

DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

301 S. Union St., Auburn IN 46706

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AGENDA

DeKalb County Plan Commission

Commissioners Court – 2nd Floor DeKalb County Court House

Wednesday, October 18, 2023

7:00 PM

1. Roll call
2. Pledge of Allegiance
3. Prayer
4. Approval of Minutes: October 03, 2023
5. Consideration of Claims: None. Will approve in November.
6. Old Business: None
7. New Business:

Petition #23-28 – Sculpin Solar LLC requesting an Amendment to the Commercial Solar Energy Overlay District. The purpose of the amendment request is for the inclusion of properties in the CSES Overlay District per Article 03, Section 3.13 B(1)(a) & (b) of the DeKalb County Unified Development Ordinance. The underlying Zoning District will not be amended, and this is not a request for a Development Plan Application. The properties are generally located south of County Road 34, west of County Road 79, north of County Road 75A/County Road 71, and east of State Road 1, Butler, Indiana.

PLAN COMMISSION MEMBERS: PLEASE REMEMBER TO BRING YOUR SCULPIN SOLAR BINDERS

8. Reports from Officers, Committees, Staff and/or Town/City Liaisons
9. Comments from Public in Attendance
10. Adjournment

Next Meeting: November 15, 2023

If you cannot attend, please contact Andrea Noll:

Anoll@co.dekalb.in.us | (260) 925-1923

***PLEASE ENTER THROUGH THE NORTH DOOR OF COURTHOUSE LOCATED ON SEVENTH STREET.**

****No cellphones, tablets, laptops, or weapons permitted.**

MINUTES
DEKALB COUNTY PLAN COMMISSION
Tuesday October 3, 2023

The Regular Meeting of the DeKalb County Plan Commission was called to order at 9:07 a.m. in the DeKalb County Commissioner's Courtroom by Plan Commission President, Jason Carnahan.

ROLL CALL:

Members Present: Jason Carnahan, Angie Holt, Mike Watson, Jerry Yoder, Frank Pulver, Bill VanWye, Sandy Harrison, Elysia Rodgers, and Suzanne Davis

Members Absent: Glenn Crawford and Don Myers

Staff Present: Plan Commission Attorney Andrew Kruse, Director/Zoning Administrator Chris Gaumer, and Secretary Andrea Noll

Community Representatives Present: None

Public in Attendance: Lynda Carper, David McDonnell, Trena Roudebush, Lisa & Darren Carroll, and Teddy Lash.

Jason Carnahan led The Pledge of Allegiance.

PRAYER:

Jerry Yoder led prayer.

APPROVAL OF MINUTES:

Mike Watson moved to approve the September 20, 2023, meeting minutes. Seconded by Frank Pulver. None opposed. Motion carried. Sandy Harrison abstained from voting on the minutes because she was absent at the previous meeting.

CONSIDERATION OF CLAIMS:

Suzanne Davis moved to approve the claims from September 2023, totaling \$21,367.70. Seconded from Mike Watson. None Opposed. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

Petition #23-27 – Salvador & Monica R. Soto-Oropeza, Suzanne M. Ireland, Darren G. & Lisa M. Carroll, Gregory Gentry, Shaun Miller, Teddy R. & Sherrie S. Lash, Tami M. & David McDonnell, Diana M. Kruse, and Robert F. & Lolita L. Palubicki, requesting a Zone Map Amendment from AP3 – Airport Business to R1 – Low Density Residential and A2 – Agricultural. The properties are located within the address block of 2701 County Road 60 and 2781 County Road 60, Auburn, Indiana.

Chris Gaumer read the staff report. He added that at the time the staff report was sent out, he had not received a letter from Russ Couchman, DeKalb County Airport Authority Director, but has since received a non-objection letter for the proposed rezone, which he read to the Plan Commission. The letter was dated September 27, 2023 and was addressed to Russ Couchman from Brad Stump, who is a DeKalb County Airport Board Member and reviews these types of requests for the airport. The letter gave a "no recommendation" to the Plan Commission.

Mr. Gaumer advised the Plan Commission that this is an area of concern to look at when the Plan Commission begins to review the zone map changes in the near future.

Angie Holt asked Mr. Gaumer to explain his thought process behind recommending the zone change of R1 versus R2 or R3.

Mr. Gaumer explained that when looking at zoning classifications, it's common that the lower density residential made more sense for those properties being directly adjacent to an A2 Agricultural District. Also, he didn't think that these properties seemed to fit into the Rural Estate (RE) District.

By looking at the specifics of each of the individual districts, Angie Holt stated that she preferred considering other districts instead. She added that what we do here is likely what we'll repeat, so she just wanted to make sure we got it right.

Mr. Gaumer referred her to the District Intents on page 1-5 in the Unified Development Ordinance. He stated that, in his opinion, Village Residential (R3) is more of a Spencerville or surrounding St. Joe type of development and Medium Density Residential (R2) would be more of areas adjacent to R1 or R3 Zoning District in a gradual difference. Mr. Gaumer concluded that R1 just seemed to him to be the most logical choice for this area, being adjacent to Agricultural. Mr. Gaumer agreed with Mrs. Holt in her question, and he also questioned if DeKalb County needs all of the Zoning Districts. Mr. Gaumer explained that Rural Estate (RE) and Low Density Residential (R1) are more similar than R2 or R3. He advised that this was his logic behind recommending R1. Mr. Gaumer inquired to the Plan Commission members if they wanted to amend the proposal.

Bill VanWye inquired about the size of the lots. Ms. Holt reported that most of them were less than an acre when she looked at the Beacon website.

Sandy Harrison inquired about the sewage hookup on these lots.

Mr. Gaumer advised that there is sewer across the street and the line has been run to the airport but these lots are not connected.

Lisa Jinnings-Carroll advised that not all of the lots are connected, but some are connected to the line on the south side of County Road 60. She stated that Greg Gentry, one of the property owners, paid to have that line bored under the road so that they could be connected to that line.

Jason Carnahan, Mike Watson, Bill VanWye, and Frank Pulver all commented on the location of the sewer line versus having a septic system.

Teddy Lash came to the podium and stated that his property still has a septic system, above ground, but if something was to happen to that, he would have to pay to get hooked up to the sewer line.

Mr. Carnahan asked what the lot acreage requirement is for R1 and Andrew Kruse commented on the acreage requirement for R3.

Mr. Gaumer advised that the lot requirement for R1 is 15,000 square feet if you're on municipal sanitary sewer.

Bill VanWye inquired if the State recently changed the buildable lot size and if it oversees the county requirements.

Mr. Gaumer clarified that was for the allowance of a septic and that our ordinance is still in effect.

Mrs. Jinnings-Carroll stated that her property and her neighbor's property are the only ones connected to the sewer line, that she's aware of.

Mr. Kruse inquired about her lot size.

Lynda Carper, a realtor, stated that these lots are less than one acre, and that lots 8 and 9 both have the accessibility to connect to the sewer as well as lots 6 and 7 who are currently connected.

Referencing our Rural Estate (RE) District, Mr. Gaumer stated that the minimum lot size connected to city sewer is one acre. In R1 it's 0.34 acres and in R2 it's 0.27 acres, concluding that RE wouldn't make sense and that R1 makes the most sense, as far as the acreage of the lots. He stated that the Plan

Commission could go ahead and discuss amending the proposal of the zone district to something other than R1, advising that the setbacks are different for R1 and R2.

Mr. VanWye commented on which zone district would be easier for the property owners to make improvements.

Mr. Gaumer advised what the setbacks are for R1 and R2, adding that whichever district is chosen, the Plan Commission will need to look into these districts and tighten them up. He stated that R2 would be more beneficial to the property owners, as far as setbacks are concerned. He concluded that his option would be to combine R1 and R2 in the future (as a text amendment).

Mr. VanWye asked Angie Holt why she wanted to change the proposed zone to R2.

Angie Holt explained that she was just trying to find the best fit for what we already have, and that Mr. Gaumer's perspective is more forward-looking into future adjacent developments.

Mr. Gaumer advised that when you look at zoning, you want to ideally lessen the density as you move from higher density.

Ms. Holt stated that the front yard setback for these properties is consistent with R1, but the size of these lots and their side yard setbacks seem to be more consistent with R2. She added that Mr. Gaumer brings a more forward-looking perspective, which is something that we need to work on anyway.

Mr. Pulver commented on the properties on the sides of these lots, which are currently zoned AP3.

Mr. Gaumer advised that this whole road needs to be looked at, as far as changing the zoning district, adding that one of these lots is for sale and can't be sold as a residential lot to build a house because it's not zoned correctly. Instead of changing the zoning of that one property, he asked Lisa Jinnings-Carroll to involve her neighbors in this proposal because it makes more sense to zone 11 lots versus only one 0.72-acre parcel. Mr. Gaumer advised that an amendment to the proposal from R1 to R2 isn't going to harm the properties and the Plan Commission can work on tightening up these residential zoning districts to clean up the UDO. If the Plan Commission decides to combine R1 and R2, these areas would automatically be updated with that district.

Suzanne Davis inquired to the property owners in the audience if they had any thoughts about amending their proposal from R1 to R2, now that they have heard about the differences in setbacks. They agreed to move forward with R2.

Mr. Gaumer stated that any amendments to the Zoning District won't happen until at least the first quarter of 2024.

Frank Pulver, Jason Carnahan, and Bill VanWye all commented on the biggest difference of side yard setbacks between R1 and R2.

Ms. Davis inquired about the possibility of combining R1 and R2 and what the setbacks would revert to.

Mr. Gaumer advised that the Plan Commission would have to determine what those setbacks are which would involve rewriting one of the zoning districts when they are combined.

Jason Carnahan commented on changing the zoning under the Airport Overlay District.

Andrew Kruse suggested that, by adjusting the wording in the findings to reflect the property owners' decision to change to R2 instead of R1, we get the permission of all of the property owners of these lots who did not attend this hearing.

Mr. Gaumer inquired to the property owners in the audience if the absent property owners would mind if it were changed to R2 instead of R1. Mrs. Carroll did not believe so.

Mr. Pulver commented on the lots not being sellable under the current zoning.

Ms. Holt inquired about the previous zoning, which was RS, County Residential, and no longer exists.

Determining that there were no other questions for the petitioner, or anyone in the audience who wanted to speak for or against the petition, Mr. Carnahan closed the public portion of the hearing.

Mike Watson commented on amending the petition to reflect changing the zone district to R2.

Suzanne Davis suggested that all of the property owners sign a letter, formally agreeing to the R2 Zoning District, rather than amending each of the applications.

Mr. Gaumer confirmed that the Plan Commission can make that as a Condition of Approval. He offered to compose a letter to send to the property owners to sign.

Andrew Kruse agreed, then reviewed the Findings of Fact.

JURISDICTIONAL FINDINGS:

The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **September 13, 2023**.
2. Legal notice published in The Star on **September 19, 2023** and Publishers Affidavit was given to staff.
3. Certificate of mailing notices were sent, and receipts were given to staff.
4. Report from the County Board of Health, dated **October 6, 2023**. Mr. Gaumer stated that the Health Department has been very busy, which was why they didn't send their non-objection letter sooner.
5. Report from the County Highway Department, dated **September 18, 2023**.
6. Report from the DeKalb County Soil & Water Conservation District, dated **September 15, 2023**.
7. Report from the County Surveyor, dated **September 15, 2023**.
8. Letter or report from the DeKalb County Airport Authority, dated **September 27, 2023**.

UDO & STATUTORY MATTERS TO CONSIDER:

1. Is the change in zoning in harmony with the Comprehensive Plan?
The subject site has a Future Land Use (FLU) designation of Aviation Compatible Use Area. The proposed zoning district is compatible with this FLU designation.
2. Do the current conditions and the character of current structures and uses in each district adapt to the proposed zoning?
The existing development surrounding this property is residential and agricultural to the North, West, and East. The DeKalb County Airport is to the South. This change in zoning will be consistent with the surrounding properties and land uses.
3. Is the change in zoning consistent with the most desirable use for which the land in each zoning district is adapted?
The proposed zoning district is desirable for this property and the area.
4. Will the change in zoning help with the conservation of property values throughout the jurisdiction?
The property values of the area should not be disturbed negatively considering the adjacent uses.
5. Does the change in zoning promote responsible development and growth?
In changing the zoning of the property to R2, Medium Density Residential and A2, Agricultural, the Plan Commission will be promoting the desired use of the land. The subdivision for Lots 1-4 of McDaniel Addition was recorded on April 28, 1991 and Lots 5-10 of McDaniel Addition Section II was recorded on April 6, 1998 with covenants and restrictions that require these lots remain used for single-family homes. The Airport Board of Commissioners approved both these subdivisions for residential purposes.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

The recommendation from staff is to give a favorable recommendation to the County Commissioners for the requested Zone Map Amendment and apply the following conditions:

1. Letters/reports of non-objection for the Zone Map Amendment be received from the DeKalb County Board of Health before the DeKalb County Commissioners take final action. If letters/reports of objection are received, the petition shall be reviewed by the Plan Commission with the additional information submitted. A new public hearing is not required but the information shall be reviewed in a public meeting. A reversal of the Plan Commission's recommendation may be possible if the Plan Commission desires.
2. A letter signed by all property owners in the McDaniel Subdivision, that they agree to the change of R1, Low Density Residential to R2, Medium Density Residential.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION THAT THIS ZONE MAP AMENDMENT, PETITION #23-27, COUNTY ROAD 60 PROPERTIES REZONE, HEREBY GIVES A FAVORABLE RECOMMENDATION TO THE COUNTY COMMISSIONERS 3RD DAY OF OCTOBER 2023.

Motion made by Frank Pulver, Seconded by Sandy Harrison.

Vote tally: Yes: 8 No: 0

Jason Carnahan

Frank Pulver

Mike Watson

Jerry Yoder

Bill VanWye

Suzanne Davis

Angie Holt

Sandy Harrison

REPORTS FROM OFFICERS, COMMITTEES, STAFF OR TOWN/CITY LIAISONS:

Sandy Harrison reported that Butler is making zoning changes, and Hamilton and Waterloo have both cancelled their meetings.

Frank Pulver stated that there was nothing from Garrett to report.

Mike Watson reported that Auburn had 50 text amendments.

COMMENTS/QUESTIONS FROM THE PUBLIC IN ATTENDANCE:

None.

ADJOURNMENT:

Jason Carnahan adjourned the meeting at 9:53 a.m.

President – Jason Carnahan

Secretary – Andrea Noll

DeKalb County Department of Development Services
 Planning, Building & GIS
 301 S. Union St.
 Auburn, IN 46706
 Ph: 260-925-1923
 Fax: 260-927-4791

FOR OFFICE USE ONLY:
 File Number: PC# 23-28
 Date Application Filed: 09/15/2023
 Fee Paid: \$5000 pd
ck #83974

Application for Amendment to Commercial Solar Energy Overlay District (Article 3.09)

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: Sculpin Solar LLC
 Address: 15445 Innovation Drive
San Diego, CA 92128
 Telephone Number: 432-889-5491 E-Mail: SculpinSolarInfo@edf-re.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Multiple owners-see attached Ownership Affidavits and Exhibit A
 Address: _____
 Telephone Number: _____ E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: Mary E. Solada, Attorney, Dentons Bingham Greenbaum LLP
 Address: 10 W. Market Street, #2700
Indianapolis, IN 46204
 Telephone Number: 317-635-8900 E-Mail: mary.solada@dentons.com

Legal Ad Payment & Public Hearing Notifications: Applicant Owner Representative X

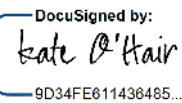
Existing Zoning Classification of Property: A1 & A2

Legal description of property(ies) or provide an overall legal description of overlay district area:

See attached legal description in Exhibit A.

***Note: approvals are valid for a period of three years. If a Development Plan has not been approved within the three years, the approval is rescinded. See Section 3.13B2**

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.

DocuSigned by:

 Applicant's Signature: 9D34FE611436485...

(If signed by representative for applicant, state capacity)



Sculpin Solar Project

Commercial Solar Energy System Overlay District

DeKalb County, Indiana

JULY 31, 2023



SCULPIN SOLAR, LLC

COMMERCIAL SOLAR ENERGY SYSTEM

OVERLAY DISTRICT APPLICATION

DEKALB COUNTY, INDIANA

PREPARED BY:
Sarah Massara
Project Developer
EDF Renewables

REVIEWED BY:
Mary E. Solada, Esq.
Dentons Bingham Greenebaum LLP
Legal Counsel on behalf of Sculpin Solar, LLC

DELIVERED ON: July 31, 2023

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Exhibit 2: Leased Land
Exhibit 3: Site Plan

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Appendix A: Commercial Solar Energy System (CSES) Overlay District Application Form and Overlay District Site Plan
Appendix B: Signed Property Owner Acknowledgement Forms
Appendix C: Legal Description of all Parcels
Appendix D: Individual Letters of Support



1.0 SCULPIN SOLAR - PROJECT NARRATIVE

Sculpin Solar

Located in Stafford & Wilmington Townships in DeKalb County, Indiana (Exhibit 1), Sculpin Solar, LLC (Sculpin Solar Project) will be a 180-megawatt (MW) utility-scale photovoltaic solar energy facility with an annual output of approximately 378.4 million kilowatt-hours (KWh), the equivalent of 33,600 average American homes' annual consumption.

Development of the Sculpin Solar Project began in 2018 when North Carolina headquartered Geenex Solar began identifying opportunities within the PJM transmission territory (grid) in northeast Indiana, as well as gauging interest from landowners who may choose to enroll portions of their properties into the project through land leases.

In October 2020, EDF Renewables North America, a market leading independent power producer and service provider, acquired Sculpin Solar from Geenex as part of a larger portfolio transaction, becoming the owner of the project. In March 2023, American Electric Power (AEP) and Indiana Michigan Power (I&M) entered into a power purchase agreement (PPA) with EDF Renewables, providing additional stability to the project and ensuring the power generated on site would continue to power residential and commercial operations within its service territory.

DeKalb County, Indiana was selected as the location of the Sculpin Solar Project for several reasons, including:

- the rising demand from regional utilities and commercial/industrial customers for locally generated renewable energy;
- a landscape of primarily flat, cleared, land with direct access to existing transmission infrastructure with available capacity;
- private landowners interested in diversifying their income and land uses, and preserving their real estate assets;
- a fair and equitable siting process;
- the availability of local workforce for construction and long-term maintenance of the solar facility.

The amount of leased acreage, as outlined in later sections of this application, is approximately 1,778.8 acres, including 45 parcels and agreements with seven (7) landowners (Exhibit 2). The area occupied within the project fences will be approximately 1,071.8 acres. The *Commercial Solar Energy System (CSES) Overlay District Site Plan*, provided in Appendix A, encompasses the leased and buildable acreage, setbacks, public roadways, and other infrastructure. A detailed, preliminary, *Site Plan and Panel Location Plan* is also provided as part of this CSES Development Plan application to demonstrate the solar facility's location within the broader CSES Overlay District.

The solar modules will be mounted on single-axis tracker tables installed above approximately 30% to 40% of the ground when positioned horizontally, providing adequate spacing between rows to prevent shading and enable efficient site maintenance. The project will consist of approximately 340,000 solar panel units and deliver electricity onto the bulk transmission system at a designated point of



interconnection within the PJM transmission territory located within the DeKalb County planning and zoning jurisdiction.

A mixture of grasses and pollinator-friendly species commonly found in the region will be used to stabilize the ground surface both within the solar facility's footprint as well as the adjoining setback buffer areas not occupied by the solar facilities.

The main components of the Sculpin Solar Project include:

- **Photovoltaic solar panels:** Photovoltaic (PV) modules, also known as solar 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 to maximize electrical generation, rather than reflect sunlight. The panel selection for the project has not been finalized but the panels are likely to have an output rating between 665 and 695 watts of direct current (DC) power and will be 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 to a depth of approximately six (6) to fifteen (15) 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 structure.
- **Tracking system:** The panels are mounted on tracking racks which are oriented in north-to-south rows. The tracking system increases project output by rotating the solar racks to face directly into the sun, requiring the use of fewer panels within a facility. A tracker follows the sun from east to west over the course of a day and stows parallel to the ground at night or in high wind conditions. The highest point of the solar panels will not exceed twelve (12) feet in height at maximum tilt.
- **Transformers and inverters:** Inverters are electrical devices which convert electricity from direct current (DC) to alternating current (AC) and are typically placed interior to the arrays at the end of tracker rows. Transformers raise the voltage of the electricity for more efficient transfer within the project area and are also located within the array. A main power transformer, located within the project substation, increases the voltage from the entire project to match that of the bulk transmission system at the point of interconnection.
- **Electrical cabling and conduit:** Inverters connect to the project substation via underground cabling.
- **Perimeter fence, 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. The project will follow the DeKalb County requirements for fencing as outlined in the Unified Development Ordinance, as well as National Electrical Safety Code (NESC) standards for solar facilities and any requirements of our customers. At the time of this application, the current NESC fencing requirement for solar panels indicates seven-foot-high perimeter fencing and

substation fencing.

- **Vegetation and screening:** Natural vegetation will be used as ground cover around and adjacent to the array. Clearing existing vegetation outside of the project fence line will be minimized to the extent practicable. Please see *Visual Buffer, Vegetation, and Landscape Plan*, provided as part of this CSES Development Plan application, for more details about the type of vegetative screening that will be used at Sculpin Solar to fulfill DeKalb County's ordinance requirements and reflective of community input. Perennial grasses will also be planted across the facility to prevent soil erosion and benefit stormwater management. The specific locational approaches toward vegetative management and screening will be finalized during the design requirement phase necessary to complete the Improvement Location Permit prior to construction.

Collection and Distribution of Energy

The PV panels will be secured on a racking system supported by metal piers either driven, screwed or secured in the ground by pre-drilling and the use of concrete / grout, or sand to a depth of between six (6) and fifteen (15) feet. The installation method is dependent on the final geotechnical report and conditions determined on the site. Although much of the site is relatively flat with gently rolling hills, some shallow, minor, grading is anticipated for installation of the PV arrays. It is anticipated that grading will also occur for proposed access roads, the collection substation, the point of interconnection switchyard, and the operations and maintenance building construction.

PV panels are proposed to be mounted on a single-axis tracking racking system. PV panels are mounted to a motorized steel table that rotates and follows the sun during the day to maximize energy production. The PV rows are aligned north-to-south and rotate east-to-west to a maximum angle of approximately 52-degrees. The PV panels will typically have a maximum height of twelve (12) feet at their greatest height, although some slight deviations may be possible pending the final module selection and the height of the piles, which can be affected by subsurface conditions or flood zones.

Within each solar field, a network of electrical cables and associated communication lines will collect the electric power from various "blocks", or groups of arrays, and transmit it to a central location at the inverter (DC Collector System). Solar panels will be grouped into series of circuits that are routed, through cable trays on the racking, to combiner boxes or a DC trunk bus. Power from one or more of the combiner boxes will then be transmitted to a group of related components:

- a DC-to-AC inverter,
- a medium voltage transformer that increases the voltage, and
- a cabinet containing power control electronics.

The medium voltage transformer and power control electronics will be mounted on a metal skid or concrete pad. Medium voltage collection lines will then be installed, which will carry the power from the inverters to the collection substation. The electrical collection system will be installed using direct burial methods. Industry standard equipment will be used. Direct burial will involve the installation of bundles cable directly into a narrow cut, or "rip," in the ground. The rip will disturb an area approximately 24 inches wide. Bundled cable will be installed to a minimum depth of 36 to 48 inches or, in areas where the



depth of bedrock is less than 48 inches, the greater of the depth of bedrock or the minimum permissible by code.

The collection substation will be located on a parcel of land adjacent to the point of interconnection (POI). The collection substation will be erected on a concrete foundation and include standard electrical, control, and protective equipment, such as collection line feeders and breakers, a main power transformer to increase voltage, a high-voltage breaker, metering/relaying transformers, disconnect switches, an equipment enclosure containing power control electronics and a lightning mast.

The facility will also involve the construction of a network of access roads, which will allow for delivery of facility components during construction, and access to the facility for maintenance purposes during operation. The access roads for the facility are anticipated to be surfaced with gravel and will be approximately 20 feet wide. The access roads have been designed to meet requirements to bring relevant construction vehicles onto the site for material delivery but may be reclaimed to fit with the requirements of long-term maintenance.

Anticipated Construction Sequencing and Timing

The methods that will be used to construct the facility are much less invasive than construction methods associated with more conventional energy generating facilities. The primary steps for facility construction include the following:

1. Securing the perimeter of the areas in which construction will occur;
2. Installation of stormwater and erosion control measures;
3. Clearing of vegetation and limited clearing of trees along fence lines, where necessary;
4. Earthwork / minor grading, where necessary;
5. Construction of access roads; and
6. Installation of equipment, such as piers, racking, panels, inverters, transformers, collection lines, a collection substation, a point of interconnection (POI) switchyard, and an operations and maintenance building.

The project does not have a formal or finalized construction schedule or formal commercial operation at this time. A construction implementation schedule will be provided to landowners and county officials when finalized. The earliest construction may start is May 2024 with an expected duration of twelve (12) to eighteen (18) months.

Economic Benefits to DeKalb County

Sculpin Solar initiated the process for an Economic Development Agreement (EDA) by submitting its SB-1 form in September 2022 and committing to a minimum investment amount of \$200 million. Sculpin Solar has supported the County Commissioners' financial analysis efforts through its financial advisor Baker Tilly and its special legal counsel Barnes and Thornburg, LLC. Barnes and Thornburg is leading the drafting and completion of the Economic Development, the Road Use, and the Decommissioning Agreements.

The Sculpin Solar Project is anticipated to bring \$30-35 million in tax revenue to DeKalb County over the life of the project, per independent verification from Baker Tilly.



Additionally, Sculpin Solar has commissioned an *Economic Impact Analysis* as well as a *Property Value Impact Report*. The purpose of the *Economic Impact Analysis*, conducted by Strategic Economic Research, is to aid decision makers in evaluating the economic impact of this project on the economies of DeKalb County and the State of Indiana. The "basis of the analysis studies the direct, indirect, and induced impacts on job creation, wages, and total economic impact"¹. The results of this analysis indicate significant and positive economic impacts as a direct and indirect result of the total, estimated, investment amount of Sculpin Solar,

The purpose of the *Property Value Impact Report*, conducted by CohnReznick, is to "determine whether proximity to a...solar facility...has an impact on adjacent property value"². The report summarizes findings from a review of available academic studies, peer authored studies, CohnReznick authored studies, and market participant interviews of over sixty (60) County and Township Assessors. The data from this study indicates that solar facilities do not have a negative impact on adjacent property values.

The full *Economic Impact Analysis* as well as the *Property Value Impact Report* are available for review upon request.

Sculpin Solar Community Engagement in DeKalb County

The Sculpin Solar team has been active in the DeKalb County community regularly over the past few years in a variety of capacities. The project team has partnered with the Center for Energy Education to sponsor various educational events including public presentations and workshops locally, as well as summer camps and conference-style events throughout northeast Indiana. The Center continues to serve as a leading resource for community members and organizations seeking information about the increased adoption of renewable energy in Indiana, the Midwest, and the nation. Over this same time, members of the project team have met individually and in groups with community stakeholders, government leaders, and neighbors to the project to address questions about solar development in general and the Sculpin Solar Project specifically.

Continuing our desire to listen and respond to community input, the Sculpin Solar Project team will host a Public Information Open House following the submission of this application where much of its contents will be shared, including the site plan and vegetative screening plans. Invitations will be distributed broadly to engage as many interested parties as possible. In addition to public events, the Sculpin Solar team maintains an office with regular, published, hours in Butler, Indiana and is present and actively engaged in a wide variety of community events.

Sculpin Solar is a proud donor to the DeKalb County 4H, Garrett-Keyser-Butler School District's Career Development & Building Trades program, the DeKalb County Economic Development Partnership, DeKalb County Chamber Partnership, United Way of DeKalb County, Butler Public Library, Butler Main Street Association, and the Butler United Methodist Food Pantry, among others. We intend to continue growing our partnerships as we move into construction and through operation of the site.

¹ Loomis, B., Loomis, G., & Thankan, C. (2023). *Economic Impact Analysis and Land Use Analysis of Sculpin Solar Project*. Strategic Economic Research, 1.

² Bowen, E., Lines, A., McGarr, P. (2023). *Real Estate Adjacent Property Value Report: Academic and Peer Authored Property Value Impact Studies, Research and Analysis of Existing Solar Facilities, and Market Participant and Assessor Interviews*. CohnReznick: Valuation Advisory Services, 3.



About EDF Renewables

EDF Renewables North America is a market-leading independent power producer and service provider with over 35 years of experience. The Company delivers grid-scale power: wind (onshore and offshore), solar photovoltaic, and energy storage projects; distribution-scale power: solar and storage; asset optimization: technical, operational, and commercial expertise to maximize performance of generating projects, and onsite solutions, through the Company's PowerFlex affiliate, offering a full suite of onsite energy solutions for commercial and industrial customers: solar, storage, EV charging, energy management systems, and microgrids.

EDF Renewables' North American portfolio consists of 16 GW of development projects and 13 GW under service contracts. EDF Renewables is a subsidiary of EDF Renouvelables, the dedicated renewable energy affiliate of the EDF Group.

2.0 COMMERCIAL SOLAR ENERGY SYSTEMS OVERLAY DISTRICT APPLICATION MATERIALS

2.1 PROPERTY OWNER ACKNOWLEDGEMENT FORMS

As described in the DeKalb County Plan Commission Application Procedure & Checklist for Development Plan Approval

Signed Property Owner Acknowledgement Forms are provided in Appendix B.

2.2 LEGAL DESCRIPTION OF PARCELS

As described in the DeKalb County Plan Commission Application Procedure & Checklist for Development Plan Approval

The Legal Description of all Parcels utilized for the Sculpin Solar Project and included in the Commercial Solar Energy Systems Overlay District are provided in Appendix C.

2.3 SITE PLAN

*As described in **Section 3.09** of DeKalb County's Unified Development Ordinance: Commercial Solar Energy Systems Overlay District and the DeKalb County Plan Commission Application Procedure & Checklist for Commercial Solar Energy Systems Overlay District*

The Site Plan utilized for the Sculpin Solar Project and included in the Commercial Solar Energy Systems Overlay District are provided in Appendix A.



3.0 SUPPLEMENTAL COMMERCIAL SOLAR ENERGY SYSTEMS OVERLAY DISTRICT APPLICATION MATERIALS

3.1 PROJECT SUPPORT

The attached letters from various DeKalb County residents, local and regional business owners, and other community members demonstrate the broad local support for the Sculpin Solar Project. We are pleased to continue to establish positive relationships across DeKalb County and look forward to bringing the Sculpin Solar Project through construction and into successful operations.

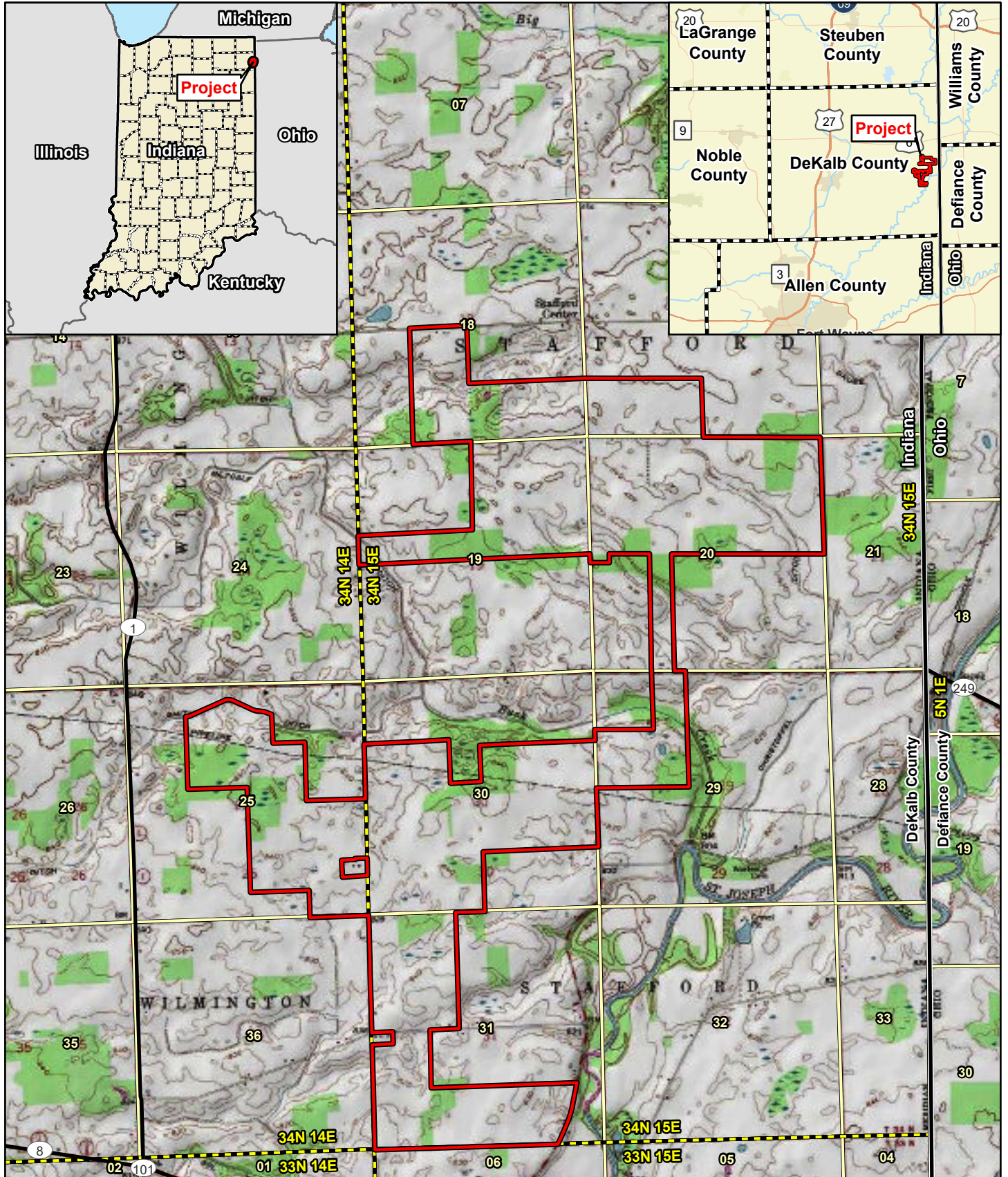
Individual Letters of Support can be found in Appendix D.

Exhibits

Sculpin Solar Project

DeKalb County, Indiana

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Data Source(s): Westwood (2023); .

Legend

- Project Area
- PLS Township Boundary
- County Boundary
- PLS Section Boundary
- State Boundary
- Major Road

0 3,000 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

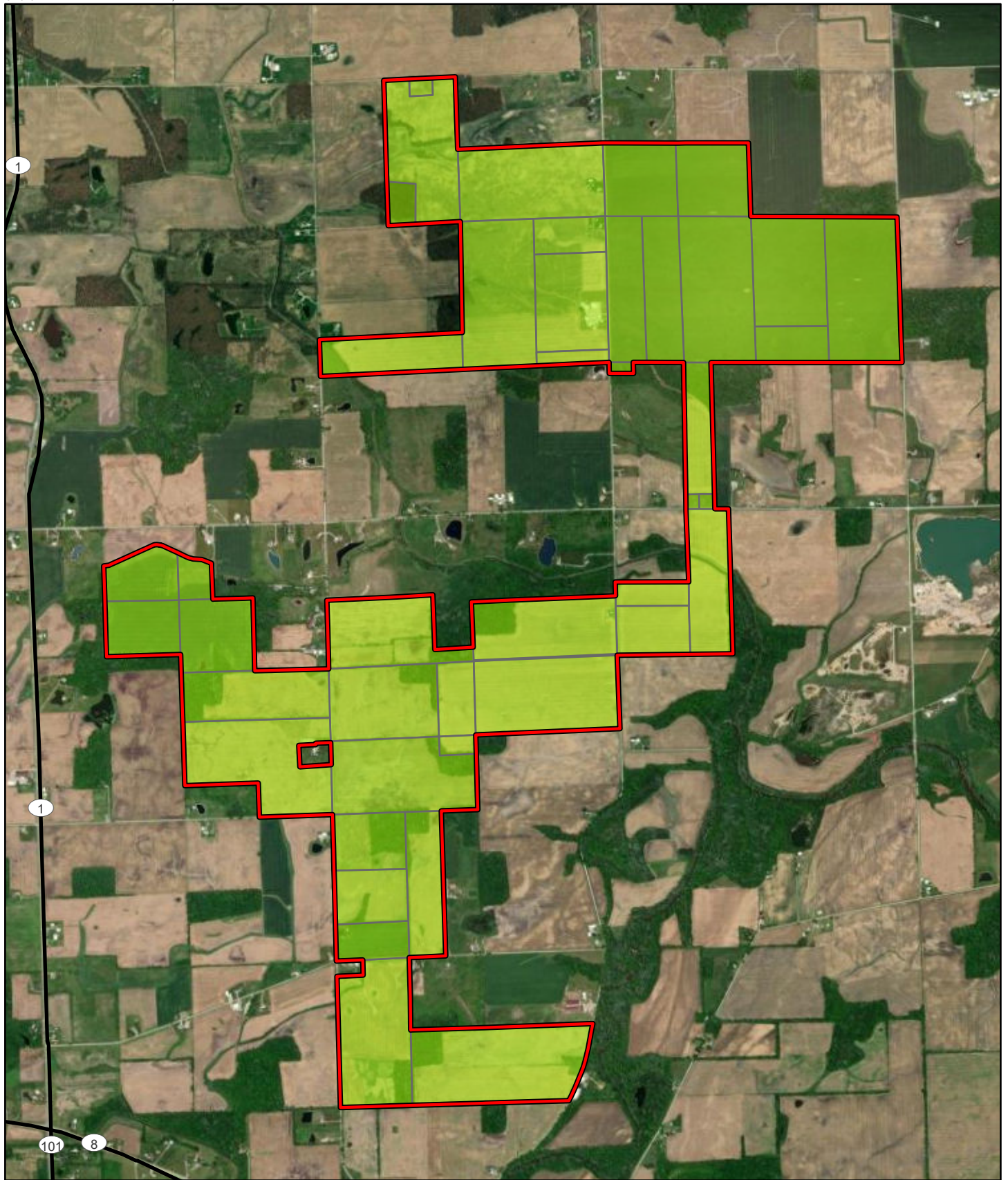
Sculpin Solar Project

DeKalb County, Indiana

Project Location &
USGS Topography



EXHIBIT 1



Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 2,400 Feet
Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

Legend

- Project Area
- Participating Parcel
- County Boundary
- State Boundary
- Major Road

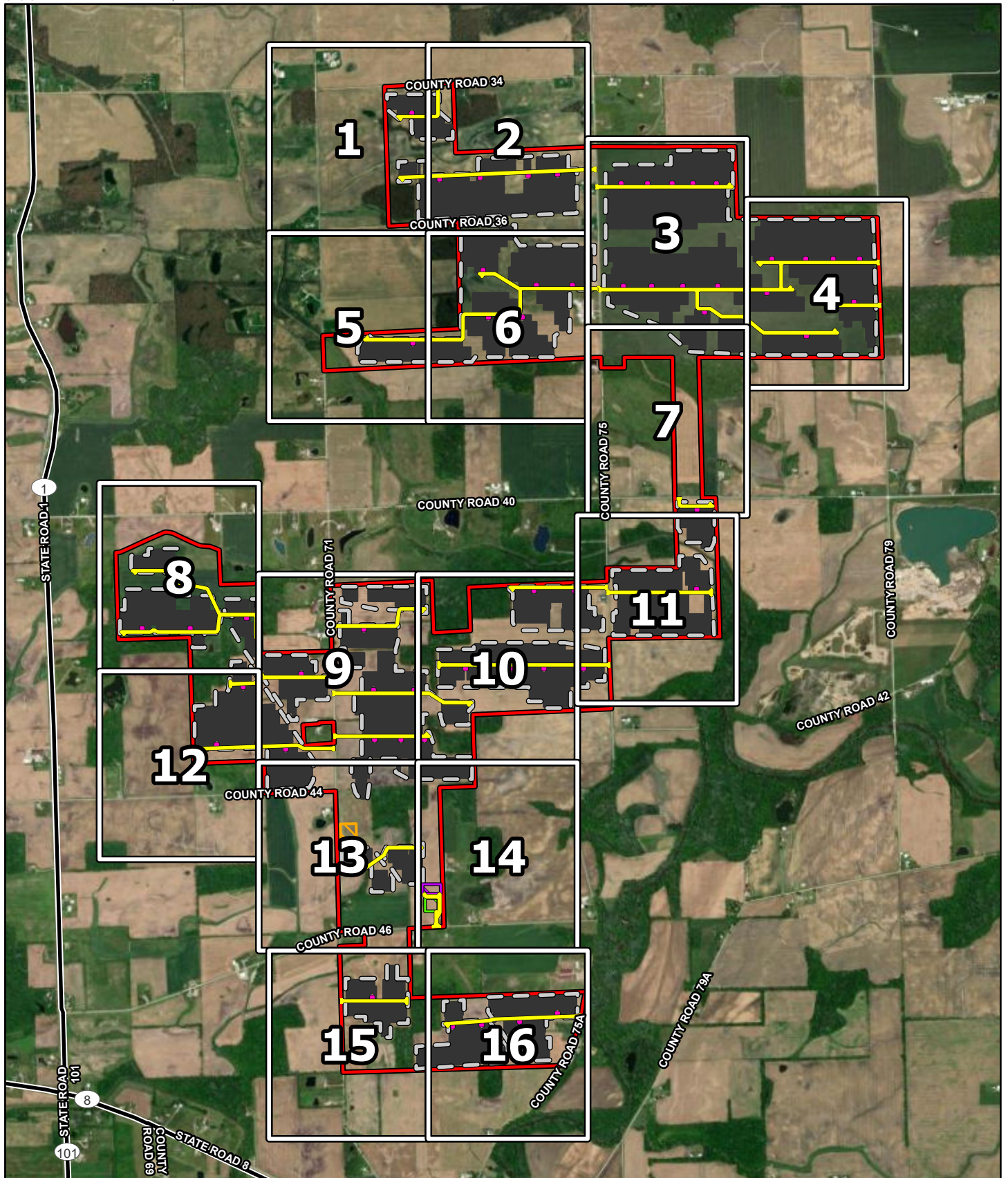
Sculpin Solar Project

DeKalb County, Indiana

Leased Land



EXHIBIT 2



Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 2,500 Feet
Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

Legend

- | | |
|---------------|------------|
| Map Book Page | Inverter |
| Project Area | Substation |
| Arrays | Switchyard |
| Access Road | Fence Line |
| O&M Building | Major Road |

Sculpin Solar Project

DeKalb County, Indiana



Site Plan
Overview

EXHIBIT 3a: Cover

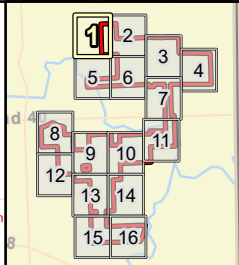


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road

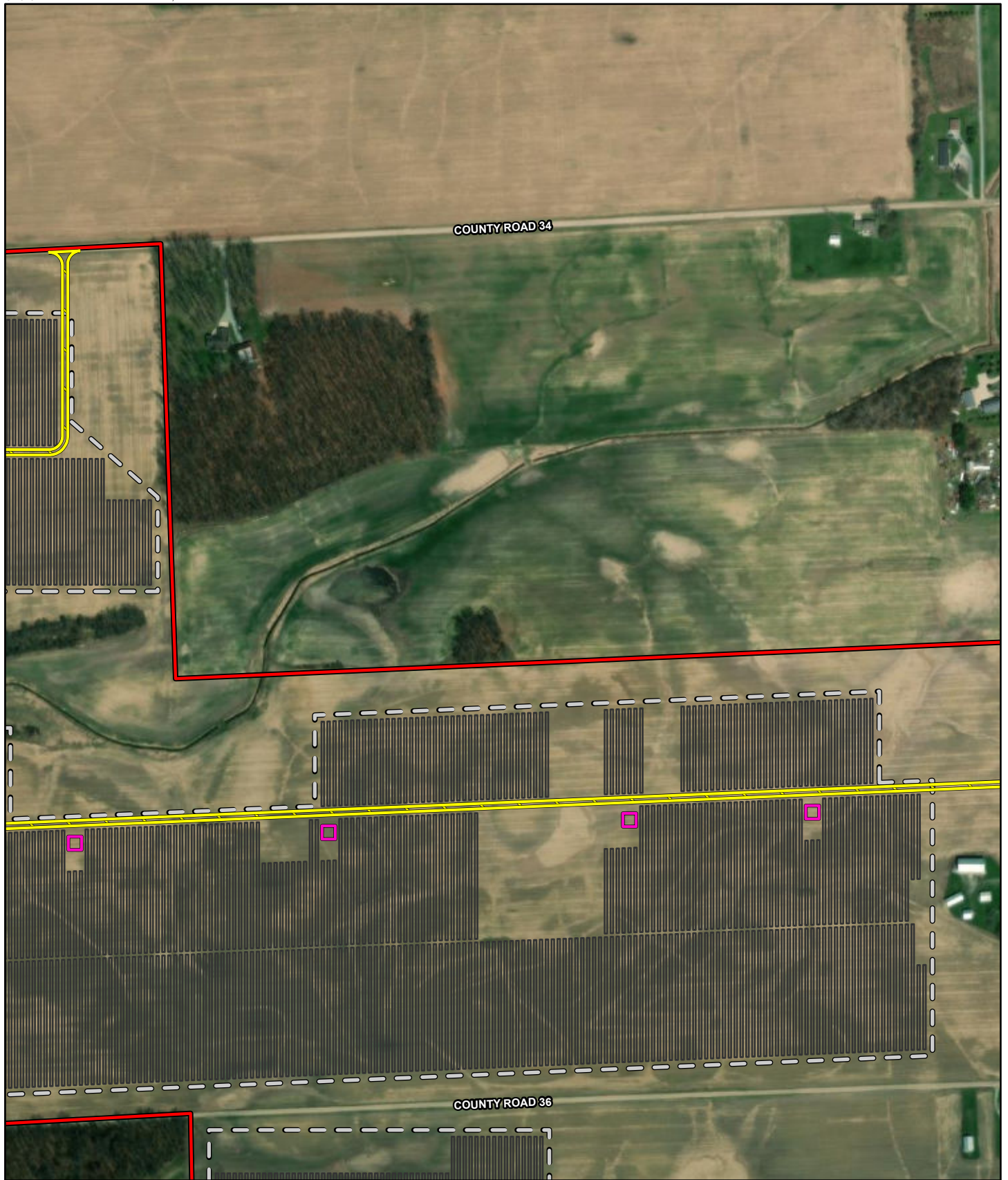
- Inverter
- Fence Line

Sculpin Solar Project

DeKalb County, Indiana

Site Plan



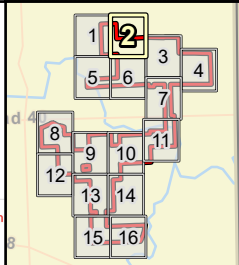


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road

- Inverter
- Fence Line

Sculpin Solar Project

DeKalb County, Indiana

Site Plan

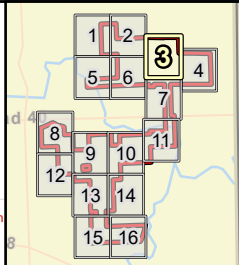




Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet
Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

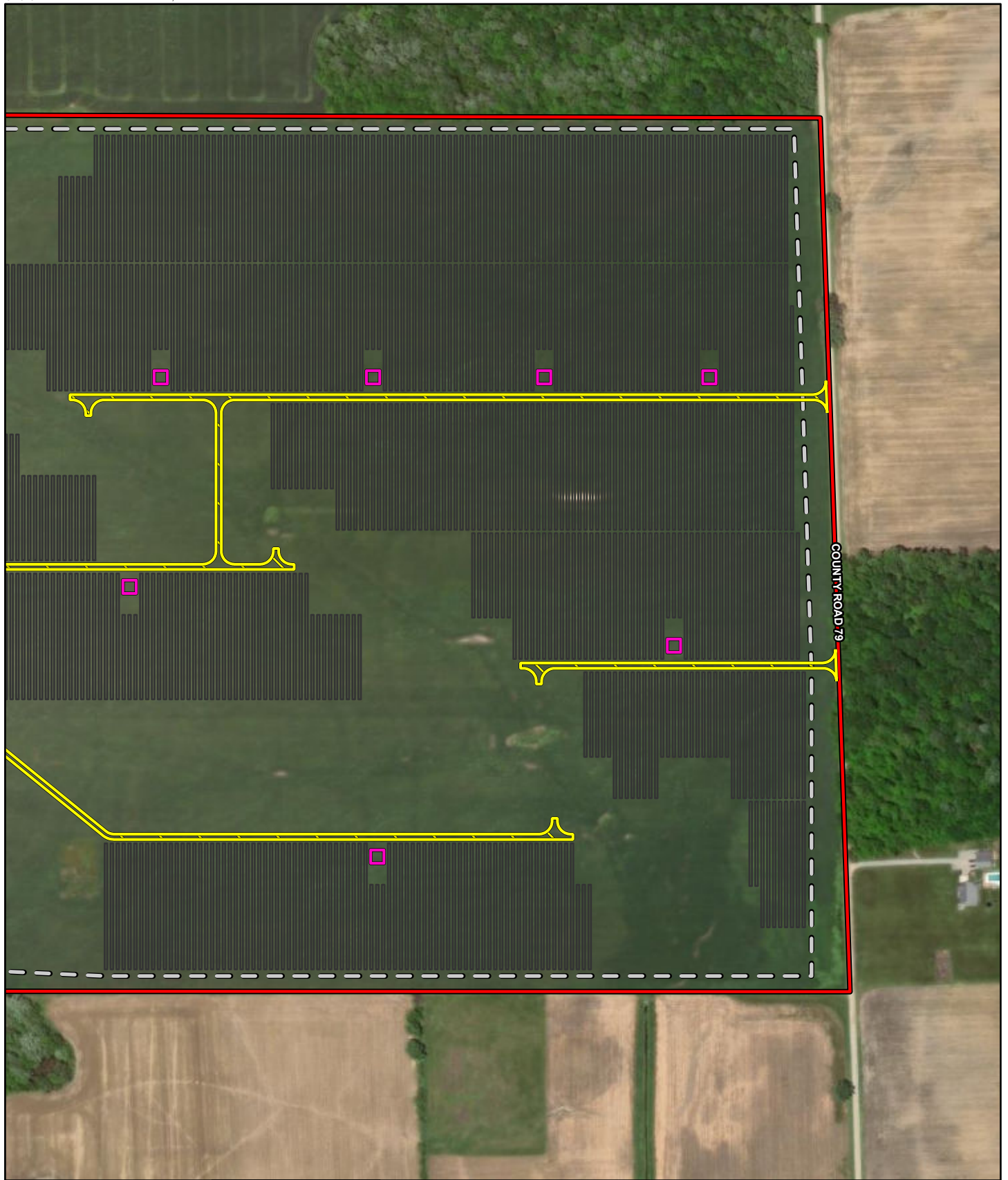
- Project Area
- Inverter
- Fence Line
- Access Road

Sculpin Solar Project

DeKalb County, Indiana



Site Plan

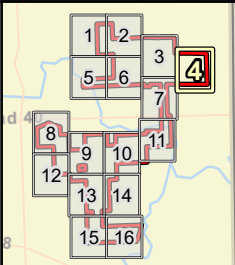


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).




0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

-  Project Area
-  Array
-  Access Road

-  Inverter
-  Fence Line

Sculpin Solar Project

DeKalb County, Indiana



Site Plan

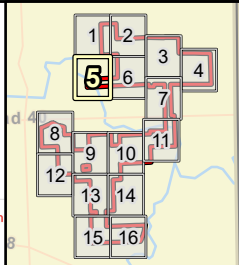


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
0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

-  Project Area
-  Array
-  Access Road

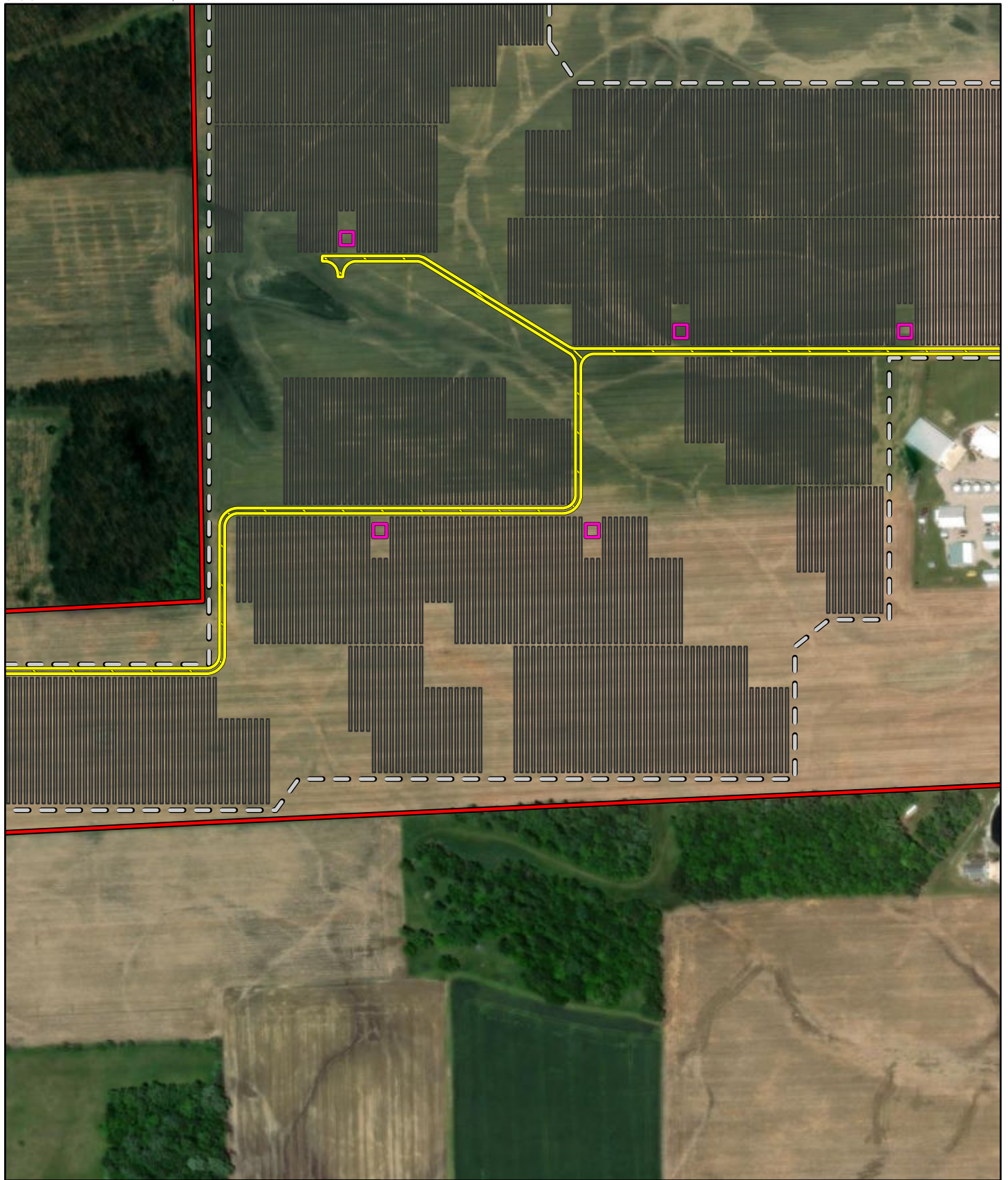
-  Inverter
-  Fence Line

Sculpin Solar Project

DeKalb County, Indiana



Site Plan

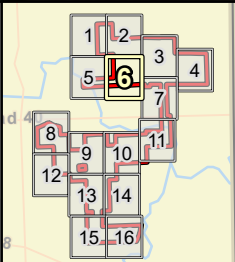


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road

- Inverter
- Fence Line

Sculpin Solar Project

DeKalb County, Indiana



Site Plan

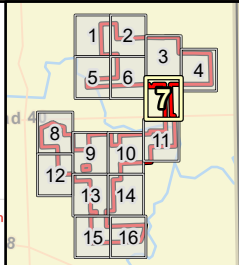


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road

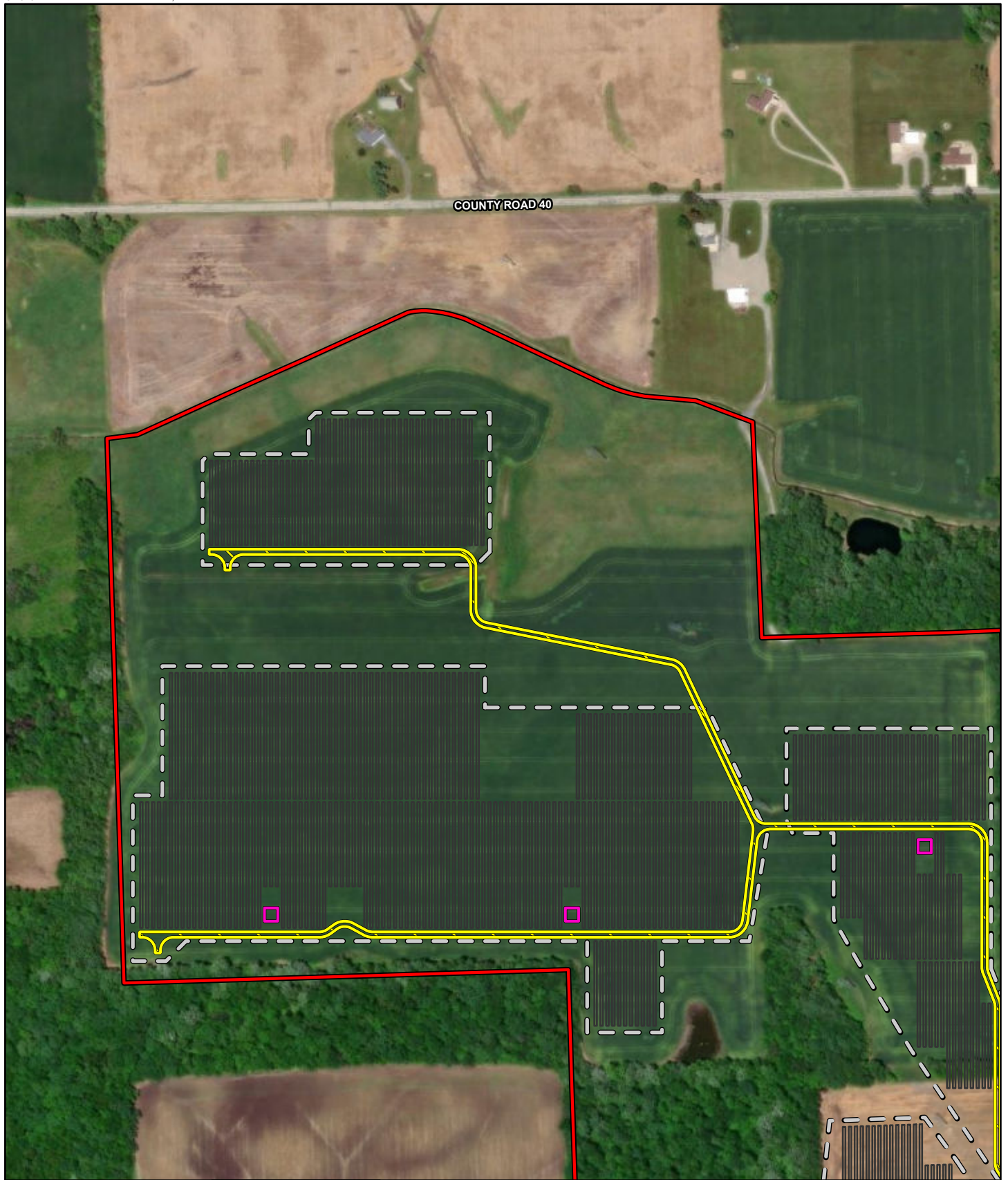
- Inverter
- Fence Line

Sculpin Solar Project

DeKalb County, Indiana

Site Plan



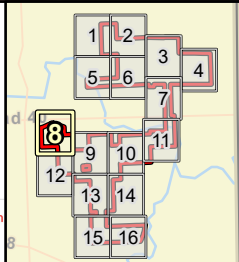


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road

- Inverter
- Fence Line

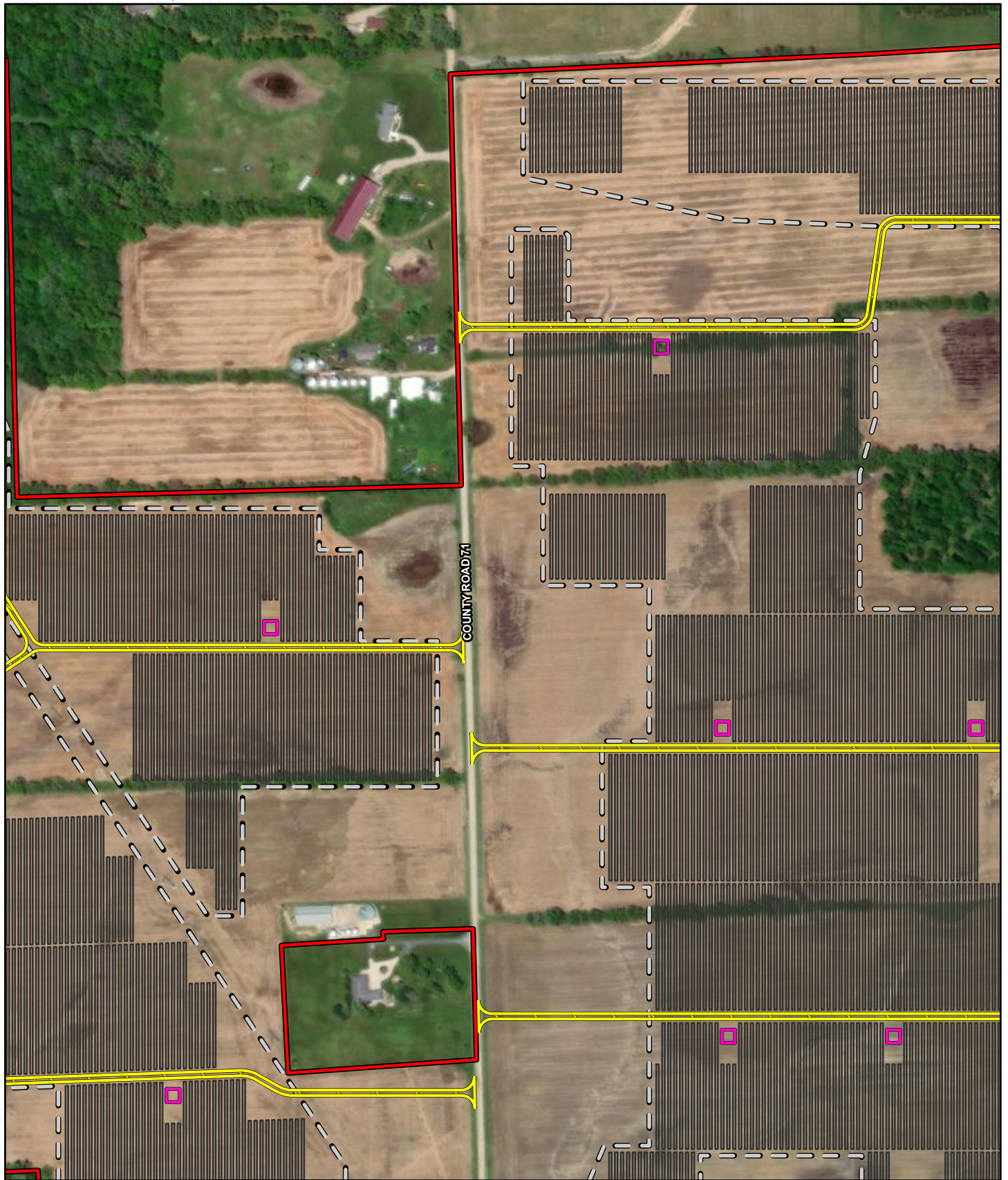
Sculpin Solar Project

DeKalb County, Indiana



Site Plan

EXHIBIT 3b: Page 8

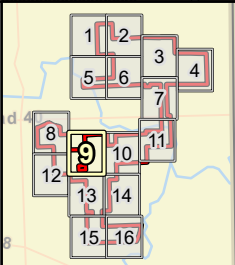


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

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Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend



Project Area



Array



Access Road



Inverter



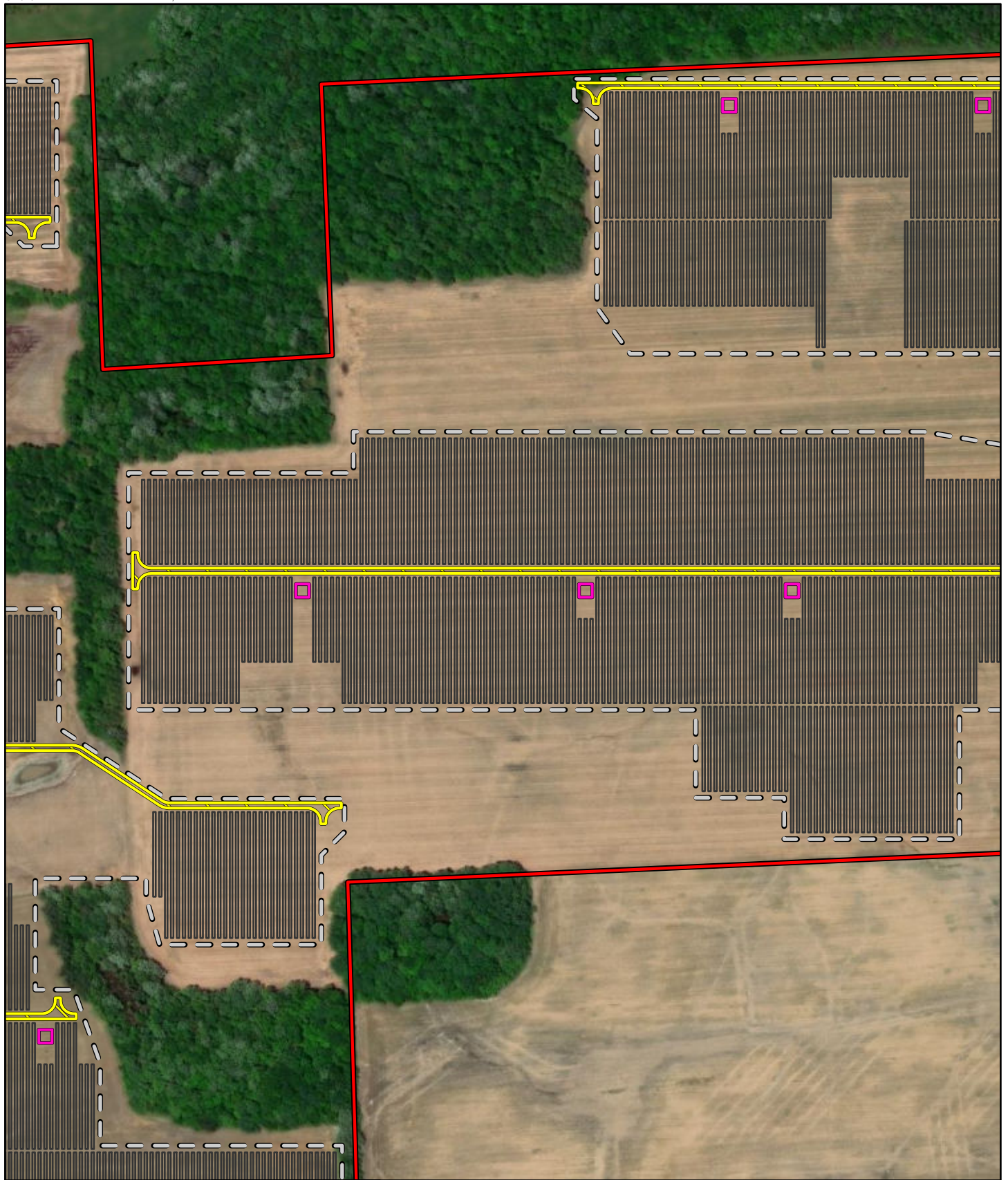
Fence Line

Sculpin Solar Project

DeKalb County, Indiana

Site Plan



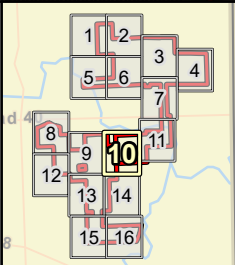


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road

- Inverter
- Fence Line

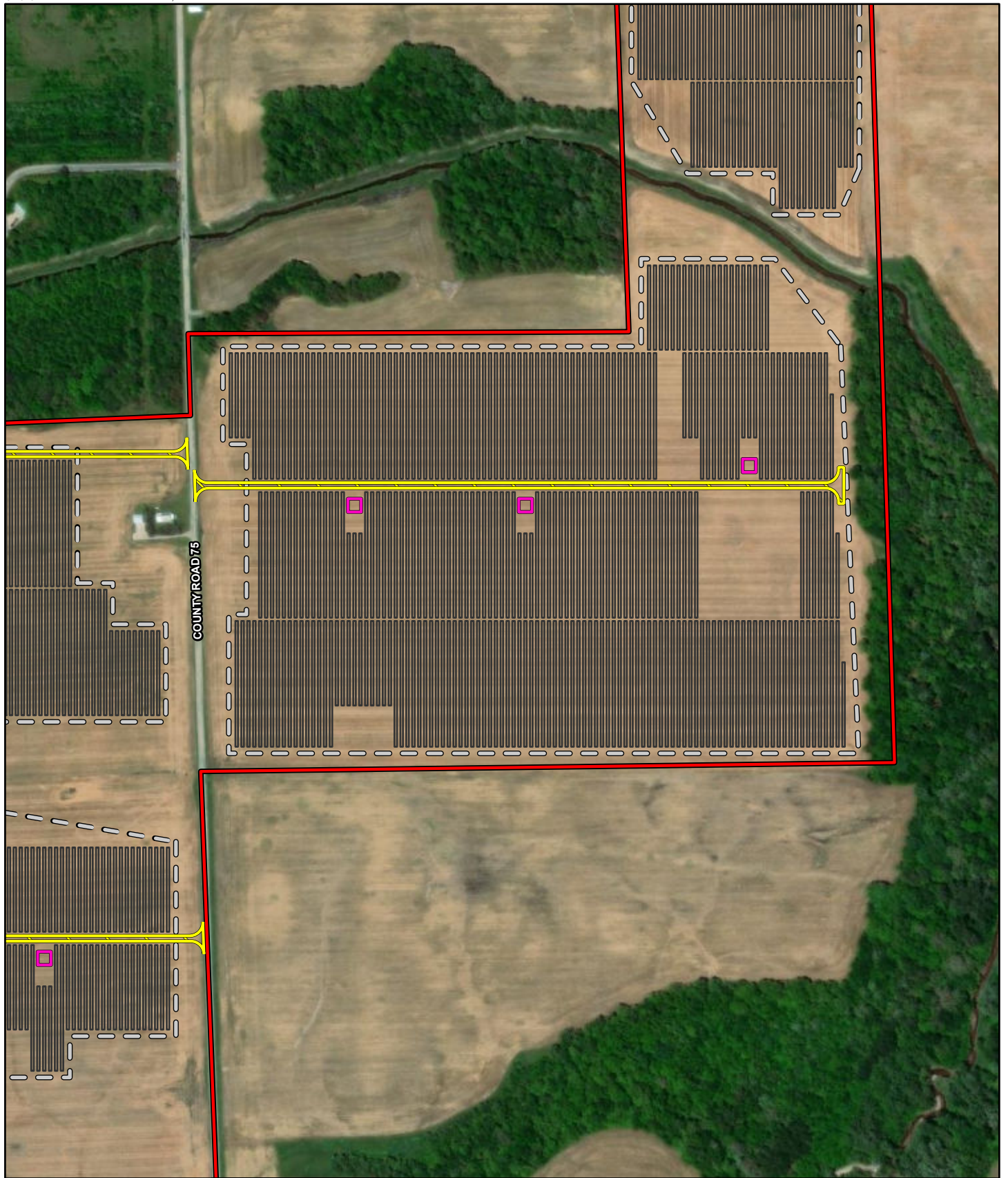
Sculpin Solar Project

DeKalb County, Indiana



Site Plan

EXHIBIT 3b: Page 10

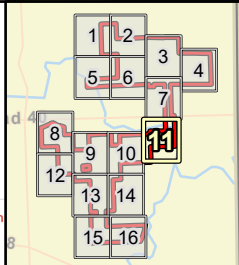


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Inverter
- Array
- Fence Line
- Access Road

Sculpin Solar Project

DeKalb County, Indiana



Site Plan

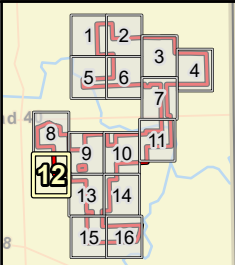


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

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

-  Project Area
-  Array
-  Access Road

-  Inverter
-  Fence Line

Sculpin Solar Project

DeKalb County, Indiana

Site Plan

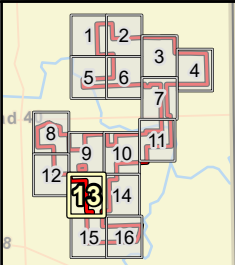




Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet
Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road
- O&M Building
- Inverter
- Fence Line

Sculpin Solar Project

DeKalb County, Indiana



Site Plan

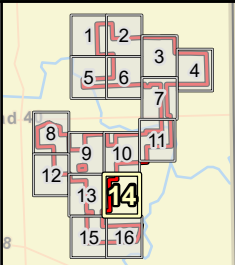


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

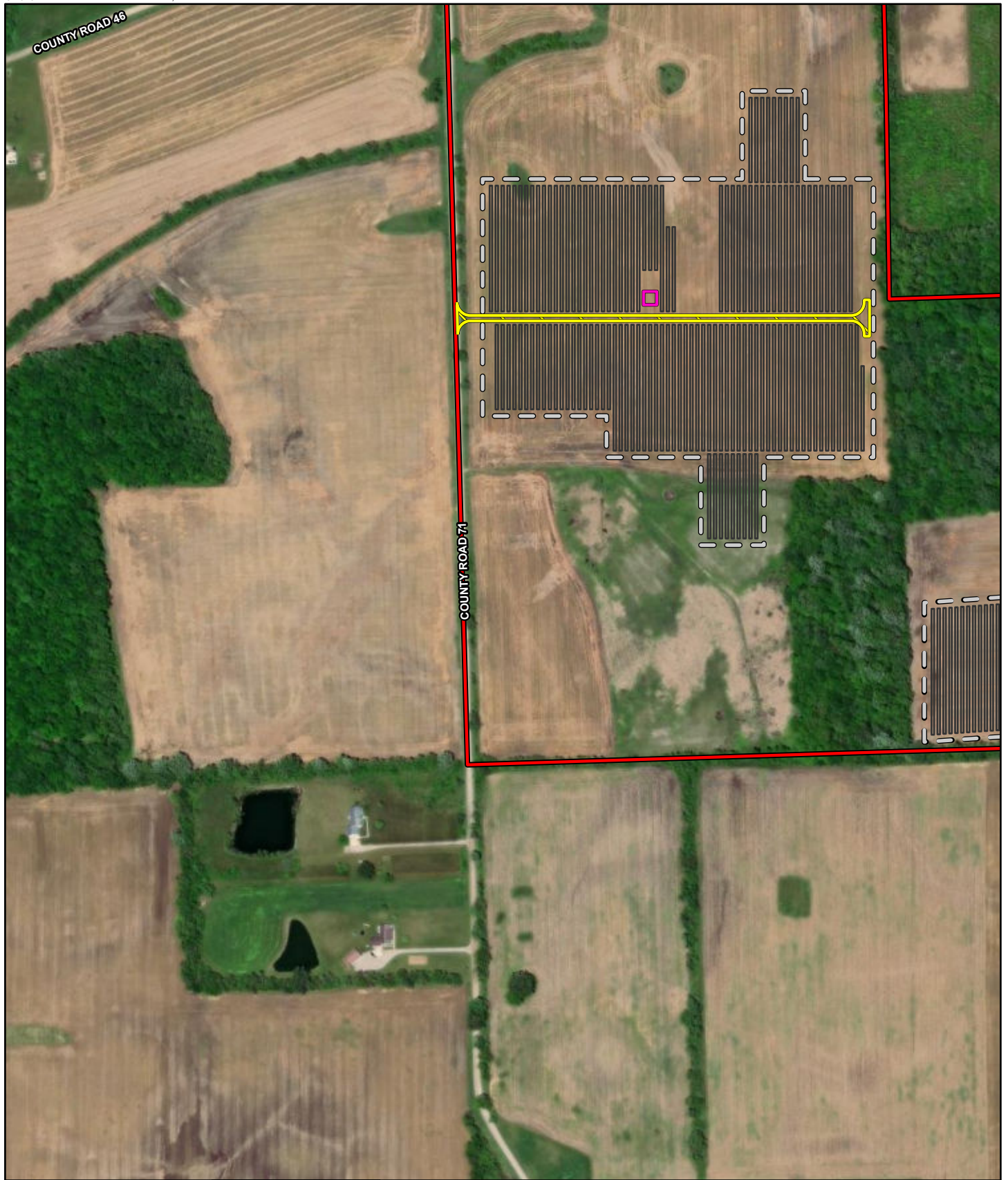
- Project Area
- Substation
- Access Road
- Switchyard
- Fence Line

Sculpin Solar Project

DeKalb County, Indiana



Site Plan

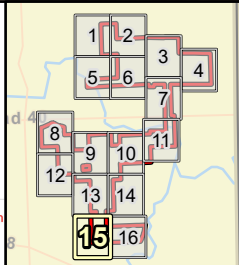


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road

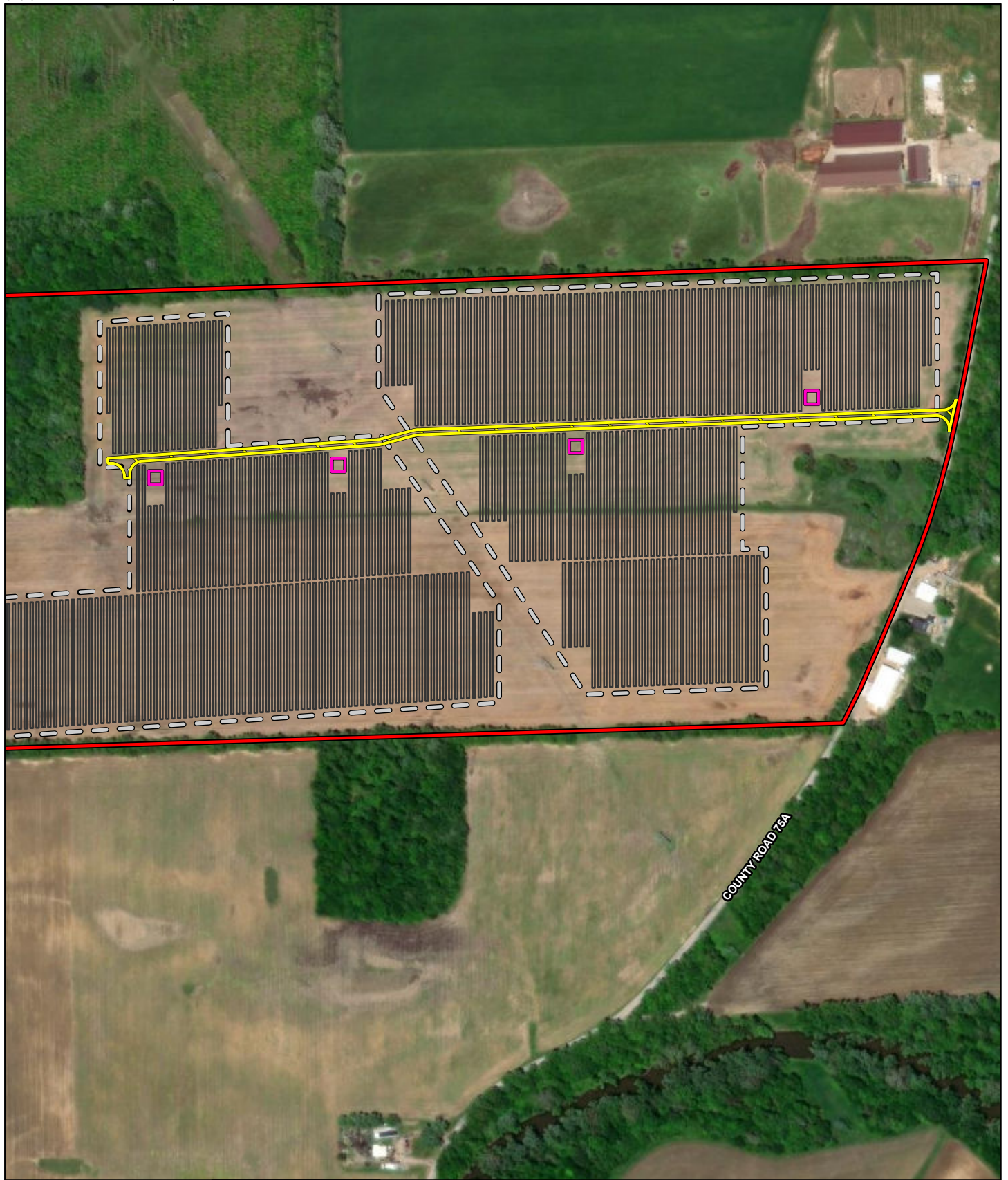
- Inverter
- Fence Line

Sculpin Solar Project

DeKalb County, Indiana

Site Plan



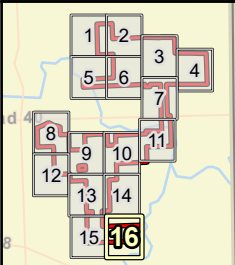


Data Source(s): Westwood (2023); ESRI WMS Imagery Basemap (Accessed 2023); U.S. Census Bureau (2023).

0 400 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Legend

- Project Area
- Array
- Access Road

- Inverter
- Fence Line

Sculpin Solar Project

DeKalb County, Indiana



Site Plan

Appendix A
Commercial Solar Energy System
(CSES) Overlay District Application
Form and Overlay District Site Plan

Sculpin Solar Project

DeKalb County, Indiana

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DeKalb County Department of Development Services
 Planning, Building & GIS
 301 S. Union St.
 Auburn, IN 46706
 Ph: 260-925-1923
 Fax: 260-927-4791

FOR OFFICE USE ONLY:
 File Number: PC# 23-28
 Date Application Filed: 09/15/2023
 Fee Paid: \$5000 pd
ck #83974

Application for Amendment to Commercial Solar Energy Overlay District (Article 3.09)

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: Sculpin Solar LLC
 Address: 15445 Innovation Drive
San Diego, CA 92128
 Telephone Number: 432-889-5491 E-Mail: SculpinSolarInfo@edf-re.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Multiple owners-see attached Ownership Affidavits and Exhibit A
 Address: _____
 Telephone Number: _____ E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: Mary E. Solada, Attorney, Dentons Bingham Greenbaum LLP
 Address: 10 W. Market Street, #2700
Indianapolis, IN 46204
 Telephone Number: 317-635-8900 E-Mail: mary.solada@dentons.com

Legal Ad Payment & Public Hearing Notifications: Applicant Owner Representative X

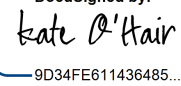
Existing Zoning Classification of Property: A1 & A2

Legal description of property(ies) or provide an overall legal description of overlay district area:

See attached legal description in Exhibit A.

***Note: approvals are valid for a period of three years. If a Development Plan has not been approved within the three years, the approval is rescinded. See Section 3.13B2**

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.

DocuSigned by:

 Applicant's Signature: 9D34FE611436485...

(If signed by representative for applicant, state capacity)



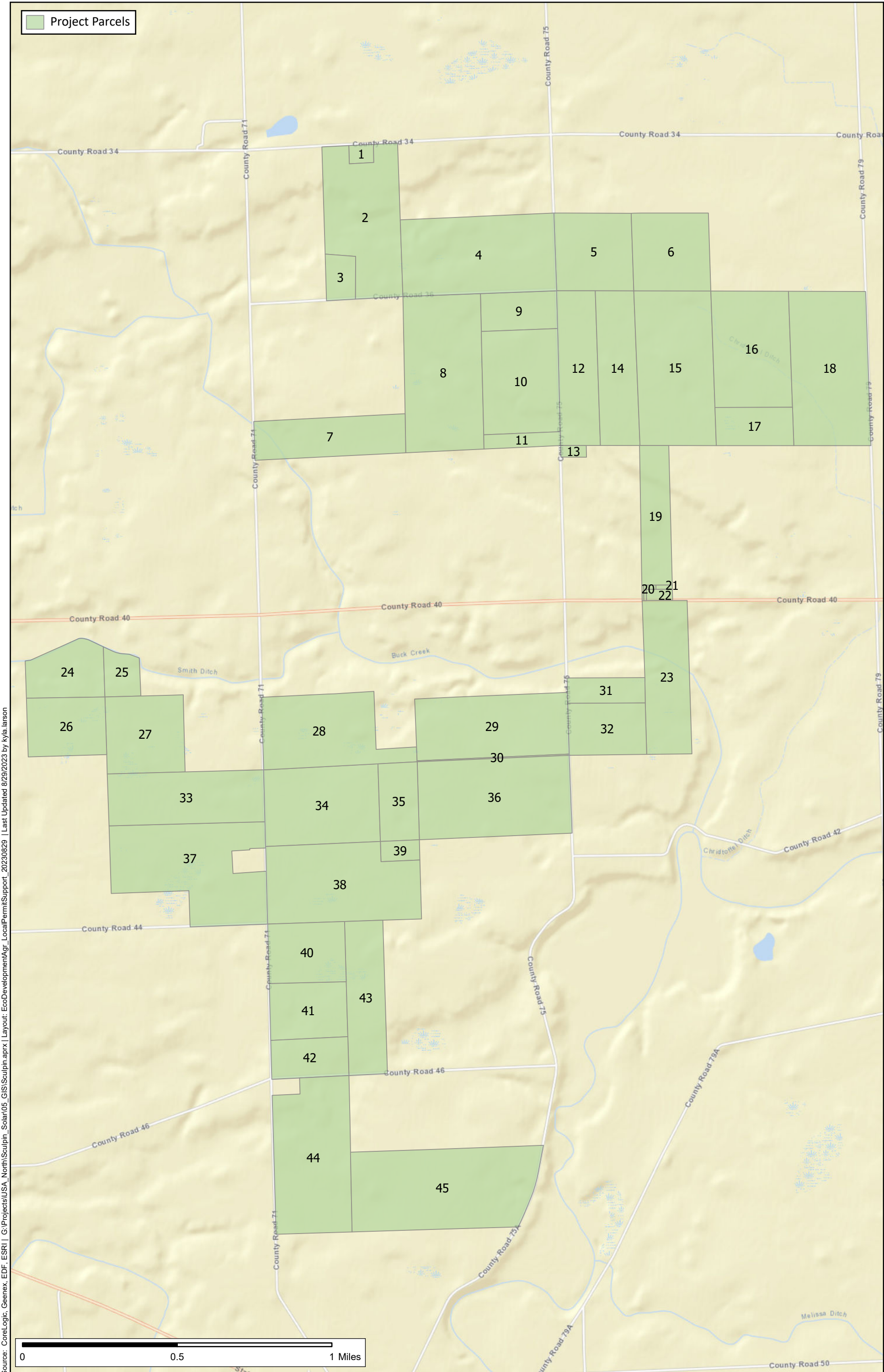
EXHIBIT A

COMMERCIAL SOLAR ENERGY SYSTEM PARCEL LEGAL DESCRIPTIONS

Label Number	APN	Legal Description	Owner Last Name	Owner First Name
1	17-08-18-300-002.000-022	E1/2 SW1/4 (PT) SECTION 18 TWP 34 RANGE 15 ACRES 3.00	HOOK PROPERTIES LLC	
2	17-08-18-300-004.000-022	PT E1/2 SW1/4 SECTION 18 TWP 34 RANGE 15 ACRES 68.1300	HOOK PROPERTIES LLC	
3	17-08-18-300-003.000-022	PT E1/2 SW1/4 SECTION 18 TWP 34 RANGE 15 ACRES 8.8700	HOOK PROPERTIES LLC	
4	17-08-18-400-004.000-022	S1/2 SE1/4 SECTION 18 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
5	17-08-17-300-003.000-022	SW1/4 SW1/4 SECTION 17 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
6	17-08-17-300-004.000-022	SE1/4 SW1/4 SECTION 17 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
7	17-08-19-100-003.000-022	S1/2 S1/2 NW1/4 SECTION 19 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
8	17-08-19-200-001.000-022	W1/2 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
9	17-08-19-200-002.000-022	N1/2 NE1/4 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
10	17-08-19-200-003.000-022	MID PT E 1/2 NE 1/4 ACRES 53.00 SEC 19 TWP 15 RANGE 15	HOOK PROPERTIES LLC	
11	17-08-19-200-004.000-022	7A S END E1/2 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 7.0000	HOOK PROPERTIES LLC	
12	17-08-20-100-001.000-022	W1/2 W1/2 NW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
13	17-08-20-300-001.000-022	W1/2 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 2.0000	HOOK PROPERTIES LLC	
14	17-08-20-100-002.000-022	E1/2 W1/2 NW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	

15	17-08-20-100-003.000-022	E1/2 NW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
16	17-08-20-200-001.000-022	N3/4 W1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 60.0000	HOOK PROPERTIES LLC	
17	17-08-20-200-002.000-022	S END W1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
18	17-08-20-200-003.000-022	E1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
19	17-08-20-300-003.000-022	W3/8 E1/2 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 27.99	HOOK PROPERTIES LLC	
20	17-08-20-300-017.000-022	PT SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES .5237	HOOK PROPERTIES LLC	
21	17-08-20-300-018.000-022	PT SE1/4 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES .446	HOOK PROPERTIES LLC	
22	17-08-20-300-004.000-022	PT SE1/4 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 2.00	HOOK PROPERTIES LLC	
23	17-08-29-100-004.000-022	W1/2 E1/2 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 42.0000	HOOK PROPERTIES LLC	
24	17-07-25-100-008.000-026	S PT PT NE1/4 NW1/4 SECTION 25 TWP 34 RANGE 14 ACRES 27.1100	HAMPEL FARMS LLC	
25	17-07-25-200-009.000-026	SPT W1/2 NW1/4 NE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 10.8560	HAMPEL FARMS LLC	
26	17-07-25-100-006.000-026	E1/2 OF N 3/4 OF S1/2 NW1/4 SECTION 25 TWP 34 RANGE 14 ACRES 30.0000	HAMPEL FARMS LLC	
27	17-07-25-200-006.000-026	SW1/4 NE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 40.0000	HAMPEL FARMS LLC	
28	17-08-30-100-002.000-022	S PT S1/2 NW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 60.0000	REINHART	LYNN & LISA
29	17-08-30-200-004.000-022	OFF S SIDE NE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 64.5000	HOOK PROPERTIES LLC	
30	17-08-30-200-005.000-022	16' S SIDE NE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 0.5000	HOOK PROPERTIES LLC	

31	17-08-29-100-002.000-022	N1/3 SW1/4 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 13.3300	HOOK PROPERTIES LLC	
32	17-08-29-100-003.000-022	S END W1/2 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 26.6600	HOOK PROPERTIES LLC	
33	17-07-25-400-001.000-026	N SIDE SE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 53.3300	FERGUSON	LORNA
34	17-08-30-300-001.000-022	W3/4 N1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 60.0000	HAMPEL FARMS LLC	
35	17-08-30-300-002.000-022	OFF E END N1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
36	17-08-30-400-001.000-022	N1/2 SE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 79.9500	HOOK PROPERTIES LLC	
37	17-07-25-400-002.000-026	PT S1/2 SE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 83.43	HAMPEL FARMS LLC	
38	17-08-30-300-004.000-022	PT S1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 75.0000	HAMPEL FARMS LLC	
39	17-08-30-300-003.000-022	NE COR S 1/2 SW 1/4 30 34 15 5.00 ACRES PART OF FARM ACREAGE	HOOK PROPERTIES LLC	
40	17-08-31-100-001.000-022	PT NW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 31.14	GRABER	NOAH & LILLIAN
41	17-08-31-100-002.000-022	N1/2 SW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 28.832	GRABER	NOAH & LILLIAN
42	17-08-31-100-003.000-022	S1/2 SW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 20.0000	JACKSON	PERRY A
43	17-08-31-100-004.000-022	W1/2 E1/2 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 40.0000	HAMPEL FARMS LLC	
44	17-08-31-300-001.000-022	PT W 1/2 SW 1/4 31 34 15 77.00 ACRES	HAMPEL FARMS LLC	
45	17-08-31-400-002.000-022	W END S1/2 SE1/4 SECTION 31 TWP 34 RANGE 15 ACRES 50.0000	REINHART	LAMAR & JEAN



Commercial Solar Energy Overlay District Findings of Fact

Petitioner: SCULPIN SOLAR, LLC
Sarah Massara (Sarah.Massara@edf-re.com)
Mary Solada—attorney (Mary.Solada@Dentons.com)

Case #: _____

Location: DeKalb County, Indiana

Overlay District: In accordance with Section 3.13(C)(1) of the DeKalb County Unified Development Ordinance (the Ordinance), the DeKalb County Plan Commission (the “PC”) must pay reasonable regard to:

i. The Comprehensive Plan

The Sculpin Solar, LLC project (the “Project”) is consistent with the purpose and ideals of the DeKalb County Comprehensive Plan. Specifically, the Comprehensive Plan provides that strategies that strengthen and diversify the local economy will improve the quality of life for the citizens of the County, and the land use and development policies of the County should promote responsible business and industrial growth. The Project aligns with these principles, as the Project will be an effective economic development and job creation tool, as well as a proven investment to increase County assessed valuation.

The Comprehensive Plan also states that new industrial, commercial, and residential growth has been beneficial to the County, and highlights the importance of coordinating such growth with infrastructure development. Additionally, the Comprehensive Plan acknowledges that a solar farm is currently in operation along CR 31 just south of US 6 and serves the County as an alternative energy source.

ii. The current conditions and character of structures and issues in the underlying zoning district

The Project will place the utmost emphasis during construction and operation on protection of public health and safety. The Project will include perimeter security fencing with a controlled point of ingress/egress. The Petitioner will also have detailed safety protocols for traffic management and public access around the Project during construction. The Project will have security monitoring during the construction period and remote monitoring during the operations period. The selected contractor will have extensive experience with the installation of solar energy systems and will operate under a Fire Protection Plan as required by the Ordinance.

Additionally, the surrounding area will not be adversely impacted by traffic during the operation of the Project. Further, the Project will not result in adverse aesthetic impacts as the panels will be limited in height and set back from all residential properties pursuant to the filed Setback Plan.

The Project 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 any typical construction scenario, 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. Site drainage patterns will also be generally retained onsite due to flexibility in PV solar designs, which allows for general preservation of topsoil

and stabilized surfaces post-construction. The Project will obtain all appropriate approvals from the Indiana Department of Environmental Management and the County Drainage Board. The Project will also comply with all applicable local, state, and federal construction and drainage requirements of the Drainage Board as well as the Soil Water Conservation District.

In short, the Project will preserve and protect the farming legacy of the Project land and nearby area.

iii. The most desirable use for which the land is adapted

The proposed adoption of the commercial solar energy system overlay is compatible with all adjacent land uses. Solar facilities allow the ground to rest so that it can return to future agricultural production if chosen by the landowner. The Project was specifically sited and designed with due consideration to the adjacent land uses particularly when the filed Project Visual Buffer, Vegetative / Landscape Plan and Setback Plan (collectively the Plans) are considered. Further, siting the Project adjacent to existing electric infrastructure minimizes the need for additional infrastructure to be developed. No new long-distance overhead transmission lines are proposed for the Project.

iv. The conservation of property values throughout the jurisdiction

The proposed investment of a minimum of \$200,000,000 will be a significant, long-term addition to the County tax base, allowing the County to keep taxes low. In addition, the Project will represent a cutting-edge investment in the County, potentially creating new jobs and workforce development opportunities.

The Project also provides landowners with stable land payments, which help diversify landowners' income, support continued agricultural operations and multi-generational family land ownership, and prevent other uses of the land such as subdivision or clustered development. Moreover, Petitioner is not aware of any peer reviewed academic study which concludes that any material or significant decrease in property values result from properties nearby completed commercial solar developments which feature the Plans proposed for the Project.

v. Responsible development and growth

The Project is consistent with the notion of the rights of property owners to use their land as the Project supports the economic viability of County farmers, while also supporting future generations of farmers in the County. Specifically, the Project provides landowners with stable land payments which help diversify landowners' income, support continued agricultural operations and multi-generational family land ownership, and prevent other uses of the land, like subdivision or clustered development. Moreover, when the Project is decommissioned pursuant to the proposed Decommissioning and Site Restoration Plan (the Decommissioning Plan), the land is available and has been preserved for farming by future generations.

Appendix B

Signed Property Owner Acknowledgement Forms

Sculpin Solar Project

DeKalb County, Indiana

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PROPERTY OWNER INFORMATION	
Name	HOOK PROPERTIES LLC
Mailing Address	3808 CR 75, BUTLER, IN 46721
Phone & Email	(260) 908-0624 hookfarms9600@gmail.com
PROJECT LOCATION	
Address or Parcel #	SEE EXHIBIT A
AUTHORIZED AGENT	
Name	SCULPIN SOLAR LLC
Mailing Address	15445 Innovation Drive, San Diego, CA, 92128
Phone & Email	SculpinSolarInfo@edf-re.com (844) 943 0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other _____

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Jerry Hook
 Owner Signature
Jerry Hook
 Owner Printed Name
6-13-23
 Date

 Owner Signature

 Owner Printed Name

 Date

OWNER ACKNOWLEDGEMENT

State of Indiana)
 County of DeKalb) SS:

BEFORE ME, the undersigned Notary Public in and for said County and State, this 13th day of June, 2023, personally appeared the within named Jerry Hook herein "Owner"

WITNESS my Hand and Notarial Seal
 By: Stacy L. Wagner
 Notary Public Signature

STACY L. WAGNER
 State of Indiana
 Notary Public
 Resident of Posey County, IN
 My Commission Expires: March 19, 2024
 Commission Number 0679553

SCULPIN SOLAR LLC

PROPERTY OWNER ACKNOWLEDGEMENT FORM

EXHIBIT A

PARCEL NUMBERS:

APN	Owner Last Name	Owner First Name
17-08-18-300-002.000-022	HOOK PROPERTIES LLC	
17-08-18-300-004.000-022	HOOK PROPERTIES LLC	
17-08-20-300-004.000-022	HOOK PROPERTIES LLC	
17-08-17-300-003.000-022	HOOK PROPERTIES LLC	
17-08-17-300-004.000-022	HOOK PROPERTIES LLC	
17-08-18-300-003.000-022	HOOK PROPERTIES LLC	
17-08-19-200-002.000-022	HOOK PROPERTIES LLC	
17-08-20-100-001.000-022	HOOK PROPERTIES LLC	
17-08-20-100-002.000-022	HOOK PROPERTIES LLC	
17-08-20-100-003.000-022	HOOK PROPERTIES LLC	
17-08-20-200-001.000-022	HOOK PROPERTIES LLC	
17-08-20-200-003.000-022	HOOK PROPERTIES LLC	
17-08-19-200-001.000-022	HOOK PROPERTIES LLC	
17-08-19-200-003.000-022	HOOK PROPERTIES LLC	
17-08-18-400-004.000-022	HOOK PROPERTIES LLC	
17-08-20-200-002.000-022	HOOK PROPERTIES LLC	
17-08-19-100-003.000-022	HOOK PROPERTIES LLC	
17-08-29-100-004.000-022	HOOK PROPERTIES LLC	
17-08-20-300-001.000-022	HOOK PROPERTIES LLC	
17-08-20-300-003.000-022	HOOK PROPERTIES LLC	
17-08-19-200-004.000-022	HOOK PROPERTIES LLC	
17-08-29-100-002.000-022	HOOK PROPERTIES LLC	
17-08-30-200-004.000-022	HOOK PROPERTIES LLC	
17-08-29-100-003.000-022	HOOK PROPERTIES LLC	
17-08-30-200-005.000-022	HOOK PROPERTIES LLC	
17-08-30-400-001.000-022	HOOK PROPERTIES LLC	
17-08-30-300-002.000-022	HOOK PROPERTIES LLC	
17-08-30-300-003.000-022	HOOK PROPERTIES LLC	
17-08-20-300-017.000-022	HOOK PROPERTIES LLC	
17-08-20-300-018.000-022	HOOK PROPERTIES LLC	

PROPERTY OWNER INFORMATION	
Name	Hampel Farms LLC
Mailing Address	4046 CR 63 Butler IN 46721
Phone & Email	260.868.5088 ce.hampel@901.com
PROJECT LOCATION	
Address or Parcel #	SEE EXHIBIT A
AUTHORIZED AGENT	
Name	SCULPIN SOLAR LLC
Mailing Address	15445 Innovation Drive, San Diego, CA 92128
Phone & Email	Sculpin Solar Info@edf-re.com (844) 943 0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other _____

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Owner Signature

Owner Printed Name

Date

Owner Signature

Owner Printed Name

Date

OWNER ACKNOWLEDGEMENT

State Of Indiana)
County Of DeKalb) SS:

BEFORE ME, the undersigned Notary Public in and for said County and State, this 13th day of June, 2023 personally appeared the within named Charles E. Hampel herein "Owner"

WITNESS my Hand and Notarial Seal

By:

Notary Public Signature

STACY L. WAGNER
State of Indiana

Notary Public Printed Name
Resident of Posey County, IN
My Commission Expires: March 19, 2024
Commission Number 0679553

SCULPIN SOLAR LLC
PROPERTY OWNER ACKNOWLEDGEMENT FORM
EXHIBIT A

PARCEL NUMBERS:

APN	Owner Last Name	Owner First Name
17-07-25-400-002.000-026	HAMPEL FARMS LLC	
17-07-25-100-008.000-026	HAMPEL FARMS LLC	
17-07-25-200-009.000-026	HAMPEL FARMS LLC	
17-07-25-200-006.000-026	HAMPEL FARMS LLC	
17-07-25-100-006.000-026	HAMPEL FARMS LLC	
17-08-30-300-001.000-022	HAMPEL FARMS LLC	
17-08-30-300-004.000-022	HAMPEL FARMS LLC	
17-08-31-100-004.000-022	HAMPEL FARMS LLC	
17-08-31-300-001.000-022	HAMPEL FARMS LLC	

PROPERTY OWNER INFORMATION	
Name	Noah Graber and Lillian Mae Graber
Mailing Address	17501 CAMPBELL RD, SPENCERVILLE, IN 46788
Phone & Email	(260) 238-4625
PROJECT LOCATION	
Address or Parcel #	SEE EXHIBIT A
AUTHORIZED AGENT	
Name	SCULPIN SOLAR LLC
Mailing Address	15445 Innovation Drive, San Diego CA 92128
Phone & Email	SculpinSolarInfo@edf-re.com (844) 943.0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Noah B Graber
 Owner Signature
Noah B Graber
 Owner Printed Name
6-15-23
 Date

Lillian Mae Graber
 Owner Signature
Lillian Mae Graber
 Owner Printed Name
6-15-23
 Date

OWNER ACKNOWLEDGEMENT

State Of Indiana)
) SS:
 County Of Allen)

BEFORE ME, the undersigned Notary Public in and for said County and State, this 15th day of June, 2023, personally appeared the within named Noah B. Graber and Lillian Mae Graber herein "Owner"

WITNESS my Hand and Notarial Seal

By: Stacy L. Wagner
 Notary Public Signature
Stacy L. Wagner
 Notary Public Printed Name

Commission Number 0679553
 My Commission Expires: March 19, 2024
 Resident of Posey County, IN
 State of Indiana
 STACY L. WAGNER



STACY L. WAGNER
 State of Indiana
 Resident of Posey County, IN
 My Commission Expires: March 19, 2024
 Commission Number 0679553

SCULPIN SOLAR LLC

PROPERTY OWNER ACKNOWLEDGEMENT FORM

EXHIBIT A

PARCEL NUMBERS:

APN	Owner Last Name	Owner First Name
17-08-31-100-002.000-022	GRABER	NOAH & LILLIAN
17-08-31-100-001.000-022	GRABER	NOAH & LILLIAN

PROPERTY OWNER INFORMATION	
Name	Lamar D. Reinhart and Jean A. Reinhart
Mailing Address	6 Point Lane, Arcadia, IN 46030
Phone & Email	lamarreinhart@gmail.com, (765) 586-2304
PROJECT LOCATION	
Address or Parcel #	17-08-31-400-002.000-022,
AUTHORIZED AGENT	
Name	Sculpin Solar LLC
Mailing Address	15445 Innovation Drive, San Diego, CA 92128
Phone & Email	SculpinSolarInfo@edf-re.com, (848) 943-0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other _____

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Lamar D. Reinhart

Owner Signature

Lamar D. Reinhart

Owner Printed Name

7/17/2023

Date

Jean A. Reinhart

Owner Signature

Jean A. Reinhart

Owner Printed Name

7/17/2023

Date

OWNER ACKNOWLEDGEMENT

State Of Indiana)

County Of Tipton) SS:

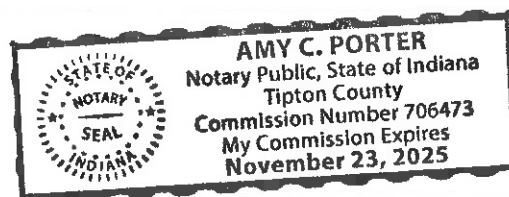
BEFORE ME, the undersigned Notary Public in and for said County and State, this 17th day of July, 2023, personally appeared the within named Lamar & Jean Reinhart herein "Owner"

WITNESS my Hand and Notarial Seal

By:

Amy C. Porter
Notary Public Signature

Amy C. Porter
Notary Public Printed Name



PROPERTY OWNER INFORMATION	
Name	Lynn A. Reinhart and Lisa R. Reinhart, husband and wife; Matthew E. Jacobs, and Lauren E. Hook F/K/A Lauren E. Jacobs
Mailing Address	4224 County Road 71, Butler, IN 46721
Phone & Email	reinhardtlynn@aol.com, (260) 908-0572
PROJECT LOCATION	
Address or Parcel #	17-08-30-100-002.000-022
AUTHORIZED AGENT	
Name	Sculpin Solar LLC
Mailing Address	15445 Innovation Drive, San Diego, CA 92128
Phone & Email	SculpinSolarInfo@edf-re.com, (848) 943-0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other _____

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Lynn A. Reinhart
 Owner Signature
Lynn A. Reinhart
 Owner Printed Name
07/18/2023
 Date

Lisa R. Reinhart
 Owner Signature
Lisa R. Reinhart
 Owner Printed Name
07/18/2023
 Date

Matthew E. Jacobs
 Owner Signature
Matthew E. Jacobs
 Owner Printed Name
07/18/2023
 Date

Lauren Hook
 Owner Signature
Lauren E. Hook
 Owner Printed Name
07/19/2023
 Date

OWNER ACKNOWLEDGEMENT

State Of Indiana)
) SS:
 County Of DeKalb)

BEFORE ME, the undersigned Notary Public in and for said County and State, this 18th day of July, 2023 personally appeared the within named

Lynn A. Reinhart,
 herein "Owner" Lisa R. Reinhart, h/w, Matthew E. Jacobs and Lauren E. Hook
 WITNESS my Hand and Notarial Seal
 By: Stacy A. Wagner aka Lauren E. Jacobs
 Notary Public Signature

Notary Public Printed Name



STACY L. WAGNER
 State of Indiana
 Resident of Posey County, IN
 My Commission Expires: March 19, 2024
 Commission Number 0679553

PROPERTY OWNER INFORMATION	
Name	Lorna M. Ferguson
Mailing Address	721 80th Avenue, Zeeland, MI 49464
Phone & Email	panda733@gmail.com
PROJECT LOCATION	
Address or Parcel #	17-07-25-400-001.000-026,
AUTHORIZED AGENT	
Name	Sculpin Solar LLC
Mailing Address	15445 Innovation Drive, San Diego, CA 92128
Phone & Email	SculpinSolarInfo@edf-re.com, (848) 943-0723
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Lorna M Ferguson
 Owner Signature
Lorna M Ferguson
 Owner Printed Name
7-18-23
 Date

Owner Signature

Owner Printed Name

Date

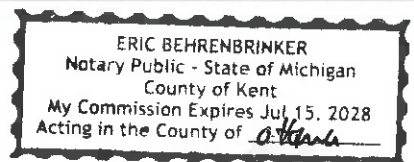
OWNER ACKNOWLEDGEMENT

State Of Michigan)
) SS:
 County Of Ottawa)

BEFORE ME, the undersigned Notary Public in and for said County and State, this 18th day of July, 2023 personally appeared the within named Lorna Ferguson herein "Owner"

WITNESS my Hand and Notarial Seal

By: [Signature]
 Notary Public Signature
Eric Behrenbrinker
 Notary Public Printed Name



PROPERTY OWNER INFORMATION	
Name	Perry A. Jackson
Mailing Address	4665 County Road 71, Butler, IN 46721
Phone & Email	(260) 573-9058, pjac260791@aol.com
PROJECT LOCATION	
Address or Parcel #	17-08-31-100-003.000-022
AUTHORIZED AGENT	
Name	SCULPIN SOLAR LLC
Mailing Address	15445 Innovation Drive, San Diego, CA 92128
Phone & Email	SculpinSolarInfo@edf-re.com (844) 943 07 23
Application Type	<input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> Other

OWNERS CERTIFICATION AND SIGNATURE

I certify that I am the owner of the property listed above as the property location. The authorized agent listed above is designed to act on my behalf for matters pending before DeKalb County according to the application type check above.

Perry A. Jackson
 Owner Signature
Perry Jackson
 Owner Printed Name
7/20/23
 Date

 Owner Signature

 Owner Printed Name

 Date

OWNER ACKNOWLEDGEMENT

State Of Indiana)
) SS:
 County Of DeKalb)

BEFORE ME, the undersigned Notary Public in and for said County and State, this 20th day of July, 2023, personally appeared the within named Perry Jackson herein "Owner"

WITNESS my Hand and Notarial Seal
 By: Jeremy D. Overly
 Notary Public Signature
Jeremy D. Overly
 Notary Public Printed Name



Appendix C

Legal Description of all Parcels

Sculpin Solar Project

DeKalb County, Indiana

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EXHIBIT A

COMMERCIAL SOLAR ENERGY SYSTEM PARCEL LEGAL DESCRIPTIONS

Label Number	APN	Legal Description	Owner Last Name	Owner First Name
1	17-08-18-300-002.000-022	E1/2 SW1/4 (PT) SECTION 18 TWP 34 RANGE 15 ACRES 3.00	HOOK PROPERTIES LLC	
2	17-08-18-300-004.000-022	PT E1/2 SW1/4 SECTION 18 TWP 34 RANGE 15 ACRES 68.1300	HOOK PROPERTIES LLC	
3	17-08-18-300-003.000-022	PT E1/2 SW1/4 SECTION 18 TWP 34 RANGE 15 ACRES 8.8700	HOOK PROPERTIES LLC	
4	17-08-18-400-004.000-022	S1/2 SE1/4 SECTION 18 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
5	17-08-17-300-003.000-022	SW1/4 SW1/4 SECTION 17 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
6	17-08-17-300-004.000-022	SE1/4 SW1/4 SECTION 17 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
7	17-08-19-100-003.000-022	S1/2 S1/2 NW1/4 SECTION 19 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
8	17-08-19-200-001.000-022	W1/2 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
9	17-08-19-200-002.000-022	N1/2 NE1/4 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
10	17-08-19-200-003.000-022	MID PT E 1/2 NE 1/4 ACRES 53.00 SEC 19 TWP 15 RANGE 15	HOOK PROPERTIES LLC	
11	17-08-19-200-004.000-022	7A S END E1/2 NE1/4 SECTION 19 TWP 34 RANGE 15 ACRES 7.0000	HOOK PROPERTIES LLC	
12	17-08-20-100-001.000-022	W1/2 W1/2 NW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	
13	17-08-20-300-001.000-022	W1/2 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 2.0000	HOOK PROPERTIES LLC	
14	17-08-20-100-002.000-022	E1/2 W1/2 NW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 40.0000	HOOK PROPERTIES LLC	

15	17-08-20-100-003.000-022	E1/2 NW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
16	17-08-20-200-001.000-022	N3/4 W1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 60.0000	HOOK PROPERTIES LLC	
17	17-08-20-200-002.000-022	S END W1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
18	17-08-20-200-003.000-022	E1/2 NE1/4 SECTION 20 TWP 34 RANGE 15 ACRES 80.0000	HOOK PROPERTIES LLC	
19	17-08-20-300-003.000-022	W3/8 E1/2 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 27.99	HOOK PROPERTIES LLC	
20	17-08-20-300-017.000-022	PT SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES .5237	HOOK PROPERTIES LLC	
21	17-08-20-300-018.000-022	PT SE1/4 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES .446	HOOK PROPERTIES LLC	
22	17-08-20-300-004.000-022	PT SE1/4 SW1/4 SECTION 20 TWP 34 RANGE 15 ACRES 2.00	HOOK PROPERTIES LLC	
23	17-08-29-100-004.000-022	W1/2 E1/2 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 42.0000	HOOK PROPERTIES LLC	
24	17-07-25-100-008.000-026	S PT PT NE1/4 NW1/4 SECTION 25 TWP 34 RANGE 14 ACRES 27.1100	HAMPEL FARMS LLC	
25	17-07-25-200-009.000-026	SPT W1/2 NW1/4 NE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 10.8560	HAMPEL FARMS LLC	
26	17-07-25-100-006.000-026	E1/2 OF N 3/4 OF S1/2 NW1/4 SECTION 25 TWP 34 RANGE 14 ACRES 30.0000	HAMPEL FARMS LLC	
27	17-07-25-200-006.000-026	SW1/4 NE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 40.0000	HAMPEL FARMS LLC	
28	17-08-30-100-002.000-022	S PT S1/2 NW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 60.0000	REINHART	LYNN & LISA
29	17-08-30-200-004.000-022	OFF S SIDE NE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 64.5000	HOOK PROPERTIES LLC	
30	17-08-30-200-005.000-022	16' S SIDE NE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 0.5000	HOOK PROPERTIES LLC	

31	17-08-29-100-002.000-022	N1/3 SW1/4 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 13.3300	HOOK PROPERTIES LLC	
32	17-08-29-100-003.000-022	S END W1/2 NW1/4 SECTION 29 TWP 34 RANGE 15 ACRES 26.6600	HOOK PROPERTIES LLC	
33	17-07-25-400-001.000-026	N SIDE SE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 53.3300	FERGUSON	LORNA
34	17-08-30-300-001.000-022	W3/4 N1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 60.0000	HAMPEL FARMS LLC	
35	17-08-30-300-002.000-022	OFF E END N1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 20.0000	HOOK PROPERTIES LLC	
36	17-08-30-400-001.000-022	N1/2 SE1/4 SECTION 30 TWP 34 RANGE 15 ACRES 79.9500	HOOK PROPERTIES LLC	
37	17-07-25-400-002.000-026	PT S1/2 SE1/4 SECTION 25 TWP 34 RANGE 14 ACRES 83.43	HAMPEL FARMS LLC	
38	17-08-30-300-004.000-022	PT S1/2 SW1/4 SECTION 30 TWP 34 RANGE 15 ACRES 75.0000	HAMPEL FARMS LLC	
39	17-08-30-300-003.000-022	NE COR S 1/2 SW 1/4 30 34 15 5.00 ACRES PART OF FARM ACREAGE	HOOK PROPERTIES LLC	
40	17-08-31-100-001.000-022	PT NW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 31.14	GRABER	NOAH & LILLIAN
41	17-08-31-100-002.000-022	N1/2 SW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 28.832	GRABER	NOAH & LILLIAN
42	17-08-31-100-003.000-022	S1/2 SW1/4 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 20.0000	JACKSON	PERRY A
43	17-08-31-100-004.000-022	W1/2 E1/2 NW1/4 SECTION 31 TWP 34 RANGE 15 ACRES 40.0000	HAMPEL FARMS LLC	
44	17-08-31-300-001.000-022	PT W 1/2 SW 1/4 31 34 15 77.00 ACRES	HAMPEL FARMS LLC	
45	17-08-31-400-002.000-022	W END S1/2 SE1/4 SECTION 31 TWP 34 RANGE 15 ACRES 50.0000	REINHART	LAMAR & JEAN

Appendix D

Individual Letters of Support

Sculpin Solar Project

DeKalb County, Indiana

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June, 2023

The adoption of renewable energy sources, such as solar power, not only addresses the global challenge of climate change but also provides significant economic advantages at the local level.

DeKalb County, Indiana, has the potential to harness these benefits through the establishment of large-scale solar panel energy production.

Here are some of the economic advantages that such a development could bring to the local community in DeKalb County.

One of the primary economic benefits of large-scale solar panel energy production is the creation of jobs. The installation, operation, and maintenance of solar farms require a skilled workforce. In DeKalb County, this would lead to the generation of employment opportunities for local residents.

Jobs in the solar industry can range from construction and engineering to maintenance and operations. These positions would provide stable income and career prospects, thereby reducing unemployment rates and enhancing the overall economic well-being of the community.

The establishment of large-scale solar energy production facilities in DeKalb County would also result in increased tax revenues for the local government. Solar projects typically involve substantial investments in infrastructure and equipment.

These additional funds could be utilized to improve local infrastructure, invest in education and healthcare, and support other public services, ultimately enhancing the quality of life for residents. Large-scale solar panel energy production in DeKalb County would contribute to the overall economic development of the region.

The influx of renewable energy projects attracts investments and businesses, creating a positive business environment.

Local suppliers and contractors would have opportunities to provide goods and services to support the solar industry, further stimulating the local economy. Moreover, the presence of sustainable energy infrastructure enhances the county's appeal to companies seeking environmentally friendly locations, potentially attracting new industries and fostering economic growth.

Transitioning to solar energy reduces reliance on fossil fuels and can provide cost savings for residents and businesses.

Solar power offers a stable and predictable energy source with minimal fuel costs. As a result, homeowners and commercial entities in DeKalb County could benefit from reduced energy expenses, freeing up resources for other purposes.

Moreover, the use of solar energy promotes energy independence, reducing vulnerability to fluctuations in fossil fuel prices and enhancing the long-term economic stability of the community.

Although my focus is on the economic advantages, it is essential to acknowledge the environmental benefits of large-scale solar panel energy production.

By adopting renewable energy sources, DeKalb County would contribute to mitigating climate change, reducing greenhouse gas emissions, and preserving natural resources.

These environmental benefits have long-term economic implications, such as improved public health, reduced healthcare costs, and a more sustainable future for generations to come. Large-scale solar panel energy production in DeKalb County, Indiana, offers numerous economic benefits to the local community.

It generates job opportunities, increases tax revenues, promotes economic development, provides cost savings, and contributes to environmental sustainability.

By embracing renewable energy, DeKalb County can position itself as a forward-thinking and economically vibrant region, fostering prosperity and a high quality of life for its residents while taking positive steps towards a greener and more sustainable future.

—William Graham
DeKalb County Resident
Adjacent Neighbor to Proposed Solar Project

July 26, 2023

This letter is being written in support of bringing solar to DeKalb County.

Since the time that our family made the decision to participate with one of the projects looking to build a solar farm in DeKalb County, we have made a great effort to learn about utility-scale solar projects and renewable energy in general.

We have found that since 2010, 290 coal plants have already closed, with more scheduled to close in the future. And, since 2012, 12 nuclear plants have closed, all while our need for power continues to grow.

We all use power. Even if you heat your home with wood, you likely have an electric fan moving that heat. We have even noticed an extra surcharge on our utility bill because of our electricity usage, which further indicates that the need for electricity continues to grow. As older sources of energy continue to be shut down, we must find ways to replace that power generation.

There are many misconceptions about renewable energy. I have been hearing that power generated by the local solar projects, if built, will go to Canada. The truth is that the power generated locally by solar panels will go onto the grid and will be used locally, where there is a need. Much like water, electricity will follow the path of least resistance and, as the power generated travels across the transmission lines, it will be used where it is needed. I would actually anticipate that part of the power generated locally may go to the local steel mill.

We support these solar projects looking to build in DeKalb County and hope that you also see the need for projects and show your support by voting in favor of these projects making DeKalb County their home.

Sincerely,

Sherrill Miles

Sherrill Miles

5149 County Road 52

Auburn, IN 46706-9750

July 26, 2023

Dear County Officials,

I am writing this letter in support of solar in DeKalb County.

Our family made the decision to participate in one of the solar projects in motion in DeKalb County. The ground that we have optioned to lease for solar has been in our family for over 125 years and our plan is to pass it on to our children. We pay taxes on it, and don't understand why any others in the county feel like they should be able to mandate what we do with it. We live on our farm and will have solar panels on three sides of our home.

Our ground has a county tile that runs through the middle of it. We avoid planting this area because of the risk of occasional standing water. Solar panels on our ground will allow us to use that part of our ground that we now avoid using because of that occasional potential for standing water.

Solar is low profile and quiet. When the life of the solar farm is over, the land will be rested, restored and ready to farm again.

We ask that you please show your support for projects such as these coming to DeKalb County.

Sincerely,

William Miles

William Miles

5149 County Road 52

Auburn, IN 46706-9750

July 19, 2023

Happiness and excitement are the two predominant emotional qualities I feel when I think of the Sculpin Solar/EDF project in DeKalb County, Indiana.

This is an excellent idea and a wonderful plan proposed for my neighborhood.

In the early 1970s, when I was a teenager, renewable energy experiments were being discussed, now they are a reality. It is with pride that I welcome Sculpin Solar/EDF to my neighborhood. It will go in along roads of my youth, and I consider myself a fortunate individual to be touched with this innovative technology.

Sincerely,

Scott Graham
7841 County Road 32
Butler, Indiana 46721

July 21, 2023

To Whom It May Concern:

My father purchased his first 100 acres in 1973. At that time, he knew investing at a young age would pay off. He survived the farming crash in the late 70's. This crash took a lot of families out of farming that could not survive the low crop prices with high interest of borrowed money.

He never had a neighbor once offer to help him replace drainage tile, plant, tile the soil, or harvest. If he had not been able to make a farm payment, not one neighbor would have offered to help. No one helped in the 70's when farmers were losing their operations and livelihood.

This opportunity offers our family and future generations a more diverse income with less output costs. With little to no interest from the younger generations in farming or managing property, it allows a family to continue to own property and continue their way of life in retirement. All of this while offering great benefits to the community. It offers the community benefits through a stable tax base and charitable giving. It offers a community better roads through a road usage agreement. It offers our community a cleaner environment compared to the farming practices of today.

I support a person who has the courage to take a huge risk in life to purchase a farm. I support a person who has invested in their land while making payments. I support a person who wants to have a diverse income. I support farmers who want to GROW FOOD, FUEL, AND NOW ENERGY!!! I SUPPORT LAND RIGHTS OF THE LAND YOU OWN!!!!!!!!!!

Sincerely,

Ben Steury
5591 CR 75a
Saint Joe, IN 46785
260-927-7938

Ben Steury
Custom Built by Steury
260-927-7938

July, 2023

DeKalb County residents have a great opportunity before them to help our country with climate change and produce desperately needed electric energy, with the big push for electric vehicles and more and more consumption of electricity each and every year. The last 60 years we are consuming over 87% more power with very few additional power production facilities added to our grid. One problem that we have, that I think nobody understands, is that our coal gasification plants are being eliminated. The Rockport plant owned by AEP will be shut down by 2028. That is only five years away. With the time frame to construct any kind of solar farm of more than four years, we are running out of time fast.

Only one nuclear plant in the U.S. is being constructed in Georgia. The plants have become so costly they are not cost-effective. All of the safety constraints add to the cost of the plant, plus it takes 6 to 8 years to construct, plus 5 years for the permitting and site selection. That can be over 13 years to put it on the grid.

Next, I would like to remind everyone that just last December we were all asked to limit our use of power and turn our heat down. If not, we could experience brown outs and possible outages. This was at a time I am sure that most of us could not afford to lose our power. Still can't. Remember a couple of years ago, the Texas problem with the cold snap they had? Lives were lost and it took months to get things back to normal. If that happened here, a lot of people will be laid off from their job as SDI's primary source for energy is electric power to feed their furnace. It would cost us all and the county millions. We cannot afford to let that happen.

Next, the Solar Farms are providing over \$500,000,000 worth of infrastructure and tax base into our county. Who the hell is going to turn that down? This will provide millions of dollars into our schools, fire stations and equipment, libraries, and county roads and broadband, which we desperately need. We are currently losing teachers because we can't pay them. It's hard to find good teachers to begin with.

I heard at one of the meetings last spring that we don't need our mud roads paved. It slows people down. Well, I found out the person that said that does not live on a gravel road (sorry mud). He has no clue what he is talking about. It doesn't slow anybody down. I know I've lived on our mud road for 70 years. It also creates so much dust most people that live close to the road, must clean their home every two days. There was a survey printed in the News Star last winter that DeKalb County has over 280 miles of gravel roads. Noble County has 75 miles.

I also heard in this same county meeting that we don't need broadband in our county. I would like to know how our kids in school will have any kind of a chance to keep up when schools are closed and it's an e-learning day when the internet is not available. Are we going to continue to let our kids get behind the city schools? No thank you.

Finally, farmers are lucky to make \$300 per acre for any commodity they may be producing. That's if we get the rain we need or are lucky enough to plant a decent crop in the spring. With the solar farms, if farmers so choose to lease their farm, it's \$900 per acre per year guaranteed for 30 years. What a deal. Plus they still own the land. This is something a farmer cannot turn down. Remember several years ago when the government paid farmers to join the CRP program? They paid anywhere from \$75 to \$100 per acre for farmers not to farm the land. Most farmers put anywhere from 10% to 50% of their land in the

program. The reason for the program was to reduce the amount of commodities farmers produced, thus increasing the prices for the commodity. It helped very little. There also was a commitment of 10 years or more to be in the program.

I would like county residents to look at our crops today and tell me we have valuable productive land. Wake up people. It is hard clay that is worn out and needs a rest for several years.

Steve Feters

5397 CR 52

St. Joe, IN 46785

(260) 570-6619

Feters.s.a@gmail.com

July, 2023

Dear County Officials,

I had to think long and hard about signing up with the solar people. I have farmed all my life, and it was a hard decision. There is no one in our family that wants to take over our farm.

I believe I did the right thing because of all the electricity that will be used in the future. The panels they will be using will be as efficient as they possibly can be with the rotation movement of the sun.

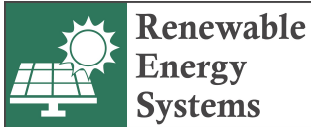
The people not wanting solar are saying "Save our Farms." The farms are not theirs to save. I bought and paid for them. We should have the right to do what we want to do with them. The rights of farmers seem to be taken away from us more and more.

Some of the people really unhappy don't give a second thought to the farm ground they took out of production to build their homes and pools on. Many of the new housing additions going in are on ground that was once farm ground.

A good percentage of our grain is exported. With the solar, I will know exactly what to expect each year and won't be playing high stakes poker and throwing a bunch of money out there and hoping it grows.

This will be my retirement and future for our kids.

Larry and Debra Kimmel
4965 County Road 51
Auburn, IN 46706



July 21, 2023

DeKalb County Plan Commission
President Jason Carnahan
301 S Union St
Auburn, IN 46706

DeKalb County Plan Commission:

We understand that DeKalb County is being considered for the development of utility scale solar projects. These projects bring clean energy into homes and businesses in our communities.

We have seen through our 15 year history in the solar industry how our local projects have created jobs, educational opportunities, and inspired young talent to get engaged in the energy field. Local solar projects allow the next generation to see how their communities are progressing into the future. This helps encourage them to stay and use their education and skills in their hometowns.

With the recent advancements in solar cell technology and the future needs of clean energy for our automobiles, now is the time for our communities to embrace solar. The rapid advancements in electric vehicle (EV) battery technology will soon make EVs very popular and put stress on our electric grid. Solar projects will help lessen the power concerns that we will be faced with as more EVs will need to be charged.

There are many positive benefits the county can receive over the life of a large solar project. Solar power is an essential part of meeting the growing energy demands of our community and country.

We ask for your support for the Sculpin Solar Project and more solar in our communities.

Best regards,

Eric Heshner
President
Renewable Energy Systems LLC

This staff report is prepared by the DeKalb County Department of Development Services to provide information to the Plan Commission to assist them in making a decision on this application. It may also be useful to members of the public interested in this application.

SUMMARY FACTS:

PETITIONER: Sculpin Solar LLC

SUBJECT SITES: generally located south of County Road 34, west of County Road 79, north of County Road 75A/County Road 71, and east of State Road 1, Butler

REQUEST: Amendment to the Commercial Solar Energy Overlay District

EXISTING ZONING: A1, Conservation Agricultural & A2, Agricultural

PROPOSAL: Inclusion of 1,788.8 acres into the CSES Overlay District

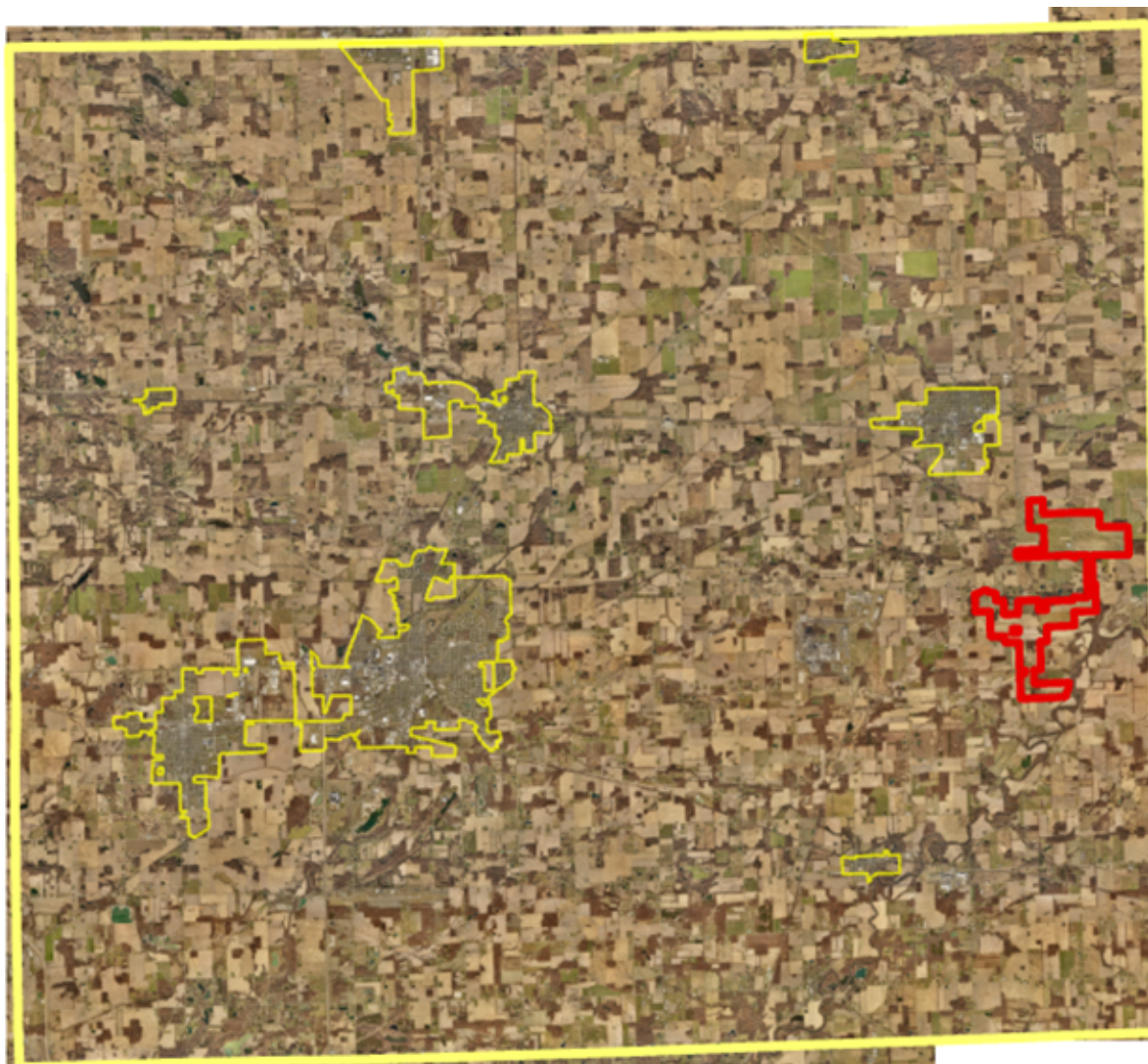
ANALYSIS & APPLICABLE SECTIONS OF UDO:

The information provided in this staff report has been included for the purpose of reviewing the proposed Amendment to the Commercial Solar Energy Systems Overlay District. There are currently **zero** acres that are part of this overlay district.

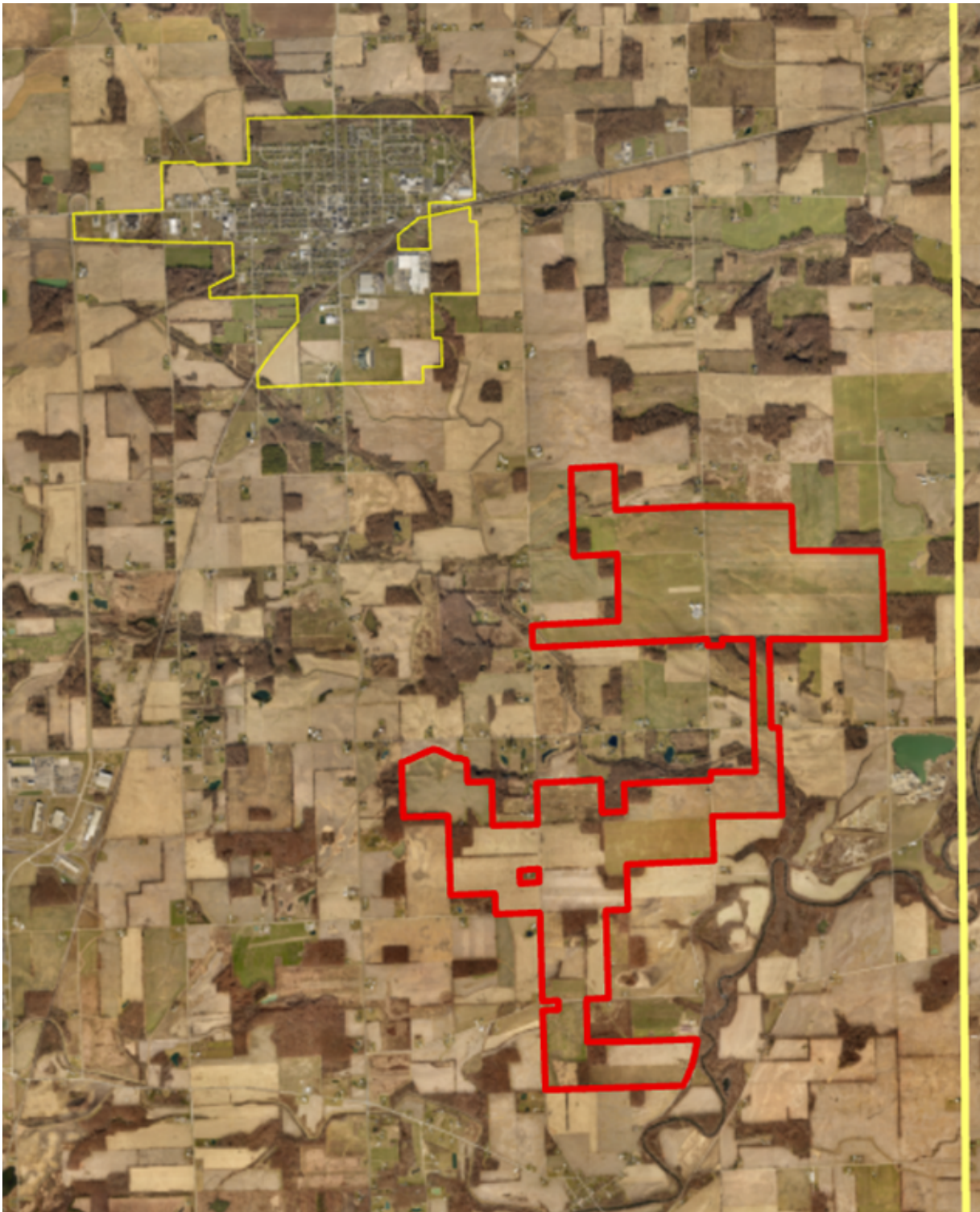
This is the first step to a Commercial Solar Energy Systems project. For this amendment, the Plan Commission is required to give a favorable, unfavorable or no recommendation to the County Commissioners. The County Commissioners will adopt or reject the Plan Commission recommendation. This follows Section 3.13 B(1)(a & b) and IC 36-7-4-608 (f) & (g).

The request is to amend the Commercial Solar Energy Systems Overlay District with the inclusion of 1,778.8 acres located in Stafford & Wilmington Townships, just south/southeast of the City of Butler. This includes 45 parcels with 7 total landowners. The inclusion of these properties within the CSES Overlay District does not guarantee a project will be built. There has not been a Development Plan submitted. The project, through the Development Plan application and review, will be required to meet the standards within the Unified Development Ordinance.

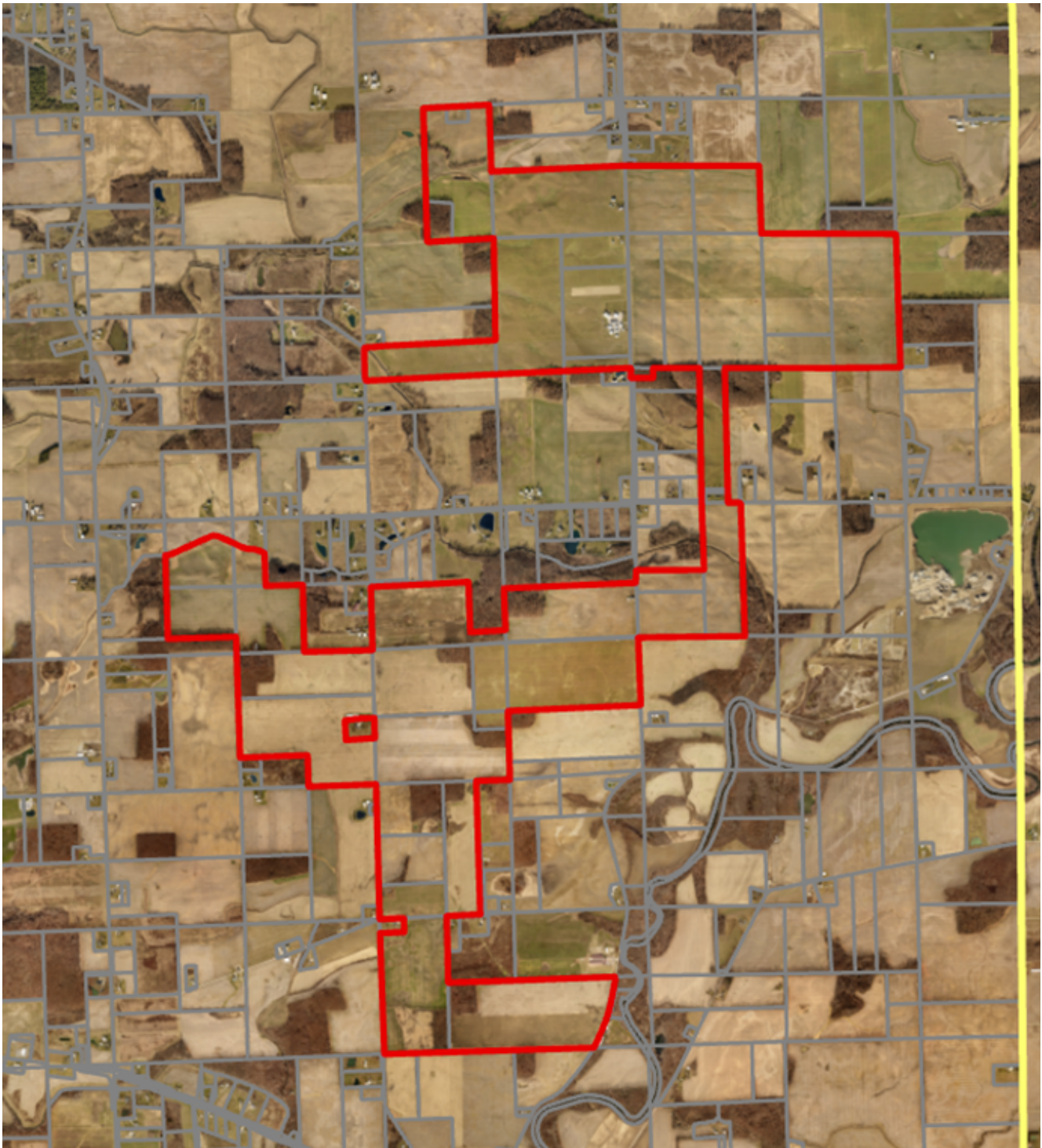
LOCATION MAPS:



Red Outline: Proposed CSES Overlay District Boundary
Yellow Outline (Thick): County Boundaries
Yellow Outline (Thin): Municipal Boundaries

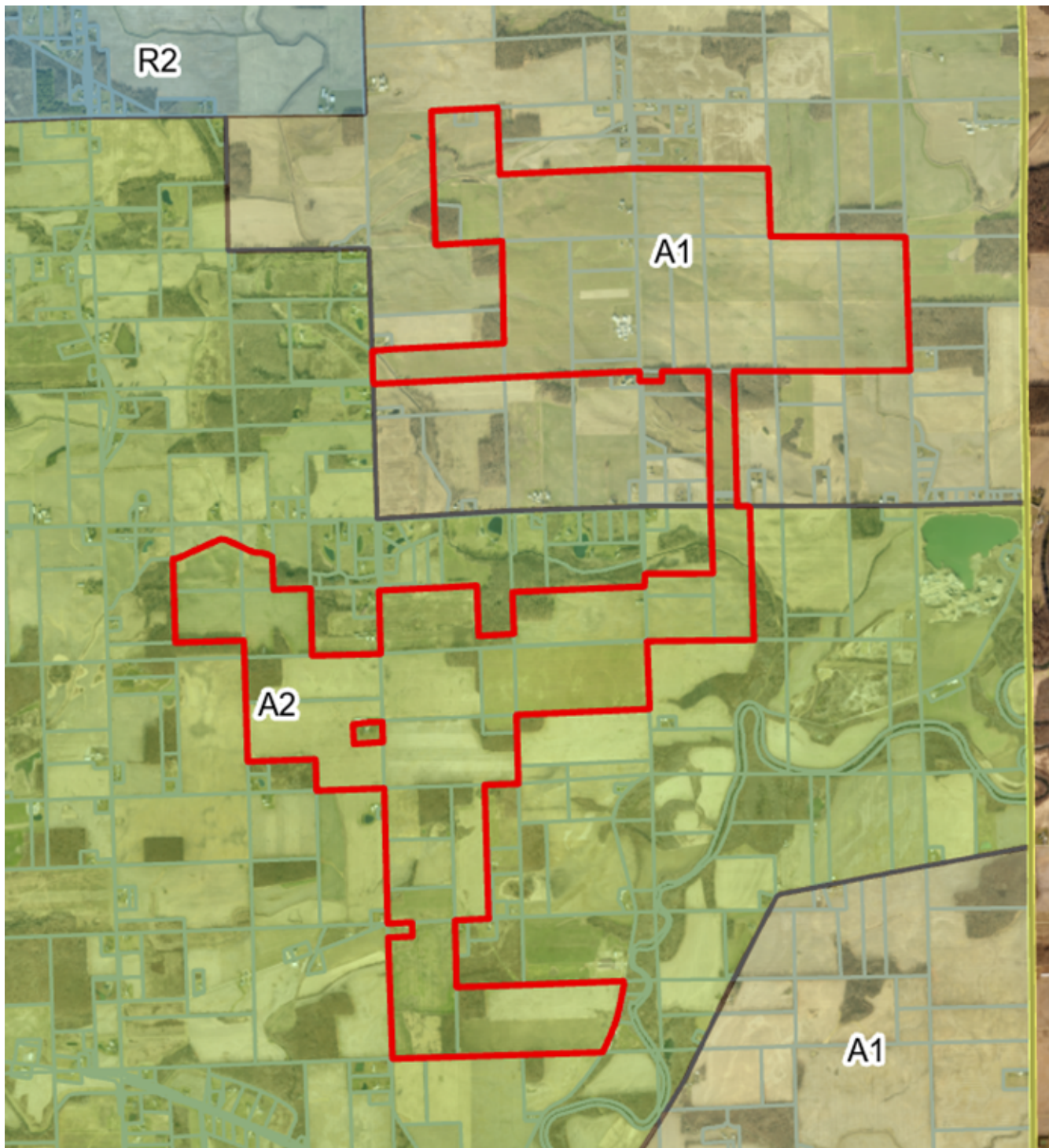


Red Outline: Proposed CSES Overlay District Boundary
Yellow Outline (Thick): County Boundaries
Yellow Outline (Thin): Municipal Boundaries



Red Outline: Proposed CSES Overlay District Boundary
Yellow Outline: County Boundaries

EXISTING ZONING MAP:



1.14: Purpose for A1 & A2 Zoning Districts (page 1-5 OF UDO):

A1: Conservation Agricultural: This district is established for the protection of agricultural areas and buildings associated with agricultural production.

A2: Agricultural: This district is established for agricultural areas and buildings associated with agricultural production; also allows for some small infusion of non-agricultural single-family detached homes in areas where impact on agriculture and rural character is minimal.

1.15: Establishment of Overlay Districts (page 1-6 of UDO):

A. The overlay districts as noted below have been established to:

1. Add development standards;
2. Reduce development standards;
3. Add uses;
4. Reduce uses; or
5. Any combination of the above.

B. For the purpose of this Unified Development Ordinance, DeKalb County has established the following overlay districts for the general purposes as stated:

Commercial Solar Energy Systems Overlay (CSES): This district is intended to establish standards for the safety and compatibility for the occupants of the land in the immediate vicinity of a Commercial Solar Energy System (Solar Farm) by setting development standards that supplement or supersede the underlying Zoning District. This overlay district does not regulate small scale, private solar panels on residential or agricultural land and/or structures that are not sold commercially to a utility but rather is used for personal energy consumption.

Section 3.12: Establishment of the Commercial Solar Energy Systems Area (page 3-16 of UDO):

This Commercial Solar Energy Systems Overlay District provides for the implementation of commercial solar energy systems, which convert the power of the sun into the generation of electricity. Commercial Solar Energy Systems Overlay District shall be for areas in the County where solar power is converted into energy and sold for commercial purposes to a utility. These areas, once approved by the Plan Commission & adopted by the County Commissioners, will be mapped by the County's GIS division based off the maps and information provided by the applicant. The boundaries for the Commercial Solar Energy Systems Overlay (CSESO) District shall be shown on the official Zoning Map as a hatched, textured and/or colored pattern and noted on the map as CSESO. The total area in DeKalb County designated as a CSESO District shall not exceed 6,000 acres of owned or leased parcels.

3.13 Additional Development Standards (page 3-16 of UDO):

- A. Base Zoning: To qualify for the CSESO, the base zoning shall be any zoning district, with the exception of OP (Open Space and Parks).
- B. Approval Process (Each process below requires a Public Hearing but may be held during the same meeting):
 1. Applicant files for Commercial Solar Energy Systems Overlay (CSESO) District.
 - a. Plan Commission Public Hearing with Recommendation to County Commissioners (favorable, non-favorable, no recommendation)
 - b. County Commissioners decision (adopt or reject)

Unified Development Ordinance Requirements:

When considering an Amendment to the Commercial Solar Energy Systems Overlay District the DeKalb County Plan Commission and the County Commissioners are obligated — under 3.13 (C) of the DeKalb County Unified Development Ordinance — to pay reasonable regard to the following:

- a. The Comprehensive Plan;
- b. Current conditions and the character of current structures and uses in each district;
- c. The most desirable use for which the land in each district is adapted;
- d. The conservation of property values throughout the jurisdiction; and

- e. Responsible development and growth.

JURISDICTIONAL FINDINGS:

1. The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.
 - a. Application completed and filed on **September 15, 2023**.
 - b. Legal notice published in The Star on **October 6, 2023** and Publishers Affidavit given to staff.
 - c. Certificate of mailing notices sent and receipts given to staff.
 - d. Report from the County Board of Health, dated **September 14, 2023**.
 - e. Report from the County Highway Department, dated **September 12, 2023**.
 - f. Report from the DeKalb County Soil & Water Conservation District, dated **August 31, 2023**.
 - g. Report from the County Surveyor, dated **September 13, 2023**.