



April 6, 2023

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Ohio Power Siting Board

PUCO

180 East Broad Street

Columbus, Ohio 43215

Re: Oak Run Solar Project  
Madison County  
Case # 22-O 549-EL-BGN

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Technician EE Date Processed 4/7/2023

To Whom It May Concern:

I have reluctantly concluded that it is necessary to express opposition to this project, based on three factors:

**1. *The scale and intensity of the land use and development as proposed.***

What is being planned is in reality a large scale power generation plant, disguised as an agricultural use. If made to conform to conventional development standards for an industrial development, the Ground Use Coverage Ratio would set aside open space and setback standards. This scale of use creates an unbroken and intense "Visual Pollution", erasing the agricultural vistas. Commitments to entitle greenways and permanent agricultural buffers, could break this unbroken vista but were only given lip service and never explored seriously.

**2. *Land Use/Zoning at end of lifecycle of solar generation.***

It's not realistic to assume this land will go back to an agricultural use. With the passage of time and growth in Madison County, you're kicking a land use fight down the road 30 + years. Creeping development of the area will be the inevitable result. Without current Agricultural Set Asides imposed, it will most probably be determined too valuable a parcel for farming when solar production is stopped. However, if a restriction for agricultural uses on significant (contiguous) portions of the existing proposal were to be imposed, agriculture uses can be possible in the future, while also maintaining at least some agricultural uses presently.

**3. The applicant is focused on just pushing thru their maximized use plan.**

The Savion Group is very good at presentations and at presenting their positive slant in their mailings...They're not so good at listening.

Filtered thru the angry protests are some sincere and reasonable views. Savion is making the classic Developer's mistake of lumping any opposing views as just uninformed rants of NIMBYs who want nothing to ever change. It's the "Us" versus "Them". And in Savion's eyes, it's apparent the "Them" are basically stupid!

In addition to vague promises, they are trying the tactic of throwing money to benefit all aspects of the community. But there's always a qualifier (an \*), which conditions some (not all) of the money promises as a factor of the energy produced and sold.

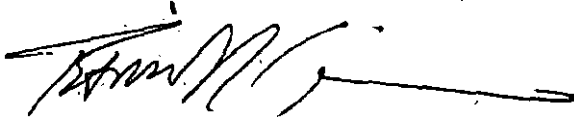
Logically, KW production is determined on need and need can be variable. This is reminiscent of the promises of riches coming to schools *if only* approval is given for casinos in Columbus and other cities in Ohio. The reality was much less than the perky promotions of their sponsors.

Madison County's Comprehensive Plan has a priority on maintaining a prominent future for agriculture and respect for the area's heritage. Savion has chosen to just maximize solar production. Agriculture, as currently practiced in the area, is ignored.

Furthermore, Savion has chosen to ignore the agricultural heritage of the historic Orelton Farm, which is a major part of their pending application. The Orelton Farm was a major innovator in the Midwest for large scale multi-use, sustainable agriculture, comprising nearly 6000 acres. There is a book available in the Mechainsburg library that records this history. I urge the applicants to read it and learn of it's progressive contributions to this area and agri-business. The point of the Orelton Farm is that they were a large scale non-traditional business operation, with non-local ownership, that became a positive, integrated part of the community-and not by imposing a *massive single use industrial scale operation that visually scored the landscape*.

I was hopeful Savion would recalculate the economics of their plan to something that could accommodate both them and the issues raised. However, in their zeal to get a maximum use approval, the interests of this community are glossed over. They appear determined to strong-arm their application thru with slick presentations, promises of future innovations and by throwing bags of money at the community.

It's not going to work here. At least I hope it won't. We deserve better.



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