

**ADVISORY LETTER  
TO THE PLANNING COMMISSION  
PC 25-02**

**TO:** Cortland Planning Commission

**FROM:** Brandy Williams, Zoning Administrator

**DATE:** March 17, 2026

**SUBJECT:** PC 25-02: Request a Special Use Permit on the subject property to, upon annexation, construct operate, and maintain a Solar Garden on PINS 09-27-100-002 and 09-27-300-004 located at Illinois Route 38

**APPLICANT:** SolarStone Partners  
125 SE Main St  
Minneapolis, MN 55414

**OWNERS:** James R. Walter and James E. Walter  
16513 Lynch Rd  
DeKalb, IL 60115

On February 9, 2026, the Town Board considered the Planning Commission's December 31, 2025, Recommendation Letter and Findings of Fact established during the December 4, 2025, public hearing. The Town Board voted to deny the Special Use Permit and voted to approve the annexation. At the following Board meeting on February 23, 2026, the Town Board remanded the Special Use Permit request back to the Planning Commission. The board stated that they would like more information about why the Planning Commission felt approval of this special use permit would benefit the Town and how it fits into the Comprehensive Plan from 2023. They felt this would give the Planning Commission an opportunity to address concepts brought forward by Mr. Porter and examine additional testimony as presented. A letter (enclosed) by Mr. Porter, legal counsel to the applicant, and public testimony has been summarized below.

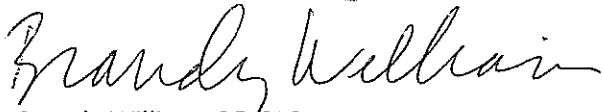
Rick Porter addressed the board on behalf of SolarStone/Cortland 1 Illinois Dynamics and Cortland 2 Illinois Dynamics (CID), the applicant for a special use permit that failed at the February 9, 2026, board meeting. Porter thanked the board for reconsidering the vote for the special use permit and annexation. He stated reasons he felt that the special use permit should be granted and cited parts of the Town Code as well as the unanimous recommendation from the Planning Commission. He commented on the lack of proper evidence presented to deny the request.

Linda Wagner addressed the board objecting to solar farm construction in Cortland citing wildlife displacement, concerns that energy generated would not be used locally, soil contamination, and low amounts of sunshine days affecting profitability. She stated that installation of the solar farm would not lower local rates and would not benefit Cortland residents.

Brandon Wagner addressed the board with concerns about solar companies that construct and then abandon solar arrays before the lease end date.

The recommendation of the Planning Commission will be forwarded to the Town Board for consideration at the April 13<sup>th</sup>, 2026 Board meeting.

Respectfully Submitted,

A handwritten signature in black ink that reads "Brandy Williams". The signature is written in a cursive, flowing style.

Brandy Williams PE, PLS  
Engineer and Zoning Administrator



## Town of Cortland

### Board of Trustees Town Board Meeting

Town Hall, 59 S. Somonauk Road Cortland, IL 60112

February 09, 2026 at 7:00 PM

### MINUTES

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#### CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

Mayor Pietrowski called the regular meeting of the Board of Trustees to order at 7:00 p.m. The Pledge of Allegiance was recited and roll was called showing as present Trustees Corson, Fioretto, Stone and Olson. Shown as absent Trustees Haier and Siewierski. Quorum was present. Also present were Town Clerk Cheryl Aldis, Attorney Emily Moore, Zoning Administrator Brandy Williams, Director of Public Works Joel Summerhill, and Deputy Clerk Catherine Koks.

#### APPROVAL OF AGENDA

Trustee Corson moved to approve the agenda as presented, seconded by Trustee Fioretto. Unanimous voice vote to carry the motion.

#### PUBLIC WISHING TO SPEAK

There was no public wishing to speak.

#### CONSENT AGENDA

1. Approval of Regular Town Board Minutes from January 26, 2026; Approval of December 2025 Treasurer Report; Approval of Cash Farm Lease between Town of Cortland and Steve Swanson for a one Year Term; 123.0 Acres

Clerk Aldis read the consent agenda into the record; Approve Town Board Minutes of January 26, 2026; Approve December 2025 Treasurer Report, Approve Cash Farm Lease between Town of Cortland and Steve Swanson for a one year term - 123.0 Acres.

Trustee Stone moved to approve the Consent Agenda as presented, seconded by Trustee Olson.

Roll Call vote:

Yea: Trustees Stone, Corson, Fioretto, Olson

Nay: None

Absent: Trustees Haier, Siewierski

Motion Carried

#### UNFINISHED BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

There was no unfinished business to discuss.

**NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION**

2. Consideration of Ordinance 2026-XX, An Ordinance Annexing 80.33 Acres Owned by John E. Walter as Trustee of the John E., Walter Trust Dated November 13, 2024 and John R. Walter To The Town of Cortland, DeKalb County, Illinois. *This ordinance, if passed, would annex 2 parcels identified as 09-27-100-002 and 09-27-300-004 into the Town of Cortland as part of the process associated with the request for a Special Use permit to operate a Solar Farm being brought by Solarstone Partners pending next on the agenda. The property must be annexed in order for the Special Use permit to be considered.*

Mayor Pietrowski introduced the Ordinance Annexing 80.33 Acres Owned by John E. Walter as Trustee of the John E., Walter Trust Dated November 13, 2024 and John R. Walter To The Town of Cortland, DeKalb County, Illinois

Trustee Corson moved to Approve Ordinance 2026-XX, An Ordinance Annexing 80.33 Acres Owned by John E. Walter as Trustee of the John E., Walter Trust Dated November 13, 2024 and John R. Walter To The Town of Cortland, DeKalb County, Illinois, seconded by Trustee Olson

Board members briefly asked if any new information was being presented since the last meeting for these two parcels. There was no information brought forward.

Roll Call vote:

Voting Yea: Trustees Stone, Corson, Olson

Voting Nay: Trustee Fioretto

Absent: Trustees Haier, Siewierski

Motion Carried

**O-2026-02**

3. Consideration of Ordinance 2026-XX, An Ordinance Granting A Special Use Permit to SolarStone Partners To Operate A Solar Farm On 80.33 Acres Of Land Located North Of Illinois Route 38 And South Of The Union Pacific Railroad, Pins 09-27-100-002 And 09-27-300-004, In The Town Of Cortland, DeKalb County, Illinois. *This ordinance, if passed, would approve the request for a special use permit to allow Solar Stone Partners to construct and operate a solar farm on 2 parcels identified as 09-27-100-002 and 09-27-300-004 within Town of Cortland limits*

Mayor Pietrowski introduced An Ordinance Granting A Special Use Permit to SolarStone Partners To Operate A Solar Farm On 80.33 Acres Of Land Located North Of Illinois Route 38 And South Of The Union Pacific Railroad, Pins 09-27-100-002 And 09-27-300-004, In The Town Of Cortland, DeKalb County, Illinois.

Trustee Corson moved to Approve An Ordinance Granting A Special Use Permit to SolarStone Partners To Operate A Solar Farm On 80.33 Acres Of Land Located North Of Illinois Route 38 And South Of The Union Pacific Railroad, Pins 09-27-100-002 And 09-27-300-004, In The Town Of Cortland, DeKalb County, Illinois, seconded by Trustee Olson

Board members asked about the decommissioning process and timeline. Williams stated that a decommissioning plan is required based on the size of the farm. An estimate cost of decommissioning is completed by a professional engineer and revisited at the 10 year mark.

Trustees asked if the Town had reached out to a neighboring farm (Yaeger's) regarding the land use proposal. Yaeger's did not submit any communication about the proposal.

There was a brief discussion on unsightliness and a plan to screen the array.

Roll Call vote:

Voting Yea: Trustee Olson

Voting Nay: Trustees Fioretto, Corson, Stone

Absent: Trustees Haier, Siewierski                      Motion Failed

Attorney Moore explained that the Trustees had several options to reconsider either the motion to annex pins 09-27-100-002 And 09-27-300-004, which passed, or the motion to approve the special use permit, which failed. Trustee Stone asked if the two absent board members should be included in the reconsideration. Board members discussed doing nothing with the motions, with some confusion as to process and consequences. Mayor Pietrowski moved to the next agenda item

4. Consideration of Ordinance 2026-XX, An Ordinance Amending Title 8, "Building Regulations," Chapter 1, "Building Codes", Section 8-1-11 "National Electrical Code" Of The Cortland Town Code. *This ordinance, if passed, would approve a local amendment to the previously adopted National Electrical Code which would modify the requirements for arc fault protection of circuits to enhance safety.*

Mayor Pietrowski introduced An Ordinance 2026-XX, An Ordinance Amending Title 8, "Building Regulations," Chapter 1, "Building Codes", Section 8-1-11 "National Electrical Code" Of The Cortland Town Code.

Trustee Stone moved to Ordinance 2026-XX, An Ordinance Amending Title 8, "Building Regulations," Chapter 1, "Building Codes", Section 8-1-11 "National Electrical Code" Of The Cortland Town Code. , seconded by Trustee Corson.

Trustees reviewed the proposed amendment and asked Williams for clarification on the change. She explained that the amendment is to create more leniency within the current code.

Roll Call vote:

Yea: Trustees Stone, Corson, Fioretto, Olson

Nay: None

Absent: Trustees Haier, Siewierski                      Motion Carried                      **O 2026-03**

5. Consider a motion to RATIFY the Mayor's appointment of Mariann Kaminski to the Planning Commission filling a vacancy with a term to expire May 2027.

Mayor Pietrowski introduced his recommendation to Mariann Kaminski to one of the vacant Planning Commission seats.

Trustee Corson moved to ratify the appointment of Mariann Kaminski to the Planning Commission with a term to expire in May 2027.

Roll Call vote:

Yea: Trustees Stone, Corson, Fioretto, Olson

Nay: None

Absent: Trustees Haier, Siewierski      Motion carried

### **DEPARTMENT HEAD REPORTS**

Trustee Corson asked if more information could be provided about the Use Tax line item from the Financial Notes. He asked if the loss of Camping World and NI Fence contributed to the decrease in the amount of this tax collected. Mayor Pietrowski responded that he would reach out to the Finance Department for more information.

### **COMMENTS**

There were no comments.

### **MAYOR'S REPORT**

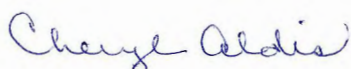
Mayor Pietrowski reported that he would like to keep the fourth Monday of each month as the business meeting date, with the second Monday of each month as a pending meeting date based on need. He intends to cancel the second meeting if there is not immediate business to attend to.

He also reported that some residents have been asking about an emergency alert system. He asked Chief Dargis to begin looking into some programs to get an idea for cost. There was a brief discussion on what options may be out there and how to encourage residents to opt-into whatever notification program may be made available.

### **ADJOURNMENT**

Trustee Fioretto moved to adjourn, seconded by Trustee Olson. Unanimous voice vote carried the motion. The meeting adjourned at 7:32pm

Respectfully submitted,



Cheryl Aldis

Town Clerk



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 Attorneys at Law  
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 Rockford, IL 61101  
  
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Richard S. Porter  
  
 815-490-4920  
 rporter@hinshawlaw.com

February 20, 2026

*Via EMAIL and Overnight Carrier*

Town of Cortland  
 Board of Trustees  
 59 S Somonauk Rd  
 Cortland, IL 60112-0519  
 815-756-9041

**RE: Cortland Illinois Dynamics’ Special Use Permit Application (PC25-02) and Reconsideration by the Board of Trustees**

Dear Cortland Board of Trustees,

On behalf of Cortland 1 Illinois Dynamics LLC and Cortland 2 Illinois Dynamics LLC (hereinafter “CID”), we write to urge the Board of Trustees approve CID Partners’ Special Use Permit (“SUP”) (PC25-02) to construct and operate a Solar Garden (“Project”) at Parcel #09-27-100-002 and 09-27-300-04 in its Motion to Reconsider on February 23, 2026. As set forth below, the ordinances and law require approval of the SUP application. The Board’s denial of the SUP would be arbitrary and a violation of Illinois state law. Because CID Partners has satisfied all applicable standards of Ord. §9-10-3, it is entitled to approval of this SUP Application and refusal to grant approval could expose the Town of Cortland to legal liability.

**I. The Illinois Clean and Reliable Grid Affordability Act (CRGA) provides that the Board may not prohibit Solar Projects nor Charge an Unreasonable Fee which is not related to the Costs of Considering the Application or the Project’s Impacts.**

On January 8, 2026, the Governor signed the Illinois CRGA which adds a new provision at 65 ILCS 5/11 Div. 15.5 to the Illinois Municipal Code entitled “Solar Bill of Rights.” At §11-15.5-10, the CRGA provides that the “adoption of any ordinance or resolution or the exercise of any power, by a municipality that prohibits or has the effect of prohibiting the installation of a solar energy system ...is expressly prohibited.” The Board’s denial of an SUP, which all the evidence supports, is precisely the type of municipal action that effectively prohibits the installation of a solar energy system in violation of this statute and Illinois caselaw. Further, if the Board is attempting to encourage a donation from CID which is beyond any fees required by other SUP applicants per §1-8-8 or directly related to address any impacts of the proposal, such would be improper. The Board has received no evidence suggesting CID’s Project fails to benefit the community, nor proof it does not meet its standards under §9-10-3. To the contrary, the evidence provided that the Project will result in tax benefits to the community, and no negative impacts.

**II. CID’ s SUP Application Satisfies all Standards under Cortland’s Ordinances**

Cortland Ord. §9-10-3 provides that a SUP “shall be granted [by the Town Board] only if evidence is presented to establish...” its four enumerated standards. Specifically, evidence must sufficiently demonstrate that: (1) the facility is in the public interest and contributes to the general welfare, (2) the proposed use will not have adverse effects on adjacent properties and the community, (3) the proposed use is compliant with district regulations, and (4) it is in compliance with other applicable development standards. Pursuant to §9-10-6, the Town Board approves an SUP under these standards based on findings of fact derived from “recommendations and reports from the Plan Commission.” The Board may also “refer the matter back to the Plan Commission for further consideration.” *Id.*

Here, CID’s Project has presented sufficient evidence to satisfy each of these four standards as demonstrated by the Planning Commission’s unanimous approval on December 4, 2025. The Commission’s approval was based on extensive evidence including SUP Standards in §9-10-3, the Town’s Comprehensive Land Use plan, DeKalb County Natural Resources and Soil reports, Project Agreements and Site Plans like Decommissioning requirements, §9-4-34’s Standards on Solar Energy Systems, Public Testimony and CID’ s Rebuttals.

Following the Commission’s approval, the Town Board considered the SUP (PC25-02) recommendation on January 12, 2026. At that hearing, the Board heard testimony from Town Engineer Williams and Town Attorney Buick on the project’s property tax benefits. Notably, Attorney Buick stated that if “...the Town chooses to annex the parcel and the applicant meets the standards set in the municipal code, they were entitled to approval for the project.” However, despite the Planning Commission’s unanimous recommendation approving the SUP on December 4, 2025, the Board inexplicably denied CID’ s SUP on February 9, 2026 yet approved its annexation petition. This denial was based on no evidence whatsoever and directly contradicts the Commission’s findings and Attorney Buick’s statement that CID was entitled to approval once the parcels were annexed and the project met the code’s standards. Both conditions have now been satisfied. The Planning Commission has made unanimous findings of fact after extensive review of the Project, the applicable standards, and public testimony. The Board has identified no contrary evidence and no lawful basis to support its denial under §9-10-3.

**II. A Denial of the SUP Would Violate Illinois Law**

Under Illinois law, decisions regarding SUPs are subject to judicial review whereby “principles of substantive and procedural due process apply at all stages of decision-making...” 65 ILCS 5/11-13-25. Due process in these proceedings require “impartial rulings on the evidence.” *Chamberlain v. Civil Serv. Comm’n*, 2014 IL App (2d) 121251, P46. Although the “granting of a special-use permit is not merely a ministerial function of a legislative body...,” a municipality “...must exercise its power in a reasonable way and adherence to its [special-use] standards is a strong indication of reasonableness.” *National Pride Equipment, Inc. v. Niles*, 109 Ill. App. 3d 639, 645, citing *La Salle Nat’l Bank v. County of Lake*, 27 Ill. App. 3d 10, 17. Courts grant judicial relief to special use applicants when a municipality’s denial “bears no substantial relationship to the public health, safety, or welfare...” of the community. *Id.* at 644.

Town of Cortland  
February 20, 2026  
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The denial of CID's SUP is precisely the type of arbitrary and partial action that is disallowed. CID was the only party that provided any exhibits or evidence all of which supported the unanimous Planning Commission's findings. Thus, the only evidence before the Board requires approval pursuant to unanimous recommendation from the Planning Commission that the Project complies with all standards under §9-10-3. Absent any evidence to suggest otherwise, the Board's denial is unreasonable, arbitrary, violates due process, and bears no relationship to the public health, safety, or welfare as required by both Illinois law and the Town's own ordinances.

### III. Conclusion

For these reasons, CID respectfully requests the Board to reconsider its denial and approve SUP (PC25-02). As the Planning Commission unanimously found, CID has satisfied every applicable standard under the Town's ordinances. An arbitrary decision by the Board to ban a solar project which meets all of the SUP requirements and was supported by uncontradicted evidence is contrary to both Cortland's own ordinances and Illinois state law. Further, the benefits to the community from the construction of the project and the real estate taxes are undeniable. CID thanks the Board for reconsidering its decision and looks forward to becoming a member of the Cortland community.

Sincerely yours,

HINSHAW & CULBERTSON LLP



Richard S. Porter

RSP/acg

cc: Kevin Buick, Esq.

**RECOMMENDATION LETTER AND FINDINGS OF FACT  
TO THE TOWN OF CORTLAND BOARD OF TRUSTEES  
PC 25-02**

**TO:** Cortland Board of Trustees

**FROM:** Cortland Planning Commission

**DATE:** December 31, 2025

**SUBJECT:** PC 25-02: Request a Special Use Permit on the subject property to, upon annexation, construct operate, and maintain a Solar Garden on PINS 09-27-100-002 and 09-27-300-004 located at Illinois Route 38

**APPLICANT:** SolarStone Partners  
125 SE Main St  
Minneapolis, MN 55414

**OWNERS:** James R. Walter and James E. Walter  
16513 Lynch Rd  
DeKalb, IL 60115

The Cortland Planning Commission conducted a Public Hearing on December 4, 2025, at 7:00 p.m. at the Cortland Town Hall, 59 S Somonauk Road, Cortland, Illinois. The purpose of the Public Hearing involved consideration of the request by SolarStone Partners as applicant, for request of a Special Use Permit in accordance with Title 9, Chapter 10, Section 6B of the Cortland Town Code regarding the property located at Route 38, Cortland, Illinois. The 80.33-acre site is located on the north side of Route 38 between South Hahn Drive and Airport Road comprised of PIN 09-27-100-002 and PIN 09-27-300-004. The applicant is requesting a Special Use Permit on the subject property to, upon annexation, construct, operate, and maintain a Solar Garden as set forth in Title 9, Chapter 4, Section 34 of the Cortland Town Code. The petitioner's application is attached as Exhibit A.

Correspondence in opposition to the request was read aloud. The letters from Brad and Candace Snow and Alex Robinson are enclosed.

The Planning Commission reviewed and considered the material and information presented at the public hearing. The Standards and Conditions set forth in Title 9, Chapter 10 were evaluated and read into the record by Clerk Aldis. A motion was made and seconded to accept the Standards and Findings of Fact. The motion passed. A second motion was made and seconded to recommend that the Town Board approve the request for a Special Use Permit. The motion passed.

Yea: 5

Nay: 0

Absent: 0

### **Review of Standards for Special Use Permit (9-10-3)**

The standards were read into the record by Clerk Aldis.

Commissioners deliberated, discussed, and reviewed the standards associated with approval of a special use, which are as follows:

- A. The proposed structure or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community, **Concurrence of the Planning Commission.**
- B. The proposed structure or use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, **Concurrence of the Planning Commission.**
- C. The proposed structure or use will be designed, arranged, and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations. **Concurrence of the Planning Commission.**
- D. Such other standards and criteria as are established by the ordinance for a particular special use as set forth in section 9-10-4 of this chapter and as applied to planned developments as set forth in chapter 7 of this title (Ord. 2008-03, 1-28-2008). **Not applicable to this application, concurrence of the Planning Commission.**

### **Findings of Fact**

Upon deliberation of the relevant standards with respect to the proposed special use to operate a solar garden at the subject location, the Commissioners find as follows:

- A. The Commission finds that the proposed use of the project at this location is desirable for use to the public. It will continue to improve the general welfare of the community.
- B. The Commission finds that the proposed structure will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.
- C. The Commission agrees that the proposed structure will be defined, arranged, and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.
- D. Not applicable to this application.

Mr. Barnhart moved to approve Standards and Findings of Fact as read, seconded by Ms. Torres. Unanimous voice vote carried the motion.

**Recommendation**

Mr. Barnhart made a motion to recommend the Town Board approve the Special Use Permit request from SolarStone Partners on the Proposed Property located north of IL Route 38, an south of the Union Pacific Railroad, DeKalb County, PIN 09-27-100-002 and PIN 09-27-300-004 to construct, operate and maintain for the use of a solar garden as set forth in Title 9, Chapter 4, Section 34 of the Cortland Town Code, seconded by Mr. Lawson.

Roll call vote as follows:

Yea: Commissioners Brad Lawson, Julie Steadman, Robert Barnhart, Mark Hedrick, and Vicky Torres  
Nay: None  
Absent: None

Motion carried, and the recommendation of approval of the proposed special use permit shall be forwarded to the Town Board for consideration at its January 12, 2026 meeting.

Respectfully Submitted,



Mark Hedrick, Chairman  
CORTLAND PLANNING COMMISSION

**Brad and Candace Snow**  
**15150 IL Rt. 38**  
**Dekalb, IL 60115**  
**Phone: 630-774-4945**  
**December 3, 2025**

**To the Honorable Members of the Town Meeting**  
**Cortland, IL**

Dear Members of the Town Meeting,

We are writing to strongly oppose the Special Use Permit request for the proposed solar field on **PINs 09-27-300-004 and 09-27-100-002**. This project is completely unsuitable for this rural and scenic part of Cortland, and approving it would be a blatant disregard for the character, safety, and property rights of residents.

The proposed solar field would devastate the landscape around our home, replacing open, natural views with an industrial expanse of solar panels. Even with screening, the visual damage is permanent and completely incompatible with the surrounding community. This is not a minor inconvenience—it is a destruction of the area's rural character.

We are also deeply concerned about the proximity of such a massive facility to our home. While solar panels are generally considered safe, the scale and location of this installation present real concerns about noise, electrical equipment, and long-term industrial intrusion into a residential area. This is not a theoretical worry—this project would directly affect the health, safety, and well-being of our family.

Furthermore, the solar field would likely dramatically decrease property values for our home and surrounding properties. Homeowners who have invested in maintaining their properties should not be penalized with a financial loss caused by a project that clearly belongs elsewhere.

In addition, our neighbor's property would be nearly surrounded by solar panels, which is completely unreasonable and unacceptable. No one should be forced to live encircled by industrial infrastructure simply because the developer has chosen an inappropriate location.

There are far better alternatives for this project, including land west of Loves Road in a commercial area, which would allow the developer to pursue renewable energy without destroying rural views, harming property values, or imposing on residential neighborhoods.

For all of these reasons, we **strongly urge** Zoning Administrator and Towns Planning Commission **to deny** the Special Use Permit. Approving this project would be a clear disregard for the character, safety, and property rights of Cortland residents, and we encourage the developer to pursue a more appropriate site.

Thank you for your time and consideration.

Sincerely, **Brad and Candace Snow**

## **Opposition to Proposed Solar Field Near Route 38**

Dear members of the town meeting,

I am writing to express my strong opposition to the proposed solar field to be constructed near my residence at 15029 IL RT 38. While I support the development of renewable energy, I believe that this specific project—due to its **location, scale, and potential impacts**—raises serious concerns for nearby homeowners, the environment, and the character of our community.

### **1. Incompatibility With Residential Areas**

The proposed site is in close proximity to established homes. Industrial-scale solar facilities are not appropriate so near to residential areas due to issues such as noise from inverters and maintenance activities, increased traffic during construction, and disruptions caused by heavy equipment. These impacts threaten the quiet enjoyment of our homes and our animals.

### **2. Negative Impact on Property Values**

Studies indicate that large-scale solar installations positioned near homes may reduce nearby property values. The visual impact of rows of panels, fencing, and associated infrastructure makes the area less desirable for current and future residents. This project places an unfair financial burden on homeowners who have invested significantly in their properties.

### **3. Environmental and Ecological Concerns**

Clearing land for solar development can damage local ecosystems, remove wildlife habitats and contribute to soil erosion and stormwater runoff. Without detailed plans demonstrating how these risks will be mitigated, the proposal cannot be considered responsibly.

### **4. Safety Issues and Glare**

Solar arrays can produce glare that impacts neighbors and potentially nearby roadways. Additionally, electrical equipment such as transformers and battery storage (if included) introduces fire risks that must be carefully evaluated—especially near homes.

### **5. Availability of More Suitable Locations**

There are numerous alternative sites better suited for large-scale solar development, such as unused industrial land, closed landfills, or areas more distant from residential zones. Renewable energy goals can be met without sacrificing the wellbeing of local homeowners.

### **6. Lack of Community Input and Transparency**

Many residents, including myself, feel that this proposal has not included sufficient community outreach, detailed impact studies, or clear communication about long-term maintenance, emergency procedures, or decommissioning plans.

For these reasons, I respectfully urge the Board to deny the proposal or require the developer to relocate the project to a more appropriate location. I also request that the

Board hold additional public hearings and require comprehensive environmental, safety, and property-impact assessments before any further action is taken.

Thank you for considering my concerns. I care deeply about our community and want to ensure that renewable energy initiatives move forward in a thoughtful, responsible, and community-minded manner.

Sincerely,  
**Alex robinson**