DocuSign Envelope ID: 32669CF2-79B1-4C49-9F74-8AD6E154BB44

Pulaski County Advisory Plan Commission & Board of Zoning Appeals
APPLICATION FOR PUBLIC HEARING

DATE FILED: August 2nd, 2021 Docket #_**09272021-01**_____

Petition: ____ Map Amendment/Rezone –APC **X** Special Exception –BZA
____ Use Variance –BZA ____ Variance from Development Standards –BZA

Petitioner Information

Name(s): **Moss Creek Solar LLC**

Street address: 700 Universe Boulevard

City, State Zip: Juno Beach, FL 33408

Telephone: 561-694-4316 Email: Anthony.pedroni@neer.com

Signature: Anthony Pedroni

Petitioner is Sole Owner Joint Owner Tenant Agent Other: _X_____

Property Owner Information (if different from petitioner)

Name(s): **Various**

Street address: _____

City, State Zip: _____

Telephone: _____ Email: _____

Signature: _____

Premises Affected

Address: **Various (see project site plan)**
(If no assigned address, then provide location relative to nearest cross streets or county roads.)

Parcel #: **Various (see participating parcels list)**
(If more than one parcel is included, please provide key parcel number here and additional numbers as an attachment to this application. Please attach complete legal description(s).)

Acreage: **1620 acres** Current use: **Agricultural**

Present Zoning: **A-1 (General Agricultural)** Proposed Zoning: _____

(For rezoning requests only)
Use of Adjacent properties

North: _____ East: _____ South: _____ West: _____

Pulaski County Building and Zoning Department
125 South Riverside Drive, Room 150, Winamac, Indiana 46996
574-946-7858 (o), 574-946-4917 (f)
Email: buildinginspector@pulaskicounty.in.gov, zoning@pulaskicounty.in.gov
Web: http://gov.pulaskionline.org/bpz/

Parcel Name	Acres	County PIN	Brief Legal	Section	Township	Range
CAROL L JOHNSON	40.00	66-11-10-200-006.000-002	002-00318-00 SW NW Sec.10 40A SWINGLE (650)	010	029N	003W
Cosgray, Steven L liv trust et al	80.00	66-11-11-300-012.000-002	002-00107-00 S.2 SW SEC. 11 80A STOUT HODGE (649)	011	029N	003W
David W Busch Living Trust	40.00	66-11-03-300-004.000-002	002-00035-00 SW SW SEC. 3 40A STOUT HODGE (649) SWINGLE (650)	003	029N	003W
David W Busch Living Trust	73.82	66-11-04-400-006.000-002	002-00034-00 PT NE SE & ALL S.2 SE E OF SWINGLE DITCH EX 1A SEC. 4 73.819A STOUT HODGE (649) SWINGLE (650	004	029N	003W
David W Busch Living Trust	0.84	66-11-04-400-009.000-002	002-00037-00 SE COR SE SE SEC. 4 1A	004	029N	003W
David W Busch Living Trust	40.00	66-11-10-200-001.000-002	002-00036-00 NW NW SEC. 10 40A SWINGLE (650)	010	029N	003W
Johnson, Harold R rev trust	38.12	66-11-09-100-003.000-002	002-00315-00 PT NW NE SEC. 9 38.117A SWINGLE (650) WELTZIN (673)	009	029N	003W
Johnson, Harold R rev trust	40.00	66-11-09-100-004.000-002	002-00314-00 NE NE SEC. 9 40A SWINGLE (650)	009	029N	003W
Johnson, Harold R rev trust	20.00	66-11-09-100-008.000-002	002-00316-00 N.2 SE NE SEC. 9 20A SWINGLE (650)	009	029N	003W
Johnson, Harold R rev trust	20.00	66-11-09-100-013.000-002	002-00317-00 S.2 SE NE SEC. 9 20A SWINGLE (650)	009	029N	003W
Johnson, Harold R rev trust	38.91	66-11-09-200-006.000-002	002-00324-00 SE NW SEC. 9 40A WELTZIN (673)	009	029N	003W
JOSEPH & CAROLE KUHN	40.00	66-11-12-300-007.000-002	002-00336-00 NW SW SEC. 12 40A STOUT HODGE (649)	012	029N	003W
JOSEPH KUHN	40.00	66-11-09-100-007.000-002	002-00334-00 SW NE SEC. 9 40A SWINGLE (650) WELTZIN (673)	009	029N	003W
JOSEPH KUHN	40.00	66-11-11-400-011.000-002	002-00335-00 NE SE SEC. 11 40A STOUT HODGE (649)	011	029N	003W
JOSEPH P KUHN	76.06	66-11-10-100-003.000-002	002-00339-00 PT W.2 NE SEC. 10 76.06A STOUT HODGE (649) SWINGLE (650)	010	029N	003W
JOSEPH P KUHN	40.00	66-11-10-200-002.000-002	002-00341-00 NE NW SEC. 10 40A SWINGLE (650)	010	029N	003W
JOSEPH P KUHN	40.00	66-11-10-200-007.000-002	002-00340-00 SE NW SEC. 10 40A STOUT HODGE (649)	010	029N	003W
JOSEPH P KUHN	38.79	66-11-11-300-007.000-002	002-00337-00 NW SW SEC. 11 38.79A STOUT HODGE (649)	011	029N	003W
Kuhn, Joseph and Carol L	34.89	66-11-14-100-002.000-002	002-00422-00 PT. NW NE SEC. 14 35.5A STOUT HODGE (649)	014	029N	003W
Kuhn, Joseph and Carol L	39.77	66-11-14-100-006.000-002	002-00247-00 SW NE SEC. 14 40A STOUT HODGE (649) SWINGLE (650) HARP HELFRICK (568)	014	029N	003W
Kuhn, Joseph and Carol L	60.00	66-11-14-200-001.000-002	002-00403-00 PT N.2 NW SEC. 14 60.001A STOUT HODGE (649)	014	029N	003W

Kuhn, Joseph and Carol L	15.00	66-11-14-200-027.001-002	002-00451-00 PT N.2 NW SEC. 14 14.999A STOUT HODGE (649) SWINGLE (650)	014	029N	003W
Kuhn, Timothy J and Kathleen A	18.56	66-11-02-400-009.000-002	002-00442-00 PT S.2 SE SEC. 2 18.560A STOUT HODGE (649) BUDD-FISHER (536)	002	029N	003W
Kuhn, Timothy J and Kathleen A	1.01	66-11-02-400-015.000-002	002-00597-00 PT SW SE SEC. 2 1.01A BUDD-FISHER (536)	002	029N	003W
Kuhn, Timothy J and Kathleen A	50.76	66-11-02-400-016.001-002	002-00681-00 PT S.2 SE SEC. 2 50.762A BUDD-FISHER (536)	002	029N	003W
Kuhn, Timothy J and Kathleen A	50.00	66-11-02-700-017.001-002	002-0068200 SE SW & PT SW SE SEC. 2 50.000A STOUT HODGE (649)	002	029N	003W
Kuhn, Timothy J and Kathleen A	38.39	66-11-11-100-004.000-002	002-00153-00 PT NE NE SEC. 11 38.39A BUDD-FISHER (536)	011	029N	003W
Kuhn, Timothy J and Kathleen A	80.00	66-11-11-100-006.000-002	002-00154-00 S.2 NE SEC. 11 80A STOUT HODGE (649) BUDD-FISHER (536)	011	029N	003W
Kuhn, Timothy J and Kathleen A	20.00	66-11-11-200-002.000-002	002-00444-00 PT NE NW SEC. 11 20A STOUT HODGE (649) BUDD-FISHER (536)	011	029N	003W
Kuhn, Timothy J and Kathleen A	40.00	66-11-11-200-005.000-002	002-00155-00 SE NW SEC. 11 40A STOUT HODGE (649)	011	029N	003W
Kuhn, Timothy J and Kathleen A	19.34	66-11-11-200-016.000-002	002-00536-00 PT NE NW SEC. 11 19.34A STOUT HODGE (649) BUDD-FISHER (536)	011	029N	003W
Kuhn, Timothy J and Kathleen A	34.34	66-11-11-400-010.000-002	002-00053-00 PT NW SE SEC. 11 34.343A STOUT HODGE (649)	011	029N	003W
Kuhn, Timothy J and Kathleen A	60.00	66-11-11-400-013.000-002	002-00052-00 SW SE & W.2 SE SE SEC. 11 60A STOUT HODGE (649)	011	029N	003W
Kuhn, Timothy J and Kathleen A	11.00	66-11-11-400-021.001-002	002-00685-00 PT. E.2 SE SE SEC. 11 11A STOUT HODGE (649)	011	029N	003W
Kuhn, Timothy J and Kathleen A	80.00	66-11-12-200-001.000-002	002-00394-00 W.2 NW SEC. 12 80A STOUT HODGE (649) BUDD-FISHER (536)	012	029N	003W
Kuhn, Timothy J and Kathleen A	23.88	66-11-15-100-002.000-002	002-00404-00 NW NE SEC. 15 24.752A SWINGLE (650)	015	029N	003W
MEYER REV LIV TRUST	40.13	66-11-10-300-013.000-002	002-00408-00 SE SW SEC. 10 40A SWINGLE (650)	010	029N	003W
MEYER REV LIV TRUST	35.45	66-11-10-400-016.000-002	002-00407-00 PT SW SE SEC. 10 36.246A SWINGLE (650)	010	029N	003W
TIMOTHY J REIDELBACH	80.00	66-11-10-300-009.000-002	002-00463-00 N.2 SW SEC. 10 80A SWINGLE (650)	010	029N	003W
TIMOTHY J REIDELBACH	40.00	66-11-10-400-010.000-002	002-00464-00 NW SE SEC. 10 40A SWINGLE (650)	010	029N	003W

DocuSign Envelope ID: 32669CF2-79B1-4C49-9F74-8AD6E154BB44

AFFIDAVIT OF CONSENT

The undersigned, as Vice Presodent of Moss Creek Solar LLC, a Delaware limited liability company, as Developer of the proposed Moss Creek Solar project ("Project") in Pulaski County, Indiana, hereby affirms under oath that the listing set forth as Exhibit A attached hereto of name and address of all Project property owners ("Owners") is true and accurate; and

Further, that the Leases entered into by and between Developer and Owners each contain a provision which allows the Developer to submit any and all necessary zoning and permitting applications relative to the Project on behalf of the Owner.

FURTHER AFFIANT SAITH NOT

I affirm, under penalties of perjury that the foregoing representations are true to the best of my knowledge.

MOSS CREEK SOLAR LLC

August 2, 2021, 2021

By: Anthony Pedroni
Anthony Pedroni, Vice President

Exhibit A to the Affidavit of Consent

Moss Creek Solar LLC

Project Parcels/Owners

Property Owner Name/Address	Parcel Numbers
David W. Busch Living Trust 3111 North Lakeshore Dr. Monticello, IN 4 7946	66-11-03-300-004.000-002 66-11-04-400-006.000-002 66-11-04-400-009.000-002 66-11-10-200-001.000-002
Steven L. Cosgray Living Trust Joy E Cosgray Living Trust 9330 N WEST SHAFER DR MONTICELLO, IN 47960	66-11-11-300-012.000-002
Harold R. Johnson Revocable Trust Carol L. Johnson Revocable Trust 6288 S 800 W Winamac, IN 46996	66-11-09-100-003.000-002 66-11-09-100-004.000-002 66-11-09-100-008.000-002 66-11-09-100-013.000-002 66-11-09-200-006.000-002
Timothy J. Kuhn Kathleen A Kuhn 7260 W 5505 WINAINAC, IN 46996	66-11-02-400-009.000-002 66-11-02-400-015.000-002 66-11-02-400-016.001-002 66-11-02-700-017.001-002 66-11-11-100-004.000-002 66-11-11-100-006.000-002 66-11-11-200-002.000-002 66-11-11-200-005.000-002 66-11-11-200-016.000-002 66-11-11-400-010.000-002 66-11-11-400-013.000-002 66-11-11-400-021.001-002 66-11-12-200-001.000-002 66-11-15-100-002.000-002
Meyer Revocable Living Trust 406 W. 5TH BROOKSTON, IN 47923	66-11-10-300-013.000-002 66-11-10-400-016.000-002
Timothy J. Reidelbach Lisa J. Reidelbach 2232 N STATE ROAD 39 WINAMAC, IN 46996	66-11-10-300-009.000-002 66-11-10-400-010.000-002
Joseph P. Kuhn Carole L. Kuhn 5801 W 550 S WINAMAC, IN 46996	66-11-12-300-007.000-002 66-11-09-100-007.000-002 66-11-11-400-011.000-002 66-11-10-100-003.000-002 66-11-10-200-002.000-002 66-11-10-200-007.000-002 66-11-11-300-007.000-002 66-11-14-100-002.000-002 66-11-14-100-006.000-002 66-11-14-200-001.000-002 66-11-14-200-027.001-002

Addendum to Application
Moss Creek Solar LLC ("Applicant")
Pulaski County Board of Zoning Appeals

The undersigned acknowledge Application for Special Exception with Pulaski County Board of Zoning Appeals as Docket No. 09272021-01 filed by Moss Creek Solar and agrees that such Application may be filed on my/our behalf.

Date: 7-22-21

Owner Signature

Steven L. Cosgray
Printed Name

Date: 7-22-21

Owner Signature

Joy E. Cosgray
Printed Name

21623945.v2

Addendum to Application
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Pulaski County Board of Zoning Appeals

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Date: July 22, 2021

Harold R. Johnson
Owner Signature

HAROLD R. JOHNSON
Printed Name

Date: July 22, 2021

Carol L. Johnson
Owner Signature

CAROL L. JOHNSON
Printed Name

21623945.v2

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Date: 7/22/2021

Carole L. Kuhn
Owner Signature

CAROLE L. KUHN
Printed Name

Date: 7/22/2021

Joseph P. Kuhn
Owner Signature

Joseph P Kuhn
Printed Name

21623945.v2

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Pulaski County Board of Zoning Appeals

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Date: 7/23/2021

Lisa Reidelbach
Owner Signature

Lisa Reidelbach
Printed Name

Date: _____

_____
Owner Signature

_____
Printed Name

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Pulaski County Board of Zoning Appeals

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Date: 7/21/21

Timothy J Kuhn
Owner Signature

TIMOTHY J KUHN
Printed Name

Date: 7/21/21

Kathleen A Kuhn
Owner Signature

Kathleen A Kuhn
Printed Name

21623945.v2

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Pulaski County Board of Zoning Appeals

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Date: 07/22/2021

Charles W. Meyer
Owner Signature

Charles W. Meyer
Printed Name

Date: 07/22/2021

Bonnie S Meyer
Owner Signature

Bonnie S. MEYER
Printed Name

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Pulaski County Board of Zoning Appeals

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Date: 7-21-21

Owner Signature

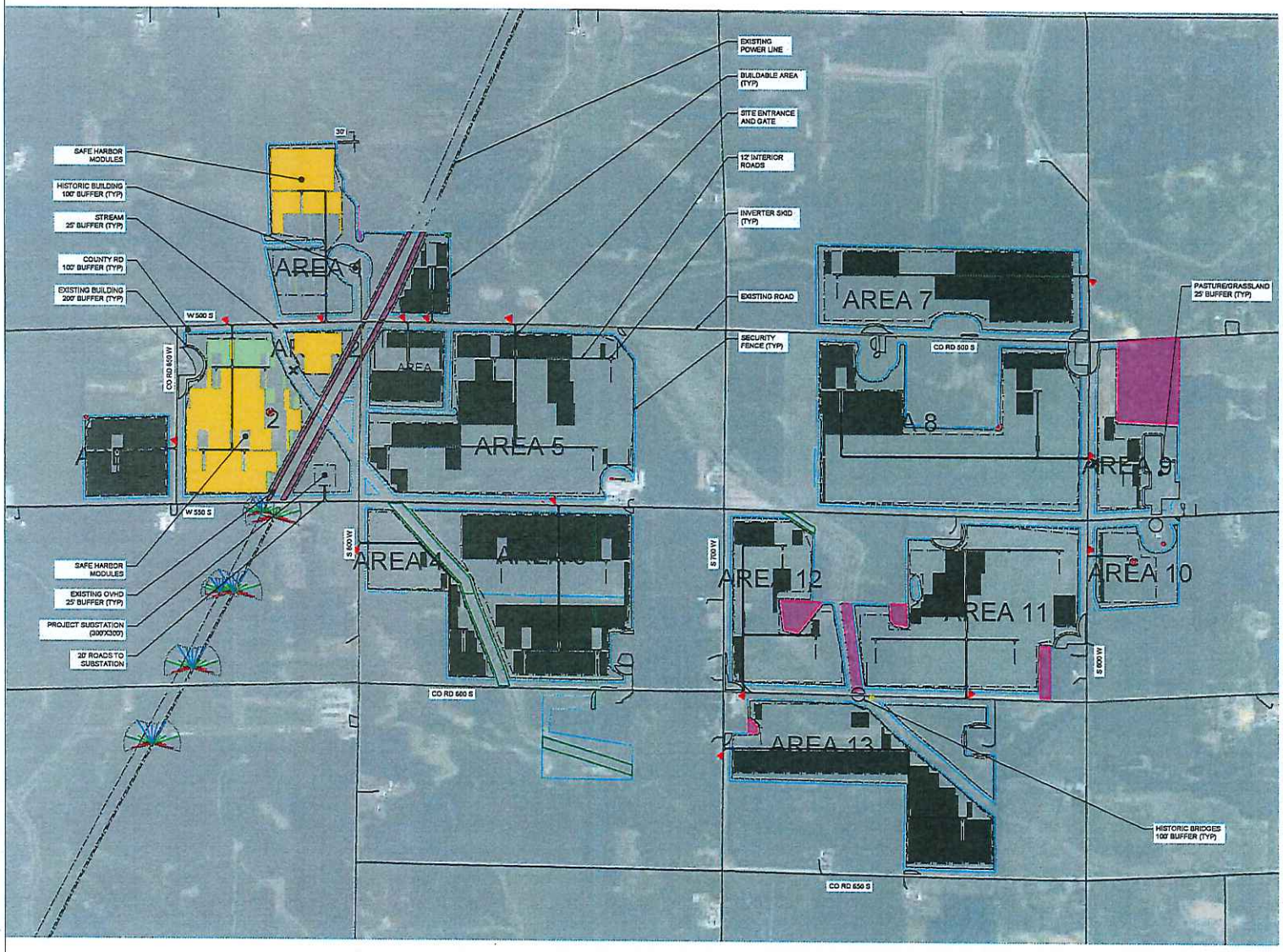
David W. Busch
Printed Name

Date: 7/21/21

Owner Signature

Elizabeth T. Bosch
Printed Name

21623945.v2



1 OVERALL SITE LAYOUT
1" = 700'
0' 350' 700' 1400'

SHEET NOTES:

1. LOCATIONS SHOWN ARE FOR GENERAL GUIDANCE ONLY. SLOPES OF THE SITE ARE NOT DEPICTED AND LOCATIONS MUST BE VERIFIED ON SITE BEFORE INSTALLATION.
2. FINAL STRING SIZING TO BE CONFIRMED BY ENGINEER-OF-RECORD.
3. CROSSING LOCATIONS INDICATE APPROXIMATE DC AND ROAD CROSSINGS AT EXISTING FEATURES. MV COLLECTION CROSSINGS ARE TBD AFTER MV COLLECTION LAYOUT. ALL CROSSINGS TO BE FINALIZED BY ENGINEER OF RECORD.
4. SITE IS IN FEMA FLOOD ZONE X.

SYSTEM SPECIFICATIONS:

SYSTEM STC DC RATING (MW)	280.00	
SYSTEM AC CAPACITY (MW)	218.30	
SYSTEM AC RATING AT POI (MW)	200.00	
DC/AC RATIO AT POI	1.40	
MODULE MODEL	LONGI BF 545W	JINKO 370W
MODULE STC DC RATING (W)	545	370
MODULE COUNT	462098	76086
MODULES PER STRING	26	27
STRING COUNT	17773	2818
4 STRINGS TRACKER	0	0
3 STRINGS TRACKER	5453	846
2 STRING TRACKER	707	140
1 STRING TRACKER	0	0
INVERTER MODEL	PE FS3350M	
INVERTER RATING (MW)	3.465	
QUANTITY OF INVERTERS	57	6
TRANSFORMER RATING (MVA)	3.465	
QUANTITY OF TRANSFORMERS	57	6
DC SYSTEM VOLTAGE (V)	1500	
INTERCONNECTION VOLTAGE (KV)	345	
TRANSMISSION LINE LENGTH (MILES)	-	
RACKING SYSTEM	NEXTRACKER	
MODULE TILT	+/- 60°	
AZIMUTH	180°	
GCR	0.40	0.40
ROW-TO-ROW SPACING (LF)	18.50	16.48
CLEARANCE D/W TRACKERS (LF)	11.10	9.89
ASHRAE 2% DRY-BULB TEMP MAX (°C)	31.2°	
ASHRAE EXTREME ANNUAL MEAN MINIMUM DRY-BULB TEMP	-23.2°	
BUILDABLE AREA (ACRES)	3335	
FENCED AREA (ACRES)	1021	
FENCING LENGTH (L.F.)	120689	
ROADS (L.F.)	49272	

	SYSTEM STC DC RATING (MW)	SYSTEM AC CAPACITY (MW)	MODULE STC DC RATING (W)	INV QTY	DC/AC RATIO AT INVERTER	DC/AC RATIO AT POI
AREA 1	9.39	6.93	370	2	1.355	1.409
AREA 2	18.76	13.86	370	4	1.354	1.407
AREA 3	8.59	6.93	545	2	1.239	1.360
AREA 4	8.53	6.93	545	2	1.231	1.351
AREA 5	56.10	45.05	545	13	1.245	1.367
AREA 6	31.92	24.26	545	7	1.291	1.417
AREA 7	22.43	17.33	545	5	1.295	1.421
AREA 8	40.91	31.19	545	9	1.312	1.439
AREA 9	4.41	3.47	545	1	1.272	1.396
AREA 10	4.45	3.47	545	1	1.284	1.409
AREA 11	35.57	27.72	545	8	1.283	1.408
AREA 12	17.12	13.86	545	4	1.235	1.355
AREA 13	22.43	17.33	545	5	1.295	1.421

LEGEND

- PROPERTY LINE
- FENCE LINE
- PROPOSED ROAD
- EXISTING ROAD
- EXISTING OVERHEAD ELECTRICAL
- SETBACK / WATERS
- RIGHT OF WAY (ROW)
- COUNTY DRAIN, 75' BUFFER
- DITCH, 25' BUFFER
- BAT HABITAT
- BUILDABLE AREA
- EXCLUSION AREA
- NWI WETLANDS, 25 FT SETBACK (TYP)
- STREAM BUFFER, 25 FT (TYP)
- WATER WELL BUFFER, 26 FT (TYP)
- SITE ENTRANCE AND GATE
- SITE ACCESS
- CROSSING LOCATION (SEE NOTE 3)
- TRANSMISSION STRUCTURE SHADE

N

PRELIMINARY - NOT FOR CONSTRUCTION

REVAMP ENGINEERING, INC.
344 Thomas L. Berkley Way
Suite 302
Oakland, CA 94612
www.revamp-eng.com

THIS DOCUMENT IS THE PROPERTY OF REVAMP ENGINEERING, INC., AND CONTAINS CONFIDENTIAL INFORMATION. ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, MANUFACTURE, USE, OR SELL ANYTHING IT MAY DESCRIBE. NO PART IS TO BE DISCLOSED WITHOUT WRITTEN PERMISSION FROM REVAMP ENGINEERING, INC.

ENGINEER'S STAMP

CLIENT
NEXTera ENERGY RESOURCES

PROJECT NAME
MOSS CREEK SOLAR

SITE LOCATION:
PULASKI COUNTY, IN
40.978204°, -86.738814°

DRAWING ISSUE

1	06/22/2021	PRELIMINARY
2	07/15/2021	NEW BUILDABLE

REVISION ISSUE

DRAWN BY: AD CHECKED BY: MB

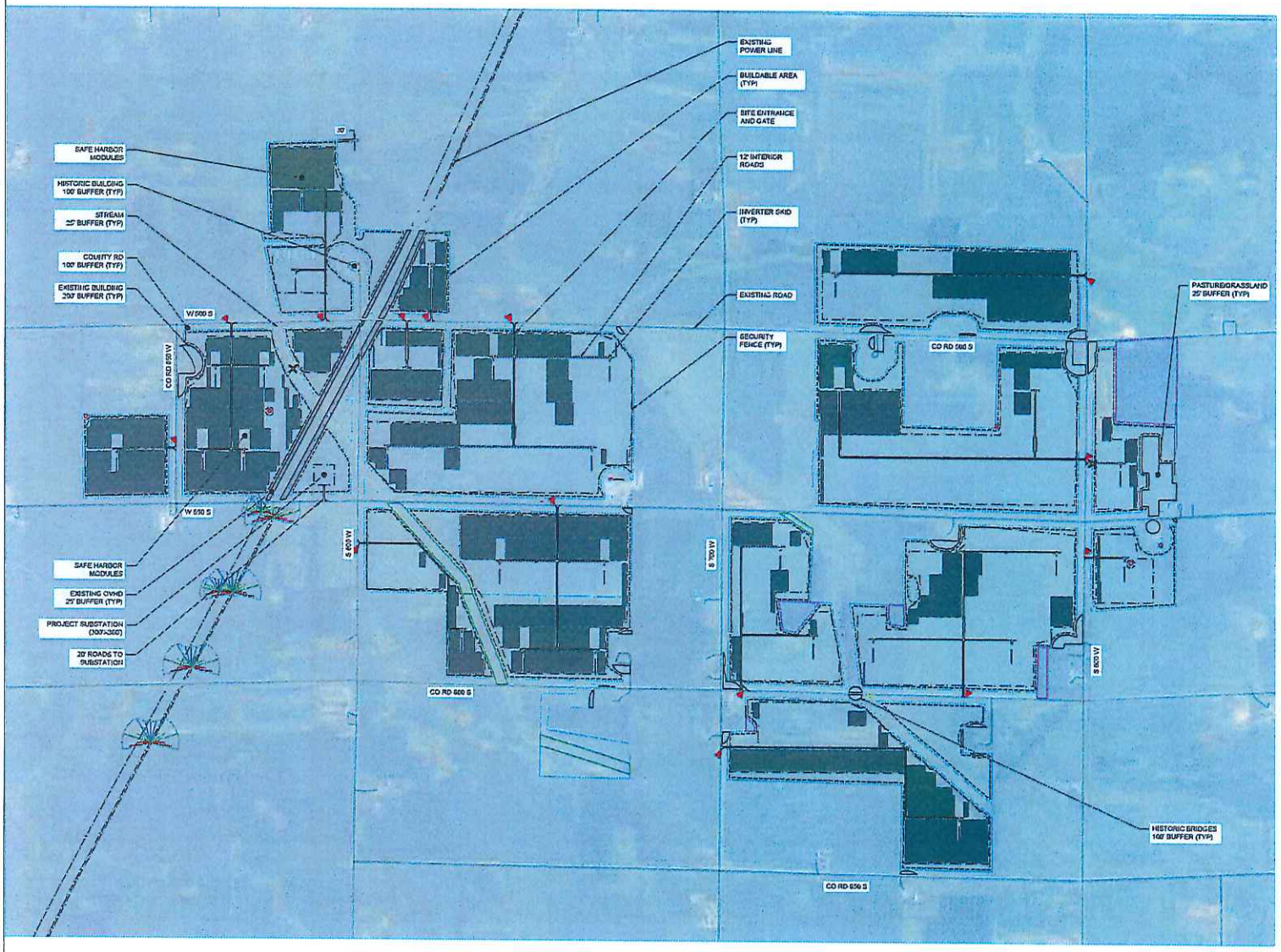
PROJECT NO.: 21070

DRAWING TITLE
OVERALL SITE LAYOUT

DRAWING NUMBER
E200

7/19/2021 1:41 PM

21070 - MOSS CREEK - E200 - LAYOUT.DWG



1 OVERALL SITE LAYOUT
1" = 700'
0 350' 700' 1400'

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4. SITE IS IN FEMA FLOOD ZONE X.

LEGEND

- PROPERTY LINE
- FENCE LINE
- PROPOSED ROAD
- EXISTING ROAD
- EXISTING OVERHEAD ELECTRICAL
- SETBACK / WATERS
- RIGHT OF WAY (ROW)
- COUNTY DRAIN, 75' BUFFER
- DITCH, 25' BUFFER
- BAT HABITAT
- BUILDABLE AREA
- EXCLUSION AREA
- NW WETLANDS, 25 FT SETBACK (TYP)
- STREAM BUFFER, 25 FT (TYP)
- WATER WELL BUFFER, 25 FT (TYP)
- SITE ENTRANCE AND GATE
- SITE ACCESS
- CROSSING LOCATION (SEE NOTE 3)
- TRANSMISSION STRUCTURE/SHADE

PRELIMINARY - NOT FOR CONSTRUCTION

Petitioner Signature: Alex Sexton

REVAMP ENGINEERING, INC.
344 Thomas L. Berkley Way
Suite 203
Oakland, CA 94612
www.revamp-eng.com

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ENGINEER'S STAMP

CLIENT
NextEra ENERGY RESOURCES

PROJECT NAME
MOSS CREEK SOLAR

SITE LOCATION
PULASKI COUNTY, IN
40.978204°, -86.738814°

DRAWING ISSUE

1	05/21/2021	PRELIMINARY
2	07/15/2021	NEW BUILDABLE

REVISION ISSUE

DRAWN BY: AD CHECKED BY: MG
PROJECT NO.: 21070

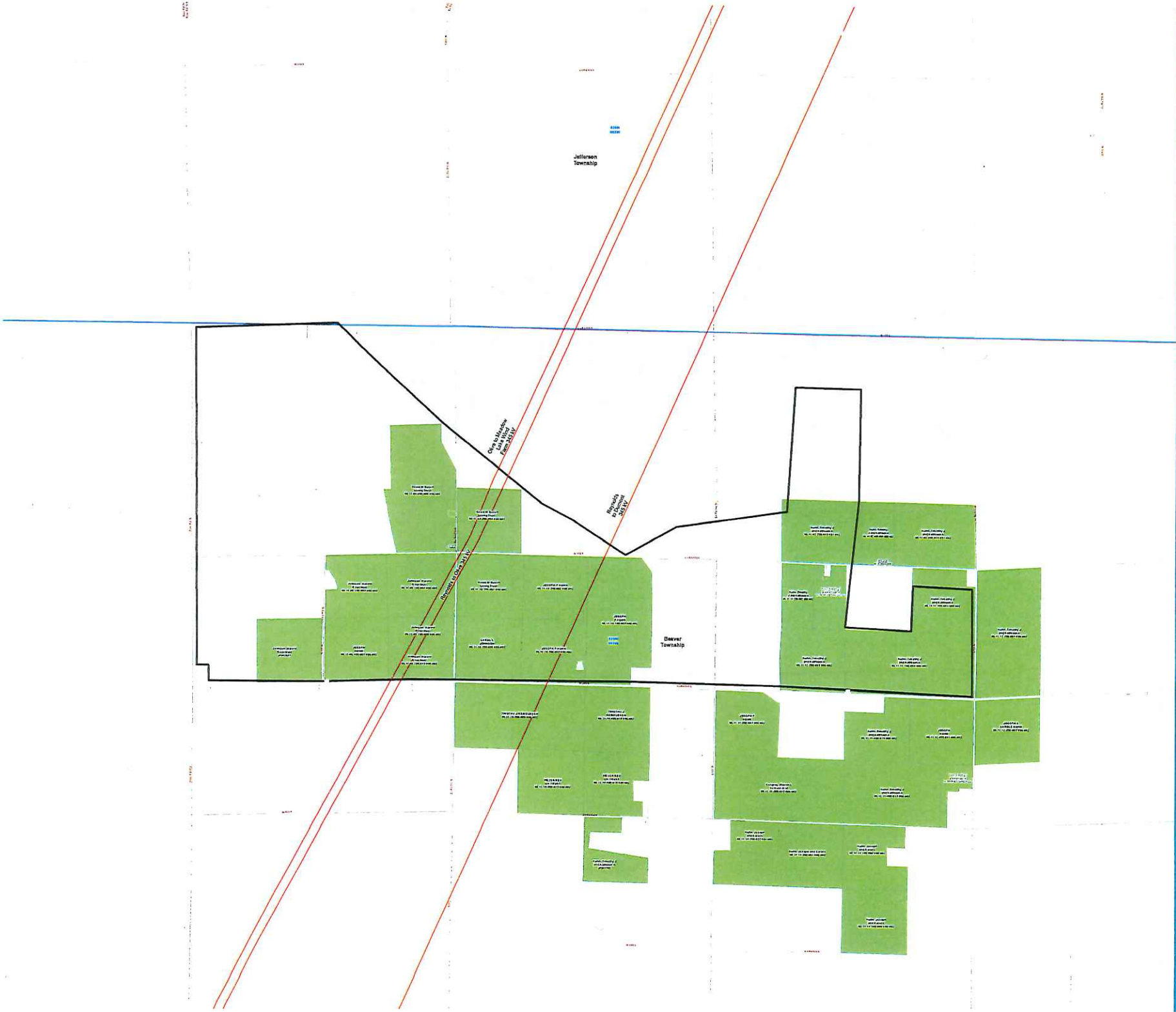
DRAWING TITLE
OVERALL SITE LAYOUT

DRAWING NUMBER
E200

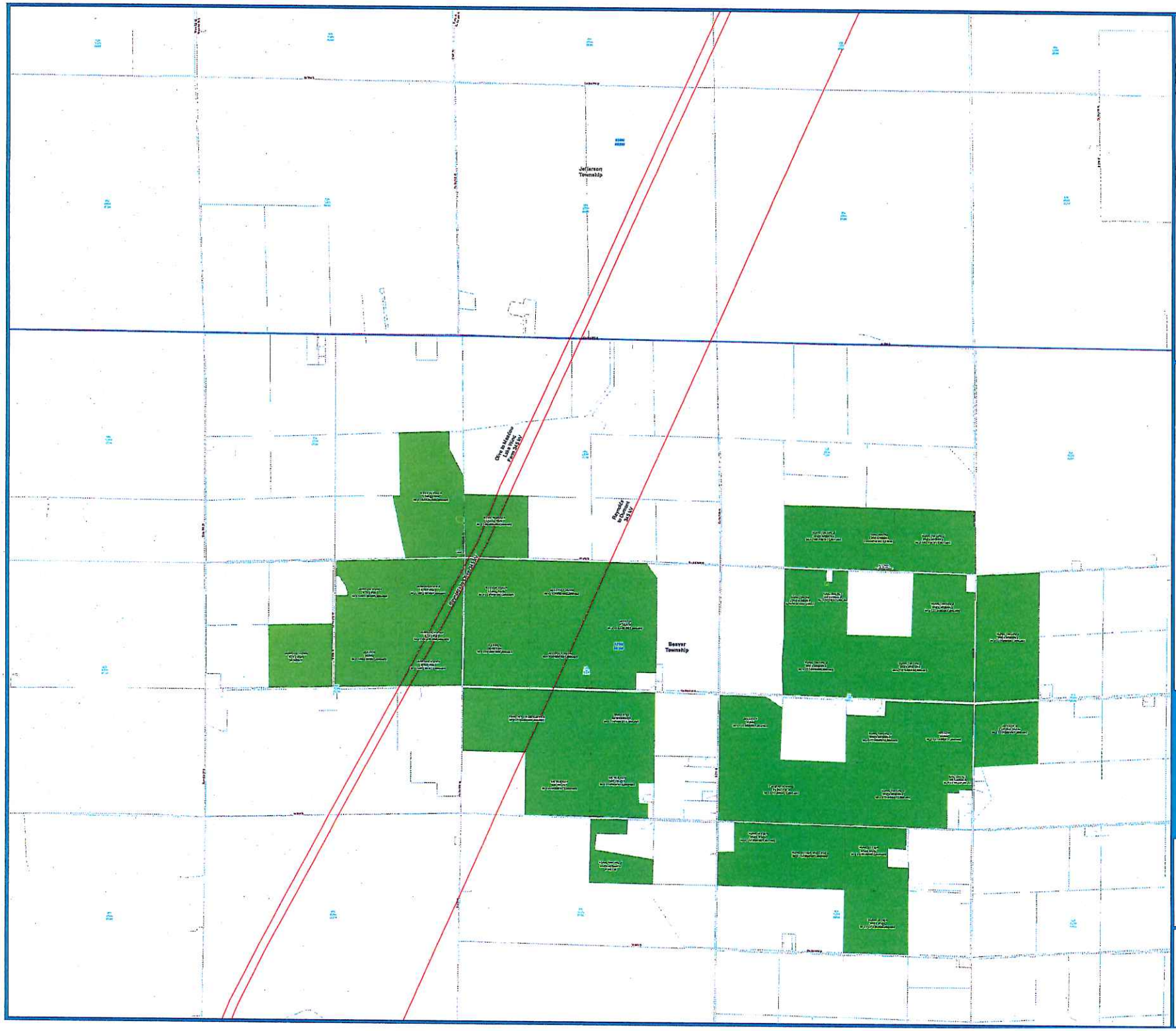
07/15/2021 3:59 PM
SIGN - MOSS CREEK - E200 - LAYOUT.DWG

Moss Creek Solar

P-4004 - GIS ID: 10437
240 MW - Solar
Pulaski, IN



NEXTera ENERGY RESOURCES



Moss Creek Solar

P-4004 - GIS ID: 10437
240 MW - Solar
Pulaski, IN

Legend

- <all other values>

Parcel Status

- Signed Lease

Survey

- Municipal Townships
- County
- Township

Ventyx Transmission

- 100-161
- 230-300
- 345
- 500
- 735 and Above
- Ventyx Substations

NEXTera ENERGY RESOURCES

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SPECIAL EXCEPTION
FINDINGS OF FACT

Petitioner: MOSS CREEK SOLAR LLC
Project Contact: Ally Sexton, ally.sexton@nexteraenergy.com, (561) 694-4316;
Mary Solada, mary.solada@dentons.com, (317) 635-8900

Case #: **09272021-01**

Location: Pulaski County

The Pulaski County Board of Zoning Appeals ("BZA") must determine that the following criteria have been met in order to approve an application for a Special Exception. In accordance with Section 2.3.P of the Pulaski County Unified Development Ordinance ("Ordinance"), the Board of Zoning Appeals shall make the determination concerning the following findings of fact for a Special Exception.

1. *Is the proposed special exception use compatible with the current comprehensive plan for Pulaski County and with the current conditions and character of its vicinity?*

   The Pulaski County Comprehensive Plan specifically identifies as a goal the recognization of renewable energy facilities as economic development opportunities for the County. Additionally, the Comprehensive Plan further indicates that prime agricultural land should be protected, and that the rural character of the County should be preserved. Both of these goals are directly promoted over the long-term by the Moss Creek Solar project.

   The Pulaski County Comprehensive Plan encourages practices that help to sustain the viability of the land for continued farming. A solar power facility will preserve farm land and likely return the land in improved farming condition after the life cycle of the project.

   The Pulaski County Comprehensive Plan encourages economic development activities. The proposed investment for the Project resulting in a minimum of $20 MM in taxes during the life of the Project will be a significant, long term addition to the County tax base, keeping County taxes low. In addition, the Project will represent a cutting-edge investment in the County, creating new jobs and workforce development opportunities. Further, the solar power facility will allow farmers to diversify their farm operations, and help sustain land ownership within multi-generational farm families.

2. *Would the use intended for the proposed special exception provide for the most desirable use for which the land in this zoning district is adapted?*

   Solar power projects are commonly found in agricultural settings, and are well-suited as such. Given that a solar power facility is by design a temporary use, the underlying agricultural land is thereby preserved for future agricultural use. In fact, once the life of solar power project is ended, the land is typically returned in better condition for agricultural purposes than it was prior to the project.

The surrounding area will not be adversely impacted by sound or traffic during the operation of the solar power project. Inverters produce a quiet hum that is barely audible over ambient background levels, especially when placed in the interior of the solar panel layout.

Petitioner submits a Decommissioning Plan Agreement. Such Agreement legally and financially ensures that the Project will be fully decommissioned at the end of its useful life and, at that time, the underlying land will remain available for agricultural use for future generations. Similar to growing corn for ethanol, solar energy represents an opportunity for farmers to harvest the sun for alternative energy production, diversify their farm operations, and help sustain land ownership within multi-generational farm families.

Traffic during operation will be mostly limited to light duty pickup trucks or other vehicles needing access to the facilities for routine maintenance. Following the construction phase, the solar power facility will only attract the occasional maintenance staff visit, so traditional parking areas, access issues, and vehicular traffic concerns will not be applicable. Additionally, solar panels will be set back in a manner to ensure adequate and safe sight distances will be provided for both motorists and/or pedestrians.

3. *Would the proposed special exception likely have a positive, neutral, or negative impact on property values throughout the jurisdiction?*

The surrounding area will not be adversely impacted by sound or traffic during the operation of the solar power project. Inverters produce a quiet hum that is barely audible over ambient background levels, especially when placed in the interior of the solar panel layout.

The solar power facility will not cause significant noise, glare, dust, vibration, smoke or other objectionable externalities. The proposed special exception will not alter the character of the district. The Ordinance specifically provides for solar power facilities as a permissible use in agricultural districts with a special exception to be approved by the BZA.

The Project was sited with due consideration to the adjacent land uses and granting the proposed special exception is in harmony with all adjacent land uses. The Project does not result in adverse aesthetic impacts as the panels will be limited in height, will be setback from all non-participating abutting residential properties, and the Project will include a landscaping plan. Additionally, during operation, the Project will not generate additional traffic in the area and there will be no discernible sound, odors or other impacts to adjacent land uses resulting from the Project.

Site drainage patterns will also be generally retained onsite due to flexibility in photovoltaic solar designs, which allows for general preservation of topsoil and stabilized surfaces post-construction. The facility will obtain all appropriate approvals from the Indiana Department of Environmental Management and the Pulaski County Soil and Water Conservation District ("SWDD"). The solar power facility will also comply with all applicable local, state, and federal construction and drainage requirements.

Due to the manner in which the panels are installed, surface drainage patterns will not be disrupted. Vegetation will be planted between rows of panels and under the panels, preventing excessive water runoff and supporting onsite water retention. Additionally, before construction

commences, groundcover will be in place and maintained to support storm water control and retention. The Petitioner will prepare a detailed drainage plan once project's design is finalized, assessing public and private drains both within and outside the facility's footprint. In accordance with Petitioner's lease agreements and to the extent possible, private drain tiles will be avoided or repaired during construction as damage occurs. The developer will also design a site-specific drainage system for the project. Any issues that appear post-construction will be repaired as quickly as possible at the developer's expense.

With respect to property values, the Project developer has developed utility-scale solar projects throughout the country and is unaware of any documented evidence of a material reduction in property values arising as a result of a solar project. Independent third-party studies have indicated that no consistent negative impact [to property values] has occurred for properties adjacent to solar farms that could be attributed to the proximity of the solar farm. Additionally, numerous County Assessors have also investigated the impact on property values of solar energy projects and found no negative correlation.

Additionally, the CohnReznick Impact Study (dated July 26, 2021) has been as submitted to the case file. This Impact Study, prepared by CohnReznick, LLP, provides for a thorough analysis on the subject of property values and related sales. Multiple property sales in the vicinity of solar facilities were studied, confirming that adjoining property sales are not adversely affected by their proximity to solar farms.

4. *Does the proposed special exception allow for responsible development and growth, or the opposite, considering potential economic impact, availability of adequate public facilities and services, adverse environmental effects, and similar issues?*

The proposed investment for the Project resulting in a minimum of $20 MM in taxes during the life of the Project will be a significant, long term addition to the County tax base, keeping County taxes low. In addition, the Project will represent a cutting-edge investment in the County, creating new jobs and workforce development opportunities. Further, the solar power facility will allow farmers to diversify their farm operations, and help sustain land ownership within multi-generational farm families.

The solar power project will include perimeter security fencing with controlled points of ingress/egress, as well as secondary emergency access locations to facilitate emergency response, if needed. The Petitioner will also have detailed safety protocols for traffic management and public access around the project. The project will have 24/7 security monitoring during the construction period and 24/7 remote monitoring during the operations period. The selected contractor will have extensive experience with the installation of solar power facilities and will operate under a Health and Safety Program that meets local, state and federal environmental, health and safety regulations, as well as their own stringent safety protocols for site personnel and the public, which will comply with applicable laws. Additionally, the solar power project will not impact public facilities, public services, schools or roads.

Solar panels generate electricity through absorption of sunlight and are designed to minimize/avoid light reflection, making glare minimal. Solar panels generate electricity at a

very low voltage, and through a series of transformations, the electricity will be stepped up to 345 kV so that it can interconnect into an existing electrical substation and into the utility grid. The Moss Creek Solar power facility area contains existing high-voltage transmission lines, including 345 kV transmission lines. Accordingly, the Project's highest voltage will be the same or lower than the existing electrical distribution infrastructure. Studies have concluded that the electric magnetic field levels at the boundaries of solar arrays and beyond 15 meters (50 feet) from inverters were not elevated above background levels.[1] The safety of the solar project is further supported by the submitted report authored by the North Carolina Clean Energy Technology Center titled "Health and Safety Impacts of Solar Photovoltaics" (May 2017).

The solar power facility does not present any likelihood of any toxic materials contaminating the soil or groundwater as there will be no exposure of such materials from the solar panels. The primary material in the panel itself is silicon, a very common earth element used in cement, ceramics, glass and many other products. The panels are encapsulated in an aluminum casing and tempered glass. Like in typical construction, limited materials (e.g., fuels, lubricants, adhesives) will be used onsite during construction; all materials will be properly stored and managed onsite and have very low risk for spills or contamination. The facility's skid-mounted transformers will use a mineral oil, and a Spill Prevention, Contingency, and Countermeasure Plan will be prepared in accordance with applicable regulations.

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[1] Guldberg, Peter (2012), *Study of Acoustic and EMF levels from Solar Photovoltaic Projects* prepared for Massachusetts Clean Energy Center.

Additionally, the UL Solar Safety Study (dated July 28, 2021) has been submitted to the case file. This Safety Study, prepared by UL Services Group LLC, provides for a thorough study and analysis of a variety of environmentally-related issues with respect to solar farms. Further, the Safety Study confirms that operational solar farms do not pose a risk to the environment in which they are located.

5. *Does the nature of the proposed special exception require the burden of any particular conditions to improve any potential harmful impacts upon neighboring properties, infrastructure, or the community?*

   Proposed conditions of the special exception will be submitted to address the details of the proposal concerning its impact upon neighboring properties and the community.

Moss Creek Solar Project Narrative

1.1 Project Location

The project is located within Beaver Township in Pulaski County, Indiana. Please refer to the preliminary Site Plan for a more detailed view of the project's location.

1.2 Size of Project Area in acres

Pulaski County

The amount of leased acreage as outlined in the preliminary Site Plan is approximately 1620 acres. The area occupied within our Project Fences will be approximately 1,021 acres in Beaver Township. The solar modules will be mounted on single-axis tracker tables and will produce approximately 200 MW of electricity in the Pulaski County planning and zoning jurisdiction. A mixture of low-growing perennial grasses and pollinator-friendly seed mixes will be used to stabilize the surface under the panels and in buffer areas within the perimeter fencing, to be designed and approved as part of the Improvement Location Permit.

1.3 Components of the Proposed Solar Project

The main components of the Project include:

- Solar PV panels – Photovoltaic panels are comprised of silicon wafers and conduit, which are adhered directly to a substrate and encased in safety glass and metal. The panels are constructed with non-reflective coatings and/or glass. These panels are designed specifically to absorb as much sunlight as possible in order to maximize electrical generation, rather than reflect sunlight. Further, the metal supports that form the racking system are typically constructed using galvanized steel or aluminum. The panels have an output rating of 350-700 watts of DC power and are linked to one another via junction boxes to form an array.

- Racking to fasten and support the panels – Steel piles are driven into the soil (foundations typically not required and the depth of the piles would typically be approximately 3-10 feet depending on the groundwater table and soil conditions); horizontal beams are then affixed to piles as part of the mounting structure; and the panels are then secured to the structures.

- Tracking system – The panels are mounted on tracking systems, which increase project output by orienting the solar arrays directly into the sun. A tracker follows the sun from east to west over the course of a day and stows parallel to the ground at night.

- Panel installation height – The single-axis tracking panel would vary in height depending on time of day. The height of the axis on which the panels rotate averages 5-6 ft in height. Panels are horizontal at noon, when the sun is directly overheard, and at nighttime, when panels are in stow position. Throughout the day, the panels are making slow adjustments to orient towards the rising and setting sun, causing one edge of the panel to shift upward. In the morning and evening, the upper edge of the panel will sit around 9 ft tall representing the most likely tallest height for the installation. The upper bound of modules is 12 ft maximum height that could be reached depending on exact solar module procurement and undulations in terrain or soil conditions.

- Transformers and inverters – Inverters are electronic devices which convert solar electricity from direct current (DC) to alternating current (AV) and are typically placed interior at the end of tracker rows.

- Electrical cabling, conduits, and storage – Invertors connect to a project substation via underground cabling. Within the project substation, a step-up transformer will convert the low voltage (AC) to high voltage (AC) for interconnection into the utility transmission system. The project substation may also include a utility-scale energy storage component to charge and store electricity from the Project Site and/or the grid.

- Perimeter fencing, site access and internal roads – The project includes perimeter security fencing with controlled points of ingress and egress. Roads within the site provide access to the project equipment.

- Our vegetative management plan will maintain natural vegetation as ground cover at the site around and adjacent to the array. This plan will include perennial grasses planted across the facility to prevent soil erosion and benefit stormwater management. The vegetation management plan will be finalized once the engineering and design package is complete. See below for outline plan will follow.

Vegetation Management Plan Outline:

Section:

1. Introduction/Site Background
2. Site Preparation
    a. Herbicide use, mowing, soil stabilization, etc.
3. Vegetation Installation
    a. Seeding plan
    b. Installation methods
4. Monitoring and Maintenance
    a. Mowing, invasive species control, tree trimming/removal, herbicide
5. Preliminary Schedule

Appendix (may include):

- Figures
- Proposed Seed Mix
- Maps
- Invasive Species of Concern

Panel Manufacturer List May Include:

- Astronergy
- BYD
- First Solar
- Hanwha
- JA
- Jinko
- Trina
- SUMEC
- LONGi
- Risen

1.4 Site Plan Flexibility

Applicant has provided legal descriptions of the properties included in the project area. Flexibility is reserved to modify the location of project components and improvements on various portions of the project area to accommodate project criteria, subject to County standards, if any, such that, by way of example, solar panels and/or electrical cabling and conduits may ultimately be located on different portions of the project area pursuant to the final site plan submitted to obtain an Improvement Location Permit.

1.5 Construction Timing

Phases of construction

Potential Mobilization	June 2022
Road construction and site preparation	June 2022
Piles and racking installed	August 2022
Panels installed	September
Testing and commissioning complete	December 2023

Types of vehicular equipment during construction

Trucks, bore machines, trenching equipment, medium dozer or excavator

Days and times for construction activities

Negotiable, but typically we stick to 5 days a week sun up till dusk.

Timeframe for completion

Approximately one (1) year.

1.6 About Moss Creek

Moss Creek Solar LLC is a subsidiary of NextEra Energy Resources

NextEra Energy Resources has approximately 21,900 MW of renewable energy and is one of the largest wholesale power generators in the US, with operations in 37 states.

NextEra Energy Resources is the owner and operator of nearly 15% of the nation's solar capacity with solar sites generating a total net capacity of 2,684 MW in 26 states

NextEra Energy Resources also provides operation and maintenance services for most all projects in the fleet