



From: Puco Contact OPSB
To: Puco Docketing
Subject: public comment 21-0902-GE-BRO
Date: Tuesday, January 31, 2023 11:19:36 AM

IN THE MATTER OF THE OHIO POWER SITING BOARD'S REVIEW OF OHIO ADM.CODE CHAPTERS 4906-1, 4906-2, 4906-3, 4906-4, 4906-5, 4906-6, AND 4906-7

RE: Case Number 21-0902-GE-BRO.

It has been brought to my attention the American Clean Power Association, MAREC Action, and the Utility Scale Solar Energy Coalition of Ohio has requested the setback requirements for future solar facilities be reduced to only 25 feet from the initial version of the proposed rules in Section 4906-04-09 mandating three criteria for utility-scale solar setbacks:

- (i) at least 150 feet from non-participating parcel boundaries,
- (ii) at least 300 feet from non-participating residences existing as of the application filing date, and
- (iii) at least 150 feet from the edge of pavement of any state, county, or township road within or adjacent to the project area.

I oppose the lessening of these setbacks. I have been a real estate broker and agent for nearly 30 years in southwest Ohio and have seen the direct impact on adjacent properties due to the current solar projects in my market area. Decreasing these setbacks will continue to directly affect adjacent property owners and their property values. Please consider the many more property owners that will be directly affected by future projects and hold fast to the rules currently set in place.

Thank you,
Rusty Fite
Chambers Fite Realty
Broker/Partner
2022 Southern Ohio Association of Realtors President

This is to certify that the images appearing are an accurate and complete reproduction of a case file document delivered in the regular course of business.

Technician SLP Date Processed 1.31.23

RECEIVED DOCKETING DIV
2023 JAN 31 PM 12:58
PUCO