

July 15<sup>th</sup>, 2025

Barb Fear  
Cohoctah Township Clerk  
10518 N. Antcliff Rd.  
Cohoctah Township, Michigan

**RE: STRONG OPPOSITION TO SPECIAL LAND USE PERMIT  
APPLICATION BY HEADLAND SOLAR LLC/RANGER POWER COMPANY**

Dear Clerk Fear,

We are writing to express our vehement opposition to the special land use permit application submitted by Headland Solar LLC, operated by Ranger Power Company of Chicago, for the proposed large-scale solar farm development in Cohoctah Township. As homeowners who purchased our 12-acre property in Fall 2023, we are deeply concerned about the devastating impact this industrial solar facility will have on our property, livelihoods, and family's future. Our home and names are listed on "*landowners*" in the application that has been submitted (Exhibit A-1.15: Participating Parcel List).

My wife and I invested our life savings into purchasing this property to fulfill our dream of establishing a sustainable farm operation. We have worked tirelessly to develop our agricultural enterprise, and care for over 40 animals including goats, donkeys, and poultry. The proposed solar farm will completely surround our property, transforming our rural agricultural setting into an industrial landscape that will destroy everything we have worked on building.

**PROPERTY VALUE IMPACTS AND FINANCIAL DEVASTATION**

On July 14<sup>th</sup>, 2025, the New York Post published an article regarding a study led by Virginia Tech. It found that homes within a 3-mile radius of utility-scale solar installations experience an average 5% drop in value after the projects are



built<sup>1</sup>. The visual transformation from pastoral farmland to rows of industrial solar panels will make our property unsaleable and destroy our investment. There are approximately 129 properties alone that share property lines with the Headland development, not including the landowners in agreement to lease their land. This does not consider the hundreds of homeowners that reside within the 3-mile radius of the solar development. We are not opposed to renewable energy, but we are opposed to having our property rights and financial security sacrificed for an out-of-state power company that has no stake in our community's long-term welfare. Allowing 12 property owners to profit while the rest of the community and their real estate investments plummet would be financially devastating.

### **AGRICULTURAL AND LIVESTOCK CONCERNS**

As operators of a small farm with livestock, we have serious concerns about the impact of this massive industrial installation on our animals' welfare and behavior. The construction process will involve heavy machinery, noise, and disruption that will stress our animals. Construction alone will take months to years to accomplish. The permanent installation will create an unnatural environment that fundamentally alters the rural character our animals depend on for their well-being. Our goats, donkeys, and poultry are sensitive to environmental changes.

The introduction of thousands of solar panels, with their reflective surfaces and industrial infrastructure, will create an alien landscape that may cause behavioral problems and health issues for our animals. We also have deep concerns for the natural and robust ecosystem that inhabits and surround our property, including many species of rare wild birds. The construction of solar farms can lead to habitat disruption and changes in plant composition and insect abundance, causing shifts in diets of insectivorous birds. Bird mortalities can occur due to fatal collisions with the reflective surfaces of the solar panels or via incineration or severe burns<sup>2</sup>.

### **VISUAL POLLUTION AND QUALITY OF LIFE**

The most immediate and permanent impact will be the complete destruction of our rural view and quality of life. Instead of looking out at farmland and natural landscapes, we will be surrounded by rows of industrial solar panels. This visual pollution will make our property uninhabitable and destroy the peaceful rural

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<sup>1</sup> <https://nypost.com/2025/07/14/real-estate/homes-near-solar-farms-see-property-values-impacted/>

<sup>2</sup> <https://www.aav.org/blogpost/1525799/492796/Solar-Energy-Production-s-Toll-on-Wild-Birds>



## **LACK OF COMMUNITY BENEFIT**

This project is being developed by Ranger Power Company, a Chicago-based corporation with no connection to our community. The electricity generated will be sold to distant markets, providing no benefit to local residents while imposing all the negative impacts on our community.

## **FEDERAL POLICY CHANGES ELIMINATE ECONOMIC JUSTIFICATION**

Recent federal policy changes have fundamentally altered the economic landscape for solar projects, making this proposed development economically unviable and inappropriate for our community. President Trump has signed executive orders to eliminate federal subsidies for wind and solar energy projects, directing the Treasury Department to strictly limit which projects are eligible for renewable energy tax credits. The recently passed One Big Beautiful Bill Act has repealed or modified the tax credits that made large-scale solar installations economically viable.

As stated in the President's executive order, the federal government will no longer "force American taxpayers to subsidize expensive and unreliable energy sources like wind and solar."<sup>7</sup> The administration has determined that these projects displace affordable, reliable domestic energy sources and compromise our electric grid. Without these substantial federal subsidies and tax incentives, the economic foundation for this solar project has been eliminated. The project was planned and proposed under the previous subsidy regime, but those economic assumptions are no longer valid. Moving forward with this project would represent poor planning and fiscal irresponsibility by both the developer and the Township.

## **OBSOLETE DEVELOPMENT MODEL**

The proposed solar farm represents an outdated development model that relied on taxpayer subsidies that no longer exist. The federal government and Trump Administration has recognized that these projects are "unreliable, expensive, and dependent on foreign-controlled supply chains." Approving this permit would commit our community to a development model that the federal government has determined is harmful to American energy independence and grid reliability.

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<sup>7</sup><https://www.whitehouse.gov/presidential-actions/2025/07/ending-market-distorting-subsidies-for->



## REQUEST FOR DENIAL

We respectfully but firmly request that the Cohoctah Township Board deny the special land use permit application for the following reasons:

1. **Inadequate Protection for Existing Agricultural Operations:** The project fails to provide adequate setbacks and protections for existing farming operations.
2. **Incompatible Land Use:** Large-scale industrial solar installations are incompatible with residential and small-scale agricultural uses.
3. **Property Rights Violations:** The project will substantially damage neighboring property values and quality of life without compensation.
4. **Inadequate Environmental Review:** The application fails to adequately address impacts on local wildlife, agricultural operations, and rural character.
5. **Lack of Community Benefit:** The project provides no benefit to the local community while imposing significant costs on residents.
6. **Obsolete Economic Model:** The elimination of federal subsidies and tax credits through the One Big Beautiful Bill Act and President Trump's executive orders has rendered this project economically unviable and inappropriate for development.
7. **Inconsistent with Federal Energy Policy:** Approving this permit would contradict federal policy that recognizes solar projects as unreliable and harmful to grid stability.

## CONCLUSION

This project represents corporate exploitation of our rural community at the expense of local residents and farmers. We moved to Cohoctah Township to escape urban development and establish a sustainable agricultural operation. Having this industrial facility forced upon us will destroy our investment, our livelihood, and our dreams. Furthermore, the recent passage of the One Big Beautiful Bill Act and President Trump's executive orders eliminating solar subsidies have fundamentally changed the economic landscape for renewable energy projects. The federal government has determined that these projects are unreliable, expensive, and harmful to American energy independence. It would be irresponsible for the

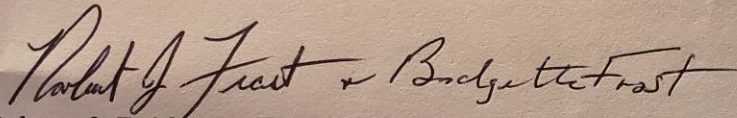


Township to approve a project that contradicts federal energy policy and lacks the economic foundation that originally justified its development.

We urge the Township Board to stand with its residents and deny this permit application. If approved, this project will set a precedent that corporate interests supersede the rights of local property owners and farmers, fundamentally changing the character of our community. The decision you make will determine whether Cohoctah Township remains a place where families can pursue their agricultural dreams or becomes another sacrifice zone for out-of-state corporate interests.

We trust that you will give serious consideration to the concerns of your constituents and deny this application.

Respectfully but firmly,

A handwritten signature in black ink, appearing to read "Robert J. Frost & Bridgette Frost". The signature is fluid and cursive, with the names connected together.

Robert & Bridgette Frost

Cohoctah Township Resident and Farmer

CC: Cohoctah Township Board Members & Planning Commission