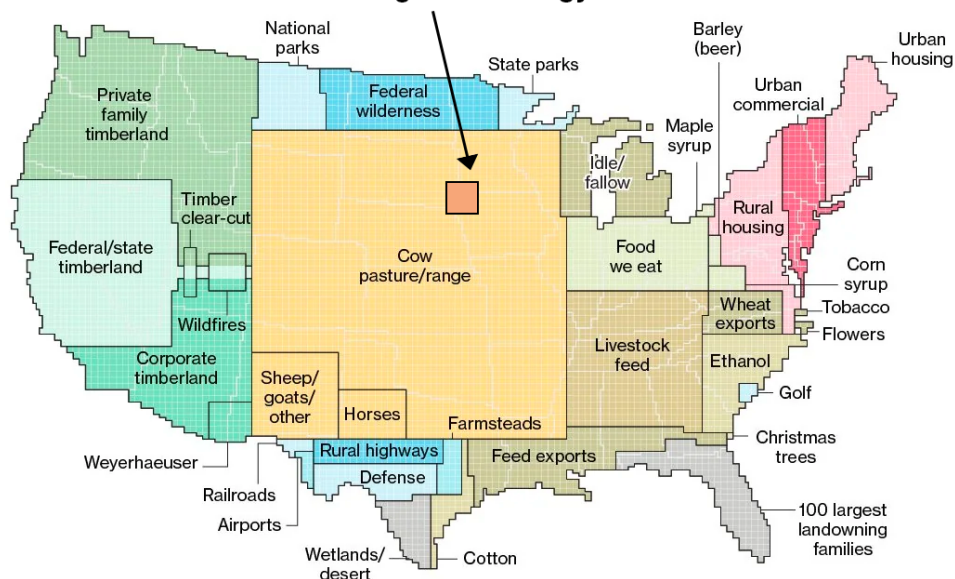
Property Rights & Clean Energy

» Protect private property rights to site clean energy projects «

Key Takeaways

- 1 Less than 1-2% of farmland is needed for solar.
- 2 Co-locating solar with farmland helps farmers afford to continue farming, rejuvenates over-farmed land, reduces land use competition, and provides increased tax income for rural communities.
- 3 Federal government should protect private property rights to site clean energy projects.

Acreage Estimate to Fuel 45% of the Grid Using Solar Energy



Source: [bloomberg.com/graphics/2018-us-land-use](https://www.bloomberg.com/graphics/2018-us-land-use)

Background

Solar is often built on farmland because it is flat and cleared—two characteristics suitable for solar energy as it reduces the need for land grading and/or tree removal. Another key factor in site selection is proximity to transmission lines and substations with available capacity to connect to the grid—often near farmlands. Plus, developing on farmland reduces conflicts about wildlife and resources that can come from development on undisturbed land.

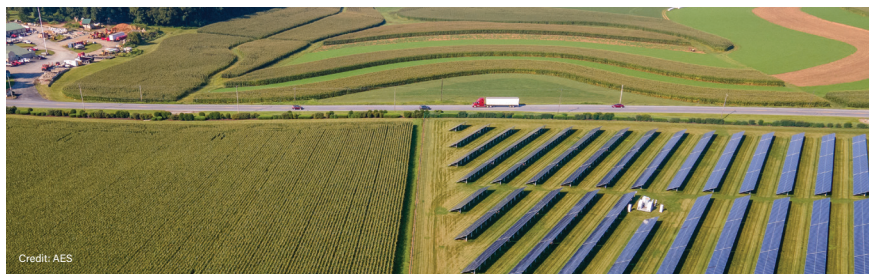
Understandably, there is some angst that solar is growing too fast and changing the fabric of rural America. A full picture shows that solar farms not only co-exist with traditional farming, but enhance rural communities across the country.

Very Little Farmland is Needed for Solar

In most states, less than 1-2% of existing farmland would be needed to power half the state with solar energy. Even that is an overestimate, as it presumes all solar facilities are sited on farmland, which is not necessarily the case.

Nationally, solar energy powers 5% of the grid, with 94 gigawatts of solar deployed. For solar energy to power 45% of the grid, or 900 gigawatts, **only 0.6% of existing farmland** would be required (according to DOE).

- For comparison, ~4.5 % of farmland is used to produce ethanol for vehicle fuel.



Credit: AES

Solar Can Help Preserve Farmland

Payments Provide Farmers Stable Income, Allowing Them to Keep Farming

Landowners choose to lease to solar developers because lease payments offer **stable, consistent revenues and long-term security** for their family over the project's lifetime.

Decreasing crop prices and increasing farm costs leave many farmers with few alternatives for increasing profits.

Many face pressures to stop farming and sell their land to commercial or residential real estate developers. But **commercial or residential development means permanent conversion** of land to non-agricultural uses.

By leasing portions of their land to solar developers, many farmers have the financial stability to continue farming their un-leased parcels.

Soil Can Rest and Return to Agricultural Uses

Farmlands can degrade over time from intensive agricultural practices. **Siting solar on these lands allows soil to "rest."** Few land-disturbance activities occur onsite over the next 30 years. This enables soil quality benefits to accrue to the land.

Once a project is constructed, perennial vegetation is usually planted underneath the panels to stabilize soils and retain stormwater. Solar facilities can then be decommissioned at the end of their life, with localities requiring developers to post bonds guaranteeing enough finance to cover decommissioning costs. Once equipment is removed and soil de-compacted, the land can be farmed again.



"Farmers are going to do what makes sense, and it's not always just about the money. It's about property rights and ensuring a sustainable foundation for agriculture – and ultimately about the family farm. If farmers are doing well, and new taxes are improving roads and bridges, and small-town businesses are benefiting, then that's having a positive economic impact."

Randy Dreher

Farmer in Adair County, Iowa

Solar Farms Support Rural Communities

Solar Delivers Short- And Long- Term Benefits

Creating Jobs: The solar industry employs over 260,000 Americans across the U.S., and the solar manufacturing industry is increasing production capabilities at home to support the local supply chain.

Increasing Tax Base for Rural Communities: Tax benefits accrue to the community over the lifetime of the facility. This income can help strengthen rural communities, improve schools, build roads, and fund police & fire departments—without additional burdens on these resources (e.g. no increased traffic or water usage).

The Solar Industry Works to Protect Adjacent Farmlands

Solar panels pose little to no environmental risk to the soil or surrounding community during construction, operation, removal, and disposal.

The solar industry strives to be good stewards of the land and strongly values being good neighbors. To protect adjacent farmlands from potential impacts, objectives for all project sites include:

- **Enhancing soil stabilization** by establishing and maintaining regionally appropriate vegetation cover for the life of the project
- **Integrating native seed mixes** where feasible and consistent with minimizing soil erosion
- **Minimizing the introduction of noxious and invasive weeds** in compliance with the state and local policies around invasive species management
- **Increasing vegetative diversity** of the site when possible
- **Reducing chemical applications** such as pesticides and herbicides
- **Maintaining vegetation** to mitigate fire risk

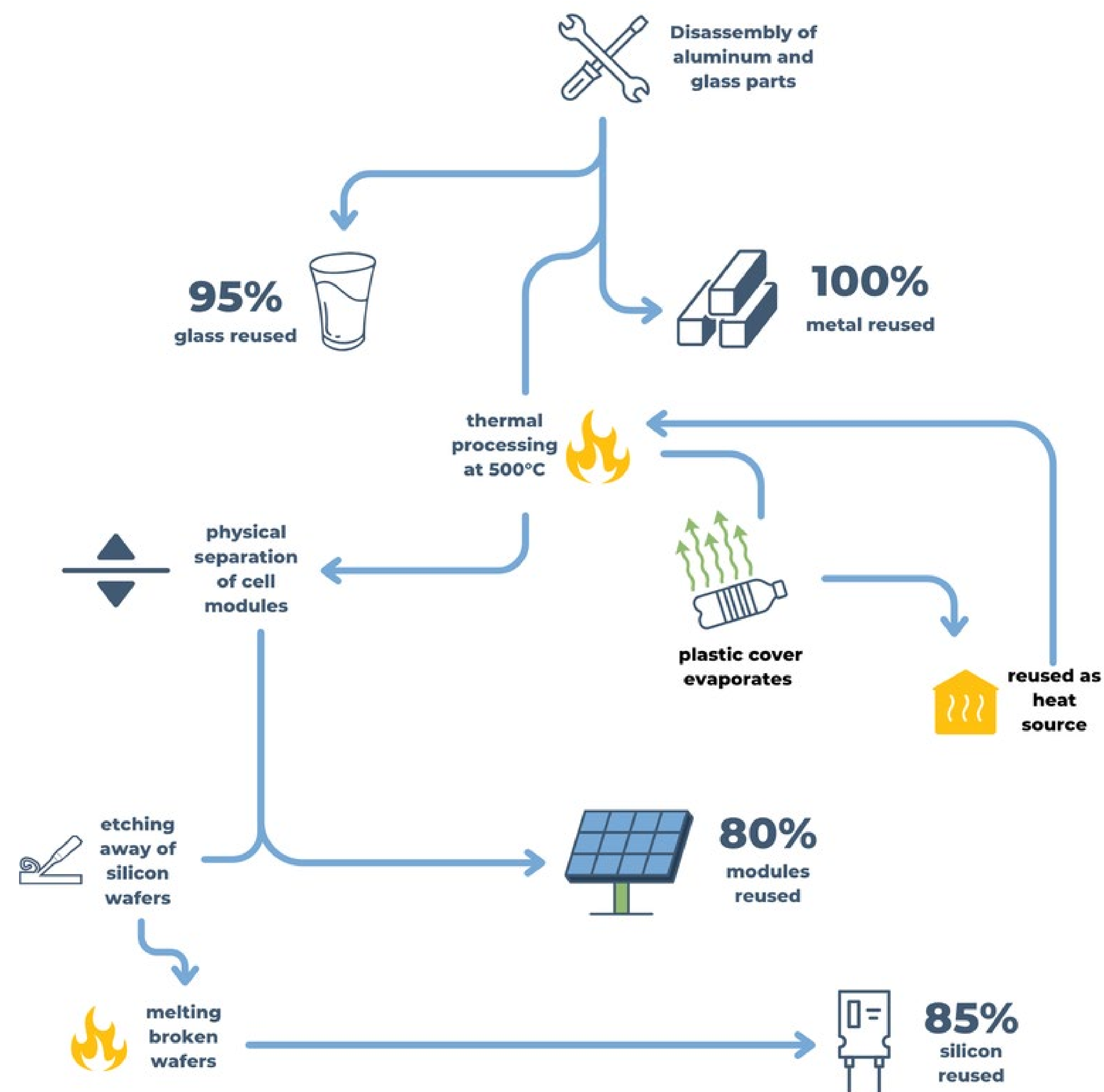
The local authority or relevant state agency often monitor the site until vegetative ground cover is established. A project may maintain vegetative buffers around the facility for visual screening.

Through these methods, solar projects reduce chemical applications, improve pollinator habitat, reduce nutrient runoff, and retain stormwater compared to other land uses.

Activities like sheep grazing or sustainable vegetation management practices can provide more benefits during a project's life and fencing around the facility ensures cattle can continue to graze nearby with little risk of harm.

» **Protect private property rights to site clean energy projects** «

Decommissioning and Recycling



After the solar farm is no longer operable, the Project owner will follow several steps to **safely remove and recycle components** of the solar facility. This is known as the Decommissioning Process. A plan describing the removal process is prepared by a licensed engineer and is outlined in our MPSC application. Per the MPSC requirements, we are also required to provide a decommissioning bond for the project.

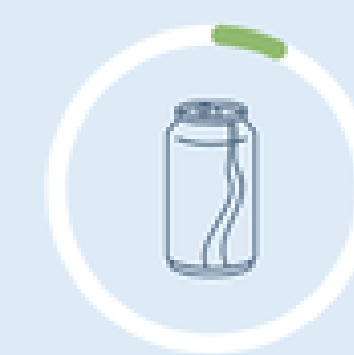
Up to 90% of the materials used in panels, much of which is glass, are recyclable and can be remanufactured into new panels



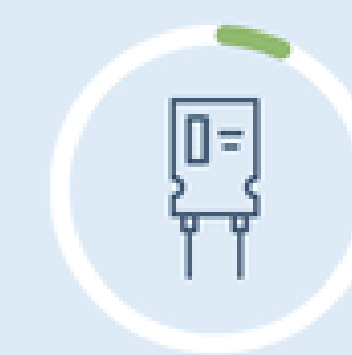
76%
glass



10%
plastic



8%
aluminum



5%
silicon



1%
non-toxic metals (e.g. copper)



comstock
METALS

X

RWE

RWE has established partnerships with SolarCycle for the recycling of solar panels and with Comstock Metals for the recycling of metals. This ensures clear plan for handling materials when projects reach the end of their life.

Wildlife and Solar Power



With thoughtful project design, utility-scale solar projects can support wildlife habitats and conservation while producing affordable American energy.



Key Takeaways

- 1 **Habitat Creation:** Solar projects can provide valuable habitats for wildlife and protect land from urban sprawl.
- 2 **Environmental Benefits:** Solar projects provide benefits that improve ecosystem health and support biodiversity, such as reduced pollution, reduced emissions, and land conservation.
- 3 **Minimized Impact:** Smart design and siting limits disruption to wildlife movement and minimizes habitat fragmentation.
- 4 **Positive Wildlife Interaction:** Studies show low wildlife mortality from solar projects, with many species safely coexisting with solar facilities.

Background

Potential benefits and impacts to wildlife and their habitats are a primary consideration during planning and development of utility-scale photovoltaic (PV) solar energy facilities. As part of the overall project development process, a structured, science-informed process is used to evaluate potential sites for risks to species of concern and their habitats.

The benefits of solar on wildlife and habitat include reducing air pollution, greenhouse gas emissions, and water use and pollution. Additional benefits may include reduced long-term soil and water runoff, increased shading, land conservation that prevents permanent land conversion due to sprawl or other commercial uses, water conservation and improved water quality, soil restoration and carbon sequestration, and the creation of habitat for various species of wildlife.

Negative impacts from solar projects are limited, especially when compared to global climate change, which is one of the greatest threats to wildlife and their habitats¹.

Habitat Benefits

Utility-scale PV solar projects positively influence wildlife and habitats in several ways:

- **Air Pollution Reduction:** Solar power reduces air pollution—including carbon dioxide, nitrogen oxides, sulfur oxides, and mercury—which harms both humans and wildlife and can impact the quality of important habitat.
- **Water Quality:** Solar has no negative impacts on water quality or availability when stormwater runoff is managed appropriately and since solar power does not require water for generation.
- **No Resource Extraction:** Solar operations avoid resource extraction, which is one of the largest contributors to habitat disruption.

Additional positive effects, depending on the site and the project, include:

- **Reduced Soil and Water Runoff**
- **More Shaded Area**
- **Land Conservation** from permanent land conversion (due to sprawl or other commercial uses)
- **Improved Water Quality and Conservation**
- **Soil Restoration and Carbon Sequestration**
- **Increase in Biodiversity** compared to previous use of landscape
- **Habitat** for various wildlife species

Habitat for Various Wildlife Species:

Studies establish the compatibility of PV solar facilities with a diverse range of wildlife species:

- **Pollinators & Insects:** A wide variety of pollinators and other insects use and benefit from restored vegetation at PV solar facilities. Studies have found that PV solar facilities can lead to an increase in the diversity and abundance of plants, grasses, butterflies, bumblebees, and birds^{2,3,4,5,6,7}.
- **Small Mammals:** Small mammals can be abundant within PV solar facilities, supporting predator-prey ecosystem dynamics⁸.
- **Greater Sage-Grouse:** Groups of greater sage-grouse have been observed foraging and loafing within a PV solar facility in Wyoming⁹.
- **More Species:** Land use practices aimed at increasing biodiversity at PV solar facilities can result in increased vegetation productivity compared to reference sites and support the presence of dozens of wildlife species, including many with special conservation status such as California horned lark, ferruginous hawk, loggerhead shrike, prairie falcon, American badger, and San Joaquin kit fox¹⁰.

Potential Wildlife Considerations

While the few challenges from PV solar projects are minimal compared to climate change, developers still consider:

- **Land Footprint:** Solar requires approximately 6-10 acres of land to generate approximately 1 megawatt¹¹, so grid-scale projects may require hundreds or thousands of acres.
- Site-specific design measures and vegetation management practices determine the type and quality of habitat available within the facility after construction and its accessibility to various wildlife species.
- **Wildlife Movement:** Solar projects may obstruct terrestrial wildlife movement across the landscape due to security fencing requirements, potentially affecting migrations of big game species such as pronghorn¹².
- Facility siting and layout or design considerations by developers help avoid or reduce potential impacts to wildlife movement.

Wildlife Mortality: Low Risk

Wildlife mortality at PV solar projects occurs at very low levels, according to multiple studies using diverse methodologies. Further, it is often unclear if the small number of observed fatalities are caused directly by the facility or occur because of natural causes, such as a predator catching a bird and leaving feather spots on site.

For Example: Argonne National Laboratory has an ongoing study that uses a camera system and artificial intelligence to continually monitor and track daytime bird interactions with PV solar facilities in the desert southwest, Midwest, and northwest regions of the U.S.

- Over thousands of recorded avian interactions, **no birds have been recorded colliding with panels**¹³.
- Further, this research has identified birds regularly interact safely with solar facilities, including landing on structures and walking on the ground.

For Example: A mortality monitoring study comparing fatality numbers at active PV solar facilities to background mortality at non-solar reference sites in the area found **no difference in estimated fatalities between the solar facilities and reference sites**¹⁴.

Lake Effect Hypothesis: Fatalities of water-affiliated bird species observed at one of the first utility-scale solar facilities in the desert southwest led to the “lake effect” hypothesis, which suggests that certain birds mistake solar facilities for waterbodies and fly into panels.

- Further research has found that patterns in avian mortality at PV solar facilities are species-specific and dependent on the landscape in which the facility is located—meaning to the extent it exists, **the “lake effect” is unlikely to cause high avian mortality at most facilities** since they lack the specific species and landscape features that may be contributing to the effect¹⁵.

Industry Actions to Reduce Impacts and Maximize Benefits

Solar developers typically follow a structured, science-informed process to evaluate potential sites for risks to species of concern and their habitats as part of the overall development process.

- **Developers collect and assess information** that allows them to make informed decisions about whether to (1) proceed with development, (2) collect additional information, or (3) adjust project plans in response to potential significant adverse effects on species of concern and their habitats.
- **Pre-construction assessments** are conducted to identify potential wildlife and habitat concerns.
- **Developers communicate with agencies** (like state wildlife agencies and federal agencies) for information, such as to help determine if protected species or their habitat may be present.
- **Opportunities to avoid**, minimize, and compensate for potential impacts are identified as necessary.
- **Post-construction site restoration is evaluated** against target metrics, which may range from revegetation and soil stabilization to the establishment of pollinator or other native habitat.

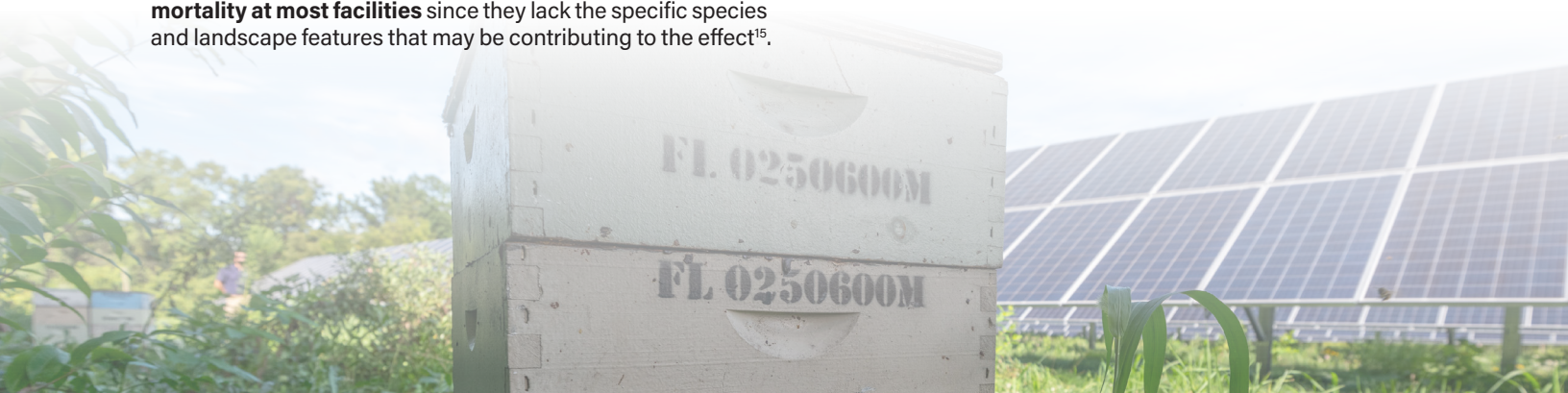
Developers consider habitat loss and/or degradation, habitat fragmentation, species displacement, behavioral changes, and potential direct effects to certain species as potential impacts.

Additional Measures Taken for Habitat Benefits

Though feasibility varies based on site and project details, measures may be proactively taken at certain PV solar projects to provide additive positive effects, including:

- **Planting Native Vegetation**
- **Establishing Pollinator Habitats**
- **Dual-use Development:** Solar facilities may host co-located activities like beekeeping or sheep grazing.

In many cases, decompaction and revegetation helps prevent erosion, manage stormwater, and may provide foraging and shelter opportunities for some species.



Beehive at Elizabethtown Solar Project, Pennsylvania

Photo credit: AES

Ongoing Industry Research and Innovation

The solar industry continues to invest in research to improve the compatibility of solar facilities with wildlife and habitats.

Communications Framework for Industry & Agencies: ACP, the Association of Fish and Wildlife Agencies, and the Energy Wildlife Action Coalition jointly developed a [Solar Communications Framework](#) as a protocol for mutually beneficial communication between project proponents and state fish and wildlife agencies.

Mitigation Strategies: Where prudent and feasible, members of the solar industry are establishing establish pollinator habitat, designing wildlife-friendly fencing, and adjusting facility siting and layout to preserve movement corridors for terrestrial wildlife. The adoption and efficacy of these site-specific measures to increase the compatibility of PV solar power with wildlife and its habitat are continually improving with advances in techniques, technology, and science.

Research: The PV solar industry also continues to fund research to improve its interactions with wildlife and their habitats. The industry, partnering with the Renewable Energy Wildlife Institute, has pooled resources to create the [Renewable Energy Wildlife Research Fund](#). The Fund supports independent research projects that produce scientifically robust solutions to enable the continued expansion of PV solar power, while also increasing our understanding of wildlife and habitat protection.

Current research includes studies underway on the effect of solar facilities on biodiversity (including songbirds and pollinators), wildlife use of solar facilities (including sage-grouse), and soil health impacts of solar facilities sited in agricultural lands. REWI has published a resource on [Solar Energy Interactions with Wildlife and Their Habitats: A Summary of Research Results and Priority Questions](#) which summarizes the state of the science, maintains the [SolSource Database](#) to leverage the data collected from PV solar power projects for research purposes, and hosts a [renewable energy research hub](#).

Endnotes

- 1 Jay, A.K., A.R. Crimmins, C.W. Avery, T.A. Dahl, R.S. Dodder, B.D. Hamlington, A. Lustig, K. Marvel, P.A. Méndez-Lazaro, M.S. Osler, A. Terando, E.S. Weeks, and A. Zyberman, 2023: Ch. 1. Overview: Understanding risks, impacts, and responses. In: Fifth National Climate Assessment. Crimmins, A.R., C.W. Avery, D.R. Easterling, K.E. Kunkel, B.C. Stewart, and T.K. Maycock, Eds. U.S. Global Change Research Program, Washington, DC, USA. <https://doi.org/10.7930/NCA5.2023.CH1>.
- 2 Parker, G., and C. McQueen. "Can Solar Farms Deliver Measurable Benefits for Biodiversity?" Wychwood Biodiversity and Rowsell & McQueen, 2013. <https://assets.lightsourcebp.com/app/uploads/2022/12/29220530/Solar-and-Biodiversity-Report-Parker-McQueen-2013d.pdf>.
- 3 Montag, H., G. Parker, and T. Clarkson. "The Effects of Solar Farms on Local Biodiversity: A Comparative Study." Clarkson and Woods and Wychwood Biodiversity, 2016. <https://lightsourcebp.com/app/uploads/2022/12/The-Effects-of-Solar-Farms-on-Local-Biodiversity-1.pdf>.
- 4 Walston, L. J., S. K. Mishra, H. M. Hartmann, I. Hlohowskyj, J. McCall, and J. Macknick. "Examining the Potential for Agricultural Benefits from Pollinator Habitat at Solar Facilities in the United States." *Environmental Science & Technology* 52, no. 13 (2018): 7566-7576. <https://doi.org/10.1021/acs.est.8b00020>.
- 5 Khattak, Muhammad Adil, Aamir Hanif, Naveed Ul Hassan, Asad Waqar Malik, Nadeem Javaid, Zafar A. Khan, Noman Hassan, and Hyung Seok Kim. "Toward Sustainable and Smart Cities: A Comprehensive Insight on Building Smart Transportation Systems." *Renewable and Sustainable Energy Reviews* 150 (October 2021): 111518. <https://doi.org/10.1016/j.rser.2021.111518>.
- 6 Walston, Leroy J., Yudi Li, Heidi M. Hartmann, Jordan Macknick, Aaron Hanson, Chris Nootenboom, Eric Lonsdorf, and Jessica Hellmann. "Modeling the Ecosystem Services of Native Vegetation Management Practices at Solar Energy Facilities in the Midwestern United States." *Ecosystem Services* 47 (2021): 101227. <https://doi.org/10.1016/j.ecoser.2020.101227>.
- 7 Khatri, Pankaj, Arun Kumar Yadav, Sanjay Kumar Sharma, Sunil Kumar, and Amit Kumar. "Sustainable Utilization of Waste Plastic in Concrete: A Comprehensive Review." *Journal of Environmental Management* 347 (December 1, 2023): 119511. <https://doi.org/10.1016/j.jenvman.2023.119511>.
- 8 Montag, H., G. Parker, and T. Clarkson. "The Effects of Solar Farms on Local Biodiversity: A Comparative Study." Clarkson and Woods and Wychwood Biodiversity, 2016. <https://lightsourcebp.com/app/uploads/2022/12/The-Effects-of-Solar-Farms-on-Local-Biodiversity-1.pdf>.
- 9 Geringer, Michael B., Kurt T. Smith, and Karl L. Kosciuch. 2022. "Observations of Greater Sage-Grouse at a Solar Energy Facility in Wyoming." *Western North American Naturalist* 82 (1). <https://doi.org/10.3398/064.082.0121>.
- 10 Cypher, Brian L., Brian B. Boroski, Robert K. Burton, Daniel E. Meade, Scott E. Phillips, Philip Leitner, Erica C. Kelly, Tory L. Westall, and Jason Dart. 2021. "Photovoltaic Solar Farms in California: Can We Have Renewable Electricity and Our Species, Too?" *California Fish and Wildlife Journal* 107 (3): 231-48. <https://doi.org/10.51492/cfwj.hwisi.6>.
- 11 Ong, Sean, Clinton Campbell, Paul Denholm, Robert Margolis, and Garvin Heath. 2013. "Land-Use Requirements for Solar Power Plants in the United States." <https://www.nrel.gov/docs/fy13osti/56290.pdf>.
- 12 Sawyer et al. 2022 <https://doi.org/10.1002/fee.2498>.
- 13 Hamada, Y., Szymanski, A., Tarpey, P., Walston, L., Hartmann, H., and Ayers, A. 2023. Preserving Bird Behavior at Photovoltaic Solar Facilities Using Continual Video Monitoring. Podium presentation at the Renewable Energy Wildlife Institute's Solar Power and Wildlife/Natural Resources Symposium. November 14-16, 2023.
- 14 Kosciuch, Karl, Daniel Riser-Espinoza, Cyrus Moqtaderi, and Wallace Erickson. 2021. "Aquatic Habitat Bird Occurrences at Photovoltaic Solar Energy Development in Southern California, USA." *Diversity* 13 (11): 524. <https://www.mdpi.com/1424-2818/13/11/524>.
- 15 Kosciuch, K.; Riser-Espinoza, D.; Moqtaderi, C.; Erickson, W. Aquatic Habitat Bird Occurrences at Photovoltaic Solar Energy Development in Southern California, USA. *Diversity* 2021, 13, 524. <https://www.mdpi.com/1424-2818/13/11/524>.

Solar Energy & Property Value

Solar farms do not negatively affect property value and can even produce economic advantages.

Solar energy creates opportunities for landowners and local communities, particularly in rural areas.

A common misconception, however, is that solar farms negatively affect property values.

In fact, several studies indicate that solar farms have no meaningful negative impact on adjacent property values and in some cases even improve it.

Little — & Sometimes Positive — Effect on Property Value

Although it can vary by location, solar farms have largely been found to have negligible impact on home prices.¹ Studies also indicate that solar farms do not negatively affect nearby agricultural land values.² That said, every community and property is different, so it is hard to draw individual conclusions from large studies. In some cases, for instance, **nearby property values have been found to increase after a solar farm went into operation.**

Some features of solar facilities may be associated with positive impacts, such as the added presence of trees or other visual barriers around the panels. Also, because solar facilities last at least 30 years, residents are assured that nearby land won't be redeveloped for an unfavorable use. Meanwhile, after construction of a solar farm, agricultural land that is located near transmission infrastructure may increase modestly in value.³

The Right Project in the Right Place

Farming areas are perfect for solar installments, which can be surrounded by vegetation and can even increase the yield of certain crops and reduce operations costs.²

RWE takes a responsible approach when choosing sites for solar projects, making sure the location is suitable and the project will benefit you and your local community.

Community Economic Benefits

Solar projects bring valuable jobs and additional tax revenue to communities while offering landowners the opportunity to reinvest land-lease income in their own operations. **Construction of solar farms also gives local economies a boost** by sourcing services and supplies from nearby businesses.



\$739M

Solar projects contributed \$739 million in local taxes and landowner payments in 2021 alone.⁴

253K

The solar industry employs 253,000 people across the U.S.⁴

“Across many samples and specifications, we find no direct negative or positive spillover effect of a solar farm construction on nearby agricultural land values.”

Dr. Nino Abashidze, Georgia Institute of Technology⁵

“Researchers have found larger negative effects for homes located near confined animal feeding operations, landfills, fossil fuel plants and highways [as compared to solar farms].”

Ben Hoen, Lawrence Berkeley National Laboratory⁶

About RWE

RWE is one of the largest global players in renewable energy. In the U.S., RWE operates a portfolio of 9+ GW installed capacity of onshore wind, solar and battery storage and is a preferred partner for communities, offtakers and suppliers. Learn more at: americas.rwe.com

1. “An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations” | Dr. Varun Rai
2. “Growing Crops Under Solar Panels? Now There’s a Bright Idea” | WIRED
3. “Property Values and Utility-Scale Solar Facilities” | American Clean Power Association

4. “Utility-Scale Solar Power Facts” | American Clean Power Association
5. “Utility-Scale Solar Farms and Agricultural Land Values” | University of Wisconsin Press
6. “Do Solar Farms Affect Property Values? Not in Many Cases” | USA Today

August 28, 2026 Public Meeting Notice

From: [John A. Weiss](#)
To: lara-mpsc-edockets@michigan.gov; [LARA-MPSC-Siting](#); [Christine Whited](#); roxann.holloway@lenawee.mi.us
Cc: [mvogt](#)
Subject: Notice of Public Meeting (Rouget Road Solar Farm, LLC)
Attachments: [Letter to Clerks & Executive Secretary Enclosing Notice of Public Meeting.pdf](#)

Dear Clerks & MPSC Executive Secretary,

Please see the attached letter from Rouget Road Solar Farm, LLC enclosing a notice of public meeting for a proposed solar energy facility in Palmyra Township, Lenawee County. A hard copy is being delivered to the township and county offices. We note that the website hosting the site plan remains password protected and will become fully accessible later today. Please let me know if you have any questions.

Thank you.

Respectfully,

John Weiss

Attn: Christine Whited
Clerk, Palmyra Township
6490 Palmyra Road
Palmyra, MI 49268
palmyratownshipclerk@gmail.com

Attn: Roxann Holloway
Clerk, Lenawee County
425 N. Main Street, 3rd Floor
Adrian, MI 49211
roxann.holloway@lenawee.mi.us

Michigan Public Service Commission (via e-mail only)
Attn: MPSC Executive Secretary
LARA-MPSC-Edockets@michigan.gov
LARA-MPSC-Siting@michigan.gov

July 28, 2026

Re: Notice of Public Meeting for Proposed Solar Energy Facility Project in
Palmyra Township

Dear Clerks and MPSC Executive Secretary:

Rouget Road Solar Farm, LLC is planning to develop, construct, own, and operate an approximately 175-megawatt Solar Energy Facility located in Palmyra Township. Enclosed, please find a copy of the notice of the public meeting for the project, which is scheduled to occur at 5:30 P.M. on August 28, 2026 at Life's Little Moments Event Center, 6370 Palmyra Rd, Palmyra, MI 49268. An electronic copy of the site plan for the proposed project is available at <https://www.swcavirtualpublicinvolvement.com/rouget-road-solar>.

Please do not hesitate to reach out to J. Kevin Cole at rougetroadsolar@rwe.com with any questions concerning our proposed project and this letter.

Sincerely,

Rouget Road Solar Farm, LLC

NOTICE OF INTENT TO CONSTRUCT SOLAR ENERGY FACILITY
ROUGET ROAD SOLAR FARM

PLEASE TAKE NOTICE that Rouget Road Solar Farm, LLC is planning to apply to the Michigan Public Service Commission for approval to develop, construct, own, and operate an approximately 175-megawatt Solar Energy Facility near S. Myers Highway, Humphrey Highway, and Engle Road located in Palmyra Township ("Project"). Rouget Road Solar Farm, LLC will hold a public meeting to consider public comment on its site plan for the Project as follows:

August 28, 2026

5:30 p.m.

Life's Little Moments Event Center
6370 Palmyra Rd, Palmyra, MI 49268

An electronic copy of the site plan for the Project is available at:
<https://www.swcavirtualpublicinvolvement.com/rouget-road-solar>.

All aspects of the Project are open for discussion at the public meeting and all interested persons will be given an opportunity to be heard. If you would prefer to send written comments for consideration, please forward them prior to the public meeting to J. Kevin Cole at rougetroadsolar@rwe.com. Persons with disabilities needing accommodations for effective participation in the public meeting should contact to J. Kevin Cole at rougetroadsolar@rwe.com at least seven (7) calendar days in advance of the meeting to request mobility, visual, hearing or other assistance.



Order Confirmation

Not an Invoice

Account Number:	1565545
Customer Name:	DICKINSON WRIGHT PLLC
Customer Address:	DICKINSON WRIGHT PLLC 2600 W Big Beaver RD # 300 Troy MI 48084-3312
Contact Name:	Kimberly Bankeroff
Contact Phone:	
Contact Email:	kbankeroff@dickinson-wright.com
PO Number:	Rouget Road Solar

Date:	08/04/2026
Order Number:	12539394
Prepayment Amount:	\$ 0.00

Column Count:	3.0000
Line Count:	26.0000
Height in Inches:	2.7100

Print

Product	#Insertions	Start - End	Category
ADR Adrian Daily Telegram	1	08/07/2026 - 08/07/2026	Public Notices
ADR lenconnect.com	1	08/07/2026 - 08/07/2026	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$239.50
Tax Amount	\$0.00
Service Fee 3.99%	\$9.56
Cash/Check/ACH Discount	-\$9.56
Payment Amount by Cash/Check/ACH	\$239.50
Payment Amount by Credit Card	\$249.06

Order Confirmation Amount	\$239.50
----------------------------------	-----------------

**NOTICE OF INTENT TO CONSTRUCT SOLAR ENERGY
FACILITY ROUGET ROAD SOLAR FARM**

PLEASE TAKE NOTICE that Rouget Road Solar Farm, LLC is planning to apply to the Michigan Public Service Commission for approval to develop, construct, own, and operate an approximately 175-megawatt Solar Energy Facility near S. Myers Highway, Humphrey Highway, and Engle Road located in Palmyra Township ("Project"). Rouget Road Solar Farm, LLC will hold a public meeting to consider public comment on its site plan for the Project as follows:

August 28, 2026

5:30 p.m.

Life's Little Moments Event Center
6370 Palmyra Rd, Palmyra, MI 49268

An electronic copy of the site plan for the Project is available at:
<https://www.swcavirtualpublicinvolvement.com/rouget-road-solar>.

All aspects of the Project are open for discussion at the public meeting and all interested persons will be given an opportunity to be heard. If you would prefer to send written comments for consideration, please forward them prior to the public meeting to J. Kevin Cole at rougetroadsolar@rwe.com.

Persons with disabilities needing accommodations for effective participation in the public meeting should contact to J. Kevin Cole at rougetroadsolar@rwe.com at least seven (7) calendar days in advance of the meeting to request mobility, visual, hearing or other assistance.

12539394

August 28, 2026 Public Meeting Transcript and Comment Cards

In the Matter Of:
IN RE: ROUGET ROAD SOLAR FARM

PUBLIC MEETING

August 28, 2026



ESQUIRE
Exhibit A-4.2 Page 191
DEPOSITION SOLUTIONS

800.211.DEPO (3376)
EsquireSolutions.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PUBLIC MEETING
IN RE: ROUGET ROAD SOLAR FARM

August 28, 2026

Life's Little Moments Event Center
6370 Palmyra Road, Palmyra, Michigan 49268

RECORDED BY: Andrew Martz, CER 16194
Certified Electronic Recorder
Esquire Deposition Solutions
Firm Registration Number 8035
1-800-632-2720

1 APPEARANCES:

2 For RWE: JOHN A. WEISS, JR., ESQ. (P83530)
3 Dickinson Wright
4 200 Ottawa Avenue, NW, Suite 900
5 Grand Rapids, Michigan 49503
6 (616) 336-1034
7 jweiss@dickinsonwright.com

8 Also Present: J. Kevin Cole
9 David D'Onofrio
10 Ian Gstalder
11 Blake Holcomb
12 Gillian Kelahan
13 Mark Quarles
14
15
16
17
18
19
20
21
22
23
24
25

TABLE OF CONTENTS

PAGE

Presentation	6
Public Comment	15
Questions	28

Palmyra, Michigan

Friday, August 28, 2026 - 5:29 p.m.

MR. D'ONOFRIO: All right. Ladies and gentlemen, it is 5:30. Thank you all very much for taking time out of your Friday evening to join us this evening for the Rouget Road Solar Michigan Public Service Commission meeting.

Really appreciate the facility here giving us the opportunity to host inside Palmyra. My name is David D'Onofrio. With me is Kevin Cole from RWE and John Wright -- Weiss -- sorry. John Wright works with me -- John Weiss with Dickinson Wright.

And we are going to kick off the evening. I'm going to turn it over to John to walk through the -- the agenda and the upcoming public comments. Just a couple of quick ground rules for folks who aren't familiar with the building. The restrooms are down the stairs, out in the hallway to the right. If you need an elevator, if you go out the stair -- out the doors and into the room over there, there's an elevator to get you down to the lower level. Otherwise, really appreciate it, and I'll turn it over to John.

MR. WEISS: Thanks, Dave. Good evening, everyone. This is a state required public meeting held by the developer as an initial step in the Michigan Public Service Commission siting process under Public Act 233 of 2023 for

1 qualifying renewable energy facilities. This is not a
2 township board meeting or planning commission meeting, and
3 no decisions will be made tonight. The MPSC proceeding is a
4 contested case with a public docket. There will be further
5 notices of how to participate in future proceedings as
6 required by statute. A court reporter is transcribing these
7 proceedings to create the record required for the MPSC
8 application.

9 During the public comment portion please speak at
10 the microphone, state your name and address, and limit
11 remarks to three minutes so all may be heard. Written
12 comments may also be submitted by the stated deadline and
13 will be included with the filing. I believe everyone
14 received a copy of the agenda. It'll look a lot like a
15 zoning hearing meeting that you might have gone to in
16 tow- -- in the township.

17 We'll start with a short meeting presentation,
18 then we'll give a chance for everyone to come up to the mic
19 and ask questions. We're going to collect the questions and
20 not respond to them one by one, and then we're going to
21 answer them collectively as a group. After that, it'll be
22 the end of the meeting and we'll adjourn and go on with our
23 Friday nights. So thank you for coming. I'll pass it over
24 to Kevin.

25 MR. COLE: Thanks, John. Hi, everyone. Thanks

1 for coming. I appreciate you being here this evening. I
2 think I know many of you, but for those who don't know me,
3 my name is Kevin Cole. I'm the project development manager
4 for RWE. We're excited to be here tonight to talk about the
5 Rouget Road project and what it means to the community. The
6 purpose of the meeting is to introduce the project, answer
7 questions, and get input from you regarding the project.

8 If you have any suggestions or requests, feel free
9 to speak to any of the team members or fill out one of the
10 comment cards that you received when you came in and enter
11 that into the drop box. So many of you know this is our
12 second public meeting, and I want to take a second and
13 explain why we're having two of them. Like last Aug- -- we
14 had our other meeting, our first meeting, last August. And
15 since then, the Michigan Court of Appeals' decision changed
16 the interpretation of an affected local unit under Public
17 Act 233.

18 Now, that interpretation made Lenawee County also
19 an affected local unit, as well as Palmyra Township. So
20 we're holding this additional meeting to satisfy the public
21 participation requirements under Public Act 233. The
22 project remains substantially the same with on- -- only a
23 minor layout update since the -- the first meeting last
24 August. So let's begin with a little bit about RWE. RWE's
25 a global leader in renewable energy and currently ranks

1 number 3 in the U.S. We have offices in New York, Chicago,
2 Oakland, California, and Austin, Texas. RWE employs over
3 2,000 people and has been in the U.S. for over 19 years and
4 continuing to grow. In 2025, RWE commissioned two gig- --
5 gigawatts of new U.S. energy projects, which was a record
6 year for RWE. RWE currently has 9 gigawatts of new capacity
7 in the pipeline and are on track to have it online by 2031.

8 In Michigan, RWE has six projects with one
9 currently under construction, and on track -- we're on track
10 to add over 1 gigawatt of additional capacity into the grid.
11 RWE's track record. Being a leader in the industry, RWE
12 manages projects throughout the U.S. from design, through
13 construction, and long-term operation. We're committed to
14 leveraging our experience to deliver quiet, clean,
15 high-quality renewable energy projects to communities.

16 The Rouget solar project will produce 175
17 megawatts; that's enough power to power approximately 30,000
18 average homes; and we're targeting commercial operations to
19 begin in mid 2029. So Rouget Road solar is a quiet and
20 clean project that will be virtually -- virtually silent
21 outside the fence line. The project will be monitored 24/7
22 by our remote operations center, and local field staff will
23 be onsite to handle any issues or emergencies quickly. Our
24 primary goal is always safe, reliable operation. At the end
25 of the project -- at the end of the project's life cycle,

1 the land will be restored to farmland. RWE is actively
2 monitoring the emergency -- or emerging recycling industry
3 here in the U.S. This slide outlines the project timeline
4 from early engineering to permitting, power offtake
5 agreement, construction, and then full commercial operation
6 in mid 2029. We will resubmit our permit application
7 shortly, finalizing our offtake agreement within the next
8 few months, and we expect corporate approval to
9 construction -- for construction to start after receiving
10 our permit.

11 Plan to begin construction is September 2027 with
12 project completion, again, targeted for June of '29. We're
13 proud of the economic impact. The project's going to bring
14 33 million in local tax revenue over the project's life, and
15 this will include support for schools, fire departments, and
16 roads. This slide shows the breakdown of where the 33
17 million goes, again supporting the township, county, local
18 school districts, and the library fund.

19 This is long-term guaranteed local revenue the
20 county can depend on for over 35 years. Also, I would ask
21 you to consider the incredible boost to the local economic
22 of having over 300 workers during the construction pro- --
23 pro- -- process. These workers will need food, housing,
24 fuel, and many other items that will boost the local
25 economy. Once completed, the project will have created four

1 full-time jobs and several part-time jobs needed for
2 operations. We also strive to be good neighbors and part of
3 the local community. And for the last three years, RWE
4 sponsored the Lenawee County Fair and we made donations to
5 the Lenawee 4-H programs and have budgeted thousands of
6 dollars annually for locations -- for local donations and
7 sponsorships. This slide indicates some of the steps you'll
8 see here in construction.

9 The land will be graded and prepared. We preserve
10 the topsoil. We'll seed in key areas and then install
11 access road and underground cables. After that, there will
12 be pile driving and panel installation. We'll finish by
13 reseedling and restoring the land. The site will be left
14 clean and ready for long-term use. And the project was
15 designed to create wildlife corridors between the panel
16 blocks and is using wildlife-friendly fencing with larger
17 openings at the bottom to facilitate animal movement.

18 At the end of the project, all the equipment and
19 facilities will be removed and the land restored. In this
20 case, the land will be viable for future generations. So
21 after the solar project reaches the end of it's use- --
22 useful life, the law requires the equipment to be removed
23 and restoration of the land to its previous use, for
24 agriculture or other uses as the landowner sees fit. And as
25 I said earlier, at the end of the project, RWE's contracted

1 with SOLARCYCLE and -- to recycle the panels and Comstock
2 Metal to recycle the wrapping. Decommissioning is a legal
3 obligation built right into the leases, the ordinance, and
4 state law. The equipment will be removed and the land
5 restored. There will be a bond or other agreeable financial
6 security so that no matter what the situation may be 35 or
7 40 years from now, funds will be guaranteed to be available
8 to properly decommission the project so the costs don't fall
9 to the landowner or the community.

10 And the face value of that bond is reviewed and
11 adjusted every five years. So RWE strives to be a good
12 steward of the land. Solar farms make very little impact on
13 sub- -- subsoil. In fact, the soil's often in a better
14 condition because it's been allowed to recover nutrients
15 over the life of the project. The topsoil's preserved, and
16 as a result of planting local pollinator species, solar
17 projects can recharge groundwater and re- -- and reduce soil
18 erosion.

19 One of the biggest concerns for the community is
20 regarding property values. This is the concern we probably
21 hear most often. But there are several independent studies
22 throughout the United States that have stated that due to
23 the large increase in annual tax revenue, and as a result of
24 the solar projects, the -- the benefits that go to the
25 schools, the fire departments, the roads and other vital

1 infrastructure, infrastructure tends to improve, making the
2 area a more desirable place to live. And with the solar
3 project being quiet and free of noise, dust, foul odors, and
4 other harsh chemicals from typical farming operations,
5 several studies from various universities across the country
6 indicate that solar farms have no meaningful impact on
7 property values. We have some studies regarding property
8 value -- values available here today, so please be sure and
9 pick one up before you leave.

10 I have with me today several of our team members
11 who are subject matter experts in engineering, environmental
12 issues, permitting, legal, and project development to
13 address any questions you may have. I also want to point
14 out the posters out in the hallway show vegetative screening
15 and what it'll look like as it develops over the years. So
16 be sure to take a look at those before you leave. Again, as
17 a reminder, the purpose of the meeting's to introduce the
18 project and answer questions and get input from you
19 regarding the project.

20 For example, maybe you live nearby and you want to
21 request additional screening near your property. In a few
22 moments, we'll open the floor for questions and comments,
23 but first I'd like to say RWE has listened to, is aware of,
24 and understands the community's concerns. And RWE knows the
25 biggest underlying concern isn't what is out in the fields,

1 it's how is this going to affect your way of life. And the
2 good news is the construction period will be the biggest
3 impact, because there's going to be increased traffic,
4 noise, dust, but we'll work to minimize that. But after the
5 construction's complete and the project's operating, I bet
6 you'll likely find it's a quiet, clean project that produces
7 no foul odors, no harsh chemicals, and will have little
8 impact on the wildlife.

9 This project's been designed to minimize impacts
10 to the environment, wildlife, and your lots. So we're going
11 to get -- question portion of the meeting. If you'd prefer
12 not to speak today, I encourage you to fill out the comment
13 cards you received as you entered and drop them in the
14 comment box. Also, on the screen is the project web
15 address, and the best way to contact us is the e-mail
16 address that's shown. So now I'll turn it over to John to
17 outline the procedure and we'll open the floor for questions
18 and comments.

19 MR. WEISS: Thanks, Kevin. Dave, do we have a
20 list of speakers?

21 MR. D'ONOFRIO: Yes, sir.

22 MR. WEISS: Okay. Well, as Dave goes through the
23 list, I'll ask you to come up to the mic. Again, state your
24 name, provide your address, including the township or city,
25 speak in all -- in an audible tone of voice for the record.

1 And could you please address the table here as opposed to
2 addressing the crowd? Again, we're going to take notes of
3 all the comments that are made throughout the public comment
4 portion of it, and then we're going to go through them one
5 by one and have a chance to address all of the questions.
6 So with that, I'll give it to Dave.

7 MR. D'ONOFRIO: Thank you, John. Thank you,
8 Kevin. Again, as you come up, just your name. Three
9 minutes to speak. I will keep track of the time up here and
10 ask that at that time you relinquish the microphone to
11 another one of your neighbors so they can go ahead and --
12 and share their questions and comments. With that, I will
13 start -- we went -- we ask you -- I appreciate everyone
14 checking in for the -- for the sign-in sheet.

15 We did ask in the beginning, we'll go in order of
16 how people signed up. So Mr. Crane, you were the first one
17 here and the first one to sign up to speak. You are first
18 at the microphone, sir.

19 MR. CRANE: What do you think about that? First
20 at something, huh? Mark Crane, 2795 Grosvenor Highway near
21 Palmyra, also Palmyra Township trustee. My -- I have had
22 several concerns about this for a number of years, but other
23 than the fact that the vast majority of the residents of my
24 township do not want you here, my other concern is -- and
25 I -- and I talked with a couple people from Consumers Energy

1 recently about the idea. They were proposing a project.
2 They -- basically I met with them. The best farm ground in
3 the state, according to MSU Extension, goes across the
4 bottom of the state, up the west side, back towards the
5 Thumb area. Within that area -- there's better ground and
6 there is worse ground within that area. Okay? What you
7 gentlemen and folks are after is the best of the best. Two
8 miles in any direction from this area and you will find
9 marginal ground.

10 But in Palmyra Township, this is the best we've
11 got in the state. And I don't think it makes sense.
12 There's better places to put this. I'm not necessarily
13 saying "yes" to solar or "no" to solar. What I'm saying is
14 this ground that we have here is -- they've moved -- they're
15 coming to this ar- -- this area now to raise more cabbage
16 because it raises really good cabbage and tomatoes and
17 carrots and all that kind of stuff. It was a truck farming
18 area. You can grow corn lots of other places and beans lots
19 of other places, but this is the best of the best.

20 My other question to you is that you say you're
21 going to replace this. You're going to take this out in 25,
22 30, 35 years. What are you going to replace that energy
23 with? When you -- when you decommission that, what's going
24 to take that place in the grid? Thank you.

25 UNIDENTIFIED SPEAKER: Thanks, Mark.

1 MR. D'ONOFRIO: Thank you, sir.

2 UNIDENTIFIED SPEAKER: (Inaudible)

3 MR. D'ONOFRIO: It's -- Kevin has it.

4 MR. COLE: Have what?

5 MR. D'ONOFRIO: The HDMI cord. Sorry. Just grab
6 the HD- --

7 UNIDENTIFIED SPEAKER: Oh. I'm sorry.

8 MR. D'ONOFRIO: Yeah. Sorry.

9 UNIDENTIFIED SPEAKER: Thank you.

10 MR. D'ONOFRIO: Just so folks can keep track of
11 their time.

12 MR. COLE: I don't have anything.

13 UNIDENTIFIED SPEAKER: I know you don't.

14 MR. D'ONOFRIO: Sorry. We are --

15 UNIDENTIFIED SPEAKER: So sorry. Sorry, everyone.

16 MR. D'ONOFRIO: We weren't quite ready for this --

17 UNIDENTIFIED SPEAKER: Thank you.

18 MR. D'ONOFRIO: -- quick transaction --
19 transition. Blake Brosner (pronouncing)?

20 MR. BROSAMER: Blake Brosamer (pronouncing).

21 MR. D'ONOFRIO: Braser (pronouncing). I -- I
22 apologize, sir.

23 MR. BROSAMER: 5950 Rau Highway. So I've been up
24 here a lot, talk a lot, you know. You're going to put this
25 up for 30 years. We know -- solar, I know it's better than

1 it was years ago; right? So to go back, I know I've said it
2 before (inaudible) about 20 years. So what's going to stop
3 you from putting battery storage in when you hit the duck
4 curve? Power plants don't want to take the power because
5 they got to keep theirs; right? Are we going to start
6 putting in battery power storage in all these places? Why
7 not? It doesn't make sense not to.

8 MR. COLE: Well, if we -- if we did, we would have
9 to go through the whole process of getting that approved and
10 admitted and -- and everything and --

11 MR. BROSAMER: Well, it didn't seem too hard for
12 this part; right? So --

13 MR. COLE: Well, it actually was and --

14 UNIDENTIFIED SPEAKER: Let's save questions.

15 MR. D'ONOFRIO: Yeah, let's save questions.

16 MR. COLE: I'm sorry, guys.

17 MR. D'ONOFRIO: Yeah.

18 MR. BROSAMER: So, I mean, come on, guys. There's
19 other places, just like Mark said. But this is here. This
20 is (inaudible) not us; right? That's why we're here.
21 Remember that. (Inaudible) you want to be neighborly. I
22 ain't seen any one of you show up at my house, talk to me
23 over a beer or something, in a controlled environment where
24 the last person's going to be living right across from this.
25 My grandkids are going to see this. My kids are going to

1 see this. I got to deal with construction for potential up
2 to two years -- right? -- road tore up. We buy good
3 vehicles; right? I live on a paved road. I've seen what
4 they're doing on Holloway; dirt all over the road,
5 (inaudible) they don't clean up for weeks. I drive by it
6 every day. They got lights up all night long; right? They
7 got people living around there. You can turn your
8 headlights off and drive down the road for about two miles
9 each way. So what are you going to do when it's right
10 across the street from my house for two years?

11 But yet you want to be friendly. Not a single one
12 of you showed up to my house. And I've been up at this mic
13 a lot; the last meeting, the meeting before that. Heck,
14 meetings, you know, even for wind power years ago. So
15 people know my name and know where I live. You can look it
16 up. It's public record. But yet nobody's been out there.
17 So, friendly? No. Did you throw around money at the fair,
18 hand out a few freebies here? I mean, come on. It's not
19 friendly. So thank you.

20 MR. D'ONOFRIO: Thank you, sir. Paul Wohlfarth?

21 MR. WOHLFARTH: Oh, I -- I didn't sign up, but --

22 MR. D'ONOFRIO: Oh. Sorry. I just -- I
23 just (inaudible) -- I apologize.

24 MR. WOHLFARTH: Well, I -- I -- well, I live in
25 Riga Township, not in Palmyra Township. But I live -- I do

1 live in the district, district 6 -- 7. And the area's kind
2 of depressed because we don't have any economic development
3 and all that. And we -- I welcome this kind of stuff. Even
4 in my -- we -- we -- we got a wind farm going -- going in
5 behind me. I don't have a problem with it. It's going to
6 be -- it's better than having a subdivision to have a solar
7 or a wind farm. I won't have all the traffic.

8 I get -- where I'm at right now, I live next to
9 Sylvania and -- and Whiteford. Construction's going all the
10 time; truck traffic, loud, 70 dba noise going by my house.
11 If I had a solar or wind farm, we could keep some of that
12 out of there and I wouldn't have all this -- this urban
13 sprawl. So -- and farmers have a choice. The land that
14 they own is zoned agricultural. It's their land. They have
15 a right to make a living on the agricultural -- locally
16 zoned agricultural land.

17 And so I -- I don't see what the -- the fuss is.
18 If you buy into an agricultural zoned area, you're going to
19 be able to have a potential of something like this happen.
20 So that's what basically I have to say. Thank you.

21 MR. D'ONOFRIO: Thank you, sir. Janelle Cagle?

22 MS. CAGLE: Hi. I'm Janelle Cagle, 5840 Rau
23 Highway. I've been to quite a few of these meetings, but
24 I've never spoke because I don't like to speak, but here I
25 am. I don't have a whole lot of new things to say that

1 haven't been said over the course of the last two years that
2 you guys have been here. But, you know, I'm concerned as a
3 property owner. You know, I work from home all day. I do
4 not want to hear this noise all day. We have a quiet road.
5 I like to walk down my road, ride bikes with my kid down the
6 road, take my dogs for a walk on the road. I just -- it's
7 going to impact the quality of life in my family directly.

8 You guys also mentioned that you have studies that
9 we can view on property values and how it doesn't affect
10 them. I would love to see it, because I know on that map
11 it's -- it's all around me. It's my entire back yard. It's
12 my sunset view; right? I also feel like if more people knew
13 about this meeting you would have a lot more people. I
14 don't know exactly where you guys publish it. It was shared
15 on -- well, I'm sure you guys know about the Facebook page
16 that we have that we -- so that we can know.

17 I -- I think there's a lot of community members
18 that still have no clue what's going on. I know you guys
19 have a minimum that you have to do, and that's what you're
20 going to do, but it just really doesn't get the word out, I
21 don't think. Yup, I -- again, I want to see these studies
22 on property values. We did our own private study and it --
23 and it gave very different information. And it's a big
24 concern (inaudible) so -- so thank you.

25 MR. D'ONOFRIO: Thank you so much. Morgan Powell?

1 MS. POWELL: Morgan Powell, 4423 Rau Highway. I
2 just want to say there was a report that came out by WLEN
3 and they had shared about how there was a family farm that
4 went into a protection development. But within that article
5 they had stated that the USDA data shows that Lenawee County
6 has lost 58,529 acres of farmland just between 2017 and
7 2022.

8 MR. D'ONOFRIO: Can you give us that number just
9 real quick again?

10 MS. POWELL: I'm sorry?

11 MR. D'ONOFRIO: Just the number real quick again.
12 I -- I missed the number. You're -- she -- you're good.
13 You're good. The number.

14 UNIDENTIFIED SPEAKER: Over 50,000.

15 MS. POWELL: I'm sorry. I can't hear.

16 MR. D'ONOFRIO: Then no worries.

17 MS. POWELL: 58,529 acres of farmland from 2017 to
18 2022. So I guess, like, my main concern is that's not
19 even counting 2023, 2024, 2025, or, you know, any of the
20 additional years and projects that have since come in since
21 then and other things. So I guess back to Mark Crane's
22 point, is there any other fields that would be more -- a
23 better avenue to go on versus the prime farmland that is
24 around. And like Janelle pointed out, the township's
25 attorney did state in the MPSC documents that, you know, the

1 real estate -- they're showing from their experts that
2 there's a 12-percent ding if you live within 6 miles of the
3 project. So again, like, the re- -- the real estate
4 information you guys say you have would be great, and then
5 also to looking at other places because, like I say, I just
6 want to come up here on record and state that's how much
7 farm ground we've lost already. What about this project and
8 any of the additional projects that are trying to come in?

9 MR. D'ONOFRIO: Thank you so much. And very
10 impressive to handle all of that and pass of the baby. Well
11 done. Kara MacBeth?

12 MS. MACBETH: Hi. Kara MacBeth, 6592 Rodesiler
13 Highway in Blissfield. So I have -- just for my line of
14 work, I have just several concerns with this, and -- one
15 being -- okay. So you have farmers that have signed up
16 their land. You have solar panels that now go into their
17 ground. You say it's pretty much temporary, but yet it's
18 technically probably more considered a permanent structure
19 on the ground -- right? -- because it's not supposed to be
20 moved, it's not supposed to be portable.

21 So on an insurance standpoint, where does that
22 stand for the farmers? Who has interest in that? And you
23 can't say, like, hail doesn't happen in Michigan. You just
24 had 3 and a quarter inches in St. Joseph last year. There's
25 a quarter and a -- an inch and a quarter that just happened

1 in Temperance and Lambertville, and my own home, in March,
2 which is definitely detrimental to solar panels. And we're
3 seeing an up- -- upscale in these year by year. So my
4 concern is so as these break down and as these cause
5 physical damage, who's responsible for that? Is it the
6 farmer? Does the farmer even know that their insurance is
7 aware that their ground is now being signed up for permanent
8 structures?

9 Probably not. I know from our insurance
10 standpoint from the line of work that I do, they're not
11 going to insure that. So then what happens then? Are they
12 on the hook for it? Are you guys paying for it? Is it a
13 prorated thing, like, "Yup, we put it in for the first year.
14 We've got you covered for the first year," and then as the
15 line goes down, and let's say halfway through its lifespan
16 you only cover 50 -- like, who's responsible for that?
17 That's it. Thank you.

18 MR. D'ONOFRIO: Thank you so much. Conrad
19 MacBeth?

20 MR. MACBETH: Conrad MacBeth. You guys all know
21 me. I live in Blissfield, own land in Palmyra that is
22 directly adjacent to the project. Question: Are these
23 30-percent designs that we're seeing? For everybody that
24 doesn't know, 30-percent design is usually conceptual,
25 doesn't have a whole lot. I've asked in the past to see the

1 racking details. Nobody's ever showed it with me because a
2 lot of the area is tiled. Keep the solar off of prime farm
3 ground. Best farm ground in -- in the state is right around
4 here. You've heard others say it. Sorry. I know I only
5 got three minutes to try and get a lot in. Keep it off our
6 prime farm ground. There is an agent and landfill I've
7 talked to you about extensively. It's not very far from a
8 transmission line.

9 It'd be a great host. And the owner of that
10 landfill currently hosts other large utility scale solar
11 operations. Yes, the claim is that the vegetative screening
12 will be put in. I've been involved in a lot of large
13 utility scale projects. That's usually the thing that we
14 say, "Heck with it," and just pay the penalty because the
15 penalties are minimal, especially when you get to that spot.
16 And you can say that you did your best in planting them,
17 even though they die within six to seven months.

18 Typically that's what's going to happen, and
19 everybody around here will be left with just a landscape
20 with no vegetative screening. I have a concern because the
21 area that I do own is woods. I use that for foraging, I use
22 it for hunting, and I use it for youth education, that way I
23 can -- I can try to harbor interest in the county's youth
24 for being outdoors and (inaudible) hunting and gathering.
25 If it's not a 30-percent, it is a 60-percent, do you guys

1 know the maximum voltage that's going to be exposed on -- on
2 these arrays? How many panels are going in each array? Are
3 you designing them for standard operating conditions? Are
4 you designing it for the Michigan environment that it will
5 be subjected to? Curious to know all those things. Yes,
6 you know, as others have mentioned, with utility scale
7 construction often comes a lot of road traffic for heavy
8 equipment and trucks.

9 You do your best effort, and you claim that you
10 did everything in your best power. It goes back through
11 litigation. Nothing ever really happens because it just
12 kind of falls out of favor, but the residents are left to
13 deal with battered roads and -- and the en- -- environmental
14 impact there. What else have I not touched on previously
15 that I already, you know, spoke to you guys about? I think
16 that's about everything.

17 I -- I mean, we're here. Obviously for -- for
18 argument's sake nuclear is a much better power generation.
19 I don't think I have to convince anybody of that. Solar's
20 nowhere near. And this is not an on-demand energy source.
21 This is as-it-is-produced energy source. But listen to the
22 residents of Palmyra. It's been voted down several times.
23 Just take heed and find somewhere more suitable for the
24 project.

25 MR. D'ONOFRIO: Thank you, sir. Steven Wilson?

1 MR. WILSON: Steven Wilson, Blissfield. I just
2 want to know that -- dovetail on what Mr. Crane and Ms.
3 Powell said, how you address Public Act 233, section 226,
4 section f,

5 "The proposed energy facility will not
6 unreasonably diminish farmland, including, but not
7 limited to, prime farmland" -- now, it says,
8 "including, but not limited to, prime farmland and, to
9 the extent that evidence of such farmland is available
10 in the evidentiary record, farmland dedicated to the
11 cultivation of specialty crops."

12 Whether it's you guys, whether it's -- whether
13 it's Glacier Meadows, nobody's answered how they can
14 determine it. I would like to hear a current -- a firm
15 explanation of how you guys -- if you take it away, I
16 consider that diminishing. And it says you will not
17 diminish. Well, as she's already testified, there's been
18 58,000 acres diminished. I'd say that's a significant
19 amount.

20 The second thing is Palmyra residents have a
21 referendum. That referendum stated three to one that they
22 did not like you folks being here. Now, my -- I -- this is
23 a constitutional republic. That's what this nation is.
24 Whether we like it or not, that's what it is. Maybe there's
25 landowners that think they have rights, but we have a

1 constitutional republic, and you set up on that, and the
2 voting -- and our governor even says the voters said, they
3 spoke, this is what they want. You folks are definitely
4 going against what the voters of this township said in their
5 referendum. Besides that, why would business -- I worked in
6 business for 50 years. I didn't want people that were
7 against my business. I wanted to try to make them happy.

8 So why in the world -- and I could not Glacier
9 Meadows to answer it, either. Why in the world would a
10 company want to go to an area where they are not wanted?
11 You can't be friendly and good neighbors in the unwanted
12 territory. And it's not about money. You guys put out --
13 and there's other people in this room who talked about
14 money. If we make all of our lives just about money, we're
15 headed in the wrong direction, totally in the wrong
16 direction.

17 So if you can't -- and the other thing about
18 Public Act 233, what you added in there, you folks, or
19 Glacier Meadows or whoever it is, no longer has to take care
20 of anything below the surface of the ground. And if anybody
21 knows anything about farmland, once you start destroying the
22 tile, once you start doing things with the subsurface, it's
23 not farmable anymore. So you guys are fooling yourselves
24 and anybody that thinks that anything that goes in the
25 ground, if your project is limited 20 or 30 years, whatever,

1 that that ground is ever going to be farmed again. They're
2 just fooling themselves with mythology. Thank you.

3 MR. D'ONOFRIO: Thank you very much, sir. That
4 concludes everyone who signed up at the registration table.
5 Is there anybody who wants to say anything? Yes, ma'am.

6 MS. SCHNIEDER: Ashleigh Schnieder, 4670 Robb
7 Highway, Palmyra. So you said that this will not affect
8 animals, however the field that is across the road from us
9 on an abnormal basis gets hundreds of deer running through
10 it all seasons, all the time, to run to the river. So I'm a
11 little confused on how that will not impact the deer
12 population. We also hunt at our property, which won't be
13 able to happen if there's no deer there.

14 As far as when we receive damage, pretty much
15 every time a storm rolls through, trees in the road, how
16 does that work with solar panels? Are they going to be
17 damaged every time we receive wind? How long does it take
18 you guys to come out and fix things? And, like they said --
19 I just looked it up -- Lenawee County is number three in
20 Michigan on the scale for productive agriculture. So how
21 does it make sense to take farmland and turn it into
22 essentially metal? That's all.

23 MR. D'ONOFRIO: Thank you, ma'am. Last call.
24 Really appreciate everyone's time. We're going to take
25 about eight to ten minutes to take all of the questions that

1 we had, just coalesce amongst ourselves, and call you back
2 in a few moments and have a presentation back on answering
3 the questions that we heard this evening. So thank you very
4 much. We'll be right back.

5 (Off the record)

6 MR. D'ONOFRIO: Ladies and gentlemen, babies,
7 we'll start up if everybody's ready. They've been fabulous.
8 I'm impressed. My kids were never that good in any public
9 setting ever. All right. Really appreciate the -- the
10 questions and the comments that we got this evening. I'm
11 going to turn it over to -- to Kevin and John and the team
12 to -- to go through what we heard and what we're -- what we
13 can share back with you guys, and then we'll wrap up the
14 evening.

15 MR. WEISS: Great. Thanks, Dave. A question we
16 heard several times tonight was a question about
17 unreasonable diminishment of farmland. When you look on the
18 website right now you'll be able to see the site plan, and
19 eventually when the full application is submitted you'll be
20 able to see the rest of it with, you know -- it's sort of
21 split up into two sections tonight as a requirement for
22 avail- -- availability was the site plan.

23 And then when the actual application is filed at
24 the MPSC, there will be additional information with that.
25 This is a big application. It's got extensive information

1 that really covers all these topics. I'd point you to
2 Exhibit A-9, which is farmland protection. And when you
3 take a look at that application, you'll see, you know,
4 comprehensively how the project is addressing the standard
5 that the MPSC will have to apply, that the project as
6 proposed will not unreasonably diminish farmland. And so I
7 point you to that. The next question was concerning roads
8 and construction.

9 Again, the MPSC application is going to have a lot
10 of information on that. Let me just tell you that the --
11 the standard requirement is that the project enter into an
12 agreement with the Road Commission. And what that usually
13 looks like is there's going to be a pre-construction survey
14 where they have teams go out and -- and -- and, like, take
15 pictures and videos of all the roads that are going to be
16 used on the haul route, and then there's, like, ratings
17 given to it.

18 And then that's set in stone. And then after the
19 construction period is over, there's a comparison against
20 it. And there's usually a bond put up on the responsibility
21 on the part of the developer to pay the Road Commission
22 money to restore any roads if, in fact, there is any damage
23 to the roads. That's a requirement. That's one of the
24 conditions that the MPSC puts on. So I just point that out.
25 As far as construction, again, the -- the site plan, which

1 is the document that you have on the website that was linked
2 in the notice that went out for this meeting, Exhibit A-1.4
3 has construction information. And it will go through piece
4 by piece the project's proposed construction and
5 installation methods. And I think I would just encourage
6 anyone near the project to, you know, come and talk to us
7 afterwards. And we're happy to walk through kind of every
8 aspect of what construction will look like and hook you up
9 with the construction team, you know, when, in fact, they're
10 out there.

11 But again, there's significant -- significant
12 information made available concerning construction
13 information in Exhibit 1.4, which is available on the
14 website. With that, I'll turn it to Kevin.

15 MR. COLE: Yeah. I want to speak to the drain
16 tile issue that was brought up. I spoke to this at the last
17 meeting. We're very sensitive to drainage patterns and
18 drain tiles. And what we tend to do in our projects is
19 there's always one, maybe two, local drain tile experts, you
20 know. He's the guy that does all the repair, he's the guy
21 that installed most of it, that type of thing.

22 We tend to look for that guy, get him on the
23 payroll. And prior to construction we talk the plan overs,
24 we get maps if they have them available, and try to locate
25 where they're going to be -- where the tiles are before we

1 start construction. And then as construction's progressing,
2 if something gets damaged, the local drain tile guy is
3 following behind us, we flag it, he comes behind, he repairs
4 it. And we also hire him to do warranty work. Because we
5 realize that drain tiles are kind of a strange thing. You
6 could repair it and a year later you still got a wet spot
7 and you got to go back and do it again. So we're very
8 sensitive to the drain tile issue and to altering drainage
9 patterns.

10 So that's how that would be handled. As far as
11 BESS, there's no BESS plan for this project. It's -- it's
12 not going to happen. So I -- I don't know what else I can
13 say about that. The insurance liabi- -- liability question,
14 that was a good question. It's -- that's one I hadn't heard
15 before. The equipment is owned by the operator, so they're
16 the ones that have to insure it. They're the ones that have
17 to maintain it and repair it if it gets damaged. It's not
18 the landowner's responsibility.

19 And, you know, if -- if the worst happens, a hail
20 storm comes in and just breaks everything, we have to go
21 back out and repair it. We're in the business of producing
22 power. If we're not producing power, then we're not making
23 money. So we -- we get back out there. We're not only
24 going to be monitoring this from our remote location so
25 we'll know instantly if something happens, but we'll --

1 there'll be boots on the ground here all the time, too. So,
2 again, good question. I hadn't heard that one before. And
3 then I'll kick it to Mark. He's going to speak to how the
4 project was designed and -- and take into account the
5 environment (inaudible).

6 MR. QUARLES: Yes. I haven't met most of you guys
7 here. My name's Mark Quarles. I'm on the environmental
8 team for RWE. I can speak directly to the, you know -- the
9 concerns about hail storms, tornados. I mean, I -- I go to
10 these community meetings all over the country and everybody
11 has an example of hail. I mean, I was in Montana a few
12 weeks ago and there was a hail storm there. And so it's --
13 hail is everywhere.

14 Tornados these days are -- are near everywhere.
15 What I can tell you is that these panels are built to
16 withstand extreme weather events. And for those of you
17 who've never seen a panel, never touched one, I -- I have
18 a -- a core that I cut just to bring to community meetings
19 like this so you can touch and feel and you can see how
20 durable they are. It's tempered glass on both sides.

21 Tempered glass, like a car windshield, they're
22 not -- they -- they generally remain intact if a hail storm
23 or a softball hits it. And then there is plastic beneath
24 that, and then the PV cell is sandwiched in the middle. So
25 they're designed to be very durable. We did meteorological

1 studies before we designed this project to understand the
2 wind, the temperature, and, you know, these things --
3 everybody has a hail concern throughout the country, so
4 they're designed for that and they're very durable. That's
5 not to say if a tornado came across the highway -- if it was
6 a coal plant, there would probably be damage at a coal
7 plant. The bottom line is they would fix it because they're
8 in the -- the business of producing electricity, and we'll
9 do the same.

10 But the bottom line is it's durable. We can
11 manually stow them. They -- they follow the sun. And if we
12 see a wind storm coming, we can stow in such a way that they
13 don't catch as much wind. So we did do our pre-advance
14 design studies. We understand the risk. We understand how
15 durable they are. And if they break, we fix them. So if
16 you do want to see a panel, I'm glad to show it to you.

17 UNIDENTIFIED SPEAKER: I'll speak to that.

18 MR. QUARLES: Thank you.

19 MR. D'ONOFRIO: Thank you, Mark.

20 MR. COLE: Thanks, Mark. The next question was
21 regarding the deer corridors, or the wildlife or deer.
22 Again, the project was designed such that we -- we didn't,
23 like, fence in the whole thing. We -- the different blocks
24 have fences around them and we left corridors between the
25 blocks so that the wild animals could move. The fence

1 around the panels is 7 feet. And, you know, you guys know,
2 a deer can hop 7 feet without even thinking about it. That
3 being said, along the river, along the Raisin River where we
4 have panels near the river, we're going to build some berms,
5 I guess is what we'll call it, that are, you know, 3 feet
6 tall or so near the fence pond inside the fence. So if a
7 deer gets inside and -- and gets caught inside and can't get
8 out or something, he's going to have something he can step
9 up on and -- and jump up over the fence.

10 And again, we've taken into consideration that
11 there's a river there. Animals have to get back and forth
12 to the river, things like that. So we're sensitive to that.
13 Removal of wooded areas. The entire project is removing
14 less than 10 acres of woods. So again, we're very
15 sensitive -- we're -- we're a renewable energy company.
16 We're sensitive to that type of thing. And less than 10
17 acres of woods will be -- be removed.

18 As far as the property value question, when we had
19 the meeting in August, we have -- had the studies from the
20 different universities here. And I'm assuming they're here
21 tonight. Are they, Alana (phonetic); do you know? They're
22 not here? Okay. If we don't have them and you'd like one,
23 just let one of us know and we'll -- we'll e-mail you one.
24 I apologize. I thought they were here. With that --

25 MR. D'ONOFRIO: Yeah, that concludes it. So I

1 think that's -- if -- if any of you are like me and have
2 your brilliant question or thought later on after the end of
3 this evening, up there and on your sheet that you had from
4 signing up is the e-mail address, RougetSolar -- or
5 RougetRoadSolar@RWE.com. Please get us any and all comments
6 before September 1st. We'll be happy to respond and include
7 those in our final reports back. So please, anything else,
8 please send it to that e-mail address.

9 MR. COLE: And Dave, if I could -- I --

10 MR. D'ONOFRIO: Yeah.

11 MR. COLE: If I could add to that, that e-mail
12 address will be there through the whole process. So if --
13 during construction, if you've got an issue or something
14 like that, that's your connection to the project. I
15 personally see every e-mail that comes through there. So
16 that's the best way to get ahold of us. And then the
17 website that's up there has the application and all the
18 information about the project just so that you can access it
19 and read through it and -- and look at it. So please
20 utilize those resources.

21 MR. D'ONOFRIO: And with that, I will thank
22 everyone for taking time out of their Friday, a beautiful
23 Friday in Palmyra, and appreciate everyone's time and
24 comments and questions. Have a good evening, y'all.

25 MR. COLE: Thanks, everyone.

1 (Meeting concluded at 6:36 p.m.)

2

3 -0-0-0-

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

CERTIFICATE

I, Andrew Martz, a Certified Electronic Recorder
and Notary Public in and for the State of Michigan do hereby
certify:

That the foregoing witness whose examination is
hereinbefore set forth was duly sworn and that said
testimony was accurately captured with annotations by me
during this proceeding.

I further certify that I am not related to any of
the parties to this action by blood or marriage and that I
am not interested in the outcome of this matter, financial
or otherwise.

IN WITNESS THEREOF, I have hereunto set my hand
this 31st day of August 2026.



Andrew Martz, CER 16194
Certified Electronic Recorder
Notary Public, State of Michigan
County of Washtenaw
My commission expires: 1-13-2031

CERTIFICATE OF TRANSCRIPTIONIST

I, Marie de la Vega, Legal Transcriptionist, do
hereby certify:

That the foregoing is a complete and true
transcription of the original digital audio recording of the
testimony and proceedings captured in the above-entitled
matter. As the transcriptionist, I have reviewed and
transcribed the entirety of the original digital audio
recording of the proceeding to ensure a verbatim record to
the best of my ability.

I further certify that I am neither attorney for
nor a relative or employee of any of the parties to the
action; further, that I am not a relative or employee of any
attorney employed by the parties hereto, nor financially or
otherwise interested in the outcome of this matter.

IN WITNESS THEREOF, I have hereunto set my hand
this 31st day of August 2026.



Marie de la Vega, CER 7614

	8:11	33	18:1 21:2	6:17, 21
1	2029	8:14, 16	60-percent	25:3
	7:19 8:6	35	23:25	26:18
1	2031	8:20 10:6	6592	actively
7:10	7:7	14:22	21:12	8:1
1.4	226		6:36	actual
30:13	25:3	4	36:1	28:23
10	233	4-H		add
34:14, 16	4:25	9:5	7	7:10
12-percent	6:17, 21	40		35:11
21:2	25:3	10:7	7	added
175	26:18	4423	18:1	26:18
7:16	24/7	20:1	34:1, 2	additional
19	7:21	4670	70	6:20 7:10
7:3	25	27:6	18:10	11:21
1st	14:21			20:20
35:6	2795		9	21:8
	13:20	5		28:24
2	28	50	9	address
	4:2	22:16	7:6	5:10
2,000	29	26:6	A	11:13
7:3	8:12	50,000		12:15, 16,
20	3	20:14	A-1.4	24 13:1, 5
16:2		58,000	30:2	25:3
26:25		25:18	A-9	35:4, 8, 12
2017	3	58,529	29:2	addressing
20:6, 17	7:1 21:24	20:6, 17	abnormal	13:2 29:4
2022	34:5	5840	27:9	adjacent
20:7, 18	30	18:22	access	22:22
2023	14:22	5950	9:11	adjourn
4:25	15:25	15:23	35:18	5:22
20:19	26:25	5:29	account	adjusted
2024	30,000	4:2	32:4	10:11
20:19	7:17	5:30	acres	admitted
2025	30-percent	4:4	20:6, 17	16:10
7:4 20:19	22:23, 24		25:18	affect
2026	23:25	6	34:14, 17	12:1 19:9
4:2	300		Act	27:7
2027	8:22	6	4:25	affected
				6:16, 19

agenda 4:14 5:14	anymore 26:23	arrays 24:2	28:6	31:11
agent 23:6	apologize 15:22	article 20:4	baby 21:10	bet 12:5
agreeable 10:5	17:23	as-it-is-produced 24:21	back 14:4 16:1	big 19:23
agreement 8:5,7 29:12	Appeals' 6:15	Ashleigh 27:6	19:11	28:25
agricultura l 18:14,15, 16,18	application 5:8 8:6 28:19,23, 25 29:3,9 35:17	aspect 30:8	20:21	biggest 10:19
agriculture 9:24 27:20	apply 29:5	assuming 34:20	24:10	11:25
ahead 13:11	approval 8:8	attorney 20:25	28:1,2,4, 13 31:7, 21,23	12:2
ahold 35:16	approved 16:9	audible 12:25	34:11	bikes 19:5
Alana 34:21	approximate ly 7:17	Aug- 6:13	35:7	bit 6:24
allowed 10:14	ar- 14:15	August 4:2 6:14, 24 34:19	basically 14:2 18:20	Blake 15:19,20
altering 31:8	area 11:2 14:5,6,8, 15,18 18:18 23:2,21 26:10	Austin 7:2	basis 27:9	Blissfield 21:13 22:21 25:1
amount 25:19		avail- 28:22	battered 24:13	
animal 9:17		availabilit y 28:22	battery 16:3,6	blocks 9:16 33:23,25
animals 27:8 33:25 34:11	area's 18:1	avenue 20:23	beans 14:18	board 5:2
annual 10:23	areas 9:10 34:13	average 7:18	beautiful 35:22	bond 10:5,10 29:20
annually 9:6	argument's 24:18	aware 11:23 22:7	beer 16:23	boost 8:21,24
answering 28:2	array 24:2		begin 6:24 7:19 8:11	boots 32:1
		B	beginning 13:15	bottom 9:17 14:4 33:7,10
		babies	beneath 32:23	box 6:11 12:14
			benefits 10:24	Braser 15:21
			berms 34:4	
			BESS	

break 22:4 33:15	cables 9:11	Chicago 7:1	13:3, 12 28:10 35:5, 24	22:24
breakdown 8:16	Cagle 18:21, 22	choice 18:13	commercial 7:18 8:5	concern 10:20 11:25 13:24 19:24
breaks 31:20	California 7:2	city 12:24	commission 4:6, 25 5:2 29:12, 21	20:18 22:4 23:20 33:3
brilliant 35:2	call 27:23 28:1 34:5	claim 23:11 24:9	commissione d 7:4	concerned 19:2
bring 8:13 32:18	capacity 7:6, 10	clean 7:14, 20 9:14 12:6 17:5	committed 7:13	concerns 10:19 11:24 13:22 21:14 32:9
Brosamer 15:20, 23 16:11, 18	car 32:21	clue 19:18	communities 7:15	
Brosner 15:19	cards 6:10 12:13	coal 33:6	community 6:5 9:3 10:9, 19 19:17 32:10, 18	concluded 36:1
brought 30:16	care 26:19	coalesce 28:1	community's 11:24	concludes 27:4 34:25
budgeted 9:5	carrots 14:17	Cole 4:9 5:25 6:3 15:4, 12 16:8, 13, 16 30:15 33:20 35:9, 11, 25	company 26:10 34:15	condition 10:14
build 34:4	case 5:4 9:20		comparison 29:19	conditions 24:3 29:24
building 4:16	catch 33:13	collect 5:19	complete 12:5	confused 27:11
built 10:3 32:15	caught 34:7	collectivel y 5:21	completed 8:25	connection 35:14
business 26:5, 6, 7 31:21 33:8	cell 32:24	comment 5:9 6:10 12:12, 14 13:3	completion 8:12	Conrad 22:18, 20
buy 17:2 18:18	center 7:22	comments 4:14 5:12 11:22 12:18	comprehensi vely 29:4	considerati on 34:10
c	chance 5:18 13:5		Comstock 10:1	considered 21:18
cabbage 14:15, 16	changed 6:15		conceptual	constitutio nal
	checking 13:14			
	chemicals 11:4 12:7			

25:23	corporate	crops	29:22	deer
26:1	8:8	25:11	33:6	27:9, 11,
construction	corridors	crowd	damaged	13 33:21
7:9, 13	9:15	13:2	27:17	34:2, 7
8:5, 9, 11,	33:21, 24	cultivation	31:2, 17	deliver
22 9:8	costs	25:11	data	7:14
12:2 17:1	10:8	Curious	20:5	departments
24:7	counting	24:5	Dave	8:15
29:8, 19,	20:19	current	4:22	10:25
25 30:3,	country	25:14	12:19, 22	depend
4, 8, 9, 12,	11:5	curve	13:6	8:20
23 31:1	32:10	16:4	28:15	depressed
35:13	33:3	cut	35:9	18:2
construction's	county	32:18	David	design
12:5 18:9	6:18	cycle	4:8	7:12
31:1	8:17, 20	7:25	day	22:24
Consumers	9:4 20:5		17:6	33:14
13:25	27:19	D	19:3, 4	designed
contact	county's		days	9:15 12:9
12:15	23:23	D'ONOFRIO	32:14	32:4, 25
contested	couple	4:3, 9	dba	33:1, 4, 22
5:4	4:14	12:21	18:10	designing
continuing	13:25	13:7	deadline	24:3, 4
7:4	court	15:1, 3, 5,	5:12	designs
contracted	5:6 6:15	8, 10, 14,	deal	22:23
9:25	cover	16, 18, 21	17:1	desirable
controlled	22:16	16:15, 17	24:13	11:2
16:23	covered	17:20, 22	decision	destroying
convince	22:14	18:21	6:15	26:21
24:19	covers	19:25	decisions	details
copy	29:1	20:8, 11,	5:3	23:1
5:14	Crane	16 21:9	decommissio	determine
cord	13:16, 19,	22:18	n	25:14
15:5	20 25:2	24:25	10:8	detrimental
core	Crane's	27:3, 23	14:23	22:2
32:18	20:21	28:6	Decommissio	developer
corn	create	33:19	ning	4:24
14:18	5:7 9:15	34:25	10:2	29:21
	created	35:10, 21	dedicated	development
	8:25	damage	25:10	6:3 11:12
		22:5		
		27:14		

18:2 20:4	19:6	11, 15	14:22	28:19
develops	dollars	earlier	24:20, 21	everybody's
11:15	9:6	9:25	25:5	28:7
Dickinson	donations	early	34:15	everyone's
4:11	9:4, 6	8:4	engineering	27:24
die	doors	economic	8:4 11:11	35:23
23:17	4:18	8:13, 21	enter	evidence
diminish	dovetail	18:2	6:10	25:9
25:6, 17	25:2	economy	29:11	evidentiary
29:6	drain	8:25	entered	25:10
diminished	30:15, 18,	education	12:13	excited
25:18	19 31:2,	23:22	entire	6:4
diminishing	5, 8	effort	19:11	Exhibit
25:16	drainage	24:9	34:13	29:2
diminishmen	30:17	electricity	environment	30:2, 13
t	31:8	33:8	12:10	expect
28:17	drive	elevator	16:23	8:8
ding	17:5, 8	4:17, 19	24:4 32:5	experience
21:2	driving	emergencies	environment	7:14
direction	9:12	7:23	al	experts
14:8	drop	emergency	11:11	11:11
26:15, 16	6:11	8:2	24:13	21:1
directly	12:13	emerging	32:7	30:19
19:7	duck	8:2	equipment	explain
22:22	16:3	employs	9:18, 22	6:13
32:8	due	7:2	10:4 24:8	explanation
dirt	10:22	en-	31:15	25:15
17:4	durable	24:13	erosion	exposed
district	32:20, 25	encourage	10:18	24:1
18:1	33:4, 10,	12:12	essentially	Extension
districts	15	30:5	27:22	14:3
8:18	dust	end	estate	extensive
docket	11:3 12:4	5:22	21:1, 3	28:25
5:4		7:24, 25	evening	extensively
document	E	9:18, 21,	4:5, 12, 22	23:7
30:1		25 35:2	6:1 28:3,	extent
documents	e-mail	energy	10, 14	25:9
20:25	12:15	5:1 6:25	35:3, 24	extreme
dogs	34:23	7:5, 15	events	32:16
	35:4, 8,	13:25	32:16	
			eventually	

F	farmer 22:6	28:23	fooling 26:23 27:2	generally 32:22
fabulous 28:7	farmers 18:13 21:15, 22	filing 5:13	foraging 23:21	generation 24:18
face 10:10	farming 11:4 14:17	fill 6:9 12:12	foul 11:3 12:7	generations 9:20
Facebook 19:15	farmland 8:1 20:6, 17, 23 25:6, 7, 8, 9, 10	final 35:7	free 6:8 11:3	gentlemen 4:3 14:7 28:6
facilitate 9:17	farmland 8:1 20:6, 17, 23 25:6, 7, 8, 9, 10	finalizing 8:7	freebies 17:18	gig- 7:4
facilities 5:1 9:19	farmland 26:21 27:21 28:17 29:2, 6	financial 10:5	Friday 4:2, 5 5:23 35:22, 23	gigawatt 7:10
facility 4:7 25:5	farmland 26:21 27:21 28:17 29:2, 6	find 12:6 14:8 24:23	friendly 17:11, 17, 19 26:11	gigawatts 7:5, 6
fact 10:13 13:23 29:22 30:9	farms 10:12 11:6	finish 9:12	fuel 8:24	give 5:18 13:6 20:8
fair 9:4 17:17	favor 24:12	fire 8:15 10:25	full 8:5 28:19	giving 4:7
fall 10:8	feel 6:8 19:12 32:19	firm 25:14	full-time 9:1	Glacier 25:13 26:8, 19
falls 24:12	feet 34:1, 2, 5	fit 9:24	fund 8:18	glad 33:16
familiar 4:15	fence 7:21 33:23, 25 34:6, 9	fix 27:18 33:7, 15	funds 10:7	glass 32:20, 21
family 19:7 20:3	fences 33:24	flag 31:3	fuss 18:17	global 6:25
farm 14:2 18:4, 7, 11 20:3 21:7 23:2, 3, 6	fencing 9:16	floor 11:22 12:17	future 5:5 9:20	goal 7:24
farmable 26:23	field 7:22 27:8	folks 4:15 14:7 15:10 25:22 26:3, 18	G	good 4:22 9:2 10:11 12:2 14:16 17:2 20:12, 13 26:11 28:8
farmed 27:1	fields 11:25 20:22	follow 33:11	gathering 23:24	
	filed	food 8:23	gave 19:23	

31:14	30:20, 22	happened	held	8:23
32:2	31:2	21:25	4:23	hundreds
35:24	guys	happy	high-	27:9
governor	16:16, 18	26:7 30:7	quality	hunt
26:2	19:2, 8,	35:6	7:15	27:12
grab	14, 15, 18	harbor	highway	hunting
15:5	21:4	23:23	13:20	23:22, 24
graded	22:12, 20	hard	15:23	
9:9	23:25	16:11	18:23	
grandkids	24:15	harsh	20:1	I
16:25	25:12, 15	11:4 12:7	21:13	
great	26:12, 23	haul	27:7 33:5	idea
21:4 23:9	27:18	29:16	hire	14:1
28:15	28:13	HD-	31:4	impact
grid	32:6 34:1	15:6	hit	8:13
7:10	H	HDMI	16:3	10:12
14:24	hail	15:5	hits	11:6
Grosvenor	21:23	headed	32:23	12:3, 8
13:20	31:19	26:15	holding	19:7
ground	32:9, 11,	headlights	6:20	24:14
4:15	12, 13, 22	17:8	Holloway	27:11
14:2, 5, 6,	33:3	hear	17:4	impacts
9, 14	halfway	10:21	home	12:9
21:7, 17,	22:15	19:4	19:3 22:1	impressed
19 22:7	hallway	20:15	homes	28:8
23:3, 6	4:17	25:14	7:18	impressive
26:20, 25	11:14	heard	hook	21:10
27:1 32:1	hand	5:11 23:4	22:12	improve
groundwater	17:18	28:3, 12,	30:8	11:1
10:17	handle	16 31:14	hop	inaudible
group	7:23	32:2	34:2	15:2
5:21	21:10	hearing	host	16:2, 20,
grow	handled	5:15	4:8 23:9	21 17:5,
7:4 14:18	31:10	heavy	hosts	23 19:24
guaranteed	happen	24:7	23:10	23:24
8:19 10:7	18:19	Heck	house	32:5
guess	21:23	17:13	16:22	inch
20:18, 21	23:18	23:14	17:10, 12	21:25
34:5	27:13	heed	18:10	inches
guy	31:12	24:23	housing	21:24
				include

8:15 35:6	instantly	13, 21		11:9, 16
included	31:25	5:25	L	left
5:13	insurance	12:16		9:13
including	21:21	13:7	Ladies	23:19
12:24	22:6, 9	28:11	4:3 28:6	24:12
25:6, 8	31:13	join	Lambertvill	33:24
increase	insure	4:5	e	legal
10:23	22:11	Joseph	22:1	10:2
increased	31:16	21:24	land	11:12
12:3	intact	jump	8:1 9:9,	Lenawee
incredible	32:22	34:9	13, 19, 20,	6:18 9:4,
8:21	interest	June	23 10:4,	5 20:5
independent	21:22	8:12	12 18:13,	27:19
10:21	23:23		14, 16	level
industry	interpretat	K	21:16	4:19
7:11 8:2	ion		22:21	leveraging
information	6:16, 18	Kara	landfill	7:14
19:23	introduce	21:11, 12	23:6, 10	liabi-
21:4	6:6 11:17	Kevin	landowner	31:13
28:24, 25	involved	4:9 5:24	9:24 10:9	liability
29:10	23:12	6:3 12:19	landowner's	31:13
30:3, 12,	issue	13:8 15:3	31:18	library
13 35:18	30:16	28:11	landowners	8:18
infrastruct	31:8	30:14	25:25	life
ure	35:13	key	landscape	7:25 8:14
11:1	issues	9:10	23:19	9:22
initial	7:23	kick	large	10:15
4:24	11:12	4:12 32:3	10:23	12:1 19:7
input	items	kid	23:10, 12	lifespan
6:7 11:18	8:24	19:5	larger	22:15
inside		kids	9:16	lights
4:8 34:6,	J	16:25	law	17:6
7		28:8	9:22 10:4	limit
install	Janelle	kind	layout	5:10
9:10	18:21, 22	14:17	6:23	limited
installatio	20:24	18:1, 3	leader	25:7, 8
n	jobs	24:12	6:25 7:11	26:25
9:12 30:5	9:1	30:7 31:5	leases	linked
installed	John	knew	10:3	30:1
30:21	4:9, 10,	19:12	leave	list

12:20, 23	7:13 8:19	majority	25:13	mic
listen	9:14	13:23	26:9, 19	5:18
24:21	longer	make	meaningful	12:23
listened	26:19	10:12	11:6	17:12
11:23	looked	16:7	means	Michigan
litigation	27:19	18:15	6:5	4:1, 6, 24
24:11	lost	26:7, 14	meeting	6:15 7:8
live	20:6 21:7	27:21	4:6, 23	21:23
11:2, 20	lot	makes	5:2, 15,	24:4
17:3, 15,	5:14	14:11	17, 22	27:20
24, 25	15:24	making	6:6, 12,	microphone
18:1, 8	17:13	11:1	14, 20, 23	5:10
21:2	18:25	31:22	12:11	13:10, 18
22:21	19:13, 17	manager	17:13	mid
lives	22:25	6:3	19:13	7:19 8:6
26:14	23:2, 5, 12	manages	30:2, 17	middle
living	24:7 29:9	7:12	34:19	32:24
16:24	lots	manually	36:1	miles
17:7	12:10	33:11	meeting's	14:8 17:8
18:15	14:18	map	11:17	21:2
local	loud	19:10	meetings	million
6:16, 19	18:10	maps	17:14	8:14, 17
7:22	love	30:24	18:23	minimal
8:14, 17,	19:10	March	32:10, 18	23:15
19, 21, 24	lower	22:1	megawatts	minimize
9:3, 6	4:19	marginal	7:17	12:4, 9
10:16		14:9	members	minimum
30:19	M	Mark	6:9 11:10	19:19
31:2		13:20	19:17	minor
locally	Macbeth	14:25	mentioned	6:23
18:15	21:11, 12	16:19	19:8 24:6	minutes
locate	22:19, 20	20:21	met	5:11 13:9
30:24	made	32:3, 7	14:2 32:6	23:5
location	5:3 6:18	33:19, 20	metal	27:25
31:24	9:4 13:3	matter	10:2	missed
locations	30:12	10:6	27:22	20:12
9:6	main	11:11	meteorologi	cal
long	20:18	maximum	32:25	moments
17:6	maintain	24:1	methods	11:22
27:17	31:17	Meadows	30:5	28:2
long-term				money

17:17	necessarily		opposed	22:2 24:2
26:12, 14	14:12	0	13:1	27:16
29:22	needed		order	32:15
31:23	9:1	Oakland	13:15	34:1, 4
monitored	neighborly	7:2	ordinance	part
7:21	16:21	obligation	10:3	9:2 16:12
monitoring	neighbors	10:3	outdoors	29:21
8:2 31:24	9:2 13:11	odors	23:24	part-time
Montana	26:11	11:3 12:7	outline	9:1
32:11	news	offices	12:17	participate
months	12:2	7:1	outlines	5:5
8:8 23:17	night	offtake	8:3	participati on
Morgan	17:6	8:4, 7	overs	6:21
19:25	nights	on-	30:23	pass
20:1	5:23	6:22	owned	5:23
move	nobody's	on-demand	31:15	21:10
33:25	17:16	24:20	owner	past
moved	23:1	online	19:3 23:9	22:25
14:14	25:13	7:7		patterns
21:20	noise	onsite	P	30:17
movement	11:3 12:4	7:23		31:9
9:17	18:10	open	p.m.	Paul
MPSC	19:4	11:22	4:2 36:1	17:20
5:3, 7	notes	12:17	Palmyra	paved
20:25	13:2	openings	4:1, 8	17:3
28:24	notice	9:17	6:19	pay
29:5, 9, 24	30:2	operating	13:21	23:14
MSU	notices	12:5 24:3	14:10	29:21
14:3	5:5	operation	17:25	paying
mythology	nuclear	7:13, 24	22:21	22:12
27:2	24:18	8:5	24:22	payroll
	number	operations	25:20	30:23
N	7:1 13:22	7:18, 22	27:7	penalties
	20:8, 11,	9:2 11:4	35:23	23:15
name's	12, 13	23:11	panel	penalty
32:7	27:19	operator	9:12, 15	23:14
nation	nutrients	31:15	32:17	people
25:23	10:14	opportunity	33:16	7:3
nearby		4:8	panels	13:16, 25
11:20			10:1	
			21:16	

17:7, 15	28:18, 22	15, 17	private	14:1
19:12, 13	29:25	25:3	19:22	21:3, 7
26:6, 13	30:23	power	pro-	22:22
period	31:11	7:17 8:4	8:22, 23	24:24
12:2	planning	16:4, 6	problem	26:25
29:19	5:2	17:14	18:5	29:4, 5, 11
permanent	plant	24:10, 18	procedure	30:6
21:18	33:6, 7	31:22	12:17	31:11
22:7	planting	pre-advance	proceeding	32:4
permit	10:16	33:13	5:3	33:1, 22
8:6, 10	23:16	pre-	proceedings	34:13
permitting	plants	constructio	5:5, 7	35:14, 18
8:4 11:12	16:4	n	process	project's
person's	plastic	29:13	4:25 8:23	7:25
16:24	32:23	prefer	16:9	8:13, 14
personally	point	12:11	35:12	12:5, 9
35:15	11:13	prepared	produce	30:4
phonetic	20:22	9:9	7:16	projects
34:21	29:1, 7, 24	presentatio	produces	7:5, 8, 12,
physical	pointed	n	12:6	15 10:17,
22:5	20:24	5:17 28:2	producing	24 20:20
pick	pollinator	preserve	31:21, 22	21:8
11:9	10:16	9:9	33:8	23:13
pictures	pond	preserved	productive	30:18
29:15	34:6	10:15	27:20	pronouncing
piece	population	pretty	programs	15:19, 20,
30:3, 4	27:12	21:17	9:5	21
pile	portable	27:14	progressing	properly
9:12	21:20	previous	31:1	10:8
pipeline	portion	9:23	project	property
7:7	5:9 12:11	previously	6:3, 5, 6,	10:20
place	13:4	24:14	7, 22	11:7, 21
11:2	posters	primary	7:16, 20,	19:3, 9, 22
14:24	11:14	7:24	21, 25	27:12
places	potential	prime	8:3, 12, 25	34:18
14:12, 18,	17:1	20:23	9:14, 18,	proposed
19 16:6,	18:19	23:2, 6	21, 25	25:5 29:6
19 21:5	Powell	25:7, 8	10:8, 15	30:4
plan	19:25	prior	11:3, 12,	proposing
8:11	20:1, 10,	30:23	18, 19	14:1
			12:6, 14	prorated
				22:13

protection 20:4 29:2	Quarles 32:6, 7 33:18	raises 14:16	record 5:7 7:5, 11 12:25 17:16 21:6 25:10 28:5	removed 9:19, 22 10:4 34:17
proud 8:13	quarter 21:24, 25	Raisin 34:3		removing 34:13
provide 12:24	question 12:11 14:20 22:22 28:15, 16 29:7 31:13, 14 32:2 33:20 34:18 35:2	ranks 6:25		renewable 5:1 6:25 7:15 34:15
public 4:6, 14, 23, 24, 25 5:4, 9 6:12, 16, 20, 21 13:3 17:16 25:3 26:18 28:8		ratings 29:16	recover 10:14	
		Rau 15:23 18:22 20:1	recycle 10:1, 2	repair 30:20 31:6, 17, 21
		re- 10:17 21:3	recycling 8:2	repairs 31:3
	questions 5:19 6:7 11:13, 18, 22 12:17 13:5, 12 16:14, 15 27:25 28:3, 10 35:24	reaches 9:21	reduce 10:17	replace 14:21, 22
publish 19:14		read 35:19	referendum 25:21 26:5	report 20:2
purpose 6:6 11:17		ready 9:14 15:16 28:7	registratio n 27:4	reporter 5:6
put 14:12 15:24 22:13 23:12 26:12 29:20	quick 4:15 15:18 20:9, 11	real 20:9, 11 21:1, 3	reliable 7:24	reports 35:7
		realize 31:5	relinquish 13:10	republic 25:23 26:1
puts 29:24	quickly 7:23	receive 27:14, 17	remain 32:22	request 11:21
putting 16:3, 6	quiet 7:14, 19 11:3 12:6 19:4	received 5:14 6:10 12:13	remains 6:22	requests 6:8
PV 32:24		receiving 8:9	remarks 5:11	required 4:23 5:6, 7
Q	R	recently 14:1	reminder 11:17	requirement 28:21 29:11, 23
qualifying 5:1	racking 23:1	recharge 10:17	remote 7:22 31:24	requirement s 6:21
quality 19:7	raise 14:15		Removal 34:13	

requires 9:22	ride 19:5	35:5	27:6	29:18
reseeding 9:13	Riga 17:25	Rougetsolar 35:4	school 8:18	setting 28:9
residents 13:23 24:12, 22 25:20	rights 25:25	route 29:16	schools 8:15 10:25	share 13:12 28:13
resources 35:20	risk 33:14	rules 4:15	screen 12:14	shared 19:14 20:3
respond 5:20 35:6	river 27:10 34:3, 4, 11, 12	run 27:10	screening 11:14, 21 23:11, 20	sheet 13:14 35:3
responsibil ity 29:20 31:18	road 4:6 6:5 7:19 9:11 17:2, 3, 4, 8 19:4, 5, 6 24:7 27:8, 15 29:12, 21	RWE 4:9 6:4, 24 7:2, 4, 6, 8, 11 8:1 9:3 10:11 11:23, 24 32:8	seasons 27:10	short 5:17
responsible 22:5, 16			section 25:3, 4	shortly 8:7
rest 28:20			sections 28:21	show 11:14 16:22 33:16
restoration 9:23	roads 8:16 10:25 24:13 29:7, 15, 22, 23	RWE's 6:24 7:11 9:25	security 10:6	
restore 29:22		S	seed 9:10	showed 17:12 23:1
restored 8:1 9:19 10:5	Robb 27:6	safe 7:24	sees 9:24	showing 21:1
restoring 9:13	Rodesiler 21:12	sake 24:18	send 35:8	shown 12:16
restrooms 4:16	rolls 27:15	sandwiched 32:24	sense 14:11 16:7 27:21	shows 8:16 20:5
resubmit 8:6	room 4:18 26:13	satisfy 6:20	sensitive 30:17 31:8 34:12, 15, 16	side 14:4
result 10:16, 23	Rouget 4:5 6:5 7:16, 19	save 16:14, 15	September 8:11 35:6	sides 32:20
revenue 8:14, 19 10:23	Rougetroads olar@rwe. com.	scale 23:10, 13 24:6 27:20	Service 4:6, 24	sign 13:17 17:21
reviewed 10:10		Schnieder	set 26:1	sign-in 13:14
				signed 13:16

21:15	14:13	30:16	stated	strives
22:7 27:4	15:25		5:12	10:11
significant	18:6, 11	sponsored	10:22	structure
25:18	21:16	9:4	20:5	21:18
30:11	22:2	sponsorship	25:21	structures
signing	23:2, 10	s	States	22:8
35:4	27:16	9:7	10:22	studies
silent	Solar's	spot	statute	10:21
7:20	24:19	23:15	5:6	11:5, 7
single	SOLARCYCLE	31:6	step	19:8, 21
17:11	10:1	sprawl	4:24 34:8	33:1, 14
sir	sort	18:13	steps	34:19
12:21	28:20	St	9:7	study
13:18	source	21:24	Steven	19:22
15:1, 22	24:20, 21	staff	24:25	stuff
17:20	speak	7:22	25:1	14:17
18:21	5:9 6:9	stai-	steward	18:3
24:25	12:12, 25	4:18	10:12	sub-
27:3	13:9, 17	stairs	stone	10:13
site	18:24	4:16	29:18	subdivision
9:13	30:15	stand	stop	18:6
28:18, 22	32:3, 8	21:22	16:2	subject
29:25	33:17	standard	storage	11:11
siting	SPEAKER	24:3	16:3, 6	subjected
4:25	14:25	29:4, 11	storm	24:5
situation	15:2, 7, 9,	standpoint	27:15	submitted
10:6	13, 15, 17	21:21	31:20	5:12
slide	16:14	22:10	32:12, 22	28:19
8:3, 16	20:14	start	33:12	subsoil
9:7	33:17	5:17 8:9	storms	10:13
softball	speakers	13:13	32:9	substantial
32:23	12:20	16:5	stow	ly
soil	specialty	26:21, 22	33:11, 12	6:22
10:17	25:11	28:7 31:1	strange	subsurface
soil's	species	state	31:5	26:22
10:13	10:16	4:23 5:10	street	suggestions
solar	split	10:4	17:10	6:8
4:6 7:16,	28:21	12:23	strive	suitable
19 9:21	spoke	14:3, 4, 11	9:2	24:23
10:12, 16,	18:24	20:25		
24 11:2, 6	24:15	21:6 23:3		
	26:3			

sun	team	24:5	11:8, 10	20:24
33:11	6:9 11:10	26:22	12:12	track
sunset	28:11	27:18	tomatoes	7:7, 9, 11
19:12	30:9 32:8	33:2	14:16	13:9
support	teams	34:12	tone	15:10
8:15	29:14	thinking	12:25	traffic
supporting	technically	34:2	tonight	12:3
8:17	21:18	thinks	5:3 6:4	18:7, 10
supposed	Temperance	26:24	28:16, 21	24:7
21:19, 20	22:1	thought	34:21	transaction
surface	temperature	34:24	topics	15:18
26:20	33:2	35:2	29:1	transcribin
survey	tempered	thousands	topsoil	g
29:13	32:20, 21	9:5	9:10	5:6
Sylvania	temporary	throw	topsoil's	transition
18:9	21:17	17:17	10:15	15:19
	ten	Thumb	tore	transmissio
T	27:25	14:5	17:2	n
	tend	tile	tornado	23:8
table	30:18, 22	26:22	33:5	trees
13:1 27:4	territory	30:16, 19	tornados	27:15
taking	26:12	31:2, 8	32:9, 14	truck
4:4 35:22	testified	tiled	totally	14:17
talk	25:17	tiles	26:15	18:10
6:4 15:24	Texas	30:18, 25	touch	trucks
16:22	7:2	31:5	32:19	24:8
30:6, 23	there'll	time	touched	trustee
talked	32:1	4:4 13:9,	24:14	13:21
13:25	thing	10 15:11	32:17	turn
23:7	22:13	18:10	tow-	4:13, 20
26:13	23:13	27:10, 15,	5:16	12:16
tall	25:20	17, 24	township	17:7
34:6	26:17	32:1	5:2, 16	27:21
targeted	30:21	35:22, 23	6:19 8:17	28:11
8:12	31:5	timeline	12:24	30:14
targeting	33:23	8:3	13:21, 24	type
7:18	34:16	times	14:10	30:21
tax	things	24:22	17:25	34:16
8:14	18:25	28:16	26:4	typical
10:23	20:21	today	township's	11:4

Typically 23:18	up- 22:3	view 19:9, 12	22 12:19, 22 28:15	23:21 34:14, 17
U	upcoming 4:14	virtually 7:20	west 14:4	word 19:20
U.S. 7:1, 3, 5, 12 8:3	update 6:23	vital 10:25	wet 31:6	work 12:4 19:3 21:14 22:10 27:16 31:4
underground 9:11	upscale 22:3	voice 12:25	Whiteford 18:9	
underlying 11:25	urban 18:12	voltage 24:1	who've 32:17	worked 26:5
understand 33:1, 14	USDA 20:5	voted 24:22	wild 33:25	workers 8:22, 23
understands 11:24	use- 9:21	voters 26:2, 4	wildlife 9:15 12:8, 10 33:21	works 4:10
UNIDENTIFIED 14:25 15:2, 7, 9, 13, 15, 17 16:14 20:14 33:17	utility 23:10, 13 24:6	voting 26:2	wildlife- friendly 9:16	world 26:8, 9
	utilize 35:20	W	Wilson 24:25 25:1	worries 20:16
	V	walk 4:13 19:5, 6 30:7	wind 17:14 18:4, 7, 11 27:17 33:2, 12, 13	worse 14:6
unit 6:16, 19	values 10:20 11:7, 8 19:9, 22	wanted 26:7, 10	windshield 32:21	worst 31:19
United 10:22	vast 13:23	warranty 31:4	windstand 32:16	wrap 28:13
universities 11:5 34:20	vegetative 11:14 23:11, 20	weather 32:16	windshield 32:21	wrapping 10:2
unreasonable 28:17	vehicles 17:3	web 12:14	windshield 32:21	Wright 4:10, 11
unreasonable 25:6 29:6	versus 20:23	website 28:18 30:1, 14 35:17	windstand 32:16	Written 5:11
unwanted 26:11	viable 9:20	weeks 17:5 32:12	WLEN 20:2	wrong 26:15
	videos 29:15	Weiss 4:10, 11,	Wohlfarth 17:20, 21, 24	Y
			wooded 34:13	y'all 35:24
			woods	

yard

19:11

year

7:6 21:24

22:3,13,

14 31:6

years

7:3 8:20

9:3 10:7,

11 11:15

13:22

14:22

15:25

16:1,2

17:2,10,

14 19:1

20:20

26:6,25

York

7:1

youth

23:22,23

Yup

19:21

22:13

Z

zoned

18:14,16,

18

zoning

5:15

Questions/Concerns:

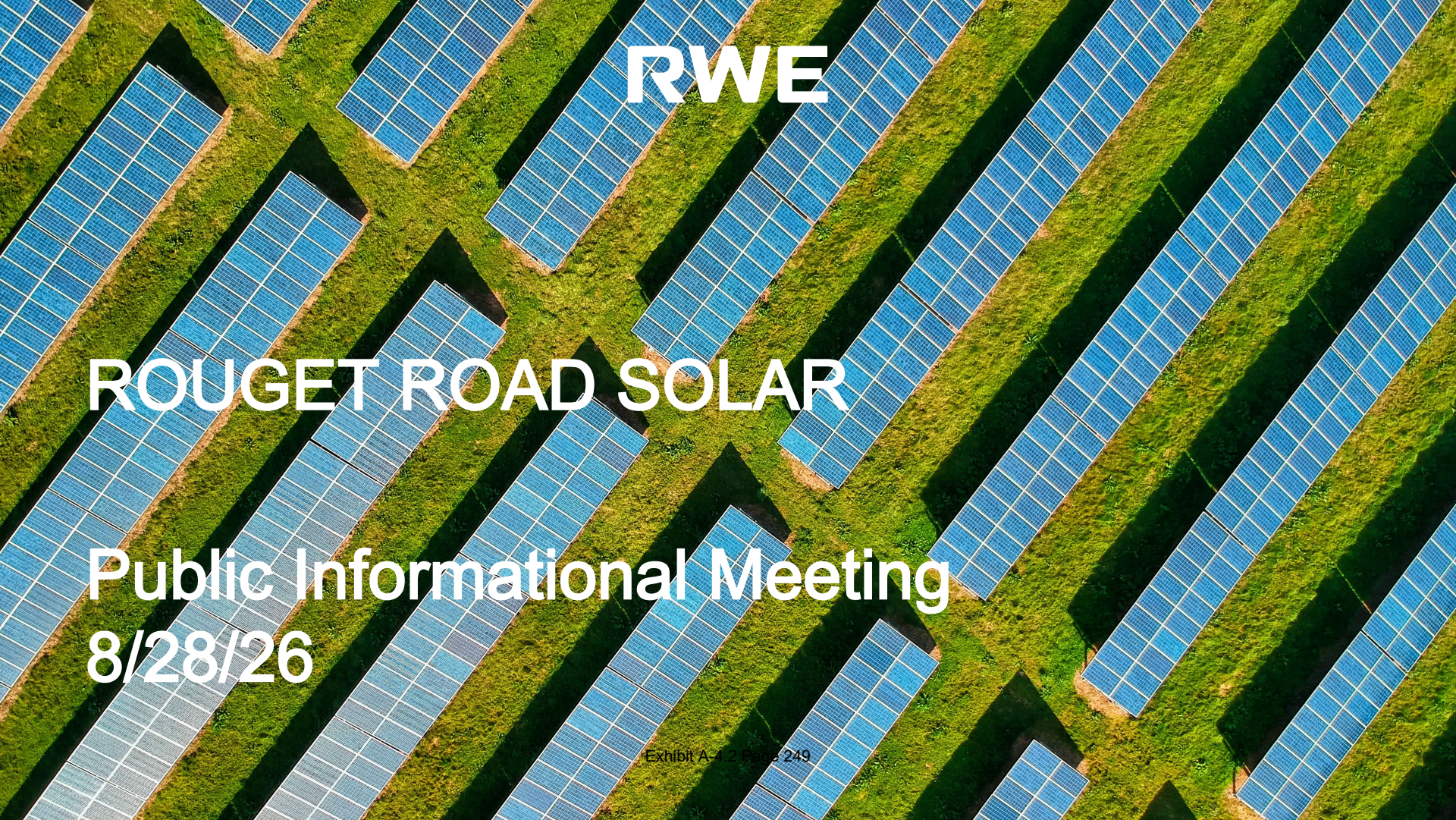
Storm water runs ~~south west~~ ^{south east} down
hill from Ogden Hwy through
Manor Drive. What is being
done about drain increase ~~to~~ due
to added hard surfaces from project

Name: A. Kitchie

Phone/Email: ritchieri@hotmail.com

Address: 3334 Manor Dr.

August 28, 2026 Public Meeting Presentation



RWE

ROUGET ROAD SOLAR

**Public Informational Meeting
8/28/26**

Why We Are Holding a Second Public Meeting

- The first Rouget Road Solar public meeting was held on August 25, 2025.
- Since that meeting, a Michigan Court of Appeals decision changed the interpretation of an “affected local unit” under Public Act 233.
- Under that interpretation, Lenawee County is now considered an affected local unit in addition to Palmyra Township.
- RWE is holding this additional public meeting to satisfy the applicable public participation requirements under Public Act 233.
- The project remains substantially the same, with only minor layout updates since the first meeting.

RWE has been present in the US for more than 19 years where we currently are the **#3 renewable energy company in the U.S.** , with operations across **27 states** .

RWE is committed to growing our already strong U.S. asset base of more than **13 GW of operating wind, solar and battery storage projects across the U.S.**

In 2025, RWE commissioned **2 GW of new U.S. energy projects** , a record year of buildout.

RWE plans to add **9 GW of new net capacity by 2031** .

Team RWE in the US : Over 2000 full time employees

6

Projects statewide

1

Under construction

1+GW

Additional planned Michigan capacity



Scale and experience support responsible solar development.

As a utility operator and independent power producer, RWE manages projects from design through construction and long - term operation.

We're well positioned to continue leveraging our experience as a utility operator and independent power producer to deliver the highest quality solar energy projects to local communities.



Rouget Road Solar | Palmyra Twp. Lenawee Co. MI

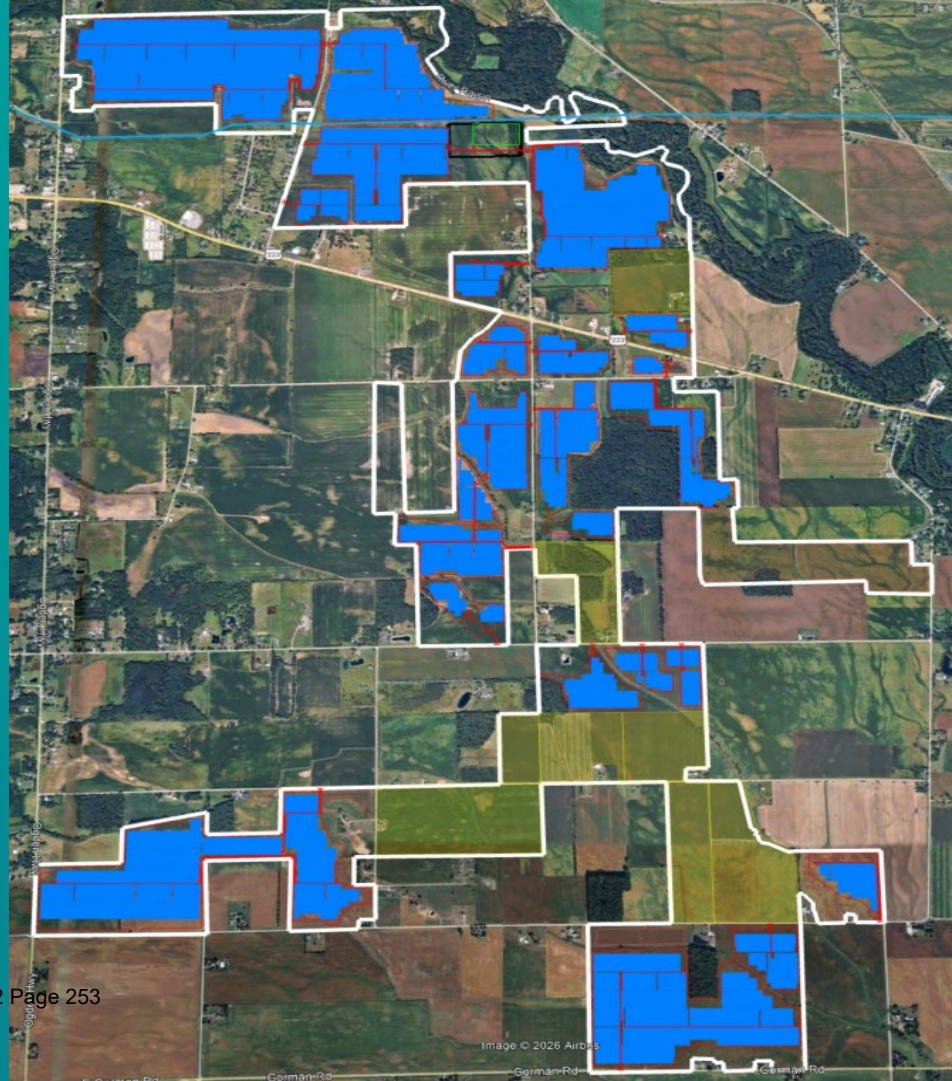
ROUGET ROAD SOLAR

30,000 Homes

Generating enough electricity to power
30,000 homes

June 2029

Target Commercial Operation



Rouget Road Solar Impact

Rouget Road Solar will be virtually silent outside the fence line, with no glare impact on neighbors and nearby roadways.

Safe

RWE's advanced remote operations center will monitor the panels 24/7, 365 days a year, while the onsite operations team will be available to respond in the unlikely event of an emergency.

Responsible

At the end of Rouget Road Solar's useful life, equipment, and electrical collection systems will be removed, and the land will be restored to agricultural land. RWE is contracted with SolarCycle for recycling services

Project Timeline

1

Preliminary surveys &
environmental/engineering
analyses

2

2027 Q3

MPSC Special Use Permit

3

2027 Q3

Power Offtake Agreement

4

2027 Q4

RWE corporate approval to
proceed with construction

5

2028 Q1

Construction contractor's
Notice To Proceed
(triggering operational phase of
lease agreements*)

6

2029 Q2

Power generation begins

Exhibit A-4.2 Page 255

Total local revenue over 33 years: \$33.0 million (2025 dollars).

Breakdown:

- ❑ Lenawee County: \$8.8 million
- ❑ Palmyra Township: \$4.1 million
- ❑ Blissfield Community School District: \$4.3 million
- ❑ Adrian City School District: \$4.3 million
- ❑ Lenawee Intermediate School District: \$10.1 million
- ❑ Library Fund: \$1.3 million

New tax revenue generated by our project will strengthen local schools, roads, municipalities,

RWE Strives to be a good neighbor and part of the

Community - Contributions to the local community include 2024, 2025 and 2026 Gold level sponsorships of Lenawee Co Fair, \$2500 in adders for the 4H animal auctions. With a projected budget of \$20k per year for local donations and sponsorships

\$33 Million

in local government revenue
through property taxes over the
lifetime of the project

320

jobs during construction

4

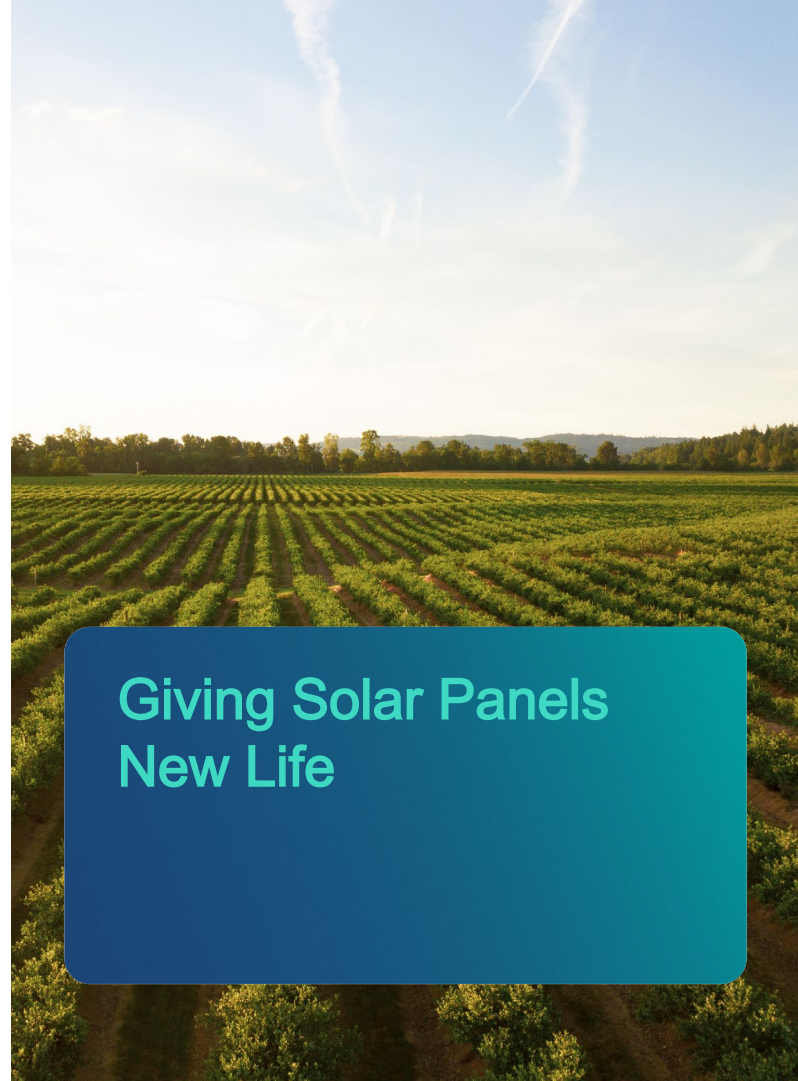
full-time jobs in operations



Topsoil preservation - Construction



Exhibit A-4.2 Page 258



When it's time to decommission a solar project, the equipment is removed and the land is restored for Agriculture use.

After a solar project reaches the end of its useful life , the law requires equipment to be removed and the restoration of the land to its previous use, for agriculture or other uses as the landowner sees fit.

This commitment includes monetary assurances , so that no matter the situation, funds are available to properly decommission the project, this way costs don't fall to the landowner or community.

Solar farms make very little impact on the subsoil. In fact, the soil is often in a better condition, because it has been allowed to recover nutrients over the life of the project.

Giving Solar Panels
New Life

Solar Farm Decommissioning

- The solar farm life is 35 - 40 years, and decommissioning occurs at the end of its life
- Decommissioning is required by (1) The terms in landowners lease agreements, (2) Ordinance, and (3) State law
- A decommissioning bond will be maintained with the locale as beneficiary
- Bond will cover the cost of both deconstruction (removal) of facilities *and* restoration of land to previous condition
- Face value of this bond is updated regularly and adjusted every 5 years

Solar energy protects irreplaceable natural capital and provides ecosystem service benefits.

Land selected for solar projects can coexist with other uses, with a large majority of land remaining permeable and covered with plants, which can include native plants and pollinator habitats.

Solar projects can recharge groundwater and reduce soil erosion, increasing yield of crops that depend on pollinators.

Temporary access roads, which are put in place for a solar installation , can create thoroughfares that are beneficial for farming operations.

**Clean Energy Alliance" | Minnesota Solar and Agriculture



Responsible
Restoration

Solar farms can even produce economic advantages.

Several studies indicate that solar farms have no meaningful negative impact on adjacent property values and in some cases even improve it.

Farming areas are perfect for solar installments , which can be surrounded by vegetation and can even increase the yield of certain crops and reduce operations costs.*

Solar projects bring valuable jobs and additional tax revenue to communities while offering landowners the opportunity to reinvest land -lease income in their own operations.

*"Growing Crops Under Solar Panels? Now There's a Bright Idea" | WIRED

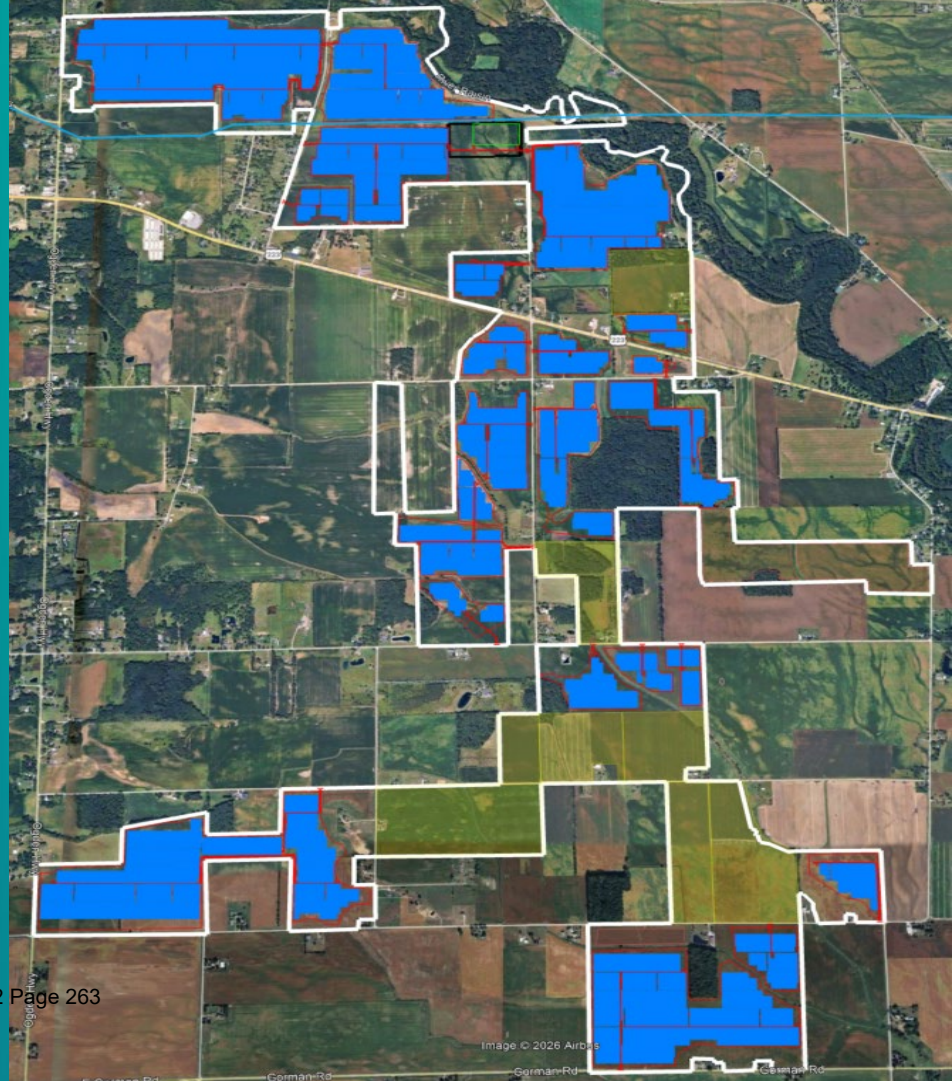


\$839M

"Utility - Scale Solar Power Facts" | American Clean Power Association

ROUGET ROAD SOLAR - Team

- Engineering
- Environmental
- Permitting
- Legal
- Community Outreach
- Development





Letters of Support

From: [Alexander Settles](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Wednesday, August 26, 2026 4:00:46 AM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Alexander Settles
Williamsburg, MI 49690
alexsettles10@gmail.com

From: [Kris Olsson](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Thursday, August 27, 2026 2:43:17 PM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

I know that you all know that we are in a climate emergency and must transition away from fossil fuels and to clean energy as soon as possible. Even if we weren't in a climate emergency, clean energy is now by far the cheapest and most reliable form of energy.

Yet Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Kris Olsson
Ann Arbor, MI 48105
olssonk8385@gmail.com

From: [Chris Riley](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Thursday, August 27, 2026 4:33:55 PM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Mr. Chris Riley
Manistee, MI 49660
criley@wispwest.net

From: [Doug Cornell](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Wednesday, August 26, 2026 6:47:30 PM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Mr. Doug Cornell
Howell, MI 48843
decrayltd@yahoo.com

From: [Heath Foley](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Tuesday, August 25, 2026 6:46:22 PM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Heath Foley
Muskegon, MI 49440
heathwtf@gmail.com

From: [Jacob Elsenheimer](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Tuesday, August 25, 2026 9:51:10 AM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Jacob Elsenheimer
Traverse City, MI 49686
elsenheimerja@gmail.com

From: [Kathryn Rice](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Wednesday, August 26, 2026 11:35:40 AM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Kathryn Rice
Wellston, MI 49689
fiat.typing0m@icloud.com

From: [Lexi Crilley](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Wednesday, August 26, 2026 11:29:53 AM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Solar is a smart decision, all around. As an energy expert, I have seen firsthand how solar can directly benefit local communities while reducing greenhouse gas emissions - which will protect us all from the effects of climate change.

The levelized cost of electricity for solar is 41% cheaper than any fossil fuel. Neglecting to take advantage of this fact would harm the ratepayers and citizens of Michigan. Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Lexi Crilley
Ann Arbor, MI 48103
lexcrill@umich.edu

From: [Marianna C](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Wednesday, August 26, 2026 4:47:59 PM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Marianna C
Lansing, MI 48912
marianna.coelho.uchoa@gmail.com

From: [Michael Curell](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Wednesday, August 26, 2026 2:14:22 PM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Michael Curell
Midland, MI 48642
mcurell@gmail.com

From: [Naomi Chalk](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Tuesday, August 25, 2026 1:18:24 PM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Naomi Chalk
Traverse City, MI 49696
ndcchalk@gmail.com

From: [ROBIN Frisch-Gleason](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Thursday, August 27, 2026 3:47:12 PM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
ROBIN Frisch-Gleason
Ann Arbor, MI 48103
robingleason0@gmail.com

From: [Stephen C. Brown](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Sunday, August 30, 2026 2:12:16 PM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

As a customer of DTE, I support LOCAL attainment of 100% renewable energy generation. Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Mr. Stephen C. Brown
Ann Arbor, MI 48104
browns6887@att.net

From: [Tori Huggins](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Monday, August 31, 2026 12:47:04 PM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Tori Huggins
Battle Creek, MI 49015
tmaeve12@gmail.com

From: [Zeb Miles](#)
To: [rougetroadsolar](#)
Subject: [EXT] I support Rouget Road Solar (Case U-22003)
Date: Tuesday, August 25, 2026 9:51:45 AM

****EXTERNAL SENDER**:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. If anything appears suspicious, report it. Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

****EXTERNER ABSENDER**:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. Wenn Ihnen etwas verdächtig vorkommt, melden Sie es. Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Dear members of the Public Service Commission,

I'm writing to voice my support for the Rouget Road Solar project proposed in Palmyra Township in Lenawee County.

Michiganders experience some of the longest power outages in the nation due to our aging grid infrastructure. Meanwhile, residential electricity prices have more than doubled over the last 20 years. Adding more large-scale solar projects like Rouget Road will address both of these issues by diversifying our fuel mix with the fastest and lowest-cost form of new energy we can build today.

Rouget Road Solar will also make a positive impact on the lives of Palmyra residents. In addition to generating enough electricity to power 28,000 homes, it will provide a projected \$43.2 million in local tax revenue over its lifetime — funds that can be used to support roads and bridges, local schools, and emergency services. The project will also create 400 good-paying, union construction jobs and five long-term operations and maintenance positions. Just as importantly, Rouget Road Solar complements Palmyra's rural, agricultural character and economy. Leasing plots of land for solar projects gives farmers long-term financial stability through steady, predictable revenue. That leasing income can help ensure the economic survival of traditional Michigan farms and prevent farmers from having to sell off more of their land for permanent development. Further, the project site will be hidden by vegetative screenings that help it blend into the natural environment. For these reasons, I respectfully encourage the Public Service Commission to approve this project.

Sincerely,
Mr. Zeb Miles
Lansing, MI 48910
hellozeb@duck.com

The logo for SWCA (Soil Water Conservation Agency) is positioned on the left side of the page. It consists of the letters 'S', 'W', 'C', and 'A' stacked vertically in a large, light blue, serif font. The letters are partially cut off by the left edge of the page.

Rouget Road Solar Farm

Exhibit A-4.3: Accommodations MPSC Requirements

Lenawee County, Michigan

SEPTEMBER 2026

PREPARED FOR

Rouget Road Solar Farm, LLC
353 N Clark St.
30th Floor
Chicago, IL 60654

PREPARED BY

SWCA Environmental Consultants
200 W 22nd St.
Suite 220
Lombard, IL 60148

Exhibit A-4.3 Accommodations

1. **Exhibit A-4.3 – Accommodations or changes made to the project design to address the public comments received.**

Pursuant to the Michigan Public Act (PA 233) Application Filing Instructions and Procedures, the Applicant held a public informational meeting for the Project on August 25, 2025, in Blissfield, Michigan. Applicant made the following accommodations to address public comments.

- Based on comments provided during the public meeting by Richard Eaton and Ryan Powell, nonparticipating landowners within the Project's vicinity, the Project incorporated additional landscape screening into the design for nonparticipating landowners within one-quarter mile of the Project, see **Appendix II, Exhibit A-1.1** Sheets 20 through 29. A copy of the public meeting transcript as well as the public meeting comment cards are attached.

The Applicant also held a second public informational meeting for the Project on August 28, 2026, in Palmyra, Michigan. The Project did not receive requests for changes or accommodations.

For more information, see also **Appendix I, Exhibit 1**, Direct Testimony of K. Cole, at pp. 12-13.

2025 Public Meeting Transcript

08-25-25 Meeting: Rouget Road Solar MPSC Hearing

2025-08-25 17:31:13

00:00:05 David D'Onofrio

Hello, can everybody hear me okay? Thank you everyone for joining us here tonight for the proposed solar energy facility. My name is Mike Vogt, I'm outside counsel for RWE. I'll start things off with a couple of very brief remarks, really just about the purpose of tonight's meeting and how it will play out. And then I'll pass it over to Kevin Cole with RWE to tell you a little more about RWE and a lot more about the project.

00:00:38 David D'Onofrio

As I mentioned, we're here tonight for a public meeting. That meeting is part of the siting process under Public Act 233 of 2023. As part of RWE's application for siting approval, they have to include a transcription of tonight's meeting, and so that's why you'll see... Court reporter down to the right here taking down the events of tonight's meeting or for him to do his job We would just ask simply that everyone just try to speak one at a time and loud and clear voice.

00:01:14 David D'Onofrio

After I do my remarks here Kevin Cole and I said we'll give his presentation and then we'll move into a Public comment portion of the meeting while this is not a township meeting. It's not your planning commission It's not a board meeting They don't public comment portion will run in a very similar fashion where each speaker, In the order in which they signed up when they came in with an opportunity to speak at the microphone at the podium here And that phone will be a lot of about the three minutes.

00:01:46 David D'Onofrio

I'm going to ask you to keep your remarks to that three minute period if at the end of it You're finishing your thought by all means finish your sentence, But we're trying to keep it to the round that time period so we can move through the meeting. After that, there will be a meeting available where RWE and the representatives will address some of the questions and concerns that we heard in the public comment. So with that, I will turn it over to Kevin Cole.

00:02:14 Kevin Cole

Thank you, Mike. Good evening. Thanks for joining tonight. My name is Kevin Cole. I'm the project development manager for RWE Clean Energy. We're excited to be here to talk about the Ruge Road solar project and what it means to you. As Mike stated, the purpose of this meeting is to introduce the project to the public, answer questions, and get input from you folks regarding the project. If you have any suggestions or requests, feel free to let us know.

00:02:46 Kevin Cole

And if you don't want to speak tonight, but you have questions or comments, I think comment cards were handed out as you came in. So feel free to fill those out. And there's a box up there. So we'll get right into it here. First, I want to do a little bit about RWE, who we are, and the company in a whole. RWE is a global leader in renewable energy. We're currently the third largest renewable energy company in the U.S.

00:03:20 Kevin Cole

We have offices in Chicago, San Francisco, Austin, Texas. We employ over 2,000 people in the U.S. now for about 18 years. We continue with over 11 gigawatts in operation, 3.9 gigawatts under construction right now. Two-thirds of that we expect to come online in 2026. In Michigan specifically, we have seven projects under development.

00:03:52 Kevin Cole

One project is currently committed, and a total operating facilities in the Midwest. 21 various projects. So a little bit more about us. We build currently on the rate over 4.8 watts of projects in the Midwest. As I said, we have 12 projects currently under construction. And our experience enables us to build responsible, responsibly deliver clean and affordable energy. So Routic Road Solar, this is the project that we're building in Palmyra Township. It's a 175 megawatt solar project. It's enough power to power about 30,000 homes.

00:04:44 Kevin Cole

And we're targeting commercial operation to begin by the end of the year. So Routic Road Solar will be virtually silent outside the fence line. The project will be monitored 24-7 by a remote operation center. Local field staff will be on site to handle any issues or emergencies quickly that may pop up. Our goal is a safe, reliable operation, and at the end of the project life cycle,

00:05:20 Kevin Cole

the land will be restored to farmland. RWE is contracted with SolarCycle for recycling and Comstock Metal to recycle the racking systems. And we continue to monitor the emerging recycling industry here in the U.S. just looking for more avenues and possibilities for recycling. So this slide outlines the project timeline.

00:05:51 Kevin Cole

We've done our early engineering and permitting agreements, construction, and full commercial operation. to be finished, like I said, late 2028. We'll submit our permit application shortly. We'll be finalizing offtake agreements within the next few months, and we expect the corporate world to start construction, shortly after the first of the year, and then plan to begin construction in March or April of 27.

00:06:24 Kevin Cole

in the project by the fourth of May. So we're proud of the economic impact of this project and what it'll bring to Palmyra. There'll be 33 million in local tax revenue over the project's lifetime. This includes support for schools, fire departments, and roads. Here's a breakdown of where the 33 million goes and how it's broken

up. Again, supporting the township, the county, local schools, the intermediate school district, the library fund.

00:06:56 Kevin Cole

This is all long-term guaranteed local revenue over 30. Also we should consider the incredible boost to the local economy by having over 100 workers during construction. And these guys are going to need food, housing, fuel, and many other items to boost the local economy. Once completed, the project will have created four full-time jobs and several part-time jobs will be needed for operations. And we also strive to be good neighbors and part of the community.

00:07:28 Kevin Cole

We're going to be around for 35 years. We really want to be part of the community. For the last two years, RWE sponsored the Lenawee County Fair and we made donations to the Lenawee 4-H program. We budgeted \$20,000 a year for local donations. So just to give you a quick overview of some of the components that you'll see being installed on the project. Solar panels, of course.

00:08:00 Kevin Cole

They'll also be mounted on a single-axis tracker. These trackers are motorized. They allow the panels to follow the sun throughout the day. It makes them more efficient. There'll be inverters, substation, main power transformer, and, of course, the electrical grid will also be bearing some cables, and we'll put up perimeter fencing around all solar panels, all the facility. So to give you an overview of the construction process,

00:08:33 Kevin Cole

the first thing you're going to see is braiding. You'll see some earth movers out there moving dirt. And then shortly after that, we do pre-seeding and prepare the lab, and then we install underground tabling and create the access roads. After that, you'll see pile driving and panel installation. We finish by reseeding, restoring the land, and then the site will be left clean and ready for long-term use.

00:09:04 Kevin Cole

At the end of the project, all the equipment is removed, and the land is restored, and, this keeps the land viable for future generations. So where does the power go? It goes to wherever it's needed. A lot of people say, well, is it going to be used locally? Well, it depends. You've got to kind of picture it as a big swimming pool. The grid's a big swimming pool, and there's all kinds of sources filling that pool. Our projects, hydropower, nuclear power, and then the power goes out to wherever.

00:09:37 Kevin Cole

It can't really, I'm sure some of it will be used locally, but it's hard to say where the power generated from our project ultimately ends up. Offtake, that refers to an agreement between the developer, such as RWE, and a buyer of the electricity. These agreements outline the terms in which the buyer agrees to purchase the power generated by them.

00:10:09 Kevin Cole

So restoring land when the project ends, after the solar project reaches the end of its life, RWB is legally bound to remove the equipment and restore the land in agricultural use or other uses that the landowner sees fit. As I said earlier, at the end of the project cycle, the land will be restored to farmland, and RWB is contracted with SolarCycle to recycle the panel and Comstock Metal to recycle the system.

00:10:40 Kevin Cole

Decommissioning is a legal obligation. It's built into our leases and the ordinances and the state law that RWB has to remove all equipment and restore the land. We will post a bond or other agreeable financial security so that no matter what happens to RWE, funds remain to properly decommission the project. the cost will never fall to the landowner. So we strive to be good stewards of the land. Solar farms.

00:11:11 Kevin Cole

make an impact on the subsoil. In fact, the soil is often in better condition because it's been allowed to recover nutrients over the life of the project. The topsoil is preserved and as a result of planting local pollinators, species, solar projects can recharge groundwater and reduce soil erosion. One of the biggest concerns is regarding property values. We hear this concern often.

00:11:41 Kevin Cole

We understand it's a valid concern, but we found that due to the large increase in annual tax revenues as a result of the project, the schools, the fire departments, the roads, and other vital infrastructure tend to improve. This makes the area a more desirable place to live. The project being quiet and free of the noise, dust, and odors from the typical farming operation, several studies from various universities across the country indicate that solar farms have no meaningful impact.

00:12:14 Kevin Cole

In some cases, they even improve. We have some studies regarding property values here tonight. I think it was from the University of Austin. They're back on the table there, so if you have a concern, be sure and pick one up before you leave. So we have here with me tonight a great team. We've got subject matter experts from RWE for engineering, environmental, permitting, legal, community outreach, project development.

00:12:48 Kevin Cole

We're here to answer any questions that you may have. I also want to point out there's some posters around the room. I didn't have a slide for it, but there's some posters around the room. to show how the vegetative screening will look as it develops over the years. You know, it shows it newly planted, what it's going to look like in three years and then five years and so on. But be sure to take a look at those before you leave as well. So, again, a reminder, the purpose of this meeting is to ask the project, answer your questions,

00:13:22 Kevin Cole

and get input from you regarding the project. So, in a moment, we're going to open up the floor comments. For example, if you live nearby or if you want to be part of the project and share in the profits, we'll be offering what we call participation. If you want to participate in the profit project and share in the profit, you get a yearly payment,

00:13:56 Kevin Cole

and RW, of course, agrees to do absolutely nothing. believe that I have a chance to participate. So with that I'll turn it over to Dave for questions.

00:14:17 David D'Onofrio

All right thanks everyone for signing up and putting up with Mike and I in the front. Just a quick reminder before we start the public comment period. As the clock in front of me indicates public input is limited to three minutes per person. The order of speaking is determined by your order of sign in this evening. For those of you who told us and indicated that you wanted to speak we will make one call at the end for anyone who wants to speak who hasn't signed up. Again just this public meeting is being recorded and or transcribed for later submission to the public.

00:14:51 David D'Onofrio

service planning commission. Michigan Public Service Commission sorry. When providing public comment please give me your name, your address, and speak in an audible tone. I will not start the clock until after you've given us your name and address, so you will get your full three minutes. With that, I'd like to ask Byron Sell to please come to the microphone. All right, Byron. All.

00:15:25 David D'Onofrio

right, that was easy. Kathleen Peterson. All right, Richard Eaton. Welcome, sir.

00:15:50 Richard Eaton

When you talk about community, my general understanding is the community doesn't really want this. And you talk about, you know, it's being really taken out of our hands, which... What you guys have done to me personally is you've surrounded my house on three sides. And I'd like to ask any of you, if you live in that condition yourself, or do you, would you raise your family in the middle of a solar farm? I wouldn't have picked this place. I'm from California. I've seen all of them rot and decay and you can't do anything with them.

00:16:20 Richard Eaton

One out in the desert just gone to waste now. And the same thing is going to happen to me. You know, I just can't understand why they didn't even allow this to happen. But in my case, we put all of our money into this house. I came out here, I saw farmland to the front, farmland to the side, farmland to the back. Deer across my property, great. Big place to retire, great place to finish off my life. Now I've got solar fields going to be all around me. It's just, you know, a crappy deal on my part.

00:16:52 Richard Eaton

Bad planning, whatever, you know. And nobody takes into consideration, well, yeah, the property is going to go up for people. make me live outside those areas but I got fields in front and on the side in the back my property value is not going to go up I guarantee you that and if so I'd like to sell to one of you guys but anyway just I gotta voice my opinion on it and I want to know will they be able to farm on that property everything I'm sorry what will they be able to farm on the property after you remove.

00:17:23 Richard Eaton

everything absolutely absolutely okay and that's something that's going around that people say you can't so I don't know I'm going to research on it and the other thing I want to know is this is pretty much a done deal what can we do to stop it or is this just a waste of time.

00:17:50 David D'Onofrio

yeah yeah we'll have a response period yes sir yep.

00:18:00 Richard Eaton

I'm out here for the country, and now I'm going to end up like, hey, downtown L.A., here we go again. Another of the Colossum buildings all around. Anyway, gentlemen, I just want to voice myself. The community is a lot more than what you guys are making it out to be. You have the farmers that want to do that. Yeah, it's their farm. You've got to think about the other people in the community, the people that aren't as fortunate as they have those farms, that haven't had family here for 50 years, 100 years. Those of us that have come here and have earned a right to do this.

00:18:30 Richard Eaton

So it's a shame, and I'm just sad to see it after such a beautiful place. It's a shame to see the farmland go, and it's a shame. And any contributes to losing our farmland like this should be ashamed of themselves. Thank you.

00:18:45 David D'Onofrio

Thank you, sir. That's obnoxious. I apologize. Deborah Comstock.

00:19:04 Debra Comstock

Michigan people for a long time and value the planet try to preserve the land for generations I don't know if everyone knows what's happening to farmers but your crops are not going there's no revenue for our in this country if you want to keep then what you should do is have something that you.

00:19:38 Debra Comstock

can retain the end of that if you farmers struggle to sell their crops, they're going to sell that land for residential properties if you sell for residential properties you never get the land back the other thing I need to say, that if you decided to come in an agricultural area and you purchased here, it's farmland. It's not residential. It's not zoned residential.

00:20:11 Debra Comstock

I served on the Planning Commission of Palmyra for years. And here's one thing I'm going to say. The Lanois County has lost a lot of industry since I grew up. There's nobody clamoring at our door to come in here, put in big companies that employ people. I could go through the millions of dollars that this project can generate. We all know what it does. I think the thing we have to start looking at is who we want. Now, a lot of solar companies come into communities, and they don't want to stay.

00:20:47 Debra Comstock

If they have opposition, if they don't deal with it, they leave. I will say, as a person on the Planning Commission, as chairing the Planning Commission, this company has been with us over eight years. Now, if I'm looking at a business partner, I want a person that's going to hang in there. I want a company that is not going to shy away from opposition, run away from the best interest of this county. And what the best interest of this county is to have some income coming in, which we do not have now.

00:21:23 Debra Comstock

So I implore you to really take a look at the facts of this story. The facts are this is bringing revenue to the county, to schools, to townships. If you've noticed on the ballot where all the townships are asking for money. Well, we could have this solved, have it resolved. So I think we should choose a partner that's hung with us, answered the questions, answered the engineering, a complete partner with us for over eight years now.

00:21:54 Debra Comstock

If I want to do business with somebody, it's going to be people like that. Thank you.

00:22:03 David D'Onofrio

Eileen or Jeff, and or Jeff, sorry.

00:22:16 David D'Onofrio

Hi.

00:22:19 Eilleen

Eileen, Savannah, Ohio. I'm a landowner and very supportive of solar, and I'm very happy to be a part of helping Michigan supply energy to the grid and be a part of the diversity needed to satisfy. Our family met with several solar, and we chose RWE.

00:22:49 Eilleen

We reviewed the plan with several. In business, we run a very diversified farming. and greenhouse operation. We stay very low on electricity. Michigan is closing all generated power plants. So we see solar cost of the method to produce electricity. Solar can be built fast.

00:23:23 Eilleen

At another solar meeting, someone said, they should bring their teenager to the meeting because he would probably have to clean up this at the end. This will not happen, mentioned. This solar company will have to put up money, call the bond that is held by the state of Michigan. It can only be used to clean up the . We are not loose, we still own it.

00:23:55 Eilleen

The township, county, they all need money. I felt like there was a miss one of the other meetings. The money comes into all those. Commercial solar facility costs a lot of money. It's worth a lot of money, so the properties are a lot of money.

00:24:28 Eilleen

The solar company is going to give us their share of the money, and we have to submit that to the Lenawee County Treasurer or our township treasurer, just like all of you. It's not like you can say, okay, the promising millions of dollars if the project is built.

00:25:00 Eilleen

The money has to.

00:25:09 David D'Onofrio

Thank you. Blake Brosomer.

00:25:21 Blake Brosomer

Hey, how you doing? Blake Brosomer, D-Row Highway. A couple questions. We have done our lower end. The other question would be, how many hours are you going to be able to lay down here? 10, 12, 7, 8, et cetera. Another question is, I don't know the answer to this one. I'm talking to the insurance company.

00:25:52 Blake Brosomer

Is the solar panel flies off? Talk about grading and all that stuff. So what happens? Enough water. So it blows the wire here.

00:26:23 Blake Brosomer

We all know hydraulic fluid leaks out of oil. Can you talk about a non-disclosure buy? Maybe somebody that doesn't have it. Farmers who own the land, that comes straight from them. I'm assuming they'll be able to save.

00:27:01 David D'Onofrio

Uh, Jim Dible? No. Ryan Powell.

00:27:25 Ryan Powell

4423 Rowell Highway, Palmyra, Michigan. Just a couple, you had mentioned guaranteed revenue. Apparently I'm in the wrong business. Never heard of such. You're making all these promises about the bonds and paying for everything when you leave, but if you're bankrupt and not in business in 30 years, none of that's going to be true. Uh, and you talk about property values. My house is surrounded on three sides by panels and almost the entire fourth side by a construction.

00:27:56 Ryan Powell

zone, like the other gentleman alluded to. I'd love to see one of you come by. property for what it's worth after the money that I've sunk into it over the last two years. And the fourth point is we're talking about the dangers of giving our commodities to foreign entities that's cold right now, and now we're about to do it with our energy as well. That seems like the right path. By now many of you know who I am. I'm one of the residential squatters who lives here. I'm intertwined in the fields, raising my kids here. I pay taxes here. I care.

00:28:28 Ryan Powell

about what happens. Whether you like it or not, we are not against the landowners. Let me say that again. Our fight has never been with the people who own the land here. We understand you're trying to do what's best for your families. All I ask today is you respect my right to do the same, and this project is not what's best for me and my family. Our fight is with the system and the representatives of that system that believes rural America can be industrialized without its consent. That you can show up in a place like Palmyra and expect people to stay quiet like bingoes of the future.

00:29:01 Ryan Powell

We're fighting against a system that stacks the debt and carries people that it affects the most. So I ask you directly, are you proud of the work you're doing here? Do you believe your presence is welcome? Are you here just to move the plant forward and collect your paycheck? That's not a hostile question, that's a human question. Because if this project had clear, informed consent, you wouldn't be here. You wouldn't need to fight us or dismiss us or discredit us or call us names. You should be applying directly through our township, and you know it. But one professional writer has now written two rebuttals to my opinion column.

00:29:35 Ryan Powell

I put together between my job, parenting, and organizing this community. That alone should tell you we're hitting some sort of nerve. If I become the target, that's okay. I'm not here for credit, I'm here to make sure that our voices are heard. The sun101.org has tried to brand me as a spreader of misinformation, so I guess I have some more misinformation here. In 2023, the majority of Pajaro voters approved limits on industrial scale. solar projects. 75% of public common sense is about these things. PA2 provides local zoning. This is.

00:30:08 Ryan Powell

corporate land seizure disguised as green energy. 72 townships in six counties are suing the Public Service Commission for this exact overreach. National solar companies prey on rural townships with limited legal defense strategies. Soil and land impacts are vastly understudied. We are not your land. There's no such thing as no-strings-attached money. Those are our taxes. Ryan, thank you. Appreciate it. Morgan Powell.

****00:31:00 Morgan Powell ****

with our kids asking how school went is now being spent here also several people reached out to me letting me know they were unable to make it tonight because they were not out of work yet would be or wouldn't be home so I think it's very telling of you guys on the time and place that you really wanted to be a part of then you would have helped this meeting at the new rental hall that opened earlier this year that's actually in Palmyra this meeting is in Blissfield okay rapid-fire questions dug well so Palmyra is not a great source for water.

****00:31:34 Morgan Powell ****

myself and several neighbors have dug wells much shallower than drilled wells and therefore more vulnerable to any changes in surface water or ground, quality and changes so my question is who do we call if you guys contaminate our wells dry it up do I call the township do I call you guys do I call the farmers because somebody's gonna be for this problem, be us next when you're going to get an updated survey map because you're missing several out.

****00:32:07 Morgan Powell ****

buildings on our property include 3540 building that was put whole permits and built last year that's not even on the aerial view of your map that you have which makes me think that you have outdated maps and surveys and makes me question if they were actually done i know i've talked to other neighbors as well and hopefully they all stand up tonight and say that you're missing buildings on their property as well our township does have a creole and you know it this application needs to go through the our supervisor illegally misrepresented our ordinances mpsc if you're.

****00:32:43 Morgan Powell ****

listening or reading this please them to file with township you say they can farm yeah potato farmers we all know are unable to the issues with the soil oh and somebody mentioned something about working with a company that's, been here for the last eight or nine years. This project in leases has already been sold once, at least. So my question is, it's already been sold. What's to stop you from selling it to.

****00:33:16 Morgan Powell ****

another company and that company sells it and sells again, sells again, and then eventually ends up in the hands of a China shell company. Are you guys going to put in any sort of stipulations.

00:33:27 David D'Onofrio

on this project that it cannot end up in any countries? Thank you. Adam Leckler. Adam Leckler.

00:33:46 Adam Leckler

12999 South Telegraph Road, LaSalle, Michigan. I want to first thank you because I know you've taken a lot of heat. We've actually had the same fight. township, sell township, because we had a good ordinance in place. People from outside the community came in who go to a restrictive ordinance, and it's been a

fight under sense. Since the MPSC has listened to this, I appreciate the people that stood up and got PA 233 on behalf.

00:34:19 Adam Leckler

of the landowners, because a lot of landowners have been farmers for hundreds and hundreds of years. They've passed that land down to their family, and we sit in a time where our commodity prices, our places to go with our commodities are drying up. Farms are failing at a massive rate, and we need the ability to diversify our lands into something that we feel will generate revenue not only for ourselves, but for our local communities. It's vitally important because everybody sits here and forgets that data centers are on their way, and they're going to need.

00:34:50 Adam Leckler

electricity, and if anybody sat here and looked at their electricity bill lately, it's not going to go down. So we have to diversify to be able to take and put... energy on the grid it's our right to be able to do and reason and the reason that ph is because, all the townships were given bad legal advice by law firms that are representing class action lawsuits against you know against basically the town you know against the mpsc they put.

00:35:23 Adam Leckler

themselves in that situation because they couldn't agree on non-restrictive orders they were all restricted and so i i know what it takes to sit up here and take a lot of fire and i appreciate you doing that because you know what as a company you're wanting to do nothing more than help the communities bring revenue in for their school systems their police departments they're fired hey if you have that money why would you have to sit there and hang villages on, all the taxes those should come off you've got 30 to 40 years of good generated revenue.

00:35:55 Adam Leckler

that can come in where you can actually take in lower taxes to be able to bring work, Because if you really look at it, people are not moving to Michigan. They're still moving out of Michigan. The numbers are still in the facts. And so, you know what? Landowner rights. And we talk about landowner rights, but you're not taking into consideration the people that have been here. You're taking into consideration the people that moved here two to eight years ago from somewhere else and just simply don't want to look at solar panels. I'm sorry. That's not good enough. Bring the taxes down for people today.

00:36:30 Adam Leckler

Thank you.

00:36:35 David D'Onofrio

Paul.

00:36:46 Paul W

Paul Fark, live on County Line, Ottawa Lake, Michigan, since 1978 in the area.

Behind my house, I understand the needs of the township, the county, and school villages failing.

00:37:16 Paul W

The farmers are not voting for the villages right now. I'm going to be kind of short here. There's a couple things I want to clarify. Back in February, Dave Pixley, the advisement of David LaCasa, told the board that their credo was not workable and wouldn't hold up at the end of the Michigan Public Service Commission.

00:37:47 Paul W

But a certain group of about 20 that live in Palmyra, they decided, 20 people out of 2,000, 30 were in the township. Decided that wasn't good enough. So they decided to hire an outside firm and they come up with this overlay district.

00:38:07 Paul W

It's not too restrictive. It's not going to pay muster.

00:38:11 Paul W

the Michigan Public Service Commission, so, They rehired this guy And now the township is going to lose. \$785,000 in EGLE award money and then I hear on the social media These people are talking about oh, there's not going to be any Work the federal government took away. Well, that's it's not actually there's two funds.

00:38:48 Paul W

There's the Michigan solar for all program, which is a federal fund that supports low-income solar, communities, over projects that is federally funded and the federal government just took funding away from that but here in michigan we have the eagle renewable ready fund and that has 30 31 million dollars in it it's still viable they're talking about putting more money into that fund so there's.

00:39:21 Paul W

a lot of misinformation out there it's not true and people they're being told a lot of a lot of lies and i think that uh i encouraged them on facebook to come to this meeting but a lot of them didn't appear to say appears they'd like to listen to this information and um also what else do i have here that's about it i just want i just think i'm a retired autoworker i want to be able.

00:39:52 Paul W

to live on my pension and farmers want to be able to make a living and keep farming thank you.

00:40:00 David D'Onofrio

Tom Creaky.

00:40:01 Tom Creque

Hello, I'm Tom Creaky, 9555 Sylvania Avenue, Sylvania, Ohio. Landowner of the project, my parent on Myers Highway, Ogden Highway, in between. So we signed years ago, obviously with ESA for this project. They've partnered, what you want to call a soul, partnered with RWE.

00:40:34 Tom Creque

So we've been in contact with these guys for, I don't know if it's quite been eight years, but I'd say seven anyhow. And we've tried to work with the township before many of the opposition were even involved or heard about it. Pat Van Hagen was involved, my favorite buddy, and I warned him as a local zoning guy at the time to site this locally, put it in a PUD, a Plain Unit Development, let's work together. Worked on setbacks with the property owners, all in the same room, all together.

00:41:06 Tom Creque

We got slapped on the hand, told to go away, we don't want it, and now here we are. So, we tried the township level, and I warned them this would happen, and many other farmer friends said, sadly, the only people that are gonna get rich on this whole deal is the lawyers. And the longer we go, the more it looks that way. But I mean, those of you, the landowners, have been getting paid due diligence money up until this point. So, we paid our lawyer fees, they paid their lawyer fees,

00:41:36 Tom Creque

but now, can the township pay theirs? Because where's your money coming in to pay, guys? You need something, you need diversity. Diversified income, whether it be your own business, investment portfolio, or your townships. And I think this is a good way to do it, because it draws on none of your water, no sewer, none of your infrastructure after it's been. it sits there and it generates power. Most town-owns or county commissioners.

00:42:07 Tom Creque

would be begging for a project of this scale and the tax revenue it brings. Lucas County where I live, I mean, they scratch their heads at things to bring. revenue into their areas, whether it be a baseball field or whatever. So this thing, although it doesn't create much jobs after it's built, I don't think you have the employers, the workforce, to work there. Most of you leave this town to go to work. Ann Arbor, Toledo, what have you. So I think it's a good thing that sits there,

00:42:44 Tom Creque

generates revenue. Once it's built, I don't believe it would bother a person. People say, build it in your backyard. I would. I have houses in my backyard. Senior living, 55 and over, and all they do is drive. Up and down the road, I don't know. they do. But trust me, this would be a good neighbor. 100% do it tomorrow. So, thank you.

00:43:15 David D'Onofrio

Conrad Macbeth.

00:43:25 Conner Macbeth

Hey guys, 9-2, Road and Cellar Highway, Blissfield. Owned some land in Palmyra. So, a couple of things. You know, obviously they want to do solar in Deerfield as well. And I've heard a couple of landowners say at the last meeting, oh, you know, it's only money. I've heard people talk about farmers being in

jeopardy and not having the next generation. I myself, I would gladly buy your land. Gladly. When I bought my house, I tried.

00:44:00 Conner Macbeth

I could buy surrounding land from the landowner that signed up in that area and was told no. So I would gladly do it. I would love nothing more than to quit my day job as an engineer, and that would be fantastic. Unfortunately, I wasn't born into a large farming community. Solar. Does it belong on prime land? No. Does it have a space here to generate power? Yeah. Put it on a brownfield. Put it over parking lots.

00:44:30 Conner Macbeth

Put it on landfills. The engineering firm that I work for, we have a mine-to-solar program where we reclaim mines and then put solar panels on top of them. I can't think of a better solution. Put it on the brownfield, not farm fields. The property taxes. Everybody, or not everybody, there's quite a few folks that say, you know, property taxes. going to come in from this and be generated. I don't know if any of you have heard about.

00:45:04 Conner Macbeth

the Axe My Tax, playing on the abbreviation for Michigan, where they're gaining a lot of steam for axing the property taxes in the state of Michigan. So if that goes through, then none of that's going to happen. I'm pretty sure that the majority of the landowners, they already said, site industrial scale solar in this area and don't have giant sprawl of it. I think if they were given the opportunity to support a higher millage or sit here with.

00:45:36 Conner Macbeth

a utility wasteland, they're going to support a higher millage. Another thing that could have been, because the developers claim to be neighborly, I in Deerfield am surrounded on four sides by a project, as some folks here are in Palmyra. Why didn't you go to the landowners that would be surrounded by the project and say, hey, what could we do? you from the start as a do that as a forethought that would be a little bit more neighborly of you.

00:46:08 Conner Macbeth

so again i think there's great places you go to the adrian landfill it would be a fantastic place to put solar and it would help generate the things i also heard that coal plants are shutting down but as far as i've been hearing in the news they're being recommissioned to deliver the power.

00:46:26 David D'Onofrio

that's going to be necessary thank you that is everyone who indicated as they checked in that they were interested in speaking this evening thank you to everyone who did so uh i will take uh it could get an indication of anybody who still wants to speak if you can come on up sir give your.

00:46:46 Rick

name uh address and information for the record rick can hear him hedges

highway um i just found, And we're in the township district and the biggest issue I have with the solar companies they haven't been around for eight years they've been around about three years they've been pestering me for three years and the company that was.

00:47:19 Rick

pestering me was from Florida so all the contracts signed was from a company in Florida and now I find out Rooted Road project is bottom so them contracts have already been sold once so all the stuff that all these landlords were promised by this first company it's no point because we sold the contract so you tell me about when you decommission what if you guys go bankrupt what if you sell the contracts what if somebody else sells who's gonna know who owns them in 30.

00:47:51 Rick

years so are you gonna go bankrupt what's Trump doing he's cutting all the subsidies off solar and wind is that gonna, affect your project, can anybody answer that? He just cut 17 billion off of New Jersey shoreline. So that's, I mean, I'm not for solar, I'm not against it. It's just the way that all these solar and wind's the same way, they're all saleable. They promise you everything, once you sign that contract,

00:48:21 Rick

you're tied in for 30, 40 years, and you'll never see them again. And you'll never know who owns these contracts. That's just my opinion. And another thing I had here. So, my biggest concern is the decommission. You go bankrupt, I mean, okay, we gotta decommission them, but no, we got no money, so what happens? Just go back on the landowner.

00:48:55 Rick

Well, and another thing is, you wanna put all the. good farming ground into solar panels. How are you going to control the giant reg? Because Palmyra Township has an issue with giant reg and they'll go tall enough to take and shade your solar panels up. How are you going to control that? Okay, I think that's about all I got. Oh, and another thing that made me upset was.

00:49:28 Rick

when Palmyra Township voted this zoning down. So this outfit from Florida called me the next day. We're still leasing the ground and I said, hey, the township has spoken. They don't want it. And her comment to me, we've got one arm up her sleeve. And eight months later, I found out what that was. Project 223. So all these solar companies, all these people knew, but they failed to tell us.

00:50:01 David D'Onofrio

Thank you, sir. Anyone else care for a three-minute comment? Come on up.

00:50:12 Cat

Cat Deer, 106A4 Carson Highway, to Clemson, Michigan. I don't necessarily have a comment in here. This is all someone doing to me. But I, too, am really interested in the decommissioning of this quote-unquote green energy stuff. So

do you have lands that have been recycled and are now being farmed again? I'm really curious about that.

00:50:43 David D'Onofrio

Thank you. All right, with that, we will close the public comment period. Really greatly appreciate everyone, for their comments, their questions. We have been compiling a list. Mike, here, if you want that. That may be helpful to you. or I may have just bungled everything that I gave you. So we will take a few moments, go through some of the questions and comments that you got, and take the next 15, 20 minutes or so, if it takes that long, between Kevin and Mike.

00:51:13 Mike Vogt

and the experts over here on the side. I will give you that back to you, Mike, as well. It's a human-sized font that you can read. Older people.

00:51:35 David D'Onofrio

Yeah, yeah. Sorry.

00:51:44 Mike Vogt

I'm getting my glasses. Is that better.

00:51:49 Mike Vogt

Yep, I think so. Awesome.

00:51:59 David D'Onofrio

Yeah, it's just. It's big. Here, we'll make this even easier, guys. Hold on. Sorry. Here, just take this. It won't be complicated.

00:52:48 Speaker 17

Yes, absolutely. Okay, perfect. I'll grab your hand.

00:53:10 David D'Onofrio

in case we need it okay well again thank you everyone for your comments and thank you for.

00:53:29 Kevin Cole

you all coming out before we get to the answer at the end of my presentation i failed to say that if you need to contact us there's an email address up there there's also a website address for the project you know feel free to reach out the email is probably the best way to go i check it myself personally give responses over to you so hit some of the questions here um will you be able to farm the property absolutely.

00:54:02 Kevin Cole

Again, the project, the soil rests. The project's there in electricity. The soil is resting. We plant pollinators, solar panels under the solar panels every year. Those, when they bloom, they die, and they enrich the soil. So, yeah, absolutely. And, again, we're bound by law to decommission the project and return it for agricultural use, or if the landowner by then wants to use it for something else,

00:54:32 Kevin Cole

we have to return it to the landowner for these two. Mike's going to talk more about decommissioning, but we have to post a bond so that the money is available. If RWE goes bankrupt, that way the bond's available, the money's available. It's never the community's expense to commission the project. so how many hours a day are we going to work we're going to work a lot of hours each day but.

00:55:05 Kevin Cole

we can only do certain things during certain times driving the pilings into the ground is the noisy thing it's an air hammer pounding those things into the ground we don't use any concrete for the foundations of the solar panels and just drive beans into the ground it can only be done during certain times a day due to the noise but other things can be done up till dark and uh in the summertime i think in the winter time we have to be 17. um we've done geotech.

00:55:45 Kevin Cole

throughout the project average steps 14 so some areas left some areas more what else did we have.

00:56:03 Blake Brosomer

No, they didn't get any of the geotech testing.

00:56:13 Kevin Cole

Regarding the 320 workers that you asked about, it was asked about what if the well is...

00:56:25 David D'Onofrio

Just real quick, Kevin. You had asked local. Local.

00:56:27 Kevin Cole

We want to hire as much local as we possibly can, but getting the employees to build these types of projects. There's a lot of projects being built. There's only a certain number of people that build these. We ran into an issue last year in Ohio. We had to postpone the start of construction because it just wasn't, or even non-local. They were talking about it was down south of, well, down near Findlay.

00:57:00 Kevin Cole

And they were talking about pulling people from Ann Arbor. In Ohio, you have to use all Ohio workers. About wells drying up, if you have a problem with your well, I guess send us an email. There will be an operations crew that's on duty 24-7, and you'll be able to contact them. But we don't anticipate any. We don't use water.

00:57:32 Kevin Cole

By law, we're not allowed to change the runoff. So, again, if you have a problem and it's our fault, we'll take it. And, again, I want to apologize about having this on the night that school started. I didn't know school started, but I apologize. Yes, actually. My kids are grown and I wasn't where the school started. We tried to do

it at a convenient time. The reason that we didn't do it in Palmyra is we didn't know how many people were going to turn up and the requirement from the MTSC is we have to have a hall thing. So we did try and check into the new rental hall in Palmyra, but just weren't sure that that's why we're here next available. Let's see what else.

00:58:35 Kevin Cole

The updated survey maps, you're correct. They're not up to the minute as far as the satellite views go. That satellite view that you're seeing was taken from Google Earth, but our ALTA survey captured your, no that's what I'm saying, the planet you're seeing there. You know, that's the real layout, but the ALTA survey that we had done does include the outbuilding.

00:59:06 Kevin Cole

And the ALTA survey, I don't know if it's on that plan or not, that is the layout, that is the location of everything. We're very early on in the design phase, that's just a 10% design. As time goes on, the design will advance to 30%, 60%. Well, I appreciate that, and I'll check into that for you.

00:59:48 Kevin Cole

We're taking out a total of 4.6 acres. So why is it on farmland and not brownfields or parkings? Those are all great places, and those are being built in places like that. The reason these are on farmlands is everything is here that checks the boxes. The land is relatively flat. The transmission line is available.

01:00:20 Kevin Cole

But the main reason is because we found participating landowners that wanted it. When you talk about landowners' rights and everything, they have the right to do what's legally allowed with their land, and this is a legal use. They're just harvesting the sun instead of planting corn. So these are the various reasons why we were here when we first came here. Palmyra Township had a workable order. They were receptive to the idea. As time went on, that changed.

01:00:51 Kevin Cole

We did everything we could with the township. We would prefer to work with it. And the project, you know, I do understand, it was voted down. And the project sat dead for about a year and a half. And then PA-233, and suddenly we have a path to siting. We've already got, I think the last time I looked at this, it was a foreign mill invested. So, yes, as soon as 233 gave us a path to siting,

01:01:24 Kevin Cole

if we couldn't do it locally, we're going to do it through there. So that's why we're here. That's why it's here. What else can I tell you? Well, the other reason I guess I should mention, too, is I don't know if everyone's aware, but DTE, Consumers Energy, which is the big energy producers here in Michigan, as you know, have mandates from the state to have a certain percentage of their portfolio come from renewables. It's not a request. It's a mandate.

01:01:55 Kevin Cole

So DTE and Consumers Energy are building projects throughout the state. And they're also looking to companies like RWE and others to build renewable energy. Just the reason PA-233 was established, exactly what the gentleman said, we need the power. Artificial intelligence is here. The demand for power is not being met. And so we need to diversify for power.

01:02:29 Kevin Cole

And that's why PA taught local counties, townships, moratoriums. We would constantly hear we're not against local, we're not against renewable energy, just I don't want to see it, I don't want it in my yard. And if everybody does that, so these are all the reasons why you're seeing it. This is all the reasons why not only are we seeing it, but we're seeing it.

01:03:17 Mike Vogt

I was going to add a little more about decommissioning, but stole the headline, and that's that whether, you do it locally through your ordinance or you do it through the state site across the, track that this project is on, that decommissioning security, whether it's in a bond or some other financial security method, it does not sit with RWE. So to the concern, which I understand is a reasonable concern, you say you have funding to decommission the land and put it back into its state, a similar condition it was.

01:03:49 Mike Vogt

What if you're not here? Well, that's why the law requires that that bond be held in a third party, not be touched by the developer, that amount. Calculated will cover the entire cost so that if and when the project needs to be decommissioned if for any reason the developer, Wasn't doing it themselves, and it is their strong preference to do that themselves, But if they weren't for some reason they were gone, That those funds are there those ones are untouchable And that's what protects not only the community, but each of these landowners who lease their properties also.

01:04:25 Mike Vogt

holding the obligation of Decommissioning the property review. Yeah, and that's right. That's a good point to add on there Is that the amount of the decommissioning doesn't get updated to make sure that it stays consistent with inflation at the value of salvaging? The equipment is consistent with what the market would actually pay for that equipment and if the amount amount needs to get updated because Of inflation or other reasons and that amount gets up and then that amount is now set there and cannot be touched by.

01:04:55 Mike Vogt

I was gonna ask our project engineer, also just briefly address two things. One, the project engineer was one was I just want to make sure she can explain how the process works. But the stormwater, that's all a regulated where you have county level stormwater plans and approvals. So you have your county train

commissioner that is in that to make sure that surface water runoff is addressed properly, sort of methods that are necessary. The other issue Carol was just.

01:05:36 Mike Vogt

just make sure we had the accurate number of acreage of trees. Sounds good.

01:06:02 Blake

We've got to demonstrate that there's no change to the hydrology between the pre-development condition and the post-development condition from the flow standpoint. This project will result in a net and land cover between the existing ag use where the panels will be, as Kevin mentioned, stabilized, vegetated, pollinator seed, but not blends.

01:06:38 Rick

I've got one question.

01:06:41 David D'Onofrio

We were going to hit one of them. Go ahead, sir.

01:06:44 Rick

If you take an 80-acre field that's patterned tile every 60 feet or 50 feet, and you drive them post in the ground, you're going to destroy it. So now you've got an 80-acre field that's going to be turned into a wetland. How do you propose- to take the water off the tile, because there is no natural drainage now.

01:07:05 Kevin Cole

You're absolutely right. We are going to damage drain tile. We try to avoid it, but it's going to happen. It's going to happen. There's going to be a lot of tile damage. And what we do is, usually in a community, there's one or two individuals that have either installed all the tile or repaired all the tile. I think the guy in this area's last name is We try to hire the local drain tile expert, and we keep him on there full time during the construction.

01:07:37 Kevin Cole

of the project. And as we go through, when we damage a tile, not if, when we damage a tile, we mark it, and Mr. DeYoungie follows along behind us and repairs it. We also know that sometimes the repair doesn't or sometimes the repair will get missed and there will be a wet spot a year from now that you didn't use to have. It's all covered under warranty. We have to repair it until it's correct. So you're absolutely right. It's gonna happen.

01:08:07 Kevin Cole

It happens in every.

01:08:09 Rick

Some of them tile was put in before Mr. DeYoungie was born.

01:08:12 Kevin Cole

Yeah, yeah. He can't help you out there. Understood, understood. But we're very conscious of that. And a lot of the farmers have maps of their fields when they've

had the tile installed. And we work with the farmers to get the information and we do our very best to avoid it.

01:08:28 Rick

Yeah, but a map does you no good if it's your installers don't know how to read a map.

01:08:31 Kevin Cole

Well, that's true and it happens.

01:08:33 Rick

It all depends on how good a help you hire is.

01:08:36 Kevin Cole

We do our very best and when there is something that needs repairing, we repair it. Okay, guys, go. I just wanted to update the horse tree clearing. Point nine. Oh, I'm sorry, I'm sorry. Point nine. The ground.

01:09:01 Ryan Powell

I just have a, just what I'm hearing is, you know, because of PA 233, your project was dead. So it's very clear that our, what I'm hearing is you're pretty confident this is happening no matter what. So I would like an honest assessment from you guys on what someone like you is supposed to do. Someone who's surrounded on all three sides of the panel, another side of the panel, who knows property values.

01:09:36 Ryan Powell

I'm never going to get out of that house that I put in. Talk to me. What should I do? Are you going to buy my house at market value.

01:09:45 Mike Vogt

I will answer your question. So as we said at the outset here, and as everyone knows, this is the process that's on the track for the PA 233 signing the Michigan Public Service Commission. But what that does not mean. Is that simply because we have applied, or will be applying, to the Michigan Public Service Commission, that deciding the parties will be issued, and it doesn't necessarily mean that that certificate will be, if it is issued, it isn't issued until after a very long and rigorous contested case process, and that gets to the answer to that question, is that parties are permitted to intervene in the contested case process, both the municipality or the legal unit, it's called under the act, and there are funds available for townships to do that.

01:10:44 Mike Vogt

So, that's the answer, it's participating, not only in the process, at the MPSC, in the proceeding, but it's using that email from Mr. Cole, and it's using his business card, and as an adjacent landowner, working, you know.

01:11:00 Richard Eaton

opening the dialogue to address your concerns thank you the other question though about his property being surrounded by three sides i got the power lines

on my property then i'm going to be surrounded on the other three sides with solar so you know in my condition same basic thing with this property all the money we put into it you know improving the home planning for our future pretty much just got screwed and you know we don't have a bottom line like you guys do you know very limited budget and so she's not gonna be when i kick the bucket she's not gonna.

01:11:37 Richard Eaton

be able to move out and sell the place because there won't be enough money to help her and so you know our plans have just gone to crap since you know this whole thing came up and bless those people that have been here for 500 years and their families came over on the mayflower and stuff but everybody here is an american citizen most of us serve in the military we have the right to live any excuse my language any place we want and if we wanted, moving a farmland because we love the look of the farmland that's our right to do it and they can sell their property but you've got to be concerned of the other people around you and that's all there.

01:12:10 Richard Eaton

is to it asking why again why nobody came to our homes and said we're planning on doing this and you know it's just i put up with the power lines because i could look the other way and see none of them a beauty it's just gonna be a hell of a bit so in our situations you know like you said we're just squatters here i guess but i think i've earned the right to be here you know and i've done my share allowing for other people to have the rights to do that and other people to have the.

01:12:45 Richard Eaton

rights to sell their property and do things that are illegal on it but they should also respect the rights of other people we're not squatters we're here by rights simple as that i got a question.

01:13:00 Paul W

Can you explain the Good Neighbors program and also talk about landscaping, the setbacks around this painting, the kind of work that you're doing.

01:13:16 Richard Eaton

I've seen the setbacks. You know, that doesn't satisfy me. You know, I mean, that's, okay, so it's going to be a takeaway from looking beyond the setback.

01:13:30 Kevin Cole

As far as the, they're called participation agreements or good neighbor agreements. We would, again, like anybody that wants to participate in a project, do the project to participate. We have the design laid out. We wouldn't be doing anything on your land. We provide you with a yearly income every year. You know, it's not the same kind of income that the farmer would have with, you know, 230 acres.

01:14:00 Kevin Cole

it is part i think what we offered was a lot of um i think we offered like five

thousand dollars at the time of signing and then i'm not sure on the dollar i'll have to follow up i'm not sure on the dollar amount right off the we're just recently we're just the beginning stages of.

01:14:22 Paul W

pulling that out so that would basically pay when he kicks the bucket i think that's right the wife will get five thousand dollars to pay all his taxes well okay.

01:14:35 David D'Onofrio

okay all right i think it's probably worthwhile to get this a little bit more back on track to the.

01:14:40 Rick

to the project uh if you want to be good neighbors why wouldn't you entertain all these people that's surrounded by these solar panels free electricity for life because we're not offering free electricity and they won't about you don't tell me you can't afford it because i got solar panels and i know.

01:15:00 David D'Onofrio

Yeah, so do we have any other questions that we wanted to address you don't have my fingerprint.

01:16:01 Kevin Cole

Okay, there's been some numbers kicked around, some crazy numbers. We're actually using, I think, 1,555 acres for the layout. I'm sorry? I have no idea, but I know it's a lot more than that. We're using a very small percentage. So there's other land that the tenant farmer could farm. And, again, it goes back to the landowner's rights. That landowner should have the right to do with what he, you know, this gentleman here has rights.

01:16:33 Kevin Cole

That landowner that owns the land that wants to put solar on it has rights, too.

01:16:37 Blake Brosomer

I understand that some of the farmers talk about it, but I'm just saying it also represents the owner of the farm.

01:17:00 David D'Onofrio

yeah i think that was there's one yeah one or two more and then we'll bring yeah.

01:17:02 David D'Onofrio

yeah some question about controlling ragweed and the vegetative vegetation management.

01:17:10 Kevin Cole

giant ragweed again we have a full-time staff that operates the project and one of the things that we do is we hire a contractor to manage the patient plan around the solar panel we don't want it growing up over the so it's cut we don't plant something that needs to be cut every other saturday we plant something that needs to be terminated so the vegetation will be managed.

01:17:42 Mike Vogt

will the will the township have some say as they get complaints like.

01:17:51 Mike Vogt

landscaping yeah there's um as a part and parcel of the application process for this event, complaint or dispute resolution process that has to go through and be approved by the MTSC to make sure that there is someone from the developer who is available and responsive to individual individual complaints and one thing I didn't want to lose sight of was to make sure that if anyone just did not want to speak tonight because they're not public speakers or a friend or family member.

01:18:23 Mike Vogt

had an obligation could not be here please do pass along the email address that's how this process works to its fullest capacity with collaboration and.

01:18:34 David D'Onofrio

Mike I will interject as well sorry that was really loud the comment cards that I think everybody got as well please feel free to fill those out and drop them in the box as well that Mike's stand holding up over there as well sorry yes sir hey.

01:19:15 David D'Onofrio

We can certainly review that and get back to you. I don't think we have that off the top.

01:19:18 Kevin Cole

I don't have that information at my fingertips, but I can get it for you. Email that request to the email address there. I'd be happy to get that and answer any other questions.

01:19:33 David D'Onofrio

All right. I think that brings us to – oh, go ahead, sir.

01:19:36 John Turp

I just had a quick question. When I sent out what I noticed on the screen, it looked like you're appealing to the state for citing. No.

01:19:48 Mike Vogt

As far as our application to the state site.

01:19:51 David D'Onofrio

Mike, use the microphone. Sorry.

01:19:55 Mike Vogt

It was a question about when we plan on submitting the application to the MPSC. Yeah, I thought it said – It should not have said that.

01:20:04 John Turp

No, it'll be before the end of this year. Has that always been the target.

01:20:10 Kevin Cole

Well, these things tend to move.

01:20:13 Mike Vogt

The target would have been earlier.

01:20:15 Kevin Cole

Yeah, we would have done it earlier, but we wanted to do it as soon as possible.

01:20:18 John Turp

Would you consider the project ahead of schedule, behind schedule, as far as tentative goals? On target. Yeah, on schedule. And as far as any kind of subsidies, what sort? Grant money towards the project, subsidies, whatnot. Any kind of money coming back. When's the solar project.

01:20:50 Mike Vogt

I'm not sure what you mean by, I'm not sure what you mean by when the solar project started.

01:20:55 John Turp

As far as when, you know, as far as meeting the requirements. for any kind of subsidies, grant money, anything? The conception of the idea of the project? Does the first post go in the first? I would have to.

01:21:13 Mike Vogt

It's probably a pretty specific tax and federal regulatory question that the Houston Zoning Attorney and I don't, I can get the answer. I don't have those in my fingertips.

01:21:22 Speaker 19

When would you consider the project? I don't know. Yes, ma'am.

01:21:28 Eilleen

The importance of our energy by a horse. I want that. We didn't read the comment.

01:21:46 David D'Onofrio

No, no, she wants an answer to it.

01:21:47 Eilleen

Yeah, up in May to come. People are concerned about it.

01:21:55 Mike Vogt

I mean, the comment, frankly, it's hard. answer, because all he said was a proposition that energy would be controlled by a foreign entity. And he can talk about RWE.

01:22:10 Kevin Cole

Yeah, to kind of speak to that, the project has never been sold. We are partners with ESA in this project. So the project has never been sold once already, and it could be sold again and again. That's not our business model. That's the plan. That's the plan at the moment, yeah. Yeah, some projects, some developers do build projects with the sole purpose of selling.

01:22:44 Kevin Cole

them, and they sell them to people like DTE and Consumers Energy. RWE does own and operate our projects. That's our preferred business model. But there have been cases where we have sold projects to the utility companies. It's above my pay grade. I'm a developer. I'm not part of management for the company. So I don't want to say no, they'll never sell it to DTE or Consumers Energy. But right now, the plan is to build it.

01:23:15 Kevin Cole

I'm sorry. Let me get her first. She's better.

01:23:20 Speaker 20

Maybe a clarification for myself. For libraries. Continuous 40 years. We put \$4 million. That's not saying that I'm not grateful. We know inflation and other things.

01:23:54 Speaker 20

Is this a continuous thing that begins to happen? No, it's throughout the life of the project on a yearly basis.

01:24:13 Kevin Cole

Our taxes go up every year just like yours do. So, you know, whatever we're assessed, that's what we have to pay. And it's not paid as property taxes. It's paid as industrial equipment.

01:24:35 Speaker 20

That is above our pay grade.

01:24:38 David D'Onofrio

Yeah, that is, yeah. I couldn't answer that. All right. Yes, ma'am.

****01:24:44 Morgan Powell ****

I got a new MPSC. Solar, industrial solar fields, 90 megawatts, too, and I think you put like... I got out of sight, though, fields that are in operation.

****01:25:18 Morgan Powell ****

So if you want community, why not go...

01:25:27 Kevin Cole

We try to build the biggest one we can. I mean, the power is needed. We do have what's called a community solar division of RWE that does build these smaller community solar projects throughout the country, but I don't participate. I can't speak to that. I've never worked with it.

****01:25:49 Morgan Powell ****

So why put the 50 megawatts...

01:26:12 Kevin Cole

No, it's because of demand for the power, you know, we need the power, we need the power here in Michigan. We're being tasked to develop as much energy as we can, is what we're being tasked with. So we do that by all the above, by

doing small community solar projects, by doing larger utility scale projects, we also do wind.

01:26:36 Richard Eaton

You do it most cost effectively, that's all it is. You build a bigger farm, your bottom line is going to be better.

01:26:46 David D'Onofrio

Alright, ladies and gentlemen, I think we've hit most every of the comments that were during the period. Again, if you have any additional thoughts, the email address, the comment cards, we greatly appreciate everybody's time tonight. And signing in and giving your names and being part of this process. I hope everybody has a great week and thank you very much for being here.

Questions/Concerns:

I WOULD LIKE MORE INFO
ON THIS "PARTICIPATING PARTNERS"
THAT WAS MENTIONED AT THE
MEETING. I HAVE FARM GROUND
THAT I AM CONCERN FOR ANY POSSIBLE ^{FUTURE} BUILDING.

Name: MIKE PANICONE
Phone/Email: 517.673.8413 / PANICONE@YAHOO.COM
Address: 4077 COOK ROAD
PALMYRA, MI 49268

Questions/Concerns:

How much of the energy generated
is useable in the local area?

Name: Jim Diebel

Phone/Email:

Address:

Questions/Concerns:

WHAT WILL THE LAND BE
USEFUL FOR AFTER IT IS FREED
FROM THE SOLAR

Name: LINDA SHIRLEY

Phone/Email:

Address:

Questions/Concerns:

Are you talking 40yrs. in place?
Also with that continuous
funds or the numbers mention
only one time.

Name: Morales

Phone/Email: 734 999 7709

Address: 5762 Palmyra Rd

Questions/Concerns:

How many of the representatives of
the company live within a quarter
mile of the proposed energy field?

Name: Jim Diebel

Phone/Email:

Address:

Questions/Concerns:

My outbuilding that has been
built & finished 2 or 3 years ago
is not on the aerial survey view.

Name: Adam Forch

Phone/Email: 517 4382471

Address: 5492 E Gorman Rd
Palmyra MI

Questions/Concerns:

I have lived in this house since 1951.
I have deer, turkey & bald eagles
land in the field behind my house.
I don't want to loose the open
space I see & enjoy from my deck.

Name: Kathleen A. Petersen

Phone/Email: kpetersen080799@yahoo.com

Address: 3000 Humphrey Hwy
Palmyra, MI 49268

Questions/Concerns:

-STAY OFF FARM GROUND. THERE
ARE MORE THAN ENOUGH BROWNFIELD
SITES AVAILABLE IN THE STATE TO
SATISFY THE QUOTA FROM GOV.
WHITMER

Name: CONRAD MACBETH

Phone/Email: (734) 224-8146

Address: 6592 RODESILEY HWY
BLISSFIELD MI 49228

2025 Public Meeting Comments

From: [Cole, J Kevin](#)
To: [rougetroadsolar](#)
Subject: RE: Rouget Road Solar Farm | Contact form
Date: Tuesday, August 26, 2025 10:28:04 AM

J. Kevin Cole
Development Manager

RWE Clean Energy
Mobile : 517-745-7546
353 N Clark St, 30th Floor, Chicago, IL 60654
Jkevin.cole@rwe.com

From: RWE in America <noreply@rwe.com>
Sent: Saturday, August 9, 2025 9:46 AM
To: Cole, J Kevin <JKevin.Cole@rwe.com>
Subject: Rouget Road Solar Farm | Contact form

Hello,

the following enquiry has been received via the form on <https://americas.rwe.com/our-energy/solar-energy/solar-projects-and-locations/rouget-road-solar-farm/>:

Enquiry:

Subject *: Palmyra, MI. solar farm and our property value

Message *: Your plans to build this solar farm is bordering our house on three sides. It will drop our property value considerably. We are in our seventies and cannot afford to move. When I die my wife will not be able to maintain the property and we had planned for her to sell the house to live in an affordable community for her. That will no longer be possible because of your business interest. Why not just buy our property at a proper price and include it in your plans. The main power lines are on it and would actually help facilitate you access to them.

Sent by:

Name *: Richard

Last name *: Eaton

Company:

Would like to be contacted by *: Mail

Email address: reatonsr415@gmail.com

Phone: 661-993-6957

Street: 2990 Humphrey Hwy.

City: Palmyra 49268

State: Michigan (MI)

Fields marked with * are mandatory fields. Fields that are not filled in the form are left blank in this e-mail.

From: [Cole, J Kevin](#)
To: [Kelly Mohr](#)
Subject: RE: [EXT] Solar Plant Questions

Hi Kelly,

I hope you are doing well.

Thank you for your email and for sharing your concerns regarding the setback along Humphrey Hwy.

I want to let you know that the survey and design has been updated and now reflects a minimum 300-foot setback in that area.

We understand the unique character of the neighborhood and have made adjustments accordingly and hope this reflects our effort to be responsive to community feedback.

We respect your request for no in-person contact and are happy to continue the conversation by phone or email.

Appreciate you reaching out and voicing your perspective.

Best,
Kevin

J. Kevin Cole
Development Manager

RWE Clean Energy
Mobile : 517-745-7546
353 N Clark St, 30th Floor, Chicago, IL 60654
Jkevin.cole@rwe.com

From: Kelly Mohr <kellyfmohr@gmail.com>
Sent: Thursday, September 18, 2025 2:48 PM
To: rougetroadsolar <rougetroadsolar@rwe.com>
Subject: [EXT] Solar Plant Questions

[EXTERNAL SENDER **]:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. **If anything appears suspicious, report it.** Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

[EXTERNER ABSENDER **]:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. **Wenn Ihnen etwas verdächtig vorkommt, melden Sie es.** Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender

Hello:

I emailed a couple of weeks ago asking about Humphrey Hwy specifically and the lack of a 300 ft set-back should the project move forward. Humphrey Hwy is a residential street and the houses are fairly close to the road. A 50' set-back will not be sufficient in this neighborhood. I would appreciate a call or email to discuss. I do not want any visitors to my home. For the record, I am against this project for many reasons and would be happy to discuss that as well.

Thank you for your time.

Kelly Mohr

419.343.1790

From: [Cole, J Kevin](#) on behalf of [rougetroadsolar](#)
To: [Kelly Mohr](#); [rougetroadsolar](#)
Subject: RE: [EXT] Homes on Humphrey Hwy - No 300 ft Set-back

Hi Kelly,

Thanks for the email.

The design has been updated and all the homes you mentioned now have at least 300 ft setbacks.

Best,
Kevin

J. Kevin Cole
Development Manager

RWE Clean Energy
Mobile : 517-745-7546
353 N Clark St, 30th Floor, Chicago, IL 60654
Jkevin.cole@rwe.com

From: Kelly Mohr <kellyfmohr@gmail.com>
Sent: Friday, September 5, 2025 10:32 AM
To: rougetroadsolar <rougetroadsolar@rwe.com>
Subject: [EXT] Homes on Humphrey Hwy - No 300 ft Set-back

[EXTERNAL SENDER **]:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. **If anything appears suspicious, report it.** Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

[EXTERNER ABSENDER **]:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. **Wenn Ihnen etwas verdächtig vorkommt, melden Sie es.** Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Hello:

We spoke on the phone recently and I noted that I am not in favor of the solar plant project that is slated for this area for many legitimate reasons.

I also wanted it to be documented that I want to know why the homes on Humphrey Hwy are not afforded the same 300 ft set-back as in other areas. Our homes are close to the road and a 50' set-back will not be sufficient should this project be approved. This is a residential street and this project will negatively affect us.

I do not want any visits to my home, but an email or phone reply would be appreciated.
Thank you

Kelly Mohr
419.343.1790

From: [Kelly Mohr](#)
To: [rougetroadsolar](#)
Subject: [EXT] Solar Plant Questions
Date: Thursday, September 18, 2025 1:48:11 PM

[EXTERNAL SENDER **]:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. **If anything appears suspicious, report it.** Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

[EXTERNER ABSENDER **]:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. **Wenn Ihnen etwas verdächtig vorkommt, melden Sie es.** Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Hello:

I emailed a couple of weeks ago asking about Humphrey Hwy specifically and the lack of a 300 ft set-back should the project move forward. Humphrey Hwy is a residential street and the houses are fairly close to the road. A 50' set-back will not be sufficient in this neighborhood. I would appreciate a call or email to discuss. I do not want any visitors to my home. For the record, I am against this project for many reasons and would be happy to discuss that as well.

Thank you for your time.

Kelly Mohr
419.343.1790

From: [Kelly Mohr](#)
To: [rougetroadsolar](#)
Subject: [EXT] Homes on Humphrey Hwy - No 300 ft Set-back
Date: Friday, September 5, 2025 9:32:13 AM

[EXTERNAL SENDER **]:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. **If anything appears suspicious, report it.** Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

[EXTERNER ABSENDER **]:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. **Wenn Ihnen etwas verdächtig vorkommt, melden Sie es.** Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Hello:

We spoke on the phone recently and I noted that I am not in favor of the solar plant project that is slated for this area for many legitimate reasons.

I also wanted it to be documented that I want to know why the homes on Humphrey Hwy are not afforded the same 300 ft set-back as in other areas. Our homes are close to the road and a 50' set-back will not be sufficient should this project be approved. This is a residential street and this project will negatively affect us.

I do not want any visits to my home, but an email or phone reply would be appreciated.

Thank you

Kelly Mohr

419.343.1790

From: [Travis Cagle](#)
To: [rougetroadsolar](#)
Subject: [EXT] 5840 Rau Hwy. Palmyra, Mi
Date: Monday, August 25, 2025 5:52:38 PM

[EXTERNAL SENDER **]:**

Do not click links, open attachments or enter your ID/Password unless you recognize the sender and certain the content is safe. **If anything appears suspicious, report it.** Consider the following before taking action: Were you expecting this email? Can you verify the sender? Are the grammar and spelling correct? Does the content or request make sense?

[EXTERNER ABSENDER **]:**

Klicken Sie nicht auf Links, öffnen Sie keine Anhänge und geben Sie Ihre ID/Ihr Kennwort nur dann ein, wenn Sie den Absender erkennen und sicher sind, dass der Inhalt sicher ist. **Wenn Ihnen etwas verdächtig vorkommt, melden Sie es.** Beachten Sie Folgendes, bevor Sie Maßnahmen ergreifen: Hatten Sie diese E-Mail erwartet? Können Sie den Absender verifizieren? Sind Grammatik und Rechtschreibung korrekt? Ergibt der Inhalt oder die Aufforderung einen Sinn?

Hello,

I'm at 5840 Rau Hwy. and would like to understand more about the good neighbor agreement?

I'm a local resident who will be surrounded by solar and would like to try and recoup as much property value as possible.

Thanks,

Travis Cagle
(517) 605-1768
tcagle9@gmail.com

Get [Outlook for iOS](#)

2026 Public Meeting Transcript

In the Matter Of:
IN RE: ROUGET ROAD SOLAR FARM

PUBLIC MEETING

August 28, 2026



ESQUIRE
Exhibit A-4.3 Page 43
DEPOSITION SOLUTIONS

800.211.DEPO (3376)
EsquireSolutions.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PUBLIC MEETING
IN RE: ROUGET ROAD SOLAR FARM

August 28, 2026

Life's Little Moments Event Center
6370 Palmyra Road, Palmyra, Michigan 49268

RECORDED BY: Andrew Martz, CER 16194
Certified Electronic Recorder
Esquire Deposition Solutions
Firm Registration Number 8035
1-800-632-2720

1 APPEARANCES:

2 For RWE: JOHN A. WEISS, JR., ESQ. (P83530)
3 Dickinson Wright
4 200 Ottawa Avenue, NW, Suite 900
5 Grand Rapids, Michigan 49503
6 (616) 336-1034
7 jweiss@dickinsonwright.com

8 Also Present: J. Kevin Cole
9 David D'Onofrio
10 Ian Gstalder
11 Blake Holcomb
12 Gillian Kelahan
13 Mark Quarles
14
15
16
17
18
19
20
21
22
23
24
25

TABLE OF CONTENTS

PAGE

Presentation	6
Public Comment	15
Questions	28

Palmyra, Michigan

Friday, August 28, 2026 - 5:29 p.m.

MR. D'ONOFRIO: All right. Ladies and gentlemen, it is 5:30. Thank you all very much for taking time out of your Friday evening to join us this evening for the Rouget Road Solar Michigan Public Service Commission meeting.

Really appreciate the facility here giving us the opportunity to host inside Palmyra. My name is David D'Onofrio. With me is Kevin Cole from RWE and John Wright -- Weiss -- sorry. John Wright works with me -- John Weiss with Dickinson Wright.

And we are going to kick off the evening. I'm going to turn it over to John to walk through the -- the agenda and the upcoming public comments. Just a couple of quick ground rules for folks who aren't familiar with the building. The restrooms are down the stairs, out in the hallway to the right. If you need an elevator, if you go out the stair -- out the doors and into the room over there, there's an elevator to get you down to the lower level. Otherwise, really appreciate it, and I'll turn it over to John.

MR. WEISS: Thanks, Dave. Good evening, everyone. This is a state required public meeting held by the developer as an initial step in the Michigan Public Service Commission siting process under Public Act 233 of 2023 for

1 qualifying renewable energy facilities. This is not a
2 township board meeting or planning commission meeting, and
3 no decisions will be made tonight. The MPSC proceeding is a
4 contested case with a public docket. There will be further
5 notices of how to participate in future proceedings as
6 required by statute. A court reporter is transcribing these
7 proceedings to create the record required for the MPSC
8 application.

9 During the public comment portion please speak at
10 the microphone, state your name and address, and limit
11 remarks to three minutes so all may be heard. Written
12 comments may also be submitted by the stated deadline and
13 will be included with the filing. I believe everyone
14 received a copy of the agenda. It'll look a lot like a
15 zoning hearing meeting that you might have gone to in
16 tow- -- in the township.

17 We'll start with a short meeting presentation,
18 then we'll give a chance for everyone to come up to the mic
19 and ask questions. We're going to collect the questions and
20 not respond to them one by one, and then we're going to
21 answer them collectively as a group. After that, it'll be
22 the end of the meeting and we'll adjourn and go on with our
23 Friday nights. So thank you for coming. I'll pass it over
24 to Kevin.

25 MR. COLE: Thanks, John. Hi, everyone. Thanks

1 for coming. I appreciate you being here this evening. I
2 think I know many of you, but for those who don't know me,
3 my name is Kevin Cole. I'm the project development manager
4 for RWE. We're excited to be here tonight to talk about the
5 Rouget Road project and what it means to the community. The
6 purpose of the meeting is to introduce the project, answer
7 questions, and get input from you regarding the project.

8 If you have any suggestions or requests, feel free
9 to speak to any of the team members or fill out one of the
10 comment cards that you received when you came in and enter
11 that into the drop box. So many of you know this is our
12 second public meeting, and I want to take a second and
13 explain why we're having two of them. Like last Aug- -- we
14 had our other meeting, our first meeting, last August. And
15 since then, the Michigan Court of Appeals' decision changed
16 the interpretation of an affected local unit under Public
17 Act 233.

18 Now, that interpretation made Lenawee County also
19 an affected local unit, as well as Palmyra Township. So
20 we're holding this additional meeting to satisfy the public
21 participation requirements under Public Act 233. The
22 project remains substantially the same with on- -- only a
23 minor layout update since the -- the first meeting last
24 August. So let's begin with a little bit about RWE. RWE's
25 a global leader in renewable energy and currently ranks

1 number 3 in the U.S. We have offices in New York, Chicago,
2 Oakland, California, and Austin, Texas. RWE employs over
3 2,000 people and has been in the U.S. for over 19 years and
4 continuing to grow. In 2025, RWE commissioned two gig- --
5 gigawatts of new U.S. energy projects, which was a record
6 year for RWE. RWE currently has 9 gigawatts of new capacity
7 in the pipeline and are on track to have it online by 2031.

8 In Michigan, RWE has six projects with one
9 currently under construction, and on track -- we're on track
10 to add over 1 gigawatt of additional capacity into the grid.
11 RWE's track record. Being a leader in the industry, RWE
12 manages projects throughout the U.S. from design, through
13 construction, and long-term operation. We're committed to
14 leveraging our experience to deliver quiet, clean,
15 high-quality renewable energy projects to communities.

16 The Rouget solar project will produce 175
17 megawatts; that's enough power to power approximately 30,000
18 average homes; and we're targeting commercial operations to
19 begin in mid 2029. So Rouget Road solar is a quiet and
20 clean project that will be virtually -- virtually silent
21 outside the fence line. The project will be monitored 24/7
22 by our remote operations center, and local field staff will
23 be onsite to handle any issues or emergencies quickly. Our
24 primary goal is always safe, reliable operation. At the end
25 of the project -- at the end of the project's life cycle,

1 the land will be restored to farmland. RWE is actively
2 monitoring the emergency -- or emerging recycling industry
3 here in the U.S. This slide outlines the project timeline
4 from early engineering to permitting, power offtake
5 agreement, construction, and then full commercial operation
6 in mid 2029. We will resubmit our permit application
7 shortly, finalizing our offtake agreement within the next
8 few months, and we expect corporate approval to
9 construction -- for construction to start after receiving
10 our permit.

11 Plan to begin construction is September 2027 with
12 project completion, again, targeted for June of '29. We're
13 proud of the economic impact. The project's going to bring
14 33 million in local tax revenue over the project's life, and
15 this will include support for schools, fire departments, and
16 roads. This slide shows the breakdown of where the 33
17 million goes, again supporting the township, county, local
18 school districts, and the library fund.

19 This is long-term guaranteed local revenue the
20 county can depend on for over 35 years. Also, I would ask
21 you to consider the incredible boost to the local economic
22 of having over 300 workers during the construction pro- --
23 pro- -- process. These workers will need food, housing,
24 fuel, and many other items that will boost the local
25 economy. Once completed, the project will have created four

1 full-time jobs and several part-time jobs needed for
2 operations. We also strive to be good neighbors and part of
3 the local community. And for the last three years, RWE
4 sponsored the Lenawee County Fair and we made donations to
5 the Lenawee 4-H programs and have budgeted thousands of
6 dollars annually for locations -- for local donations and
7 sponsorships. This slide indicates some of the steps you'll
8 see here in construction.

9 The land will be graded and prepared. We preserve
10 the topsoil. We'll seed in key areas and then install
11 access road and underground cables. After that, there will
12 be pile driving and panel installation. We'll finish by
13 reseeding and restoring the land. The site will be left
14 clean and ready for long-term use. And the project was
15 designed to create wildlife corridors between the panel
16 blocks and is using wildlife-friendly fencing with larger
17 openings at the bottom to facilitate animal movement.

18 At the end of the project, all the equipment and
19 facilities will be removed and the land restored. In this
20 case, the land will be viable for future generations. So
21 after the solar project reaches the end of it's use- --
22 useful life, the law requires the equipment to be removed
23 and restoration of the land to its previous use, for
24 agriculture or other uses as the landowner sees fit. And as
25 I said earlier, at the end of the project, RWE's contracted

1 with SOLARCYCLE and -- to recycle the panels and Comstock
2 Metal to recycle the wrapping. Decommissioning is a legal
3 obligation built right into the leases, the ordinance, and
4 state law. The equipment will be removed and the land
5 restored. There will be a bond or other agreeable financial
6 security so that no matter what the situation may be 35 or
7 40 years from now, funds will be guaranteed to be available
8 to properly decommission the project so the costs don't fall
9 to the landowner or the community.

10 And the face value of that bond is reviewed and
11 adjusted every five years. So RWE strives to be a good
12 steward of the land. Solar farms make very little impact on
13 sub- -- subsoil. In fact, the soil's often in a better
14 condition because it's been allowed to recover nutrients
15 over the life of the project. The topsoil's preserved, and
16 as a result of planting local pollinator species, solar
17 projects can recharge groundwater and re- -- and reduce soil
18 erosion.

19 One of the biggest concerns for the community is
20 regarding property values. This is the concern we probably
21 hear most often. But there are several independent studies
22 throughout the United States that have stated that due to
23 the large increase in annual tax revenue, and as a result of
24 the solar projects, the -- the benefits that go to the
25 schools, the fire departments, the roads and other vital

1 infrastructure, infrastructure tends to improve, making the
2 area a more desirable place to live. And with the solar
3 project being quiet and free of noise, dust, foul odors, and
4 other harsh chemicals from typical farming operations,
5 several studies from various universities across the country
6 indicate that solar farms have no meaningful impact on
7 property values. We have some studies regarding property
8 value -- values available here today, so please be sure and
9 pick one up before you leave.

10 I have with me today several of our team members
11 who are subject matter experts in engineering, environmental
12 issues, permitting, legal, and project development to
13 address any questions you may have. I also want to point
14 out the posters out in the hallway show vegetative screening
15 and what it'll look like as it develops over the years. So
16 be sure to take a look at those before you leave. Again, as
17 a reminder, the purpose of the meeting's to introduce the
18 project and answer questions and get input from you
19 regarding the project.

20 For example, maybe you live nearby and you want to
21 request additional screening near your property. In a few
22 moments, we'll open the floor for questions and comments,
23 but first I'd like to say RWE has listened to, is aware of,
24 and understands the community's concerns. And RWE knows the
25 biggest underlying concern isn't what is out in the fields,

1 it's how is this going to affect your way of life. And the
2 good news is the construction period will be the biggest
3 impact, because there's going to be increased traffic,
4 noise, dust, but we'll work to minimize that. But after the
5 construction's complete and the project's operating, I bet
6 you'll likely find it's a quiet, clean project that produces
7 no foul odors, no harsh chemicals, and will have little
8 impact on the wildlife.

9 This project's been designed to minimize impacts
10 to the environment, wildlife, and your lots. So we're going
11 to get -- question portion of the meeting. If you'd prefer
12 not to speak today, I encourage you to fill out the comment
13 cards you received as you entered and drop them in the
14 comment box. Also, on the screen is the project web
15 address, and the best way to contact us is the e-mail
16 address that's shown. So now I'll turn it over to John to
17 outline the procedure and we'll open the floor for questions
18 and comments.

19 MR. WEISS: Thanks, Kevin. Dave, do we have a
20 list of speakers?

21 MR. D'ONOFRIO: Yes, sir.

22 MR. WEISS: Okay. Well, as Dave goes through the
23 list, I'll ask you to come up to the mic. Again, state your
24 name, provide your address, including the township or city,
25 speak in all -- in an audible tone of voice for the record.

1 And could you please address the table here as opposed to
2 addressing the crowd? Again, we're going to take notes of
3 all the comments that are made throughout the public comment
4 portion of it, and then we're going to go through them one
5 by one and have a chance to address all of the questions.
6 So with that, I'll give it to Dave.

7 MR. D'ONOFRIO: Thank you, John. Thank you,
8 Kevin. Again, as you come up, just your name. Three
9 minutes to speak. I will keep track of the time up here and
10 ask that at that time you relinquish the microphone to
11 another one of your neighbors so they can go ahead and --
12 and share their questions and comments. With that, I will
13 start -- we went -- we ask you -- I appreciate everyone
14 checking in for the -- for the sign-in sheet.

15 We did ask in the beginning, we'll go in order of
16 how people signed up. So Mr. Crane, you were the first one
17 here and the first one to sign up to speak. You are first
18 at the microphone, sir.

19 MR. CRANE: What do you think about that? First
20 at something, huh? Mark Crane, 2795 Grosvenor Highway near
21 Palmyra, also Palmyra Township trustee. My -- I have had
22 several concerns about this for a number of years, but other
23 than the fact that the vast majority of the residents of my
24 township do not want you here, my other concern is -- and
25 I -- and I talked with a couple people from Consumers Energy

1 recently about the idea. They were proposing a project.
2 They -- basically I met with them. The best farm ground in
3 the state, according to MSU Extension, goes across the
4 bottom of the state, up the west side, back towards the
5 Thumb area. Within that area -- there's better ground and
6 there is worse ground within that area. Okay? What you
7 gentlemen and folks are after is the best of the best. Two
8 miles in any direction from this area and you will find
9 marginal ground.

10 But in Palmyra Township, this is the best we've
11 got in the state. And I don't think it makes sense.
12 There's better places to put this. I'm not necessarily
13 saying "yes" to solar or "no" to solar. What I'm saying is
14 this ground that we have here is -- they've moved -- they're
15 coming to this ar- -- this area now to raise more cabbage
16 because it raises really good cabbage and tomatoes and
17 carrots and all that kind of stuff. It was a truck farming
18 area. You can grow corn lots of other places and beans lots
19 of other places, but this is the best of the best.

20 My other question to you is that you say you're
21 going to replace this. You're going to take this out in 25,
22 30, 35 years. What are you going to replace that energy
23 with? When you -- when you decommission that, what's going
24 to take that place in the grid? Thank you.

25 UNIDENTIFIED SPEAKER: Thanks, Mark.

1 MR. D'ONOFRIO: Thank you, sir.

2 UNIDENTIFIED SPEAKER: (Inaudible)

3 MR. D'ONOFRIO: It's -- Kevin has it.

4 MR. COLE: Have what?

5 MR. D'ONOFRIO: The HDMI cord. Sorry. Just grab
6 the HD- --

7 UNIDENTIFIED SPEAKER: Oh. I'm sorry.

8 MR. D'ONOFRIO: Yeah. Sorry.

9 UNIDENTIFIED SPEAKER: Thank you.

10 MR. D'ONOFRIO: Just so folks can keep track of
11 their time.

12 MR. COLE: I don't have anything.

13 UNIDENTIFIED SPEAKER: I know you don't.

14 MR. D'ONOFRIO: Sorry. We are --

15 UNIDENTIFIED SPEAKER: So sorry. Sorry, everyone.

16 MR. D'ONOFRIO: We weren't quite ready for this --

17 UNIDENTIFIED SPEAKER: Thank you.

18 MR. D'ONOFRIO: -- quick transaction --
19 transition. Blake Brosner (pronouncing)?

20 MR. BROSAMER: Blake Brosamer (pronouncing).

21 MR. D'ONOFRIO: Braser (pronouncing). I -- I
22 apologize, sir.

23 MR. BROSAMER: 5950 Rau Highway. So I've been up
24 here a lot, talk a lot, you know. You're going to put this
25 up for 30 years. We know -- solar, I know it's better than

1 it was years ago; right? So to go back, I know I've said it
2 before (inaudible) about 20 years. So what's going to stop
3 you from putting battery storage in when you hit the duck
4 curve? Power plants don't want to take the power because
5 they got to keep theirs; right? Are we going to start
6 putting in battery power storage in all these places? Why
7 not? It doesn't make sense not to.

8 MR. COLE: Well, if we -- if we did, we would have
9 to go through the whole process of getting that approved and
10 admitted and -- and everything and --

11 MR. BROSAMER: Well, it didn't seem too hard for
12 this part; right? So --

13 MR. COLE: Well, it actually was and --

14 UNIDENTIFIED SPEAKER: Let's save questions.

15 MR. D'ONOFRIO: Yeah, let's save questions.

16 MR. COLE: I'm sorry, guys.

17 MR. D'ONOFRIO: Yeah.

18 MR. BROSAMER: So, I mean, come on, guys. There's
19 other places, just like Mark said. But this is here. This
20 is (inaudible) not us; right? That's why we're here.
21 Remember that. (Inaudible) you want to be neighborly. I
22 ain't seen any one of you show up at my house, talk to me
23 over a beer or something, in a controlled environment where
24 the last person's going to be living right across from this.
25 My grandkids are going to see this. My kids are going to

1 see this. I got to deal with construction for potential up
2 to two years -- right? -- road tore up. We buy good
3 vehicles; right? I live on a paved road. I've seen what
4 they're doing on Holloway; dirt all over the road,
5 (inaudible) they don't clean up for weeks. I drive by it
6 every day. They got lights up all night long; right? They
7 got people living around there. You can turn your
8 headlights off and drive down the road for about two miles
9 each way. So what are you going to do when it's right
10 across the street from my house for two years?

11 But yet you want to be friendly. Not a single one
12 of you showed up to my house. And I've been up at this mic
13 a lot; the last meeting, the meeting before that. Heck,
14 meetings, you know, even for wind power years ago. So
15 people know my name and know where I live. You can look it
16 up. It's public record. But yet nobody's been out there.
17 So, friendly? No. Did you throw around money at the fair,
18 hand out a few freebies here? I mean, come on. It's not
19 friendly. So thank you.

20 MR. D'ONOFRIO: Thank you, sir. Paul Wohlfarth?

21 MR. WOHLFARTH: Oh, I -- I didn't sign up, but --

22 MR. D'ONOFRIO: Oh. Sorry. I just -- I
23 just (inaudible) -- I apologize.

24 MR. WOHLFARTH: Well, I -- I -- well, I live in
25 Riga Township, not in Palmyra Township. But I live -- I do

1 live in the district, district 6 -- 7. And the area's kind
2 of depressed because we don't have any economic development
3 and all that. And we -- I welcome this kind of stuff. Even
4 in my -- we -- we -- we got a wind farm going -- going in
5 behind me. I don't have a problem with it. It's going to
6 be -- it's better than having a subdivision to have a solar
7 or a wind farm. I won't have all the traffic.

8 I get -- where I'm at right now, I live next to
9 Sylvania and -- and Whiteford. Construction's going all the
10 time; truck traffic, loud, 70 dba noise going by my house.
11 If I had a solar or wind farm, we could keep some of that
12 out of there and I wouldn't have all this -- this urban
13 sprawl. So -- and farmers have a choice. The land that
14 they own is zoned agricultural. It's their land. They have
15 a right to make a living on the agricultural -- locally
16 zoned agricultural land.

17 And so I -- I don't see what the -- the fuss is.
18 If you buy into an agricultural zoned area, you're going to
19 be able to have a potential of something like this happen.
20 So that's what basically I have to say. Thank you.

21 MR. D'ONOFRIO: Thank you, sir. Janelle Cagle?

22 MS. CAGLE: Hi. I'm Janelle Cagle, 5840 Rau
23 Highway. I've been to quite a few of these meetings, but
24 I've never spoke because I don't like to speak, but here I
25 am. I don't have a whole lot of new things to say that

1 haven't been said over the course of the last two years that
2 you guys have been here. But, you know, I'm concerned as a
3 property owner. You know, I work from home all day. I do
4 not want to hear this noise all day. We have a quiet road.
5 I like to walk down my road, ride bikes with my kid down the
6 road, take my dogs for a walk on the road. I just -- it's
7 going to impact the quality of life in my family directly.

8 You guys also mentioned that you have studies that
9 we can view on property values and how it doesn't affect
10 them. I would love to see it, because I know on that map
11 it's -- it's all around me. It's my entire back yard. It's
12 my sunset view; right? I also feel like if more people knew
13 about this meeting you would have a lot more people. I
14 don't know exactly where you guys publish it. It was shared
15 on -- well, I'm sure you guys know about the Facebook page
16 that we have that we -- so that we can know.

17 I -- I think there's a lot of community members
18 that still have no clue what's going on. I know you guys
19 have a minimum that you have to do, and that's what you're
20 going to do, but it just really doesn't get the word out, I
21 don't think. Yup, I -- again, I want to see these studies
22 on property values. We did our own private study and it --
23 and it gave very different information. And it's a big
24 concern (inaudible) so -- so thank you.

25 MR. D'ONOFRIO: Thank you so much. Morgan Powell?

1 MS. POWELL: Morgan Powell, 4423 Rau Highway. I
2 just want to say there was a report that came out by WLEN
3 and they had shared about how there was a family farm that
4 went into a protection development. But within that article
5 they had stated that the USDA data shows that Lenawee County
6 has lost 58,529 acres of farmland just between 2017 and
7 2022.

8 MR. D'ONOFRIO: Can you give us that number just
9 real quick again?

10 MS. POWELL: I'm sorry?

11 MR. D'ONOFRIO: Just the number real quick again.
12 I -- I missed the number. You're -- she -- you're good.
13 You're good. The number.

14 UNIDENTIFIED SPEAKER: Over 50,000.

15 MS. POWELL: I'm sorry. I can't hear.

16 MR. D'ONOFRIO: Then no worries.

17 MS. POWELL: 58,529 acres of farmland from 2017 to
18 2022. So I guess, like, my main concern is that's not
19 even counting 2023, 2024, 2025, or, you know, any of the
20 additional years and projects that have since come in since
21 then and other things. So I guess back to Mark Crane's
22 point, is there any other fields that would be more -- a
23 better avenue to go on versus the prime farmland that is
24 around. And like Janelle pointed out, the township's
25 attorney did state in the MPSC documents that, you know, the

1 real estate -- they're showing from their experts that
2 there's a 12-percent ding if you live within 6 miles of the
3 project. So again, like, the re- -- the real estate
4 information you guys say you have would be great, and then
5 also to looking at other places because, like I say, I just
6 want to come up here on record and state that's how much
7 farm ground we've lost already. What about this project and
8 any of the additional projects that are trying to come in?

9 MR. D'ONOFRIO: Thank you so much. And very
10 impressive to handle all of that and pass of the baby. Well
11 done. Kara MacBeth?

12 MS. MACBETH: Hi. Kara MacBeth, 6592 Rodesiler
13 Highway in Blissfield. So I have -- just for my line of
14 work, I have just several concerns with this, and -- one
15 being -- okay. So you have farmers that have signed up
16 their land. You have solar panels that now go into their
17 ground. You say it's pretty much temporary, but yet it's
18 technically probably more considered a permanent structure
19 on the ground -- right? -- because it's not supposed to be
20 moved, it's not supposed to be portable.

21 So on an insurance standpoint, where does that
22 stand for the farmers? Who has interest in that? And you
23 can't say, like, hail doesn't happen in Michigan. You just
24 had 3 and a quarter inches in St. Joseph last year. There's
25 a quarter and a -- an inch and a quarter that just happened

1 in Temperance and Lambertville, and my own home, in March,
2 which is definitely detrimental to solar panels. And we're
3 seeing an up- -- upscale in these year by year. So my
4 concern is so as these break down and as these cause
5 physical damage, who's responsible for that? Is it the
6 farmer? Does the farmer even know that their insurance is
7 aware that their ground is now being signed up for permanent
8 structures?

9 Probably not. I know from our insurance
10 standpoint from the line of work that I do, they're not
11 going to insure that. So then what happens then? Are they
12 on the hook for it? Are you guys paying for it? Is it a
13 prorated thing, like, "Yup, we put it in for the first year.
14 We've got you covered for the first year," and then as the
15 line goes down, and let's say halfway through its lifespan
16 you only cover 50 -- like, who's responsible for that?
17 That's it. Thank you.

18 MR. D'ONOFRIO: Thank you so much. Conrad
19 MacBeth?

20 MR. MACBETH: Conrad MacBeth. You guys all know
21 me. I live in Blissfield, own land in Palmyra that is
22 directly adjacent to the project. Question: Are these
23 30-percent designs that we're seeing? For everybody that
24 doesn't know, 30-percent design is usually conceptual,
25 doesn't have a whole lot. I've asked in the past to see the

1 racking details. Nobody's ever showed it with me because a
2 lot of the area is tiled. Keep the solar off of prime farm
3 ground. Best farm ground in -- in the state is right around
4 here. You've heard others say it. Sorry. I know I only
5 got three minutes to try and get a lot in. Keep it off our
6 prime farm ground. There is an agent and landfill I've
7 talked to you about extensively. It's not very far from a
8 transmission line.

9 It'd be a great host. And the owner of that
10 landfill currently hosts other large utility scale solar
11 operations. Yes, the claim is that the vegetative screening
12 will be put in. I've been involved in a lot of large
13 utility scale projects. That's usually the thing that we
14 say, "Heck with it," and just pay the penalty because the
15 penalties are minimal, especially when you get to that spot.
16 And you can say that you did your best in planting them,
17 even though they die within six to seven months.

18 Typically that's what's going to happen, and
19 everybody around here will be left with just a landscape
20 with no vegetative screening. I have a concern because the
21 area that I do own is woods. I use that for foraging, I use
22 it for hunting, and I use it for youth education, that way I
23 can -- I can try to harbor interest in the county's youth
24 for being outdoors and (inaudible) hunting and gathering.
25 If it's not a 30-percent, it is a 60-percent, do you guys

1 know the maximum voltage that's going to be exposed on -- on
2 these arrays? How many panels are going in each array? Are
3 you designing them for standard operating conditions? Are
4 you designing it for the Michigan environment that it will
5 be subjected to? Curious to know all those things. Yes,
6 you know, as others have mentioned, with utility scale
7 construction often comes a lot of road traffic for heavy
8 equipment and trucks.

9 You do your best effort, and you claim that you
10 did everything in your best power. It goes back through
11 litigation. Nothing ever really happens because it just
12 kind of falls out of favor, but the residents are left to
13 deal with battered roads and -- and the en- -- environmental
14 impact there. What else have I not touched on previously
15 that I already, you know, spoke to you guys about? I think
16 that's about everything.

17 I -- I mean, we're here. Obviously for -- for
18 argument's sake nuclear is a much better power generation.
19 I don't think I have to convince anybody of that. Solar's
20 nowhere near. And this is not an on-demand energy source.
21 This is as-it-is-produced energy source. But listen to the
22 residents of Palmyra. It's been voted down several times.
23 Just take heed and find somewhere more suitable for the
24 project.

25 MR. D'ONOFRIO: Thank you, sir. Steven Wilson?

1 MR. WILSON: Steven Wilson, Blissfield. I just
2 want to know that -- dovetail on what Mr. Crane and Ms.
3 Powell said, how you address Public Act 233, section 226,
4 section f,

5 "The proposed energy facility will not
6 unreasonably diminish farmland, including, but not
7 limited to, prime farmland" -- now, it says,
8 "including, but not limited to, prime farmland and, to
9 the extent that evidence of such farmland is available
10 in the evidentiary record, farmland dedicated to the
11 cultivation of specialty crops."

12 Whether it's you guys, whether it's -- whether
13 it's Glacier Meadows, nobody's answered how they can
14 determine it. I would like to hear a current -- a firm
15 explanation of how you guys -- if you take it away, I
16 consider that diminishing. And it says you will not
17 diminish. Well, as she's already testified, there's been
18 58,000 acres diminished. I'd say that's a significant
19 amount.

20 The second thing is Palmyra residents have a
21 referendum. That referendum stated three to one that they
22 did not like you folks being here. Now, my -- I -- this is
23 a constitutional republic. That's what this nation is.
24 Whether we like it or not, that's what it is. Maybe there's
25 landowners that think they have rights, but we have a

1 constitutional republic, and you set up on that, and the
2 voting -- and our governor even says the voters said, they
3 spoke, this is what they want. You folks are definitely
4 going against what the voters of this township said in their
5 referendum. Besides that, why would business -- I worked in
6 business for 50 years. I didn't want people that were
7 against my business. I wanted to try to make them happy.

8 So why in the world -- and I could not Glacier
9 Meadows to answer it, either. Why in the world would a
10 company want to go to an area where they are not wanted?
11 You can't be friendly and good neighbors in the unwanted
12 territory. And it's not about money. You guys put out --
13 and there's other people in this room who talked about
14 money. If we make all of our lives just about money, we're
15 headed in the wrong direction, totally in the wrong
16 direction.

17 So if you can't -- and the other thing about
18 Public Act 233, what you added in there, you folks, or
19 Glacier Meadows or whoever it is, no longer has to take care
20 of anything below the surface of the ground. And if anybody
21 knows anything about farmland, once you start destroying the
22 tile, once you start doing things with the subsurface, it's
23 not farmable anymore. So you guys are fooling yourselves
24 and anybody that thinks that anything that goes in the
25 ground, if your project is limited 20 or 30 years, whatever,

1 that that ground is ever going to be farmed again. They're
2 just fooling themselves with mythology. Thank you.

3 MR. D'ONOFRIO: Thank you very much, sir. That
4 concludes everyone who signed up at the registration table.
5 Is there anybody who wants to say anything? Yes, ma'am.

6 MS. SCHNIEDER: Ashleigh Schnieder, 4670 Robb
7 Highway, Palmyra. So you said that this will not affect
8 animals, however the field that is across the road from us
9 on an abnormal basis gets hundreds of deer running through
10 it all seasons, all the time, to run to the river. So I'm a
11 little confused on how that will not impact the deer
12 population. We also hunt at our property, which won't be
13 able to happen if there's no deer there.

14 As far as when we receive damage, pretty much
15 every time a storm rolls through, trees in the road, how
16 does that work with solar panels? Are they going to be
17 damaged every time we receive wind? How long does it take
18 you guys to come out and fix things? And, like they said --
19 I just looked it up -- Lenawee County is number three in
20 Michigan on the scale for productive agriculture. So how
21 does it make sense to take farmland and turn it into
22 essentially metal? That's all.

23 MR. D'ONOFRIO: Thank you, ma'am. Last call.
24 Really appreciate everyone's time. We're going to take
25 about eight to ten minutes to take all of the questions that

1 we had, just coalesce amongst ourselves, and call you back
2 in a few moments and have a presentation back on answering
3 the questions that we heard this evening. So thank you very
4 much. We'll be right back.

5 (Off the record)

6 MR. D'ONOFRIO: Ladies and gentlemen, babies,
7 we'll start up if everybody's ready. They've been fabulous.
8 I'm impressed. My kids were never that good in any public
9 setting ever. All right. Really appreciate the -- the
10 questions and the comments that we got this evening. I'm
11 going to turn it over to -- to Kevin and John and the team
12 to -- to go through what we heard and what we're -- what we
13 can share back with you guys, and then we'll wrap up the
14 evening.

15 MR. WEISS: Great. Thanks, Dave. A question we
16 heard several times tonight was a question about
17 unreasonable diminishment of farmland. When you look on the
18 website right now you'll be able to see the site plan, and
19 eventually when the full application is submitted you'll be
20 able to see the rest of it with, you know -- it's sort of
21 split up into two sections tonight as a requirement for
22 avail- -- availability was the site plan.

23 And then when the actual application is filed at
24 the MPSC, there will be additional information with that.
25 This is a big application. It's got extensive information

1 that really covers all these topics. I'd point you to
2 Exhibit A-9, which is farmland protection. And when you
3 take a look at that application, you'll see, you know,
4 comprehensively how the project is addressing the standard
5 that the MPSC will have to apply, that the project as
6 proposed will not unreasonably diminish farmland. And so I
7 point you to that. The next question was concerning roads
8 and construction.

9 Again, the MPSC application is going to have a lot
10 of information on that. Let me just tell you that the --
11 the standard requirement is that the project enter into an
12 agreement with the Road Commission. And what that usually
13 looks like is there's going to be a pre-construction survey
14 where they have teams go out and -- and -- and, like, take
15 pictures and videos of all the roads that are going to be
16 used on the haul route, and then there's, like, ratings
17 given to it.

18 And then that's set in stone. And then after the
19 construction period is over, there's a comparison against
20 it. And there's usually a bond put up on the responsibility
21 on the part of the developer to pay the Road Commission
22 money to restore any roads if, in fact, there is any damage
23 to the roads. That's a requirement. That's one of the
24 conditions that the MPSC puts on. So I just point that out.
25 As far as construction, again, the -- the site plan, which

1 is the document that you have on the website that was linked
2 in the notice that went out for this meeting, Exhibit A-1.4
3 has construction information. And it will go through piece
4 by piece the project's proposed construction and
5 installation methods. And I think I would just encourage
6 anyone near the project to, you know, come and talk to us
7 afterwards. And we're happy to walk through kind of every
8 aspect of what construction will look like and hook you up
9 with the construction team, you know, when, in fact, they're
10 out there.

11 But again, there's significant -- significant
12 information made available concerning construction
13 information in Exhibit 1.4, which is available on the
14 website. With that, I'll turn it to Kevin.

15 MR. COLE: Yeah. I want to speak to the drain
16 tile issue that was brought up. I spoke to this at the last
17 meeting. We're very sensitive to drainage patterns and
18 drain tiles. And what we tend to do in our projects is
19 there's always one, maybe two, local drain tile experts, you
20 know. He's the guy that does all the repair, he's the guy
21 that installed most of it, that type of thing.

22 We tend to look for that guy, get him on the
23 payroll. And prior to construction we talk the plan overs,
24 we get maps if they have them available, and try to locate
25 where they're going to be -- where the tiles are before we

1 start construction. And then as construction's progressing,
2 if something gets damaged, the local drain tile guy is
3 following behind us, we flag it, he comes behind, he repairs
4 it. And we also hire him to do warranty work. Because we
5 realize that drain tiles are kind of a strange thing. You
6 could repair it and a year later you still got a wet spot
7 and you got to go back and do it again. So we're very
8 sensitive to the drain tile issue and to altering drainage
9 patterns.

10 So that's how that would be handled. As far as
11 BESS, there's no BESS plan for this project. It's -- it's
12 not going to happen. So I -- I don't know what else I can
13 say about that. The insurance liabi- -- liability question,
14 that was a good question. It's -- that's one I hadn't heard
15 before. The equipment is owned by the operator, so they're
16 the ones that have to insure it. They're the ones that have
17 to maintain it and repair it if it gets damaged. It's not
18 the landowner's responsibility.

19 And, you know, if -- if the worst happens, a hail
20 storm comes in and just breaks everything, we have to go
21 back out and repair it. We're in the business of producing
22 power. If we're not producing power, then we're not making
23 money. So we -- we get back out there. We're not only
24 going to be monitoring this from our remote location so
25 we'll know instantly if something happens, but we'll --

1 there'll be boots on the ground here all the time, too. So,
2 again, good question. I hadn't heard that one before. And
3 then I'll kick it to Mark. He's going to speak to how the
4 project was designed and -- and take into account the
5 environment (inaudible).

6 MR. QUARLES: Yes. I haven't met most of you guys
7 here. My name's Mark Quarles. I'm on the environmental
8 team for RWE. I can speak directly to the, you know -- the
9 concerns about hail storms, tornados. I mean, I -- I go to
10 these community meetings all over the country and everybody
11 has an example of hail. I mean, I was in Montana a few
12 weeks ago and there was a hail storm there. And so it's --
13 hail is everywhere.

14 Tornados these days are -- are near everywhere.
15 What I can tell you is that these panels are built to
16 withstand extreme weather events. And for those of you
17 who've never seen a panel, never touched one, I -- I have
18 a -- a core that I cut just to bring to community meetings
19 like this so you can touch and feel and you can see how
20 durable they are. It's tempered glass on both sides.

21 Tempered glass, like a car windshield, they're
22 not -- they -- they generally remain intact if a hail storm
23 or a softball hits it. And then there is plastic beneath
24 that, and then the PV cell is sandwiched in the middle. So
25 they're designed to be very durable. We did meteorological

1 studies before we designed this project to understand the
2 wind, the temperature, and, you know, these things --
3 everybody has a hail concern throughout the country, so
4 they're designed for that and they're very durable. That's
5 not to say if a tornado came across the highway -- if it was
6 a coal plant, there would probably be damage at a coal
7 plant. The bottom line is they would fix it because they're
8 in the -- the business of producing electricity, and we'll
9 do the same.

10 But the bottom line is it's durable. We can
11 manually stow them. They -- they follow the sun. And if we
12 see a wind storm coming, we can stow in such a way that they
13 don't catch as much wind. So we did do our pre-advance
14 design studies. We understand the risk. We understand how
15 durable they are. And if they break, we fix them. So if
16 you do want to see a panel, I'm glad to show it to you.

17 UNIDENTIFIED SPEAKER: I'll speak to that.

18 MR. QUARLES: Thank you.

19 MR. D'ONOFRIO: Thank you, Mark.

20 MR. COLE: Thanks, Mark. The next question was
21 regarding the deer corridors, or the wildlife or deer.
22 Again, the project was designed such that we -- we didn't,
23 like, fence in the whole thing. We -- the different blocks
24 have fences around them and we left corridors between the
25 blocks so that the wild animals could move. The fence

1 around the panels is 7 feet. And, you know, you guys know,
2 a deer can hop 7 feet without even thinking about it. That
3 being said, along the river, along the Raisin River where we
4 have panels near the river, we're going to build some berms,
5 I guess is what we'll call it, that are, you know, 3 feet
6 tall or so near the fence pond inside the fence. So if a
7 deer gets inside and -- and gets caught inside and can't get
8 out or something, he's going to have something he can step
9 up on and -- and jump up over the fence.

10 And again, we've taken into consideration that
11 there's a river there. Animals have to get back and forth
12 to the river, things like that. So we're sensitive to that.
13 Removal of wooded areas. The entire project is removing
14 less than 10 acres of woods. So again, we're very
15 sensitive -- we're -- we're a renewable energy company.
16 We're sensitive to that type of thing. And less than 10
17 acres of woods will be -- be removed.

18 As far as the property value question, when we had
19 the meeting in August, we have -- had the studies from the
20 different universities here. And I'm assuming they're here
21 tonight. Are they, Alana (phonetic); do you know? They're
22 not here? Okay. If we don't have them and you'd like one,
23 just let one of us know and we'll -- we'll e-mail you one.
24 I apologize. I thought they were here. With that --

25 MR. D'ONOFRIO: Yeah, that concludes it. So I

1 think that's -- if -- if any of you are like me and have
2 your brilliant question or thought later on after the end of
3 this evening, up there and on your sheet that you had from
4 signing up is the e-mail address, RougetSolar -- or
5 RougetRoadSolar@RWE.com. Please get us any and all comments
6 before September 1st. We'll be happy to respond and include
7 those in our final reports back. So please, anything else,
8 please send it to that e-mail address.

9 MR. COLE: And Dave, if I could -- I --

10 MR. D'ONOFRIO: Yeah.

11 MR. COLE: If I could add to that, that e-mail
12 address will be there through the whole process. So if --
13 during construction, if you've got an issue or something
14 like that, that's your connection to the project. I
15 personally see every e-mail that comes through there. So
16 that's the best way to get ahold of us. And then the
17 website that's up there has the application and all the
18 information about the project just so that you can access it
19 and read through it and -- and look at it. So please
20 utilize those resources.

21 MR. D'ONOFRIO: And with that, I will thank
22 everyone for taking time out of their Friday, a beautiful
23 Friday in Palmyra, and appreciate everyone's time and
24 comments and questions. Have a good evening, y'all.

25 MR. COLE: Thanks, everyone.

(Meeting concluded at 6:36 p.m.)

-0-0-0-

CERTIFICATE

I, Andrew Martz, a Certified Electronic Recorder
and Notary Public in and for the State of Michigan do hereby
certify:

That the foregoing witness whose examination is
hereinbefore set forth was duly sworn and that said
testimony was accurately captured with annotations by me
during this proceeding.

I further certify that I am not related to any of
the parties to this action by blood or marriage and that I
am not interested in the outcome of this matter, financial
or otherwise.

IN WITNESS THEREOF, I have hereunto set my hand
this 31st day of August 2026.



Andrew Martz, CER 16194
Certified Electronic Recorder
Notary Public, State of Michigan
County of Washtenaw
My commission expires: 1-13-2031

CERTIFICATE OF TRANSCRIPTIONIST

I, Marie de la Vega, Legal Transcriptionist, do
hereby certify:

That the foregoing is a complete and true
transcription of the original digital audio recording of the
testimony and proceedings captured in the above-entitled
matter. As the transcriptionist, I have reviewed and
transcribed the entirety of the original digital audio
recording of the proceeding to ensure a verbatim record to
the best of my ability.

I further certify that I am neither attorney for
nor a relative or employee of any of the parties to the
action; further, that I am not a relative or employee of any
attorney employed by the parties hereto, nor financially or
otherwise interested in the outcome of this matter.

IN WITNESS THEREOF, I have hereunto set my hand
this 31st day of August 2026.

Marie de la Vega

Marie de la Vega, CER 7614

	8:11	33	18:1 21:2	6:17, 21
1	2029	8:14, 16	60-percent	25:3
	7:19 8:6	35	23:25	26:18
1	2031	8:20 10:6	6592	actively
7:10	7:7	14:22	21:12	8:1
1.4	226		6:36	actual
30:13	25:3	4	36:1	28:23
10	233	4-H		add
34:14, 16	4:25	9:5	7	7:10
12-percent	6:17, 21	40		35:11
21:2	25:3	10:7	7	added
175	26:18	4423	18:1	26:18
7:16	24/7	20:1	34:1, 2	additional
19	7:21	4670	70	6:20 7:10
7:3	25	27:6	18:10	11:21
1st	14:21			20:20
35:6	2795		9	21:8
	13:20	5		28:24
2	28	50	9	address
	4:2	22:16	7:6	5:10
2,000	29	26:6	A	11:13
7:3	8:12	50,000		12:15, 16,
20	3	20:14	A-1.4	24 13:1, 5
16:2		58,000	30:2	25:3
26:25		25:18	A-9	35:4, 8, 12
2017	3	58,529	29:2	addressing
20:6, 17	7:1 21:24	20:6, 17	abnormal	13:2 29:4
2022	34:5	5840	27:9	adjacent
20:7, 18	30	18:22	access	22:22
2023	14:22	5950	9:11	adjourn
4:25	15:25	15:23	35:18	5:22
20:19	26:25	5:29	account	adjusted
2024	30,000	4:2	32:4	10:11
20:19	7:17	5:30	acres	admitted
2025	30-percent	4:4	20:6, 17	16:10
7:4 20:19	22:23, 24		25:18	affect
2026	23:25	6	34:14, 17	12:1 19:9
4:2	300		Act	27:7
2027	8:22	6	4:25	affected
				6:16, 19

agenda 4:14 5:14	anymore 26:23	arrays 24:2	28:6	31:11
agent 23:6	apologize 15:22	article 20:4	baby 21:10	bet 12:5
agreeable 10:5	17:23	as-it-is-produced 24:21	back 14:4 16:1	big 19:23
agreement 8:5,7 29:12	Appeals' 6:15	Ashleigh 27:6	19:11	28:25
agricultura l 18:14,15, 16,18	application 5:8 8:6 28:19,23, 25 29:3,9 35:17	aspect 30:8	20:21	biggest 10:19
agriculture 9:24 27:20	apply 29:5	assuming 34:20	24:10	11:25
ahead 13:11	approval 8:8	attorney 20:25	28:1,2,4, 13 31:7, 21,23	12:2
ahold 35:16	approved 16:9	audible 12:25	34:11	bikes 19:5
Alana 34:21	approximate ly 7:17	Aug- 6:13	35:7	bit 6:24
allowed 10:14	ar- 14:15	August 4:2 6:14, 24 34:19	basically 14:2 18:20	Blake 15:19,20
altering 31:8	area 11:2 14:5,6,8, 15,18 18:18 23:2,21 26:10	Austin 7:2	basis 27:9	Blissfield 21:13 22:21 25:1
amount 25:19		avail- 28:22	battered 24:13	
animal 9:17		availabilit y 28:22	battery 16:3,6	blocks 9:16 33:23,25
animals 27:8 33:25 34:11	area's 18:1	avenue 20:23	beans 14:18	board 5:2
annual 10:23	areas 9:10 34:13	average 7:18	beautiful 35:22	bond 10:5,10 29:20
annually 9:6	argument's 24:18	aware 11:23 22:7	beer 16:23	boost 8:21,24
answering 28:2	array 24:2		begin 6:24 7:19 8:11	boots 32:1
		B	beginning 13:15	bottom 9:17 14:4 33:7,10
		babies	beneath 32:23	box 6:11 12:14
			benefits 10:24	Braser 15:21
			berms 34:4	
			BESS	

break 22:4 33:15	cables 9:11	Chicago 7:1	13:3, 12 28:10 35:5, 24	22:24
breakdown 8:16	Cagle 18:21, 22	choice 18:13	commercial 7:18 8:5	concern 10:20 11:25 13:24 19:24
breaks 31:20	California 7:2	city 12:24	commission 4:6, 25 5:2 29:12, 21	20:18 22:4 23:20 33:3
brilliant 35:2	call 27:23 28:1 34:5	claim 23:11 24:9	commissione d 7:4	concerned 19:2
bring 8:13 32:18	capacity 7:6, 10	clean 7:14, 20 9:14 12:6 17:5	committed 7:13	concerns 10:19 11:24 13:22 21:14 32:9
Brosamer 15:20, 23 16:11, 18	car 32:21	clue 19:18	communities 7:15	
Brosner 15:19	cards 6:10 12:13	coal 33:6	community 6:5 9:3 10:9, 19 19:17 32:10, 18	concluded 36:1
brought 30:16	care 26:19	coalesce 28:1	community's 11:24	concludes 27:4 34:25
budgeted 9:5	carrots 14:17	Cole 4:9 5:25 6:3 15:4, 12 16:8, 13, 16 30:15 33:20 35:9, 11, 25	company 26:10 34:15	condition 10:14
build 34:4	case 5:4 9:20		comparison 29:19	conditions 24:3 29:24
building 4:16	catch 33:13	collect 5:19	complete 12:5	confused 27:11
built 10:3 32:15	caught 34:7	collectivel y 5:21	completed 8:25	connection 35:14
business 26:5, 6, 7 31:21 33:8	cell 32:24	comment 5:9 6:10 12:12, 14 13:3	completion 8:12	Conrad 22:18, 20
buy 17:2 18:18	center 7:22	comments 4:14 5:12 11:22 12:18	comprehensi vely 29:4	considerati on 34:10
c	chance 5:18 13:5		Comstock 10:1	considered 21:18
cabbage 14:15, 16	changed 6:15		conceptual	constitutio nal
	checking 13:14			
	chemicals 11:4 12:7			

25:23	corporate	crops	29:22	deer
26:1	8:8	25:11	33:6	27:9, 11,
construction	corridors	crowd	damaged	13 33:21
7:9, 13	9:15	13:2	27:17	34:2, 7
8:5, 9, 11,	33:21, 24	cultivation	31:2, 17	deliver
22 9:8	costs	25:11	data	7:14
12:2 17:1	10:8	Curious	20:5	departments
24:7	counting	24:5	Dave	8:15
29:8, 19,	20:19	current	4:22	10:25
25 30:3,	country	25:14	12:19, 22	depend
4, 8, 9, 12,	11:5	curve	13:6	8:20
23 31:1	32:10	16:4	28:15	depressed
35:13	33:3	cut	35:9	18:2
construction's	county	32:18	David	design
12:5 18:9	6:18	cycle	4:8	7:12
31:1	8:17, 20	7:25	day	22:24
Consumers	9:4 20:5		17:6	33:14
13:25	27:19	D	19:3, 4	designed
contact	county's		days	9:15 12:9
12:15	23:23	D'ONOFRIO	32:14	32:4, 25
contested	couple	4:3, 9	dba	33:1, 4, 22
5:4	4:14	12:21	18:10	designing
continuing	13:25	13:7	deadline	24:3, 4
7:4	court	15:1, 3, 5,	5:12	designs
contracted	5:6 6:15	8, 10, 14,	deal	22:23
9:25	cover	16, 18, 21	17:1	desirable
controlled	22:16	16:15, 17	24:13	11:2
16:23	covered	17:20, 22	decision	destroying
convince	22:14	18:21	6:15	26:21
24:19	covers	19:25	decisions	details
copy	29:1	20:8, 11,	5:3	23:1
5:14	Crane	16 21:9	decommissio	determine
cord	13:16, 19,	22:18	n	25:14
15:5	20 25:2	24:25	10:8	detrimental
core	Crane's	27:3, 23	14:23	22:2
32:18	20:21	28:6	Decommissio	developer
corn	create	33:19	ning	4:24
14:18	5:7 9:15	34:25	10:2	29:21
	created	35:10, 21	dedicated	development
	8:25	damage	25:10	6:3 11:12
		22:5		
		27:14		

18:2 20:4	19:6	11, 15	14:22	28:19
develops	dollars	earlier	24:20, 21	everybody's
11:15	9:6	9:25	25:5	28:7
Dickinson	donations	early	34:15	everyone's
4:11	9:4, 6	8:4	engineering	27:24
die	doors	economic	8:4 11:11	35:23
23:17	4:18	8:13, 21	enter	evidence
diminish	dovetail	18:2	6:10	25:9
25:6, 17	25:2	economy	29:11	evidentiary
29:6	drain	8:25	entered	25:10
diminished	30:15, 18,	education	12:13	excited
25:18	19 31:2,	23:22	entire	6:4
diminishing	5, 8	effort	19:11	Exhibit
25:16	drainage	24:9	34:13	29:2
diminishmen	30:17	electricity	environment	30:2, 13
t	31:8	33:8	12:10	expect
28:17	drive	elevator	16:23	8:8
ding	17:5, 8	4:17, 19	24:4 32:5	experience
21:2	driving	emergencies	environment	7:14
direction	9:12	7:23	al	experts
14:8	drop	emergency	11:11	11:11
26:15, 16	6:11	8:2	24:13	21:1
directly	12:13	emerging	32:7	30:19
19:7	duck	8:2	equipment	explain
22:22	16:3	employs	9:18, 22	6:13
32:8	due	7:2	10:4 24:8	explanation
dirt	10:22	en-	31:15	25:15
17:4	durable	24:13	erosion	exposed
district	32:20, 25	encourage	10:18	24:1
18:1	33:4, 10,	12:12	essentially	Extension
districts	15	30:5	27:22	14:3
8:18	dust	end	estate	extensive
docket	11:3 12:4	5:22	21:1, 3	28:25
5:4		7:24, 25	evening	extensively
document	E	9:18, 21,	4:5, 12, 22	23:7
30:1		25 35:2	6:1 28:3,	extent
documents	e-mail	energy	10, 14	25:9
20:25	12:15	5:1 6:25	35:3, 24	extreme
dogs	34:23	7:5, 15	events	32:16
	35:4, 8,	13:25	32:16	
			eventually	



ESQUIRE
DEPOSITION SOLUTIONS

31:14	30:20, 22	happened	held	8:23
32:2	31:2	21:25	4:23	hundreds
35:24	guys	happy	high-	27:9
governor	16:16, 18	26:7 30:7	quality	hunt
26:2	19:2, 8,	35:6	7:15	27:12
grab	14, 15, 18	harbor	highway	hunting
15:5	21:4	23:23	13:20	23:22, 24
graded	22:12, 20	hard	15:23	
9:9	23:25	16:11	18:23	
grandkids	24:15	harsh	20:1	I
16:25	25:12, 15	11:4 12:7	21:13	
great	26:12, 23	haul	27:7 33:5	idea
21:4 23:9	27:18	29:16	hire	14:1
28:15	28:13	HD-	31:4	impact
grid	32:6 34:1	15:6	hit	8:13
7:10	H	HDMI	16:3	10:12
14:24	hail	15:5	hits	11:6
Grosvenor	21:23	headed	32:23	12:3, 8
13:20	31:19	26:15	holding	19:7
ground	32:9, 11,	headlights	6:20	24:14
4:15	12, 13, 22	17:8	Holloway	27:11
14:2, 5, 6,	33:3	hear	17:4	impacts
9, 14	halfway	10:21	home	12:9
21:7, 17,	22:15	19:4	19:3 22:1	impressed
19 22:7	hallway	20:15	homes	28:8
23:3, 6	4:17	25:14	7:18	impressive
26:20, 25	11:14	heard	hook	21:10
27:1 32:1	hand	5:11 23:4	22:12	improve
groundwater	17:18	28:3, 12,	30:8	11:1
10:17	handle	16 31:14	hop	inaudible
group	7:23	32:2	34:2	15:2
5:21	21:10	hearing	host	16:2, 20,
grow	handled	5:15	4:8 23:9	21 17:5,
7:4 14:18	31:10	heavy	hosts	23 19:24
guaranteed	happen	24:7	23:10	23:24
8:19 10:7	18:19	Heck	house	32:5
guess	21:23	17:13	16:22	inch
20:18, 21	23:18	23:14	17:10, 12	21:25
34:5	27:13	heed	18:10	inches
guy	31:12	24:23	housing	21:24
				include

8:15 35:6	instantly	13, 21		11:9, 16
included	31:25	5:25	L	left
5:13	insurance	12:16		9:13
including	21:21	13:7	Ladies	23:19
12:24	22:6, 9	28:11	4:3 28:6	24:12
25:6, 8	31:13	join	Lambertvill	33:24
increase	insure	4:5	e	legal
10:23	22:11	Joseph	22:1	10:2
increased	31:16	21:24	land	11:12
12:3	intact	jump	8:1 9:9,	Lenawee
incredible	32:22	34:9	13, 19, 20,	6:18 9:4,
8:21	interest	June	23 10:4,	5 20:5
independent	21:22	8:12	12 18:13,	27:19
10:21	23:23		14, 16	level
industry	interpretat	K	21:16	4:19
7:11 8:2	ion		22:21	leveraging
information	6:16, 18	Kara	landfill	7:14
19:23	introduce	21:11, 12	23:6, 10	liabi-
21:4	6:6 11:17	Kevin	landowner	31:13
28:24, 25	involved	4:9 5:24	9:24 10:9	liability
29:10	23:12	6:3 12:19	landowner's	31:13
30:3, 12,	issue	13:8 15:3	31:18	library
13 35:18	30:16	28:11	landowners	8:18
infrastruct	31:8	30:14	25:25	life
ure	35:13	key	landscape	7:25 8:14
11:1	issues	9:10	23:19	9:22
initial	7:23	kick	large	10:15
4:24	11:12	4:12 32:3	10:23	12:1 19:7
input	items	kid	23:10, 12	lifespan
6:7 11:18	8:24	19:5	larger	22:15
inside		kids	9:16	lights
4:8 34:6,	J	16:25	law	17:6
7		28:8	9:22 10:4	limit
install	Janelle	kind	layout	5:10
9:10	18:21, 22	14:17	6:23	limited
installatio	20:24	18:1, 3	leader	25:7, 8
n	jobs	24:12	6:25 7:11	26:25
9:12 30:5	9:1	30:7 31:5	leases	linked
installed	John	knew	10:3	30:1
30:21	4:9, 10,	19:12	leave	list

12:20, 23	7:13 8:19	majority	25:13	mic
listen	9:14	13:23	26:9, 19	5:18
24:21	longer	make	meaningful	12:23
listened	26:19	10:12	11:6	17:12
11:23	looked	16:7	means	Michigan
litigation	27:19	18:15	6:5	4:1, 6, 24
24:11	lost	26:7, 14	meeting	6:15 7:8
live	20:6 21:7	27:21	4:6, 23	21:23
11:2, 20	lot	makes	5:2, 15,	24:4
17:3, 15,	5:14	14:11	17, 22	27:20
24, 25	15:24	making	6:6, 12,	microphone
18:1, 8	17:13	11:1	14, 20, 23	5:10
21:2	18:25	31:22	12:11	13:10, 18
22:21	19:13, 17	manager	17:13	mid
lives	22:25	6:3	19:13	7:19 8:6
26:14	23:2, 5, 12	manages	30:2, 17	middle
living	24:7 29:9	7:12	34:19	32:24
16:24	lots	manually	36:1	miles
17:7	12:10	33:11	meeting's	14:8 17:8
18:15	14:18	map	11:17	21:2
local	loud	19:10	meetings	million
6:16, 19	18:10	maps	17:14	8:14, 17
7:22	love	30:24	18:23	minimal
8:14, 17,	19:10	March	32:10, 18	23:15
19, 21, 24	lower	22:1	megawatts	minimize
9:3, 6	4:19	marginal	7:17	12:4, 9
10:16		14:9	members	minimum
30:19	M	Mark	6:9 11:10	19:19
31:2		13:20	19:17	minor
locally	Macbeth	14:25	mentioned	6:23
18:15	21:11, 12	16:19	19:8 24:6	minutes
locate	22:19, 20	20:21	met	5:11 13:9
30:24	made	32:3, 7	14:2 32:6	23:5
location	5:3 6:18	33:19, 20	metal	27:25
31:24	9:4 13:3	matter	10:2	missed
locations	30:12	10:6	27:22	20:12
9:6	main	11:11	meteorologi	cal
long	20:18	maximum	32:25	moments
17:6	maintain	24:1	methods	11:22
27:17	31:17	Meadows	30:5	28:2
long-term				money

17:17	necessarily		opposed	22:2 24:2
26:12, 14	14:12	0	13:1	27:16
29:22	needed		order	32:15
31:23	9:1	Oakland	13:15	34:1, 4
monitored	neighborly	7:2	ordinance	part
7:21	16:21	obligation	10:3	9:2 16:12
monitoring	neighbors	10:3	outdoors	29:21
8:2 31:24	9:2 13:11	odors	23:24	part-time
Montana	26:11	11:3 12:7	outline	9:1
32:11	news	offices	12:17	participate
months	12:2	7:1	outlines	5:5
8:8 23:17	night	offtake	8:3	participati on
Morgan	17:6	8:4, 7	overs	6:21
19:25	nights	on-	30:23	pass
20:1	5:23	6:22	owned	5:23
move	nobody's	on-demand	31:15	21:10
33:25	17:16	24:20	owner	past
moved	23:1	online	19:3 23:9	22:25
14:14	25:13	7:7		patterns
21:20	noise	onsite	P	30:17
movement	11:3 12:4	7:23		31:9
9:17	18:10	open	p.m.	Paul
MPSC	19:4	11:22	4:2 36:1	17:20
5:3, 7	notes	12:17	Palmyra	paved
20:25	13:2	openings	4:1, 8	17:3
28:24	notice	9:17	6:19	pay
29:5, 9, 24	30:2	operating	13:21	23:14
MSU	notices	12:5 24:3	14:10	29:21
14:3	5:5	operation	17:25	paying
mythology	nuclear	7:13, 24	22:21	22:12
27:2	24:18	8:5	24:22	payroll
	number	operations	25:20	30:23
N	7:1 13:22	7:18, 22	27:7	penalties
	20:8, 11,	9:2 11:4	35:23	23:15
name's	12, 13	23:11	panel	penalty
32:7	27:19	operator	9:12, 15	23:14
nation	nutrients	31:15	32:17	people
25:23	10:14	opportunity	33:16	7:3
nearby		4:8	panels	13:16, 25
11:20			10:1	
			21:16	

17:7, 15	28:18, 22	15, 17	private	14:1
19:12, 13	29:25	25:3	19:22	21:3, 7
26:6, 13	30:23	power	pro-	22:22
period	31:11	7:17 8:4	8:22, 23	24:24
12:2	planning	16:4, 6	problem	26:25
29:19	5:2	17:14	18:5	29:4, 5, 11
permanent	plant	24:10, 18	procedure	30:6
21:18	33:6, 7	31:22	12:17	31:11
22:7	planting	pre-advance	proceeding	32:4
permit	10:16	33:13	5:3	33:1, 22
8:6, 10	23:16	pre-	proceedings	34:13
permitting	plants	constructio	5:5, 7	35:14, 18
8:4 11:12	16:4	n	process	project's
person's	plastic	29:13	4:25 8:23	7:25
16:24	32:23	prefer	16:9	8:13, 14
personally	point	12:11	35:12	12:5, 9
35:15	11:13	prepared	produce	30:4
phonetic	20:22	9:9	7:16	projects
34:21	29:1, 7, 24	presentatio	produces	7:5, 8, 12,
physical	pointed	n	12:6	15 10:17,
22:5	20:24	5:17 28:2	producing	24 20:20
pick	pollinator	preserve	31:21, 22	21:8
11:9	10:16	9:9	33:8	23:13
pictures	pond	preserved	productive	30:18
29:15	34:6	10:15	27:20	pronouncing
piece	population	pretty	programs	15:19, 20,
30:3, 4	27:12	21:17	9:5	21
pile	portable	27:14	progressing	properly
9:12	21:20	previous	31:1	10:8
pipeline	portion	9:23	project	property
7:7	5:9 12:11	previously	6:3, 5, 6,	10:20
place	13:4	24:14	7, 22	11:7, 21
11:2	posters	primary	7:16, 20,	19:3, 9, 22
14:24	11:14	7:24	21, 25	27:12
places	potential	prime	8:3, 12, 25	34:18
14:12, 18,	17:1	20:23	9:14, 18,	proposed
19 16:6,	18:19	23:2, 6	21, 25	25:5 29:6
19 21:5	Powell	25:7, 8	10:8, 15	30:4
plan	19:25	prior	11:3, 12,	proposing
8:11	20:1, 10,	30:23	18, 19	14:1
			12:6, 14	prorated
				22:13

protection 20:4 29:2	Quarles 32:6, 7 33:18	raises 14:16	record 5:7 7:5, 11 12:25 17:16 21:6 25:10 28:5	removed 9:19, 22 10:4 34:17
proud 8:13	quarter 21:24, 25	Raisin 34:3		removing 34:13
provide 12:24	question 12:11 14:20 22:22 28:15, 16 29:7 31:13, 14 32:2 33:20 34:18 35:2	ranks 6:25		renewable 5:1 6:25 7:15 34:15
public 4:6, 14, 23, 24, 25 5:4, 9 6:12, 16, 20, 21 13:3 17:16 25:3 26:18 28:8		ratings 29:16	recover 10:14	
		Rau 15:23 18:22 20:1	recycle 10:1, 2	repair 30:20 31:6, 17, 21
		re- 10:17 21:3	recycling 8:2	repairs 31:3
	questions 5:19 6:7 11:13, 18, 22 12:17 13:5, 12 16:14, 15 27:25 28:3, 10 35:24	reaches 9:21	reduce 10:17	replace 14:21, 22
publish 19:14		read 35:19	referendum 25:21 26:5	report 20:2
purpose 6:6 11:17		ready 9:14 15:16 28:7	registratio n 27:4	reporter 5:6
put 14:12 15:24 22:13 23:12 26:12 29:20	quick 4:15 15:18 20:9, 11	real 20:9, 11 21:1, 3	reliable 7:24	reports 35:7
		realize 31:5	relinquish 13:10	republic 25:23 26:1
puts 29:24	quickly 7:23	receive 27:14, 17	remain 32:22	request 11:21
putting 16:3, 6	quiet 7:14, 19 11:3 12:6 19:4	received 5:14 6:10 12:13	remains 6:22	requests 6:8
PV 32:24		receiving 8:9	remarks 5:11	required 4:23 5:6, 7
		recently 14:1	Remember 16:21	requirement 28:21 29:11, 23
		recharge 10:17	reminder 11:17	requirement s 6:21
			remote 7:22 31:24	
			Removal 34:13	
Q	R			
qualifying 5:1	racking 23:1			
quality 19:7	raise 14:15			

requires 9:22	ride 19:5	35:5	27:6	29:18
reseeding 9:13	Riga 17:25	Rougetsolar 35:4	school 8:18	setting 28:9
residents 13:23 24:12, 22 25:20	rights 25:25	route 29:16	schools 8:15 10:25	share 13:12 28:13
resources 35:20	risk 33:14	rules 4:15	screen 12:14	shared 19:14 20:3
respond 5:20 35:6	river 27:10 34:3, 4, 11, 12	run 27:10	screening 11:14, 21 23:11, 20	sheet 13:14 35:3
responsibil ity 29:20 31:18	road 4:6 6:5 7:19 9:11 17:2, 3, 4, 8 19:4, 5, 6 24:7 27:8, 15 29:12, 21	RWE 4:9 6:4, 24 7:2, 4, 6, 8, 11 8:1 9:3 10:11 11:23, 24 32:8	seasons 27:10	short 5:17
responsible 22:5, 16			section 25:3, 4	shortly 8:7
rest 28:20			sections 28:21	show 11:14 16:22 33:16
restoration 9:23	roads 8:16 10:25 24:13 29:7, 15, 22, 23	RWE's 6:24 7:11 9:25	security 10:6	
restore 29:22		S	seed 9:10	showed 17:12 23:1
restored 8:1 9:19 10:5	Robb 27:6	safe 7:24	sees 9:24	showing 21:1
restoring 9:13	Rodesiler 21:12	sake 24:18	send 35:8	shown 12:16
restrooms 4:16	rolls 27:15	sandwiched 32:24	sense 14:11 16:7 27:21	shows 8:16 20:5
resubmit 8:6	room 4:18 26:13	satisfy 6:20	sensitive 30:17 31:8 34:12, 15, 16	side 14:4
result 10:16, 23	Rouget 4:5 6:5 7:16, 19	save 16:14, 15	September 8:11 35:6	sides 32:20
revenue 8:14, 19 10:23	Rougetroads olar@rwe. com.	scale 23:10, 13 24:6 27:20	Service 4:6, 24	sign 13:17 17:21
reviewed 10:10		Schnieder	set 26:1	sign-in 13:14
				signed 13:16

21:15	14:13	30:16	stated	strives
22:7 27:4	15:25		5:12	10:11
significant	18:6, 11	sponsored	10:22	structure
25:18	21:16	9:4	20:5	21:18
30:11	22:2	sponsorship	25:21	structures
signing	23:2, 10	s	States	22:8
35:4	27:16	9:7	10:22	studies
silent	Solar's	spot	statute	10:21
7:20	24:19	23:15	5:6	11:5, 7
single	SOLARCYCLE	31:6	step	19:8, 21
17:11	10:1	sprawl	4:24 34:8	33:1, 14
sir	sort	18:13	steps	34:19
12:21	28:20	St	9:7	study
13:18	source	21:24	Steven	19:22
15:1, 22	24:20, 21	staff	24:25	stuff
17:20	speak	7:22	25:1	14:17
18:21	5:9 6:9	stai-	steward	18:3
24:25	12:12, 25	4:18	10:12	sub-
27:3	13:9, 17	stairs	stone	10:13
site	18:24	4:16	29:18	subdivision
9:13	30:15	stand	stop	18:6
28:18, 22	32:3, 8	21:22	16:2	subject
29:25	33:17	standard	storage	11:11
siting	SPEAKER	24:3	16:3, 6	subjected
4:25	14:25	29:4, 11	storm	24:5
situation	15:2, 7, 9,	standpoint	27:15	submitted
10:6	13, 15, 17	21:21	31:20	5:12
slide	16:14	22:10	32:12, 22	28:19
8:3, 16	20:14	start	33:12	subsoil
9:7	33:17	5:17 8:9	storms	10:13
softball	speakers	13:13	32:9	substantial
32:23	12:20	16:5	stow	ly
soil	specialty	26:21, 22	33:11, 12	6:22
10:17	25:11	28:7 31:1	strange	subsurface
soil's	species	state	31:5	26:22
10:13	10:16	4:23 5:10	street	suggestions
solar	split	10:4	17:10	6:8
4:6 7:16,	28:21	12:23	strive	suitable
19 9:21	spoke	14:3, 4, 11	9:2	24:23
10:12, 16,	18:24	20:25		
24 11:2, 6	24:15	21:6 23:3		
	26:3			

sun	team	24:5	11:8, 10	20:24
33:11	6:9 11:10	26:22	12:12	track
sunset	28:11	27:18	tomatoes	7:7, 9, 11
19:12	30:9 32:8	33:2	14:16	13:9
support	teams	34:12	tone	15:10
8:15	29:14	thinking	12:25	traffic
supporting	technically	34:2	tonight	12:3
8:17	21:18	thinks	5:3 6:4	18:7, 10
supposed	Temperance	26:24	28:16, 21	24:7
21:19, 20	22:1	thought	34:21	transaction
surface	temperature	34:24	topics	15:18
26:20	33:2	35:2	29:1	transcribin
survey	tempered	thousands	topsoil	g
29:13	32:20, 21	9:5	9:10	5:6
Sylvania	temporary	throw	topsoil's	transition
18:9	21:17	17:17	10:15	15:19
	ten	Thumb	tore	transmissio
T	27:25	14:5	17:2	n
	tend	tile	tornado	23:8
table	30:18, 22	26:22	33:5	trees
13:1 27:4	territory	30:16, 19	tornados	27:15
taking	26:12	31:2, 8	32:9, 14	truck
4:4 35:22	testified	tiled	totally	14:17
talk	25:17	tiles	26:15	18:10
6:4 15:24	Texas	30:18, 25	touch	trucks
16:22	7:2	31:5	32:19	24:8
30:6, 23	there'll	time	touched	trustee
talked	32:1	4:4 13:9,	24:14	13:21
13:25	thing	10 15:11	32:17	turn
23:7	22:13	18:10	tow-	4:13, 20
26:13	23:13	27:10, 15,	5:16	12:16
tall	25:20	17, 24	township	17:7
34:6	26:17	32:1	5:2, 16	27:21
targeted	30:21	35:22, 23	6:19 8:17	28:11
8:12	31:5	timeline	12:24	30:14
targeting	33:23	8:3	13:21, 24	type
7:18	34:16	times	14:10	30:21
tax	things	24:22	17:25	34:16
8:14	18:25	28:16	26:4	typical
10:23	20:21	today	township's	11:4

Typically 23:18	up- 22:3	view 19:9, 12	22 12:19, 22 28:15	23:21 34:14, 17
u	upcoming 4:14	virtually 7:20	west 14:4	word 19:20
U.S. 7:1, 3, 5, 12 8:3	update 6:23	vital 10:25	wet 31:6	work 12:4 19:3 21:14 22:10 27:16 31:4
underground 9:11	upscale 22:3	voice 12:25	Whiteford 18:9	
underlying 11:25	urban 18:12	voltage 24:1	who've 32:17	worked 26:5
understand 33:1, 14	USDA 20:5	voted 24:22	wild 33:25	workers 8:22, 23
understands 11:24	use- 9:21	voters 26:2, 4	wildlife 9:15 12:8, 10 33:21	works 4:10
UNIDENTIFIED 14:25 15:2, 7, 9, 13, 15, 17 16:14 20:14 33:17	utility 23:10, 13 24:6	voting 26:2	wildlife- friendly 9:16	world 26:8, 9
	utilize 35:20	w	Wilson 24:25 25:1	worries 20:16
	v	walk 4:13 19:5, 6 30:7	wind 17:14 18:4, 7, 11 27:17 33:2, 12, 13	worse 14:6
unit 6:16, 19	values 10:20 11:7, 8 19:9, 22	wanted 26:7, 10	windshield 32:21	worst 31:19
United 10:22	vast 13:23	warranty 31:4	windstand 32:16	wrap 28:13
universities 11:5 34:20	vegetative 11:14 23:11, 20	weather 32:16	windshield 32:21	wrapping 10:2
unreasonable 28:17	vehicles 17:3	web 12:14	windshield 32:21	Wright 4:10, 11
unreasonable 25:6 29:6	versus 20:23	website 28:18 30:1, 14 35:17	windstand 32:16	Written 5:11
unwanted 26:11	viable 9:20	weeks 17:5 32:12	WLEN 20:2	wrong 26:15
	videos 29:15	Weiss 4:10, 11,	Wohlfarth 17:20, 21, 24	y
			wooded 34:13	y'all 35:24
			woods	

yard

19:11

year

7:6 21:24

22:3,13,

14 31:6

years

7:3 8:20

9:3 10:7,

11 11:15

13:22

14:22

15:25

16:1,2

17:2,10,

14 19:1

20:20

26:6,25

York

7:1

youth

23:22,23

Yup

19:21

22:13

Z

zoned

18:14,16,

18

zoning

5:15

2026 Public Meeting Comments

Questions/Concerns:

Storm water runs ~~south west~~ ^{south east} down
hill from Ogden Hwy through
Manor Drive. What is being
done about drain increase ~~to~~ due
to added hard surfaces from project

Name: A. Kitchie

Phone/Email: ritchieri@hotmail.com

Address: 3334 Manor Dr.