

*Pulaski County Board of Zoning Appeals
Special Exception Hearing for Moss Creek
Pulaski County Highway Garage
Monday, September 27,2021*

Meeting Minutes

Present: Derrick Stalbaum, Abby Dickey, Matt Kelsey, Darrin Gudeman, Bob Keller-remote, Kevin Tankersley, Tina Dunn, Karla Redweik, Nathan Origer

Call to Order: 6:15pm-President Stalbaum calls meeting to order

Pledge

Approval of Agenda: Darrin motions to approve, Matt 2nd. All approve. Motion carried

Approval of Minutes: N/A

New Business: **Matt motions that the special exception application is complete. Abby 2nd. All approved. Motion carried.**

Karla- Discussing application guidelines, requirements of the application & application is complete

Derrick-Rules and regulations of meeting

Zack-Introduced members of the NextEra team. Next Era is a Fortune 200 company, in business 9 Decades, 210 million dollar project in Pulaski County. Part of Florida power light with 5 million customers. 149 solar projects in 36 states and Canada.

Alli Sexton- Project manager, 200 MW facilities, enough to power 65,000 homes. 20 million tax dollars the length of project. Timeline of project outlined

Zack- Decommissioning bond

Alli-Landscaping and 150 foot setbacks

Mary-Went through finding of facts

Derrick-Ask board members if they have any questions

Darrin-Ask how deep the pylons will be

Zack-3 to 6 feet is typical

Darrin- No buried cables?

Zack-No just pylons

PUBLIC COMMENTS

Jim Jordan: opposed. Why northern Indiana? Subsidized, worried about water table contamination and decommissioning

Derrick-Asks Next Era for response

Alli- Responds to questions asked

Zack-Responds to decommissioning bond

Jim Jordan-try's to ask more questions

Derrick-Mr Jordan your time is up

Mary- Safety Study on solar farms

Derrick-Questions from the board

Darrin- How are the panels disposed of?

Zack- 90% recycled the rest in landfills-manufacture guarantee

Tim Kuhn-Support Landowner

Jason Kuchmay-(5,6,19,22)-Representing opposition, Application incomplete, Application fee not paid, no consent from property owners, property values, not compatible with comprehensive plan. Abby has property in other solar project

Derrick-Next Era you can respond

Mary: Filing fee was paid, Karla?

Karla- I have a check stub dated July 23, 2021 and the filing fee is \$500 for a special exception

Mary-Thank you Karla, Affidavit stating that property owners that signed with Next Era was the owners of said property. Pat is an expert on property values

Pat-26 Studies in 15 states. Looked at 3 in Indiana, The largest in Minnesota, looked at sale and resale, adjoining property's and saw no indication of loss of value.

Derrick- Abby would you like to respond

Abby-I own no property that is being looked at to being developed. I own my horse farm and that is it.

Derrick-Karla would you like to respond on the application fee
Karla-Current data can be modified
Derrick-I have one question yes or no are you confident in your application
Mary-Yes sir
Derrick- The board have any questions
Darrin-Is our attorney confident in the application?
Kevin-I have not reviewed the application, I don't review before the hearing.
Darrin-Are you confident if going in front of the same judge that you would have the same result
Mary- there is a lot of giving here. We feel confident
Derrick-So we can proceed
Chris Brucker-Opposed concerned about wildlife
Ben-Sandhill cranes-Non glaring panel's, mussels will not be impacted, 37 acres of woods will be avoided or minimally cleared
Derrick-The board have any questions? Lets move on.
Connie Ehrich-Opposed-Moss Creek does not meet UDO requirements
Mary-Answered concerns
Pat-Studies on noise levels
Zack-Contractor will be responsible for removal of panels/certified landfill for panels
Jenny Kenebel-Opposed-Decommissioning concern, APC concerns
Mary-Answered concerns
Darrin(?)-No batteries in project?
Zack-No batteries
Terry Young-Opposed-Economic impact of taking out farm ground
Gail Lambert-10,14,16,63-Opposed-Health and safety concerns
Alli-Responded to concerns
Mary-No batteries in project
Zack-Energy cost
Abby- Do you clean the panels?
Zack-Not often, scratches etc
Alli-Snow and rain in this area will clean the panels
Kevin Wyatt-Opposed-Lifestyle will change, Weeds
Ben-Vegetation plans-weed control
Harold Johnson-Support-landowner rights
Gery Welker-Support-soybeans-corn are also energy sources fuel
Connie Neininger-23,32,33,36-Support-Could help bring other companies in the county
Pat-Property values
Lora Redwiek-Trees and buffers, ever decommissioned? How many employees
Zack-Have never decommissioned, 3-5 employees
Mark Cervenka-Opposed-Decommissioning concerns
Mary-Answered concerns
Riley Tiede-Opposed-Worried about first responders/fire protection
Zack-Fire plan was received
Brian Young-Opposed- Economic impact study, tax abatement, and 15,000 application fee
Karla-\$15,000 is the permit fee
Derrick-Fire protections listed online
Doug Podell-Support-Welcomes solar farm
Donald Busch-Support-global warming
David Busch-Support-Win-win for the county
Randy Davis-Division between people
Tim Mckinney-Training for fire department
Alli- Will train firefighters and first responders on site
Dalton Christensen-Opposed-Fencing concerns
Karla-Required passage for animals
Jennifer Zahrt-Opposed-Environmental changes
Mike Teide-Support-Prime farmland is questionable
Joe-Support-Good thing for the county, lives around it
Suzanne Morrow-Opposed-Decommissioning concerns
Mary-Answered concern

Zack-Everyone profits
Bryce McDonald-Opposed-Property Values
Deb Rogers-Opposed-Fire protection Plan
Karla-Fire protection requirements
Alli- Will work with all fire departments and first responders
Dennis Collins-Support-Global warming
Dean Cervenka-Opposed-Protect farmland
Greg Schultz-Opposed-Danger of solar panels
Rhonda Wantola-Opposed-depleted oxygen
Derrick -Close Public comments
Darin Motion to close, Bob Seconds All Approve@9:56
Nathan-Describes economic Impact of Moss Creek
Derrick-Motion to accept all material from meeting
Abby motions Darin Seconds All Approve
Derrick-Reading the finding of facts & discussion with board members.
Board members discuss F of F. Derrick reads the Staff Report.
1 yes 2 yes
Board members discuss property value guarantee
Derrick-Motion on the floor to add PVG
Matt Motions Abby Seconds Motion approved
3 yes neutral 4 yes 5 yes 6 yes
Motion to approve- Abby motion Matt 2nd all approved. Motion carried.

Old Business: N/A


Other Business: N/A

Public Comment: Landscaping concerns
Voting board member concern

Adjournment: Bob motion to adjourn Matt 2nd. All approved. Meeting adjourned at 11:09pm



BZA Secretary Tina Dunn, Pulaski County Board of Zoning Appeals



BZA President Derrick Stalbaum



BZA Executive Secretary Abby Dickey

