

From: [Clay Blair](#)
To: [PLN-Planner on Duty](#)
Subject: Letter for Planning Commission Members
Date: Monday, September 20, 2021 3:11:52 PM
Attachments: [2840_001.pdf](#)

This message came from outside of Johnson County Government - please use caution when opening attachments or links.

Please see attached letter for distribution.

Thank you.

Clay Blair

Clay Blair Services Corp / Prime Development

13626 West 87th Street Pkwy

Lenexa, KS 66215-4509

913-831-3388

www.primekc.com

CLAY BLAIR SERVICES CORPORATION

13626 West 87th Street Parkway • Lenexa, KS 66215-4509 • 913.831.3388 office • 913.831.3398 fax

September 20, 2021

Johnson County Planning Commission
Mr. Chris Iliff, Chairman
planner@jocogov.org

Dear Mr. Iliff and Planning Commission Members,

I have been following the solar farm project with great interest. It is positive that your commission is giving attention to it. We have heard about all of the advances of alternative energy – now we can implement it.

I understand you are considering regulations for utility scale solar facilities (USSF) in southwest Johnson County. As a long time developer in this region, I am all too familiar with the impact of regulations on quality growth. I hope your goal is to encourage the construction and operation of a USSF project. I respect that sensible oversight is vital, but we do not need to over-regulate.

A Virginia consultant is advising the planning commission. Out-of-town consultants often feel comfort in advising planning commissions to excesses often found on the coasts (east and west), but not necessarily applicable to the midwest. A good example would be screening. Trees are vital, but they grow and become a forest in short order. Again, balance is the key. Extremes are harmful to all.

For the record, I own land in the general area of the proposed USSF so I am familiar with the terrain and the hedge tree rows along the roadways. I cannot imagine miles of landscaping in this area. I know such a cost would be prohibitive, quite unnecessary and could potentially discourage this quality development. Please balance wisely.

Thank you for your important work on the county planning commission. Please include this correspondence in the packet for the September 28th meeting.

Sincerely,



Clay Blair

From: [Kerschinske, James E.](#)
To: [PLN-Planner on Duty](#)
Subject: West Gardner Solar Project
Date: Monday, September 20, 2021 3:13:59 PM

*****This message came from outside of Johnson County Government - please use caution when opening attachments or links.*****

Johnson County Planners,

I am writing this email in support of NextEra's plan for a large solar array, West Gardner Solar Project.

Solar development is economic development for our area, it creates jobs and a project like this is friendly to our environment. A 300MW project will keep several construction companies busy for up to a year. There will be jobs for clearing land, mounting solar panels and racking and doing the interconnect wiring to the grid.

I would like to see Kansas take a leadership position to large scale solar. Currently, Kansas ranks #47 in the state rankings for solar installations. With our abundance of land and sunshine, we could move up the ranks to the top 25. Wind energy has put Kansas in the top five rankings, why not add solar?

Thanks,

James Kerschinske

Sales Manager

Foley Power Solutions

5701 E 87th St., Kansas City MO 64132

816-200-5439

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From: [curt.enos](#)
To: [PLN-Planner on Duty](#)
Subject: West Gardner Solar Project.
Date: Thursday, September 23, 2021 3:47:53 AM

*****This message came from outside of Johnson County Government - please use caution when opening attachments or links.*****

Gentlemen and Ladies,

I am a resident of Douglas County but work at an industrial park within a few miles of the proposed solar farm. I am hoping to convince factory management to work with Next Era to obtain clean solar energy, and we might be able to assist their project with in-house battery storage. This type of project is vital to our fight against global warming. Many companies, including the one I work for, have pledged to reduce their carbon footprint. Having a large supply of renewable energy is a major plus for such companies when considering relocation. I hope you will consider this in your planning decisions. We all need to do our part in the fight against climate change, and Johnson County would be well served to be a leader in that fight. This is critical for the future of our way of life and acting can reduce the increasing threats of drought, excessive heat and severe weather that could make Johnson County a much less desirable place to live.

One suggestion I might offer it that if feasible, consider promoting roof top solar on proposed and existing buildings. There are many acres of roof top alone in our warehouse complex that would make very unobtrusive sites for solar panels.

Thanks

Curt Enos
785-760-7563.

Would appreciate being on a mailing list for future planning meetings on this topic.

From: [Steven Clark](#)
To: [O'Hara, Charlotte, BOC](#); [BOCC-Clerk](#); [PLN-Planner on Duty](#)
Subject: Re: solar farms
Date: Friday, September 24, 2021 4:14:47 PM
Attachments: [image001.png](#)

Charlotte,

According to yesterday's article in the KC Star, Evergy just announced that they will keep a Lawrence unit in operation, switching from coal to natural gas. They're also keeping one of the two units in service at LaCygne. So, property tax payments to the two counties will continue, at least in part, and the two remaining fossil units can continue to provide some power and reliability to the grid. The West Gardner Solar Project would represent a small fraction of Evergy's power and energy sources, and would definitely not detract from grid reliability.

In any event, Evergy makes their generation mix choices, and the KCC regulates them. Solar project developers simply respond to market opportunities within the legal and regulatory framework. If Johnson County chooses not to allow utility-scale solar, the projects will be built in other counties who will receive the financial benefits. And all Evergy customers will pay a bit more because more distant solar projects have increased transmission costs and higher transmission electrical losses.

Respectfully,

Steven M. Clark

On Thursday, September 23, 2021, 03:02:27 PM PDT, O'Hara, Charlotte, BOC <charlotte.ohara@jocogov.org> wrote:

Steven,

Thank you for your answers. I know that the Linn County Plant has had significant upgrades over the years. The cost benefit will not be realized and our reliable energy sources will be lost.

Charlotte

Charlotte O'Hara

County Commissioner, 3rd District

Board of County Commissioners

From: Steven Clark <clarkville80@sbcglobal.net>
Sent: Wednesday, September 22, 2021 2:23 PM
To: O'Hara, Charlotte, BOC <Charlotte.OHara@jocogov.org>; BOCC-Clerk <BOCC-Clerk@jocogov.org>; PLN-Planner on Duty <Planner@jocogov.org>
Subject: Re: solar farms

This message came from outside of Johnson County Government - please use caution when opening attachments or links.

Charlotte,

Thank you again for your questions about the proposed NextEra's West Gardner Solar Project and utility-scale solar in general. Please find attached my responses to each of your questions, which I trust fully answer your concerns, while not "going overboard".

I've copied the entire board of county commissioners and I've also copied the planning commission since you've said that's OK with you.

Let me know if you have any further questions.

Respectfully,

Steven M. Clark, P.E.

916-705-3232

3422 Kensington Court

El Dorado Hills, CA 95762

On Tuesday, September 21, 2021, 11:11:14 AM PDT, O'Hara, Charlotte, BOC
<charlotte.ohara@jocogov.org> wrote:

Steven,

Thank you for your email. I do have a questions for you. NextEra's project, spanning the JoCo and Douglas county line could sprawl 8-10 sq miles. I have not seen and estimate as to the mega watts this facility would generate. If you know, could you calculate the land mass necessary for a natural gas plant to generate the same mega watts? Also this facility will not pay property taxes for 10 years.....as in zero. What about the fire hazard of lithium storage batteries? How do we handle the massive amount of cost and waste in decommissioning such a facility. We have no idea with the recycling market will be in 40 years.

Also the power plant in Lawrence pays \$8.4 million a year in property taxes and the Linn County power plant contributes 65% of the that county's revenues. The closing of those plants are going to have real world implications beyond devastated county budgets and loss of good jobs, but how we be guaranteed consistent and reliable energy on our power grid?

These are serious issues and the stampede towards Zero Net 50 could prove disastrous.

Charlotte

Charlotte O'Hara

County Commissioner, 3rd District

Board of County Commissioners

111 S. Cherry Street, Suite 3300 Olathe, Kansas 66061

Direct 913-715-0433 | Office 913-715-0430 | TDD 800-766-3777



From: [Leipzig, Jay, PLN](#)
To: [Davis, Leslie, PLN](#); [Miller, Karen, PLN](#); [Pendley, Sean, PLN](#)
Subject: Fwd: Solar fire
Date: Sunday, September 26, 2021 8:11:05 PM

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From: Joyce Whittier <jwhittier1@gmail.com>
Sent: Sunday, September 26, 2021 11:52:36 AM
To: Lee Ann Antes <leeannantes@yahoo.com>
Cc: alananglyn@gmail.com <alananglyn@gmail.com>; Alfie Thompson <valfiet@gmail.com>; Angela Murray <murrayslanding@gmail.com>; Barbara Kerr <barbara.a.kerr@gmail.com>; Barbara Lewis <Btellie@msn.com>; Bill Boillot <billboillot1@gmail.com>; Cathy & Martin Belcher <CAPBelcher@hotmail.com>; Chad & Krista Wilson <krista@wilsonlivestock.com>; bammer40@hotmail.com <bammer40@hotmail.com>; Chris Haag <chris@coolkc.com>; Dale Chaffee <fairtaxgeezer@gmail.com>; Dale Morgan <Dale@customconcretekc.com>; Dan Fuller <dforiginaldotte@centurylink.net>; Danny Burling <Danny@burlingconstruction.com>; David Alvarez <d60alvarez@ku.edu>; Gary Wright <gww4499@zotto.com>; gregacromer@aol.com <gregacromer@aol.com>; Jeff McTaggart <jeffmctaggart@ferrellgas.com>; 1973nemo@gmail.com <1973nemo@gmail.com>; jwhittier@gmail.com <jwhittier@gmail.com>; Ken Taylor <taylor4444@embarqmail.com>; Lynda Cole <lcole5431@gmail.com>; Mark Douglas <markdouglas61960@yahoo.com>; Mary Calder <OkieCajun55@gmail.com>; Matt Swisher <mswisherz@yahoo.com>; Max Gray & Robin Lathrum Gray <Lathrumrl@ymail.com>; Mike & Julie Young <jewels4everyoung@hotmail.com>; monicanemechek@gmail.com <monicanemechek@gmail.com>; Nikki Banister <n1b75ks@gmail.com>; Pat Jones <patjones4242@gmail.com>; universalhrr@aol.com <universalhrr@aol.com>; Ray Antes <rantes@sbcglobal.net>; Renea & Larry Sturm <ralf123@hotmail.com>; Rick Godsil, Jr <Rickgodsil@gmail.com>; Sunflowerpianogal@gmail.com <Sunflowerpianogal@gmail.com>; Leipzig, Jay, PLN <Jay.Leipzig@jocogov.org>; Sarah Haag <sarah@coolkc.com>; Susan & Steve Enright <enrightgardens@yahoo.com>; Tammy Morgan <Tsmallfrey@yahoo.com>; Travis Hardy <travis5913@hotmail.com>; Vicki Pflumm <eaglewoman31@aol.com>
Subject: Re: Solar fire

*****This message came from outside of Johnson County Government - please use caution when opening attachments or links.*****

I believe Greg Cromer is going to speak about the solar batteries. I will forward this to him so he can include your concerns in his remarks.

On Sunday, September 26, 2021, Lee Ann Antes <leeannantes@yahoo.com> wrote:

Joyce,

These electric/battery car manufacturers are telling owners to NOT park their cars in their garages overnight. Could burn their house down. Has to do with overcharging. When the

battery is overcharged it creates heat and eventually fails, explodes, and starts a fire. We've seen the articles about the hoverboards catching fire and cell phones as well. It's the lithium-ion batteries.

These battery installations are huge. See attached pic. From the map provided by NextEra I think we heard the battery installation will be where the yellow triangle is. Someone said that was on Sparks property. Has anyone found out if he's signed on or this is what NextEra is hoping for? With southerly prevailing winds our farm is directly in line to receive that toxic smoke. They evacuated people in Morris IL for 3 days because of the toxic smoke. How do we evacuate a herd of cattle? What about all the wildlife whose evacuation path is now blocked by chain link fence? Farmland is not a the best place for any of this.

Lee Ann

[Sent from Yahoo Mail for iPhone](#)

On Sunday, September 26, 2021, 10:58 AM, Joyce Whittier <jwhittier1@gmail.com> wrote:

Sent from [Mail](#) for Windows

From: [Joyce Whittier](#)
Sent: Sunday, September 26, 2021 10:33 AM
To: jwhittier1@gmail.com
Subject: Solar fire

<https://abc7chicago.com/morris-fire-update-evacuation/10849672/>

I have several other articles about solar batteries catching fire. The entire fleet of Proterra busses in California had to be retired after a series of fires in their PV batteries. Other cities as well. Chevrolet recently recalled all their Bolts because their batteries caught on fire.

From: [Logan Heley](#)
To: [PLN-Planner on Duty](#)
Subject: Utility Scale Solar Facilities
Date: Monday, September 27, 2021 1:28:33 PM

*****This message came from outside of Johnson County Government - please use caution when opening attachments or links.*****

To whom it may concern,

Renewable energy is now less expensive than fossil fuel energy -- and there is no going back. That's in addition to renewable energy being cleaner for our air, water, and soil.

Replacing fossil fuels with unlimited, renewable and clean alternatives like wind and solar is an essential step toward mitigating the impacts of climate change.

Utility-owned solar photovoltaic (PV) farms contain large arrays of hundreds or thousands of panels and have substantial energy-generating capacity. Kansas has great potential to become a leader in solar power due to high numbers of sunny days, but currently too little of Kansas' electricity comes from solar energy.

While the cost of solar has continued to fall, especially for larger-scale developments, financial incentives are still necessary to encourage sufficient investment in solar projects. Tax incentives, subsidies, loans, grants and other fiscal incentives can encourage utility-scale solar development. Growth can also be spurred by establishing statewide carbon reduction goals, as these standards translate into investment opportunities for solar developers. In addition, policymakers should guarantee and encourage the connection and access of PV plants to the grid to ensure the viability of large solar projects.

Johnson County should take advantage of the many co-benefits that locally-produced utility-scale solar energy generation could provide to our community.

Wishing you safety and health,

Logan

--

Logan Heley

loganheley@gmail.com | 913-660-4727

Pronouns: he, him, his

From: [Melissa Cheatham](#)
To: [PLN-Planner on Duty](#)
Subject: Utility Scale Solar Facilities
Date: Monday, September 27, 2021 1:47:41 PM

This message came from outside of Johnson County Government - please use caution when opening attachments or links.

Dear Johnson County Planning Commission,

I am writing to urge you to pursue smart solar regulations here in Johnson County. Our state and county have the opportunity to help lead the nation in addressing the climate crisis while creating local economic benefits. Utility scale solar and battery storage are important parts of our clean energy future.

Our area is already experiencing the extreme weather that will be characteristic of a climate changed future. My children just this year have lived through a cold snap that shut down our power and caused us to vacate our house temporarily, a delayed start to summer camp due to extreme rain and flooding in central Kansas, and extreme heat during outdoor sports. We must enact policies that allow for the construction of the clean energy we need to reduce climate pollution while making our grid more reliable.

Reasonable solar policies should not impose unreasonable caps on the size or term of projects. Construction specifications should prioritize health and safety and should include consideration of the health impacts of failing to address climate change.

Thank you for your consideration.

Sincerely,
Melissa Cheatham
4109 W 96th St.
Overland Park, KS 66207



Received by Planning Staff
on 9-28-21 from Dorothy Barnett

P.O. Box 1858
Hutchinson, KS 67504
785-424-0444

9/28/21

Dear Johnson County Planning Commission,

I'm writing tonight to share my insight on your utility scale solar regulations. As executive director of the Climate + Energy Project (CEP), a Kansas based non-profit, CEP is the leading climate + energy organization in Kansas, providing education, outreach and advocacy around clean energy and equitable decarbonization since 2007.

When the wind industry was emerging 15 years ago, our team educated ourselves, using peer reviewed science-based information and in consultation with colleagues throughout the Midwest to become Kansas experts on the technology, siting, manufacturing, policy and regulations of wind. We are taking the same approach with utility scale solar.

For the past five years we have been leading the advocacy on distributed generation like rooftop solar at the state legislature and the Kansas Corporation Commission.

I've reviewed the latest draft of your solar regulations and I am concerned they do not reflect the economic leadership I know Johnson County strives for. I'm specifically concerned with the proposed 1000-acre cap. This cap would be the most restrictive in Kansas and it is not aligned with the current state of the industry.

According to the Southwest Power Pool, our regional grid manager, solar interconnection requests are getting larger. SPP data indicates that after this year, there would likely be no solar projects in their cue small enough to build in Johnson County under a 1000-acre cap.

Additionally, we are a participant in Evergy's Integrated Resource Plan, their publicly available data indicates they plan to add 3200 MW of solar between 2023-2032. This investment means construction jobs, supply chain opportunities for local businesses, landowner lease payments and additional funding for the county, cities and schools.

As you are deliberating, I encourage you to consider Sedgwick County's solar regulations. Their regulations do not have an acreage cap, they have reasonable setbacks, they do not have a noise limit. The City of Wichita is discussing a climate action plan. I know your County Commission recently signed off on supporting a regional climate action plan put forward by Climate Action KC. Sedgwick County understands that a solar project located on agricultural ground preserves, and enhances, the soil for future agricultural uses and can serve as protection against other potential competing uses. This preservation, and enhancement, of the agricultural ground allows for resilient food systems long into the future.

As you discuss your solar regulations tonight, I hope you will find a path forward that helps meet the health and safety needs of your county, while also taking the lead on this growing industry that will bring economic prosperity to the region.

Thank you,

Dorothy Barnett
Executive Director

Board of Directors

Cassi Kuhn
Board Chair
Energy Behavior Specialist
Univ. of Kansas
Center for Sustainability

Uma Outka
Board Vice Chair
Professor of Law
Univ. of Kansas

Steve Corbett
Board Member
Sr. Chronic Disease
Epidemiologist
KDHE

Mary Fund
Board Member
Retired
Kansas Rural Center

Anthony Lang
Board Member
Supply Chain Management
Honeywell International, Inc.

Laura Lombard
Board Member
President & CEO
KS Global Trade Services, Inc.

Greg Murphy
Board Member
Head of Impact
TortoiseEcofin, LLC

Brandi Nelson
Board Member
Gov't. Information Specialist
National Records Center

