

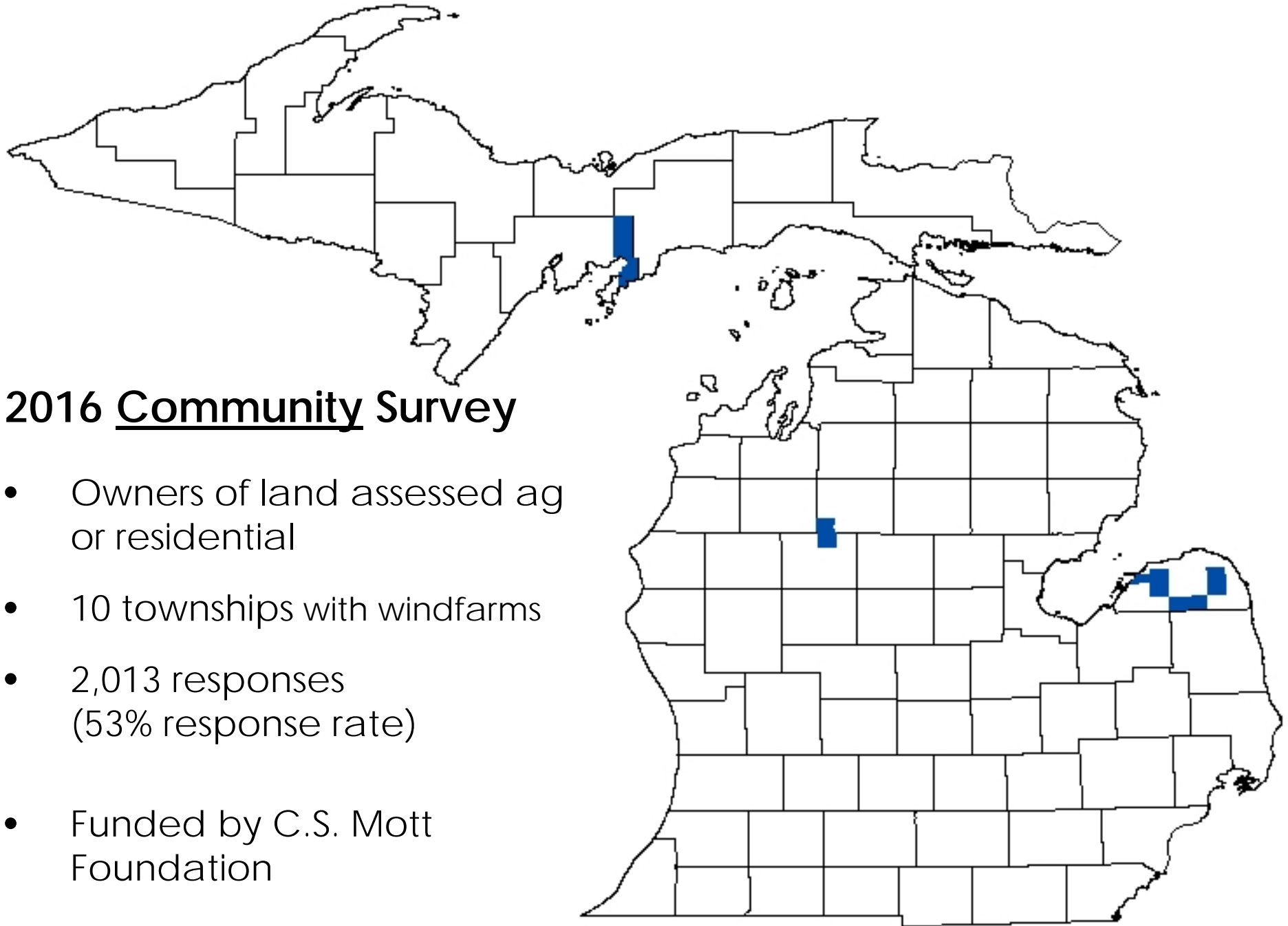
Pros and Cons of Windfarms

Kenockee Township
October 3, 2017

Sarah Mills, PhD

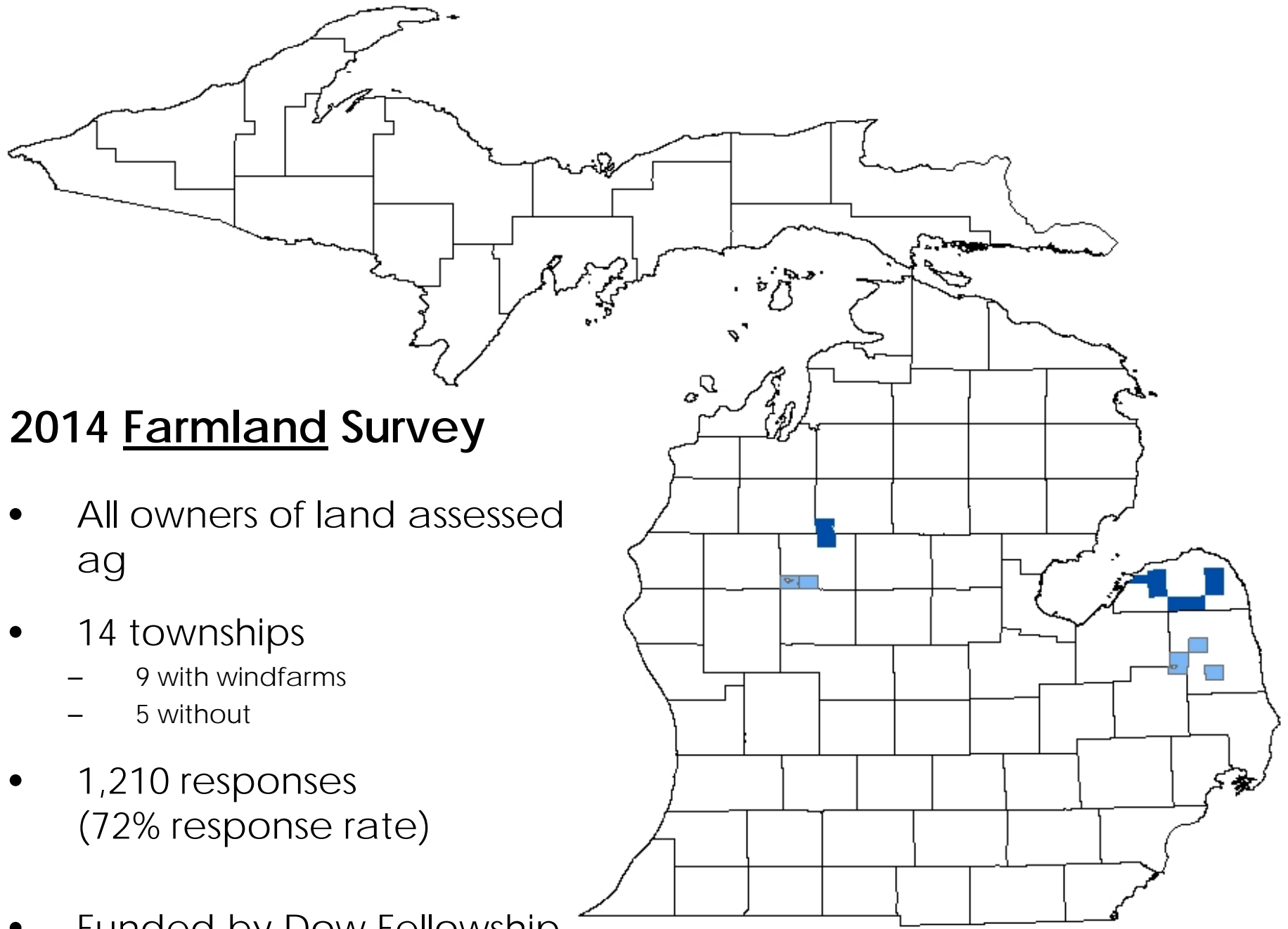
Who am I & Why am I here?

- PhD in land use planning
 - Farmland preservation
- Grant from C.S. Mott Foundation, taking lessons-learned from Michigan windfarms to ensure future wind development respects local community values
- To provide data-based account of opinions
 - Not relying on newspaper accounts
 - Give voice to the quiet folks



2016 Community Survey

- Owners of land assessed ag or residential
- 10 townships with windfarms
- 2,013 responses (53% response rate)
- Funded by C.S. Mott Foundation



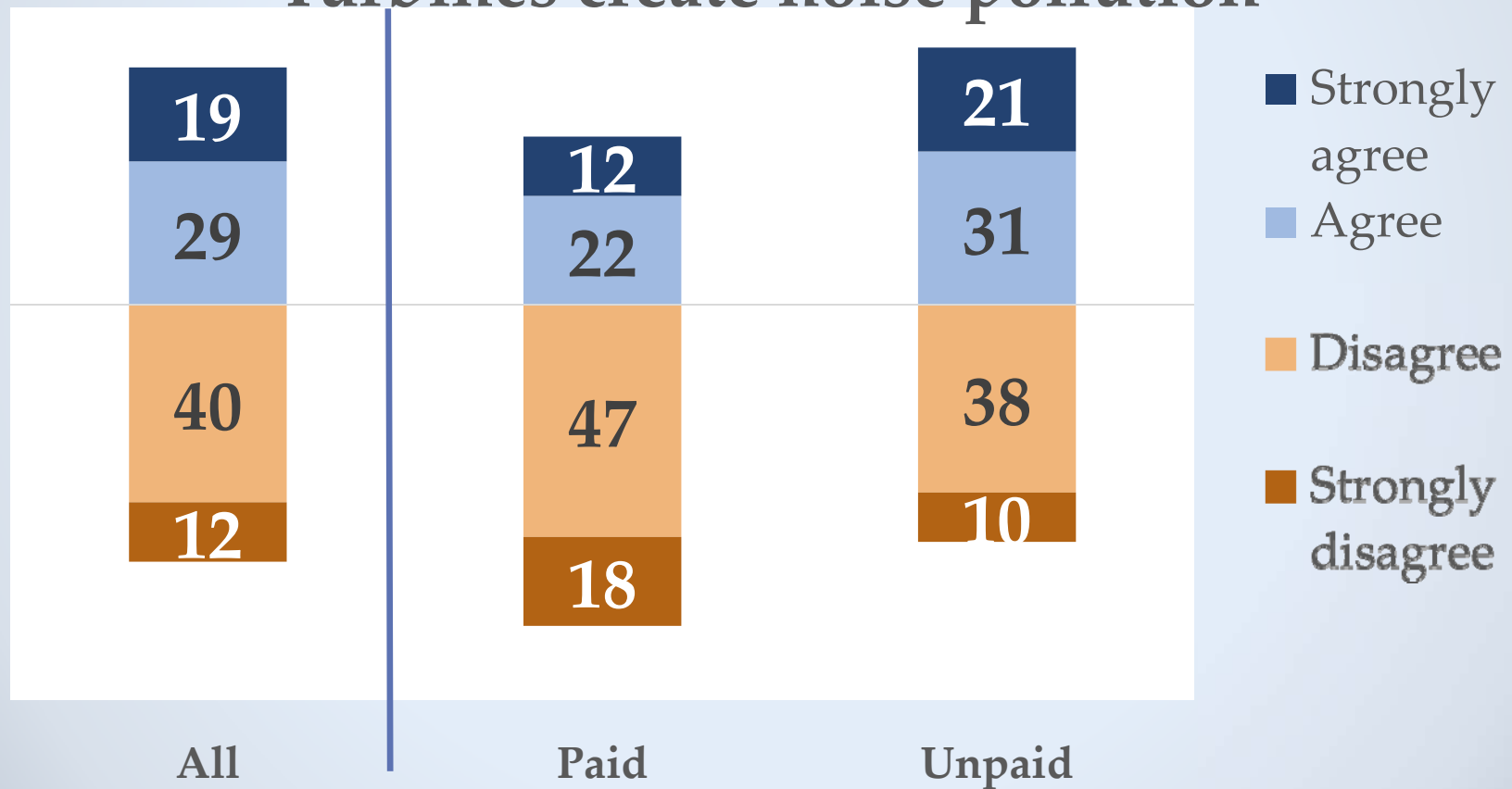
2014 Farmland Survey

- All owners of land assessed ag
- 14 townships
 - 9 with windfarms
 - 5 without
- 1,210 responses
(72% response rate)
- Funded by Dow Fellowship

Common arguments AGAINST wind turbines ...

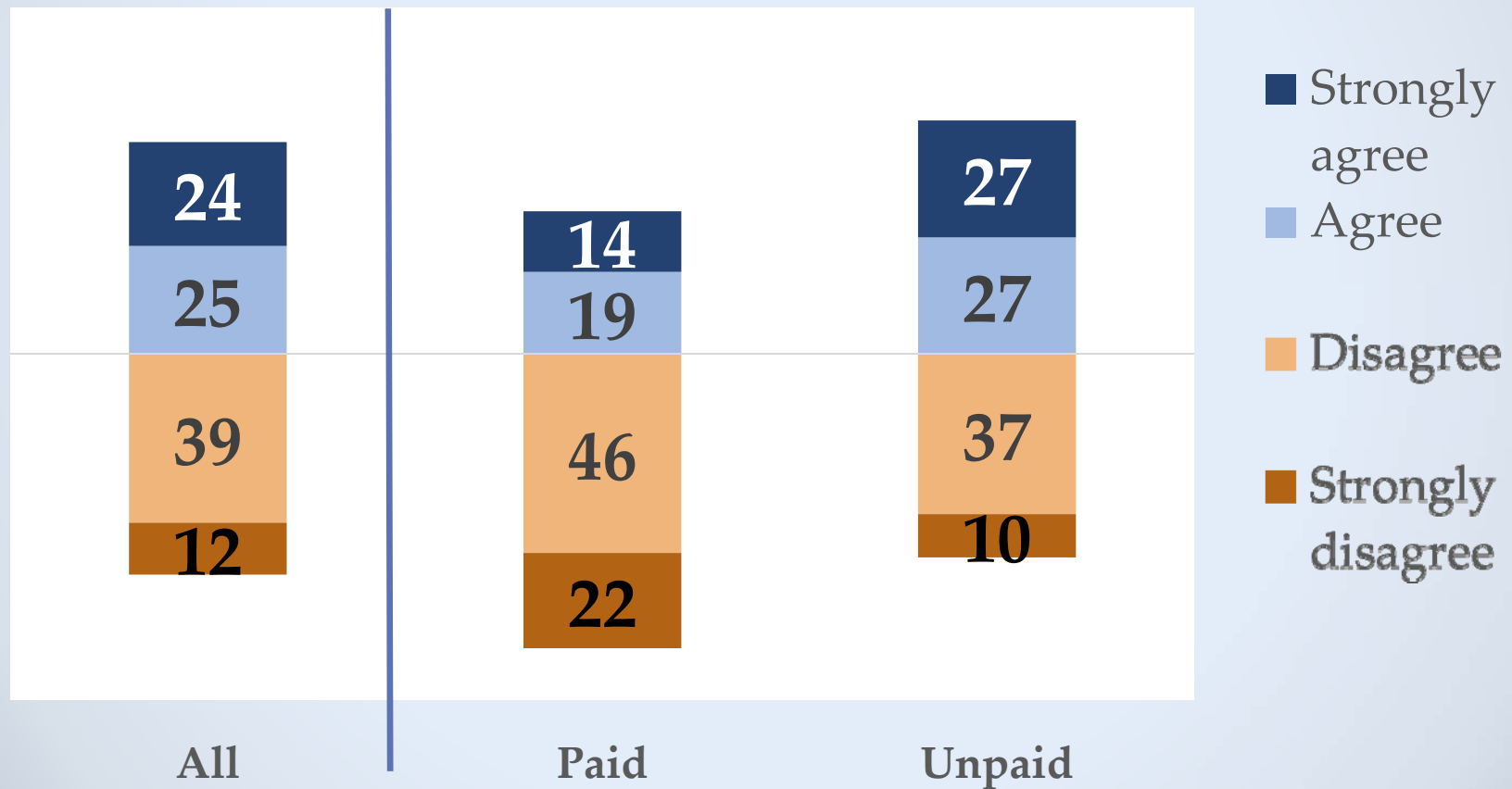
Noise

Turbines create noise pollution



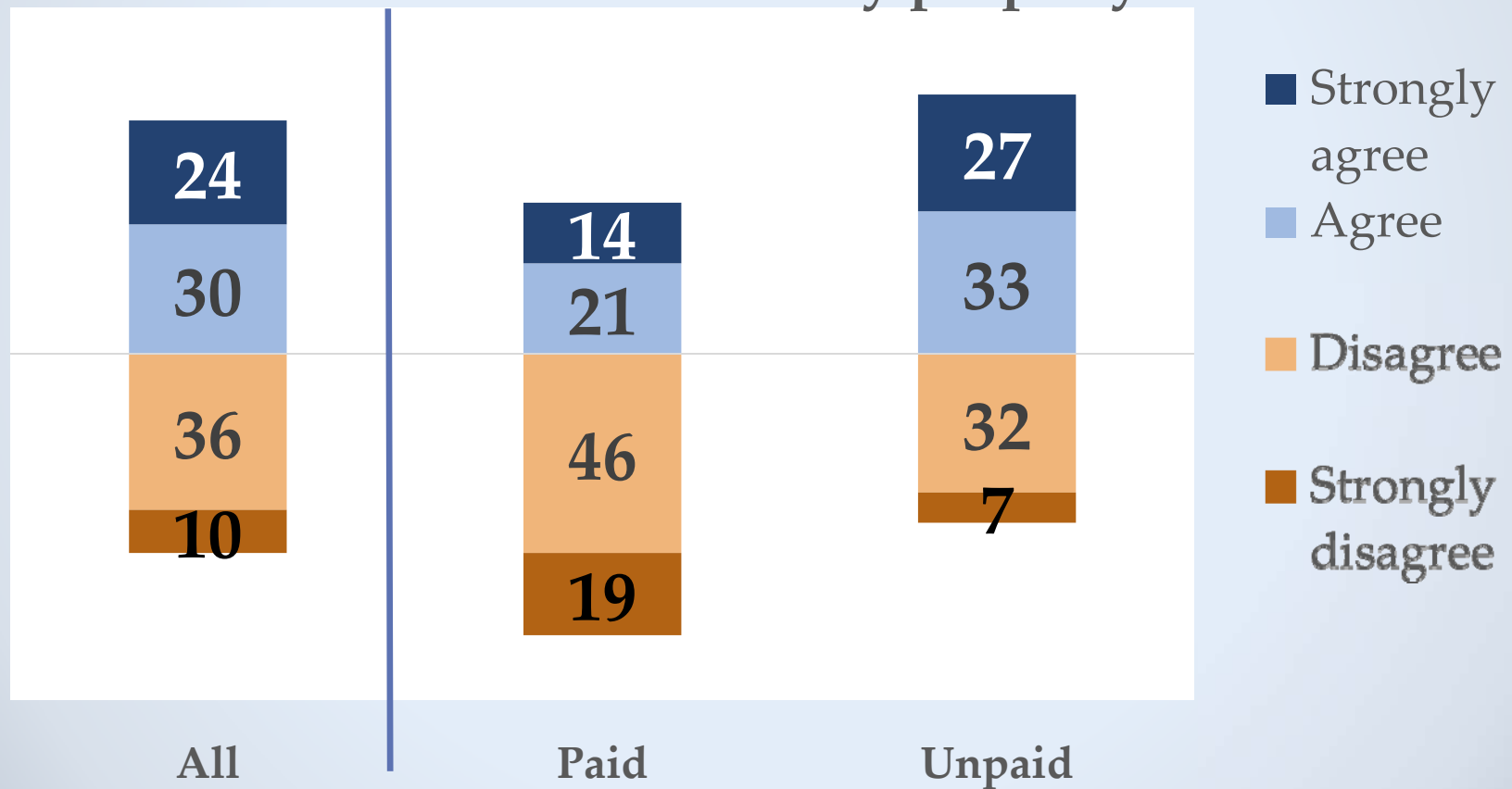
Visual/Aesthetic

Turbines create visual/aesthetic problems



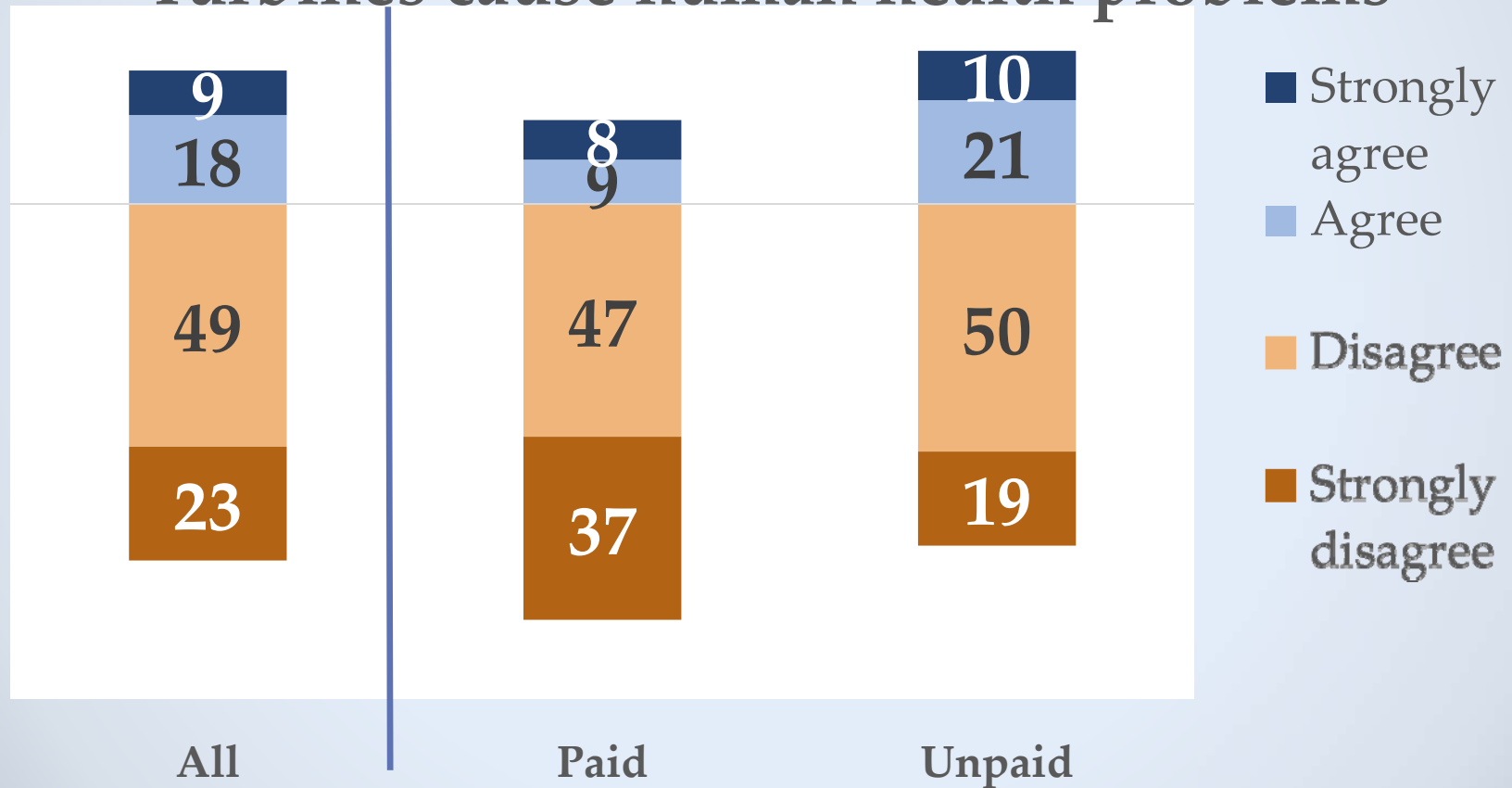
Property values

Turbines decrease nearby property values



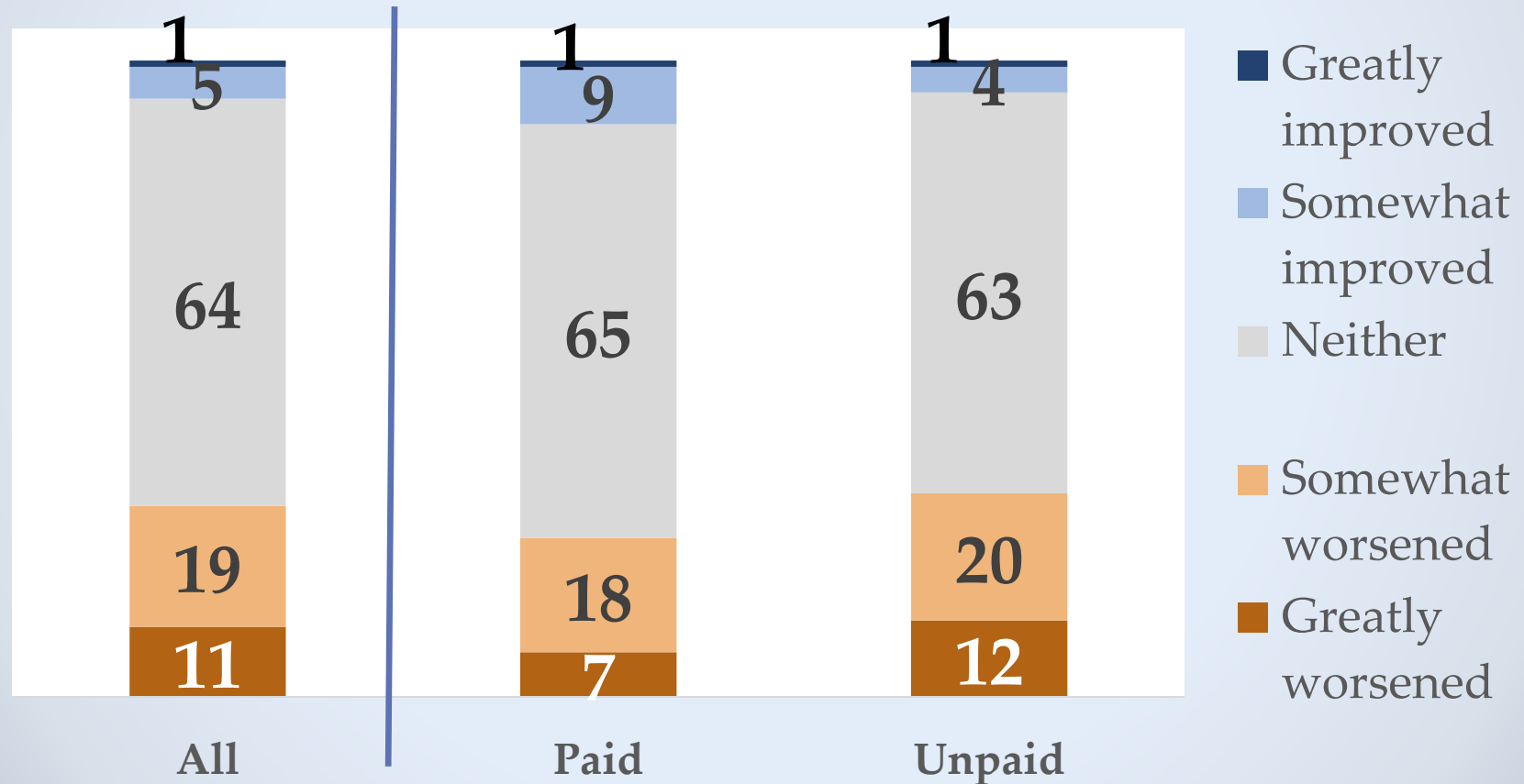
Health Problems

Turbines cause human health problems



Relationships with Neighbors

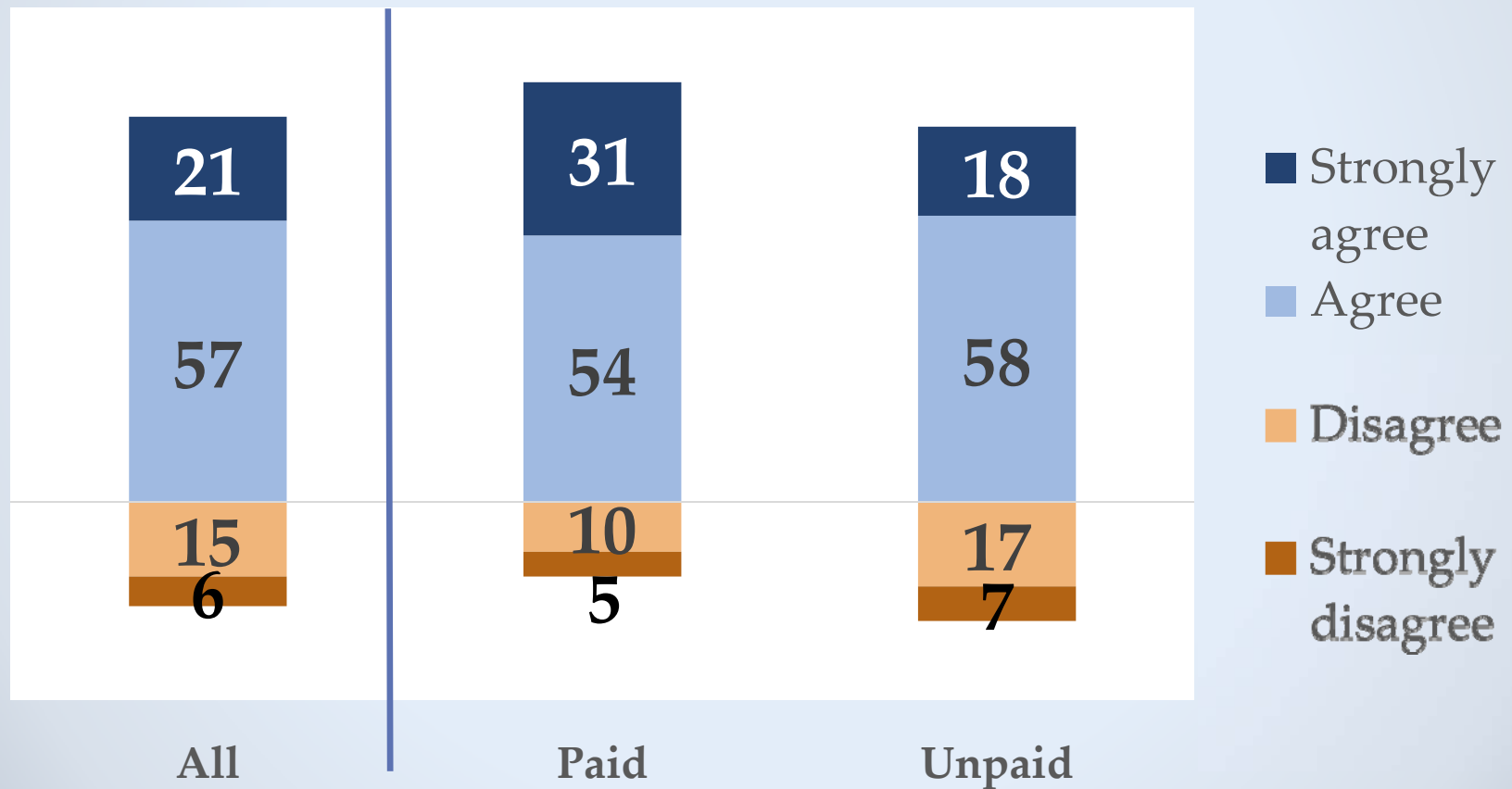
Turbines' effect on relationships with neighbors



Common arguments FOR wind turbines ...

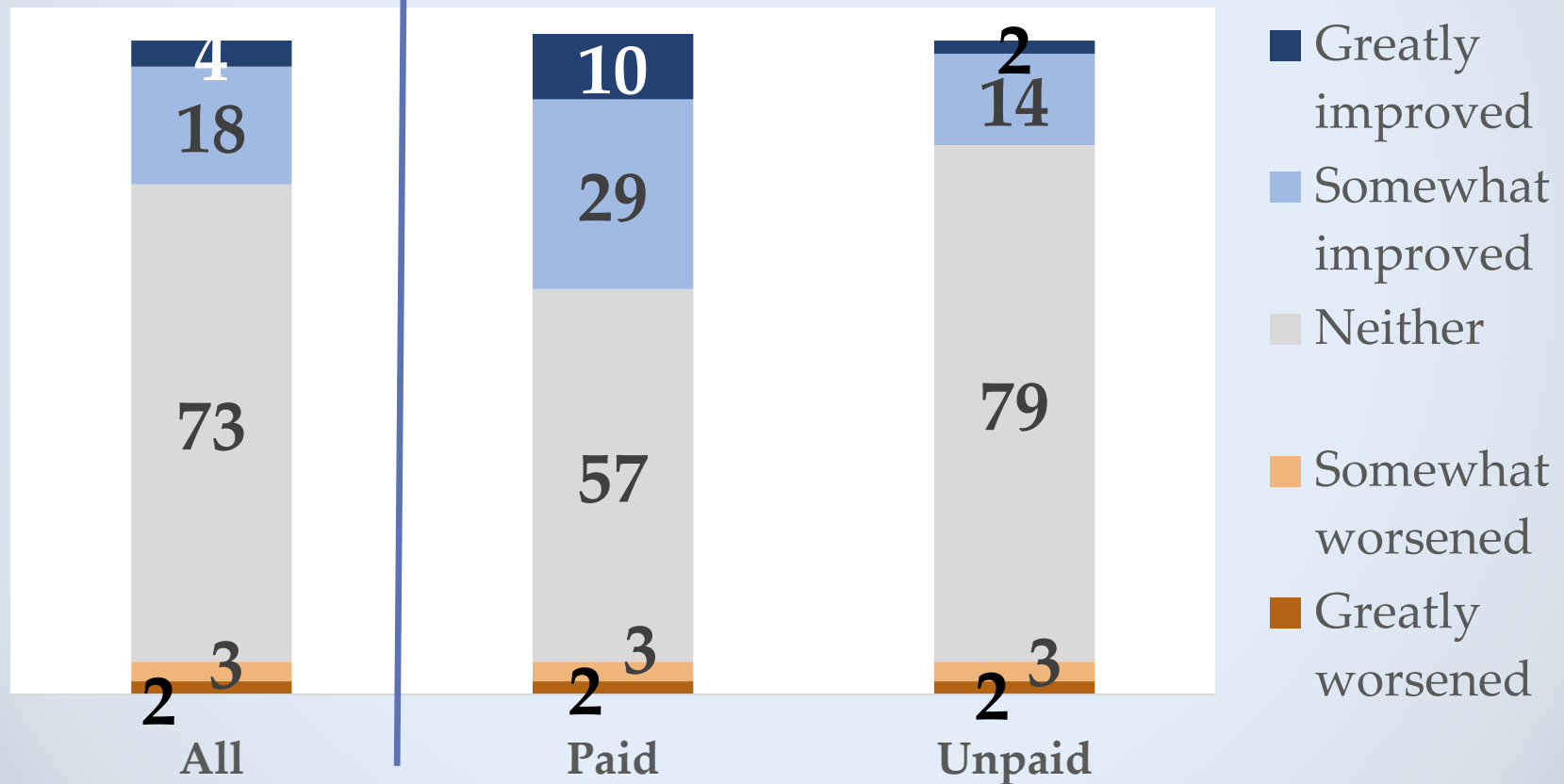
Job Creation

Turbines create jobs



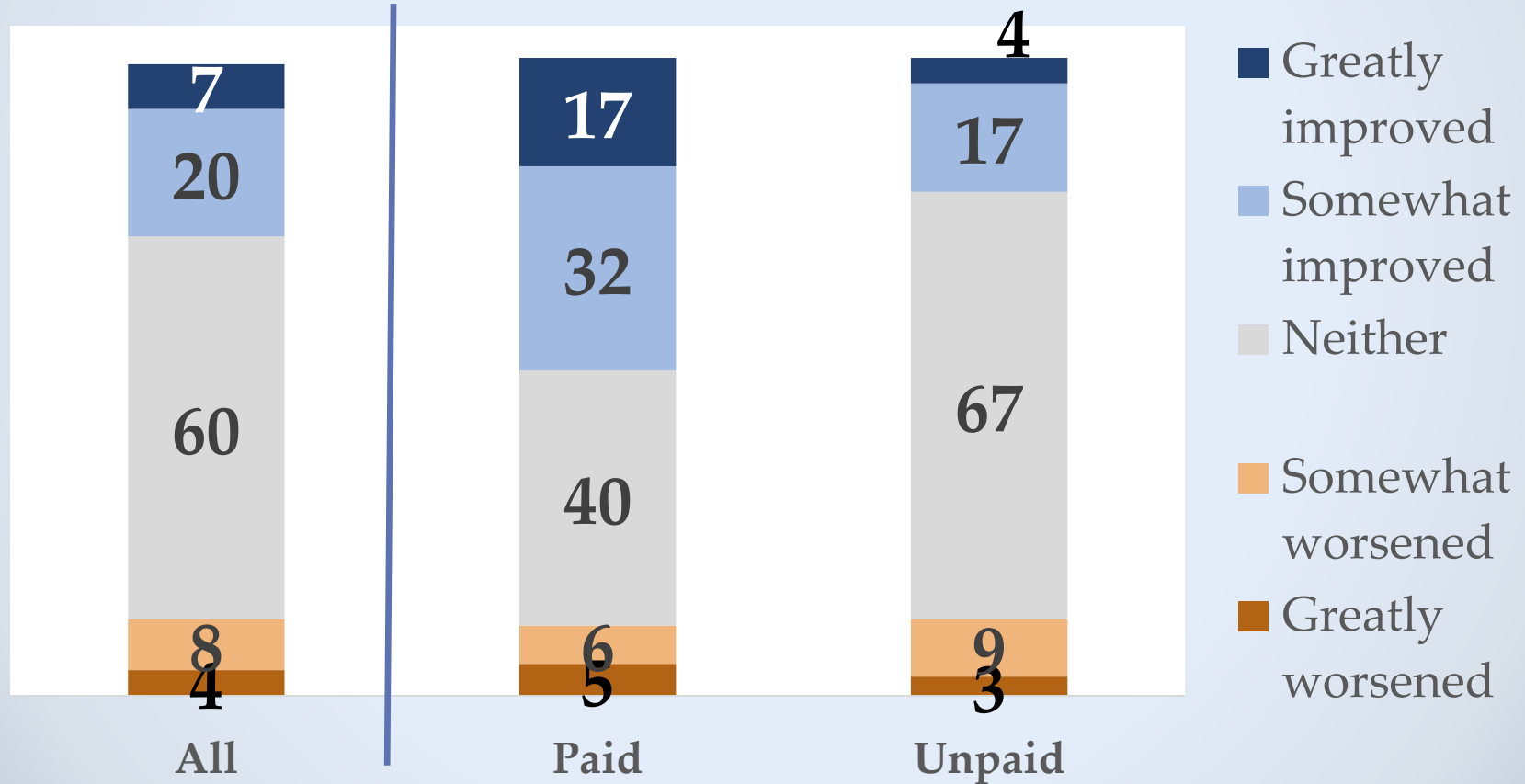
Tax benefits

Turbines' effect on township services



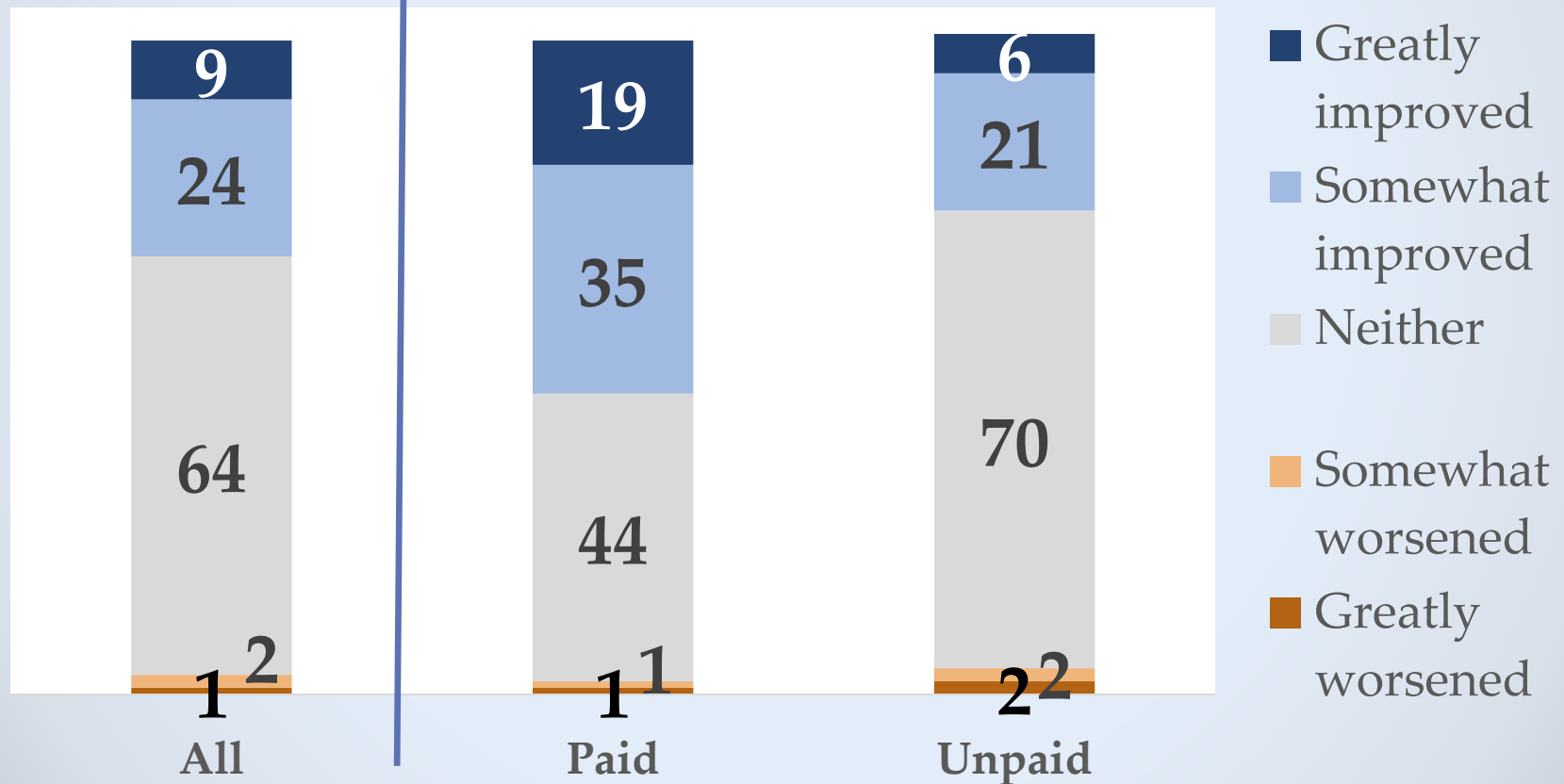
Roads

Turbines' effect on local roads



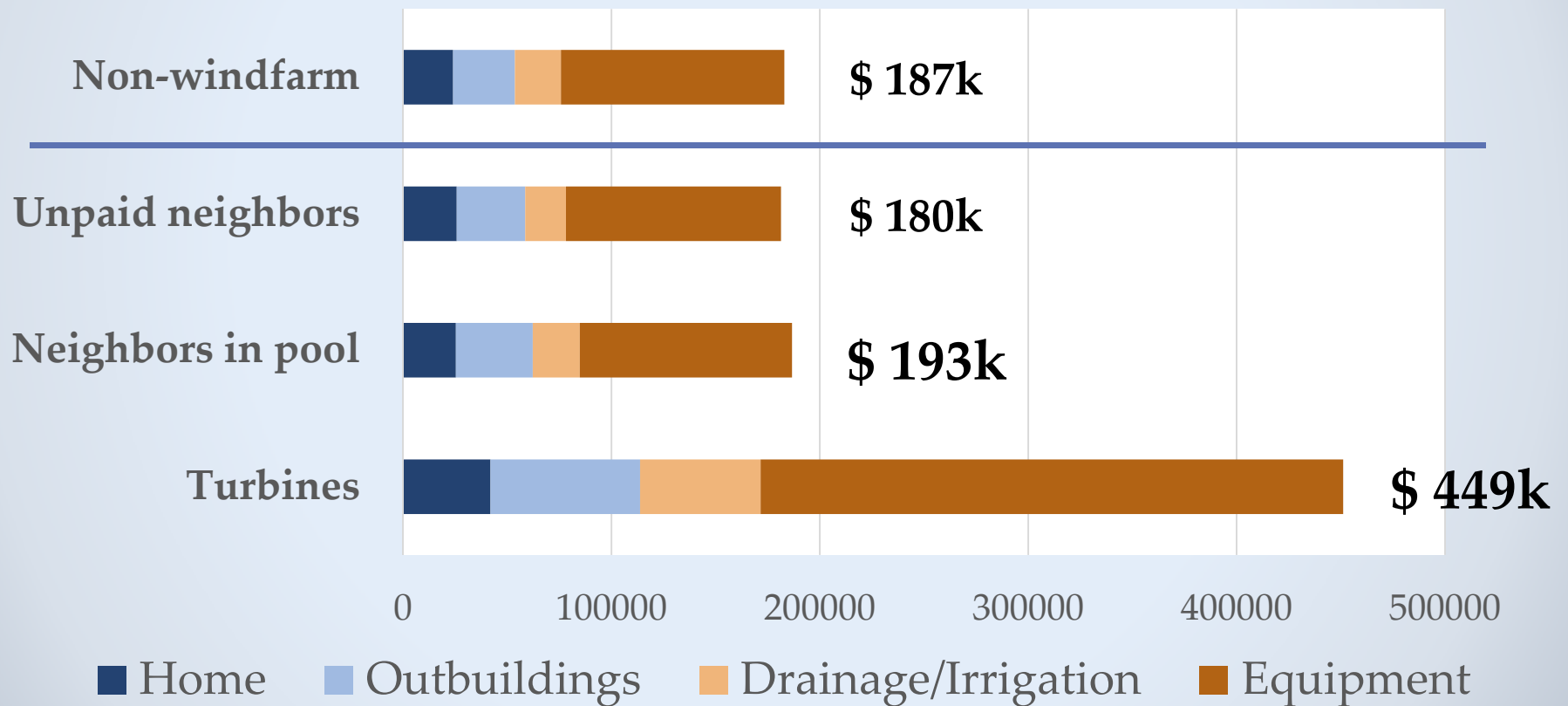
Local Schools

Turbines' effect on local schools



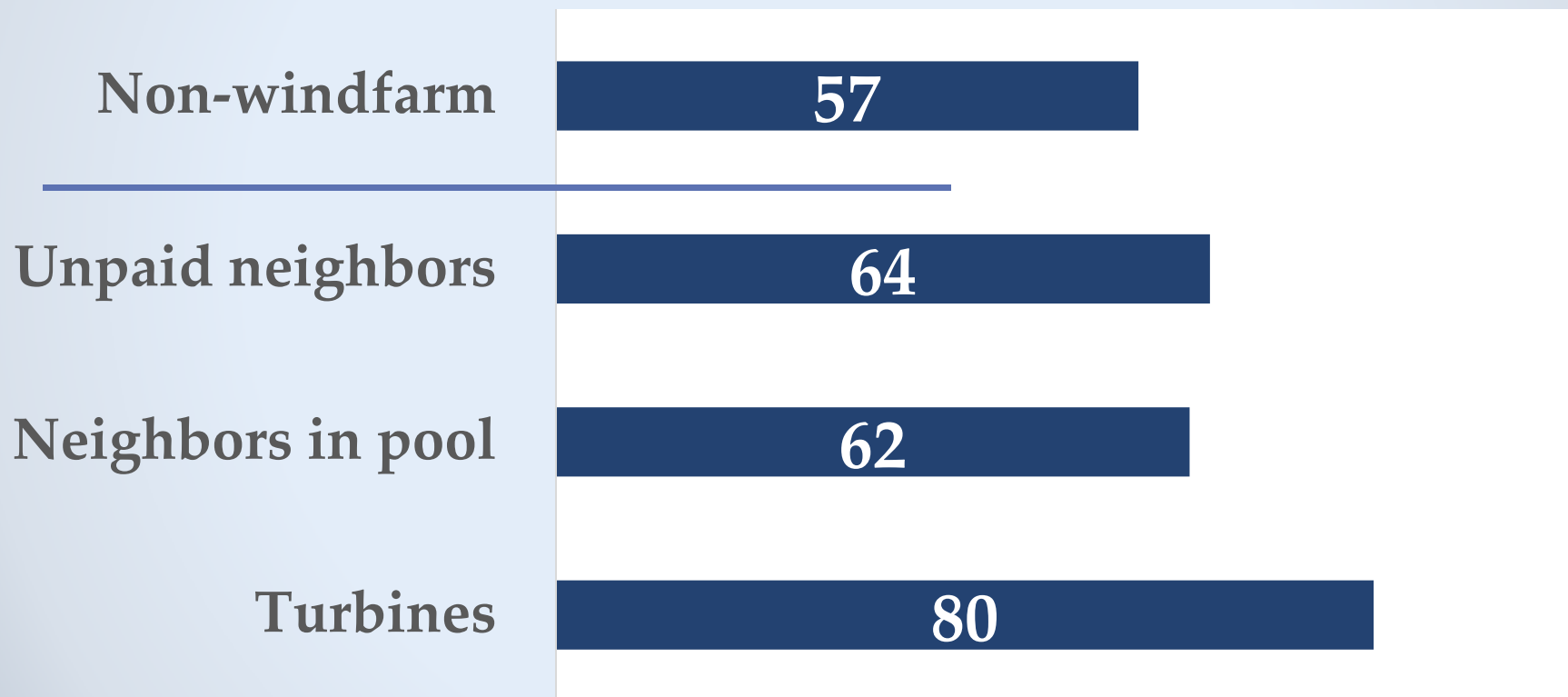
Farm Income

Investments over 5 years: 2009-2013



Farm Succession

% that have farm succession plan



Overall drivers of attitudes

- Direct compensation
- Being within earshot of turbines
- Attitudes about process, wind developer
- Type of land owned
 - secondary vs. primary residence
 - farmland / rental property *only*

What lessons do I draw?

- If goal is for substantial residential development or growth of tourism, wind may not be right
 - These landowners less likely
 - Some may be deterred from
- If goal is to sustain agriculture, wind can fit
 - Farm diversification & succession planning
 - Keeping young people on the farm/in town
 - Adds to the property tax base
 - Siting on property lines takes little land out of production
 - Compatible with PA 116

Need to decide if this type of economic development fits with your goals

What my research suggests on zoning

- Have an open & transparent process
- Participating vs. non-participating landowners
- Noise, flicker analysis
- Decommission plan/financial assurance

My quick read of your ordinance

✓ Have an open & transparent process

• ✓ Participating vs. non-participating landowners

Noise & property line setbacks

=

You don't want a windfarm

✓ Noise, flicker analysis

✓ Decommission plan/financial assurance



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