

Pulaski County Board of Zoning Appeals
Pulaski County Highway Garage
Monday, August 24, 2020

Meeting Minutes

Present: Derrick Stalbaum, Jeremy Wentz, Abby Dickey, Phil Woolery, Matt Kelsey, Doug Hoover, Karla Pemberton, Nathan Origer

Call to Order: 6:07pm-President Stalbaum calls meeting to order

Approval of Agenda: Phil motion/Matt 2nd All approved. Motion carried

New Business: Continuation of Special Exception hearing for Mammoth Solar to place solar panels on Ag parcels. The areas of concern not answered in initial special exception hearing: Environmental impact, health concerns, ground water & toxins, ecology & farm land values.

President Stalbaum explains the process of the continuation hearing regarding public speaking and reasons for continuation.

Motion to accept exhibits identified so far into the record.

Matt motion/Phil 2nd All approved. Motion carried.

Mammoth Solar- Nick Cohen-Answers how finding of facts questions can be answered. End of life: panels will be recycled. Environmental impacts of the project: facilities are safe. Environmental impacts are positive and favorable to the environment and aligned with state and local environmental goals. Agricultural & residential properties values: values will be unaffected by this project. Health & Safety: the panels and solar are safe and made of inert materials.

Experts available in addition to GEG:

Howard Halderman-president of Halderman real estate, Graduate of Purdue in Agriculture Economics, accredited farm manger and licensed broker of 6 states, owner of US agricultural LLC.

Mike Marous president of Marous Company- Over 15 billion dollars in real estate assessments, Land Value Expert

Melody Callander, Senior Project Sales Engineer at Inovateus- Indiana company expert in solar farms. Involved in 7 utility scale projects in Indiana.

Chris Baker, Exec VP, Terabase, solar engineering firm, BA Harvard & MBA from UC Berkeley, 2 GIG Watt in solar projects

Todd Mattson- Senior Ecologist from West EcoSystems Technology, Inc. MS degree Wildlife Ecology, University of Wyoming

Public Speakers:

Doug Podell 27-Approve, Personal opinion on benefits

Gail Lambert 29-(46)-Opposed, personal opinions on health, radiation, water & property values

Mike Marous- appraiser representing GEG shares data regarding property values and data collected from assessors near solar projects elsewhere.

Melody Callander-representing GEG-noise data and statistics.

Larry Lambert 30-Opposed, Personal opinions. Noise, toxicity, & home value concerns.

Nick-Land value expert spoke

Melody for GEG-Radiation statistics in solar panel vs cellular telephones. Panel recycling data.

Jennifer Knebel 33-Opposed, Personal opinions on conversations. *Removed from building

Connie Ehrlich 35 (48 & 60)-Opposed, Personal opinions on land property values and comprehensive plan. Tax abatement concerns. Data on property values, health, how batteries & energy are stored, vibration, glare, noise.

Chris S- Data on why solar panels need to be placed in the location they're presently requesting placement for special exception

Mike Maruse- Property value near solar farm, economic impacts, taxes

Ben Mattingly, Attorney-for Cervinka's (36, 59, Busse, Busse)- Request all documents become part of the record. Stating there isn't sufficient evidence to approve.

Chris S- Responses to Mr. Mattingly's concerns

John Masterson 37 (141, 128)-Opposed, Crane statistic and economic concerns. Personal opinions on costs.

Todd Weston- Response to Mr. Masterson crane concerns.

Kevin- Environmental studies will be done with the state through regulatory guidance for cranes with fish and wildlife and DNR throughout the next couple months and these studies will be completed prior to building permit issuance.

Denise Spooner 135 (38, 126, 115, 140) Realtor- Property value statistics & concerns regarding decrease in property values near panels.

Riley Tiede 45- Opposed- Personal opinions on property value and project process.

Nick- Response to Ms. Tiede personal statements.

Diane Cervinka- Opposed- Personal opinion on property values and project process.

GEG representative- We do not write solar leases, we represent solar companies. Texas 10,000 acre solar project experience, farmland value benefits and infrastructure.

John Marvel 108 (50, 49, 108,) Radiation oncologist, Masters in Electrical Engineering, Purdue University - Personal opinions on solar panels on personal property.

Andrew Fritz 51-Approve- Person opinions on project.

Larry Leman 52- Approve- Personal opinions on project.

Scot Leman 53-Approve- Personal opinion on project.

Dan Anderson 109 (112, 57) Medical surgeon- Noise and radiation/radon statistics. Safety, property value near transmission lines, concerns.

Gery Welker 58-Approve- Agronomist for 35 years. Soil protection.

Ben Mattingly, Attorney- Include all documents in this hearing to be exhibits entered into record. Studies on soil quality. Comprehensive plan and criteria for noise.

GEG Representative- Cover crops statistics for soil quality

Kevin- Noise criteria is established in code of what limits are. Noise level is proven during permitting process.

Melody- There is no toxicity in the solar panel

Bruce McDonald 61- Opposed- Personal opinion on election year.

Susan Morrow 63- Opposed- Personal opinion on project.

Chris- Response to Ms. Morrow comments on traffic and fact no permit issued this evening if approved.

Connie (70, 71)- Opposed- Personal opinion on project

Gail Davis 73- Opposed- Personal opinion on property values.

Dale Chu 105-Approve-Health statistics about fossil fuels carbon dioxide emissions.

Dr. Paul Mason 107- Approve-Master's degree in Physics working at cancer centers- Radiation statistics.

Catherine Evans 121-Opposed- Personal opinion on quality of life from solar panels installed in the county

Darlene Wenler 143 (131)- Neutral- Statistics on Special Exception process. Fire protection concerns.

Chris Baker Terabase- Emergency Management plan

Nick- Committed to safety. Before a building permit there is a plan put in place in accordance with the UDO.

Steve Eberly (41)- Director of Hoosiers for Renewables- Approve- Ordinance setbacks for inverter noise setbacks. Property value data.

Chris- Reiterate there are rules and regulations in the county UDO they must follow.

Paul Thomas 158- Neutral-Personal opinion on solar

Paula Banks 173 (171, 169)-Opposed- Personal opinions on solar.

John Kramer 159-Opposed- Personal opinions on solar.

Nick & Chris discuss no concrete in the ground.

Dean Cervenka (zoom) (77)- Opposed- Data on energy sources, cranes, environmental impacts.

Howard Halderman-Farmland values data.

Derrick begins review of potential conditions with BZA members. Phil, Nathan, Abby & Derrick discussion of #3 condition regarding deer fencing quality and location of specific fencing may vary from area to area. Leave it up to administrator's discretion.

Nathan-Condition #1 verbiage condition reading "occupied dwelling" conflict in his opinion.

Derrick reviews potential commitments with BZA members. Property Value Guarantee D.1. Strike language "for the homestead." 2.C. Add verbiage and change distance to 1 mile. Discussion regarding wells and water quality. Derrick reviews finding of facts/staff report with board members.

Matt motions to approve special exception with the conditions attached. Phil 2nd motion.

Matt updated his motion to approve special exception with attached conditions and commitments.

Phil 2nd the updated motion. All approved. Motion carried.

Old Business: N/A

Public Comment: N/A

Adjournment: Abby motion to adjourn. Phil 2nd. All approved. Motion carried.
Meeting adjourned at 9:46pm

Sincerely submitted,



BZA Secretary Karla Pemberton, Pulaski County Board of Zoning Appeals



BZA President Derrick Stalbaum



BZA Executive Secretary Phil Woolery