

## Molly Wingrove

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**From:** Mike McCoy <michael.mccoy886@gmail.com>  
**Sent:** Tuesday, October 17, 2023 4:13 PM  
**To:** Molly Wingrove  
**Subject:** Local control of industrial solar

Molly,

Please include this letter as testimony at tomorrows meeting:

I'm writing you to voice my concerns with local government loosing control of size, placement and set back limits. 50 foot set backs without actually viewing the location is unacceptable.

I have a home in White River Township in an agricultural community. I understand that many or you may have a rural demographic in your district and have many constituents that may be concerned about the State taking over regulation of industrial solar ordinances.

We have been working with the White River Township Board since last November to develop a responsible solar ordinance. We prefer that the regulation stays at township/municipal level as each community is unique.

We'd like to put a little more focus on a few of these issues.

- ▣ **Set acreage caps on percentage of land used for utility scale solar broken down by zoning type with restrictions for population density.**
  - Set acreage cap for each zoning type of land: As we consider the appropriate percentage of land, we should break down the acreage cap between agricultural, industrial and commercial if available. The acreage cap should not be all agricultural if industrial land is available. In White River Township we have 1,300 acres of unused industrial land that is an eyesore. The State should mandate brownfield land in the percentage used for renewable energy if it is available. Industrial and brownfield land is the best use for industrial scale solar.
  - Consider population density in the acreage caps. In White River Township we have 87 people per square mile compared to our neighbors with densities of 30-35 people per square mile (270% more). Lake Michigan, White Lake, fragile dunes, water shed areas and a large unused industrial area has pushed our township residents into agricultural areas. In the proposed Lakeside Solar project of 1700 acres about 90 family homes will be less than ¼ mile from the proposed project.
- ▣ **Require 600-foot setbacks from non-participating property lines, homes and public roadways.**

Bottom line, I encourage you to set acreage caps on percentage of land by zoning type with a requirement to utilize available industrial land and brownfields. Often we hear that polluted groundwater or land will not allow renewable energy, however there are townships like Coldwater MI that have implemented workable solutions. Please also set the acreage cap to limit use of

agricultural land where population density is high. It is unfair to have the agricultural residential community bear the property loss values that university studies are showing.

I strongly recommend regulation for industrial solar be limited to 5% of a community in total; allowing up to **2% on agricultural zoned land** and an additional **3% on industrial/commercial land** where available with 600 foot setbacks from non-participating property lines, homes and public roadways. By requiring use of a 150% greater amount of industrial land for large-scale solar projects over that of agricultural land, overall property values in Michigan will actually increase with the presence of industrial-scale solar. In addition our state will suffer fewer losses in our agriculture industry which is one of the most diverse in the nation.

Thank you for your time and consideration to these ideas as you discuss and vote on the upcoming State Regulated Solar ordinance.

Regards,  
Mike McCoy  
7653 Indian Bay Road  
Montague, MI 49437

Sent from my iPhone