

Public Sector Consultants, Inc.
600 West Saint Joseph Street
Suite 10
Lansing, MI 48933

Dear Wind Energy Resource Board:

Thank you for your interest in public comment. We live in Charlevoix, Michigan, and WATCH (Water and Air Team for CHarlevoix) is very concerned about the omission of the Charlevoix Municipal Airport from your map, page 70. This is a very busy local airport, carrying approximately 16,000 passengers a year. Three commercial airline companies run flights from this airport, in addition to the many private aircraft coming through during the busy summer months.

The addition of this airport to your map will definitely create the need for a reconfiguration of the areas that could be available for WTG's in Hayes, Marion, Norwood, and Eveline Townships.

In addition, on an issue as potentially controversial as WTG's seem to be, a hearing should be scheduled in each region. We are requesting a public hearing be held in Region 2.

Thank you for your attention to these comments.

Yours truly,

A handwritten signature in cursive script that reads "Nancy Ferguson".

Nancy Ferguson
Vice-president of WATCH
11665 Shaw Road
Charlevoix, MI 49720

Comment Form for All Others, Including Local Governments outside the Identified Regions

Identifying Information

Name of person submitting comments: CAROLYN WEED
 Title: _____
 Affiliation (company, organization, or local unit of government), if applicable: _____
 Address: 6700 S. FRENCH RD.; CEDAR, MI 49621
 E-mail: caryweed@centurytel.net
 Phone: (231) 228-6276

Are you submitting comments on behalf of a local unit of government that is not in one of the four regions identified in the board's proposed report? (REQUIRED)

- Yes
 No

Comments on Proposed Report - PLEASE SEE ATTACHED COMMENT.

1. For each section of the proposed report listed below, please indicate your level of agreement with each of the following statements related to the clarity, accuracy, and conclusions of the report. If desired, you may explain your opinion in the space provided.

Report section	Strongly agree	Somewhat agree	Somewhat disagree	Strongly disagree	No position
Executive summary					
a. Information is clearly presented Comments (optional): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Information is accurate Comments (optional): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conclusions seem appropriate Comments (optional): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Introduction					
a. Information is clearly presented Comments (optional): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENT OF CAROLYN WEED
RESIDENT OF CENTERVILLE TOWNSHIP, LEELANAU COUNTY, MICHIGAN

I am a resident of Leelanau County, within one of the regions most impacted by the findings of the Michigan Wind Energy Resource Zone Board Report. In 2006 I started working on my township's ordinance for commercial wind energy systems with a group of citizen volunteers. Our committee did substantial research regarding potential impacts of utility-scale wind farms that is summarized on the Township web site <http://www.leelanau.cc/government994452.asp>. Our work was grounded in the purpose of zoning as defined by the Michigan Township Association in accordance with Michigan law. According to the Michigan Township Association website, zoning functions as a tool to implement a community's master plan, to ensure the compatibility of land uses, to protect natural resources and to protect property values. (See: <http://www.michigantownships.org/mta1358947.asp>)

Our township's master plan provided context for our work. According to the results of a 1995 Survey, the residents of our township value their community as a small, peaceful and enjoyable rural place in beautiful, natural and agricultural surroundings. Goals of our township's master plan include maintaining the rural character of the community along with protecting and preserving our natural resources and sensitive areas, which consist of national parkland, miles of inland lakeshore, wetlands and streams, woodlands and conservation lands. We have a handful of 200-acre tracts, but, even including these, the average-sized parcel is less than 25 acres. Agricultural uses are evolving to accommodate the small parcel size and the tourist-based local economy; there has been a steady increase in wineries, csa's and ecotourism-type destinations, along with planned unit developments that preserve open space, views and natural areas.

In the years since our township began its ordinance, developers have rushed to get utility-scale wind farms on line and reap the substantial financial benefits of green power subsidies. Now the Public Service Commission has been mandated to respond to the State's strategy for renewable energy by defining wind development zones based on the presence of wind resources. This is a prelude to an expedited effort to expand the transmission infrastructure. Regrettably, by zeroing in on wind resources, the WERZ draft report suffers from tunnel vision and is virtually meaningless as a planning document. The State and WERZ planners are ignoring the wind energy development lessons that should have been learned about appropriate location, setbacks and turbine densities, based on problems that have occurred here in Michigan and elsewhere, problems ranging from noise and health concerns to a whole host of environmental issues and questions about impact on property value and saleability. (For a recent story, see Minnesota Public Radio:

<http://minnesota.publicradio.org/display/web/2009/08/03/wind-turbine-noise/>)

In the Bad Axe public hearing, Ubyly residents spoke about their problems with wind turbine noise. Unfortunately, landowner buyouts have become the all-too-common remedy in wind farm developments. The methodology used in the *Proposed Report*

assumes 200-meter setbacks to buildings. Are board members aware that the government of Ontario has proposed setbacks for single turbines be increased to 2.75 to 4.75 times this distance depending on the sound power rating of the turbine? Eight or more turbines in Ontario would need to meet setbacks of 1000 meters. In addition, developers would be required to monitor and address any perceptible infrasound (vibration) or low frequency noise as a condition of the Renewable Energy Approval. (See: <http://www.ene.gov.on.ca/en/news/2009/060901mb2.php>) These increased setbacks and monitoring requirements are the result of documented adverse impacts from large turbines that should not be ignored here in Michigan.

U.S. Fish and Wildlife Service has recommended that our township maintain substantial setbacks from endangered species, eagle's nests, and bat/bird migration routes. According to a representative of the National Park Service, recent research shows that bats don't run into moving blades as previously thought. Instead bats get caught in the rapidly changing low-pressure vortex near spinning blades, and they die when the fragile capillaries in their lungs explode.

We also know that wind turbines can impact property sales. While drafting our ordinance, we spoke with Ben Hoen who performed the most sophisticated analysis of wind facility impacts on local property values in the U.S., based on property sales near a wind farm in Fenner, New York. It seemed significant to us that no homes on the market closer than .76 miles of a turbine were sold during the course of his study. See attached document, *Addendum to White Paper, "Research on Property Value Impacts": A Conversation with Ben Hoen, author of "Impacts of Windmill Visibility on Property Values in Madison County, New York" about setbacks and property values.*

Your report would have been more meaningful if Board members had broadened their criteria beyond "wind energy harvest potential" and considered the bigger picture: the natural environment, the distribution of people and land, the local economy, and the visions and goals of local jurisdictions. It is absurd to propose that 19 townships in Region 3 can accommodate a minimum of 435 and a maximum of 778 1.5-2.5 megawatt industrial turbines. As noted in the *Leelanau Enterprise* "Reader's Forum" (7/30/09): "That averages out to 23-41 turbines per township in an area whose economy depends on its national lakeshore, inland lakes and natural beauty." In Leelanau County four of the nine townships are home to Sleeping Bear Dunes National Lakeshore; the other five all have extensive Great Lake and inland lake shoreline. The entire peninsula is a flyway for migrating songbirds and the coastline is a significant raptor migration route. (See attached map and: http://www.fws.gov/midwest/wind/wind_maps/index.html)

Unfortunately people have a long history of launching into projects without appreciating the long-term impacts. Consider the loss of natural ecosystems in the Great Lakes. Once a path is chosen, in this case through a shortsighted, expedited process that will result in large-scale change, it becomes nearly impossible to undo the harm.

By focusing only on utility-scale production, the board is ignoring an alternative vision for tapping our region's wind resources in a manner that is more compatible with existing conditions, more environmentally sustainable and more beneficial to the well-

being of our residents. The state and public utilities should consider limiting centralized, public utility scale wind systems to parts of the state that have large parcels of open lands away from sensitive areas and residents. U.S. Fish and Wildlife Service maps show that many locations in Michigan's lower peninsula have wind resources at 50 meters comparable to wind resources in the Report's identified wind regions. (See attached map and http://www.fws.gov/midwest/wind/wind_maps/index.html) Wind development in locations such as ours instead should focus on further incentivizing small-scale distributed systems aimed at meeting local electrical demand. This approach would spread the subsidies locally, provide economic benefits and green incentives directly to residents, preserve environmental resources, and eliminate wasteful infrastructure expenditures.

Please don't put the cart before the horse. If the transmission infrastructure is heedlessly expanded, energy use will continue to increase, and our real resources in northwestern Michigan will be lost forever. A sustainable approach to planning must link conservation, appropriate scale, and appropriate location. By encouraging small-scale wind and photovoltaic systems, overall demand can be reduced, thereby eliminating the need for new coal plants and enabling the restriction of industrial-scale wind farms to suitable sites.

Addendum to White Paper, "Research on Property Value Impacts":
A Conversation with Ben Hoen , author of "Impacts of Windmill Visibility on Property Values in Madison County, New York" about setbacks and property values

After reading Ben Hoen's Master's thesis, "Impacts of Windmill Visibility on Property Values in Madison County, New York"

(http://www.aceny.org/pdfs/misc/Property%20Value%20Study%20Full%20Text5_24_06.pdf), which analyzed property sales near wind turbines, Molly Hyde spoke by phone with Ben Hoen. Her conversation was summarized in an email sent to members of the Planning Commission on March 29, 2007. This email is attached.

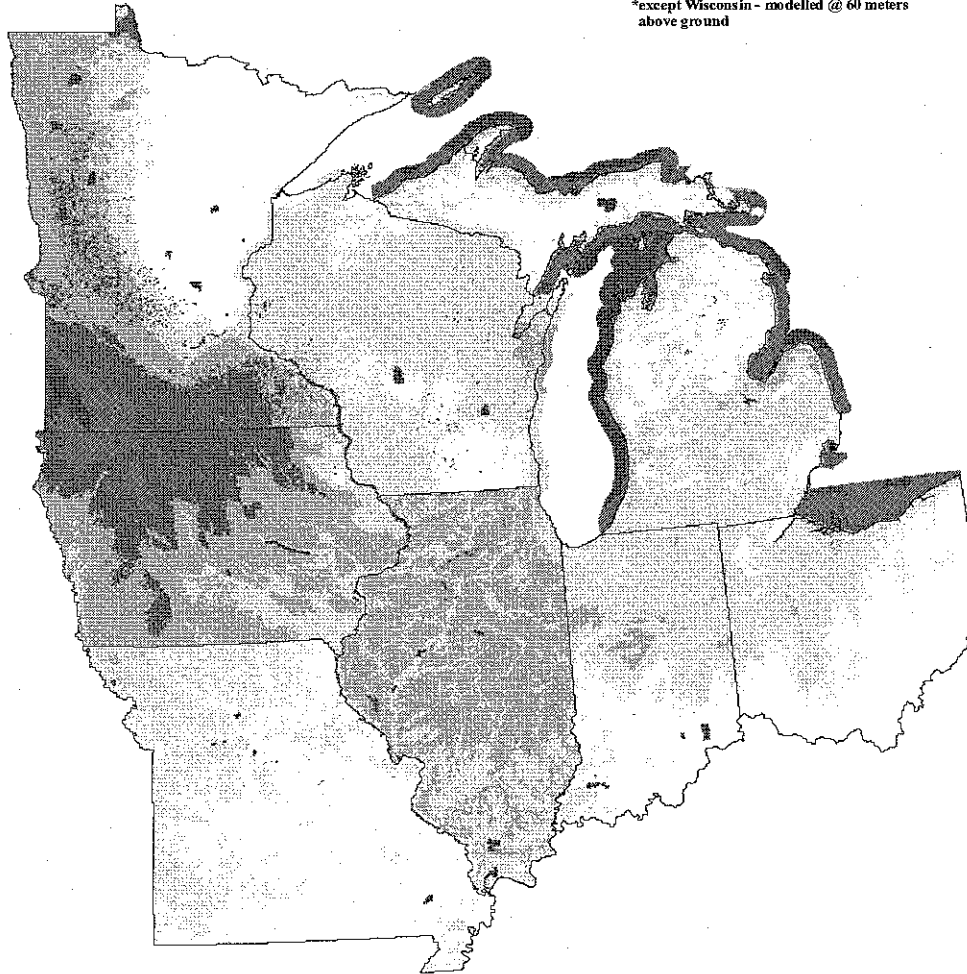
Molly wanted to determine if the results of Ben Hoen's study would be meaningful in Centerville Township, particularly with respect to zoning decisions about setbacks of wind turbines from neighboring parcels. Because no Madison County homes within .76 miles of a turbine were sold during the course of the study (even though, in fact, homes between 500 feet and .76 miles of turbines were on the market), the conclusions of the study with respect to sales and property values are not applicable to decisions Centerville Township is making with respect to setbacks that are less than .76 miles.

Molly also noted substantial differences between Centerville Township and the area studied in Fenner, New York. Home sales (from 1996-2005) in the study averaged \$102,384 for a house on an average lot size of 8.8 acres. The number of second homes in the area and the value of view included in the price of a property were not considered in the study and were recognized by the author to be potentially important variables. Hoen requested some of Centerville Township's White Papers including the noise reports and the draft ordinance.

On May 3, 2007, Ben Hoen contacted Acting Wind Ordinance Committee Chair, Carolyn Weed, to discuss implications of the information contained in the wind turbine noise reports for nearby property values. Hoen had been unable to include home sales within .76 miles of wind turbines in his property value model because, not surprisingly, these homes did not sell. During the conversation, the issue of wind turbine setbacks from neighboring properties was also discussed. Hoen referred to at least three different wind farms in which developers have had to buy out neighbors as a result of problems related to turbine proximity, and he noted that buyouts are not financially difficult for developers though they can be devastating for residents. In response to these problems, the trend, according to Ben Hoen, is for local governments now to protect neighbors from the possibility of losing homes by increasing setbacks. Hoen noted that developers have adapted to these changes by offering lease agreements to neighbors, thereby giving them a stake in the project. The choice whether to take the risk, then, is up to the neighbor.

Wind Resource Map (Wind Speed Potential Modelled @ 50 meters above ground*)

*except Wisconsin - modelled @ 60 meters above ground



NREL Wind Power Class Rating

- Best (1)
- Marginal (2)
- Fair (3)
- Good (4)
- Excellent (5)
- Outstanding (6)
- Superb (7)



NWES Lead
 Bill & White, Inc., Inc.
 10000 10th Street, Suite 100
 Denver, Colorado 80202
 Phone: 303.733.1111

Wind Map Sources

Illinois, Indiana, Ohio, Michigan and Missouri
 U.S. Department of Energy,
 National Renewable Energy Laboratory

Minnesota
 Wisconsin Department of Commerce

Iowa
 AWS TrueWind

Albany, NY

Wisconsin
 State of Wisconsin

Division of Energy

Wind Speed Maps

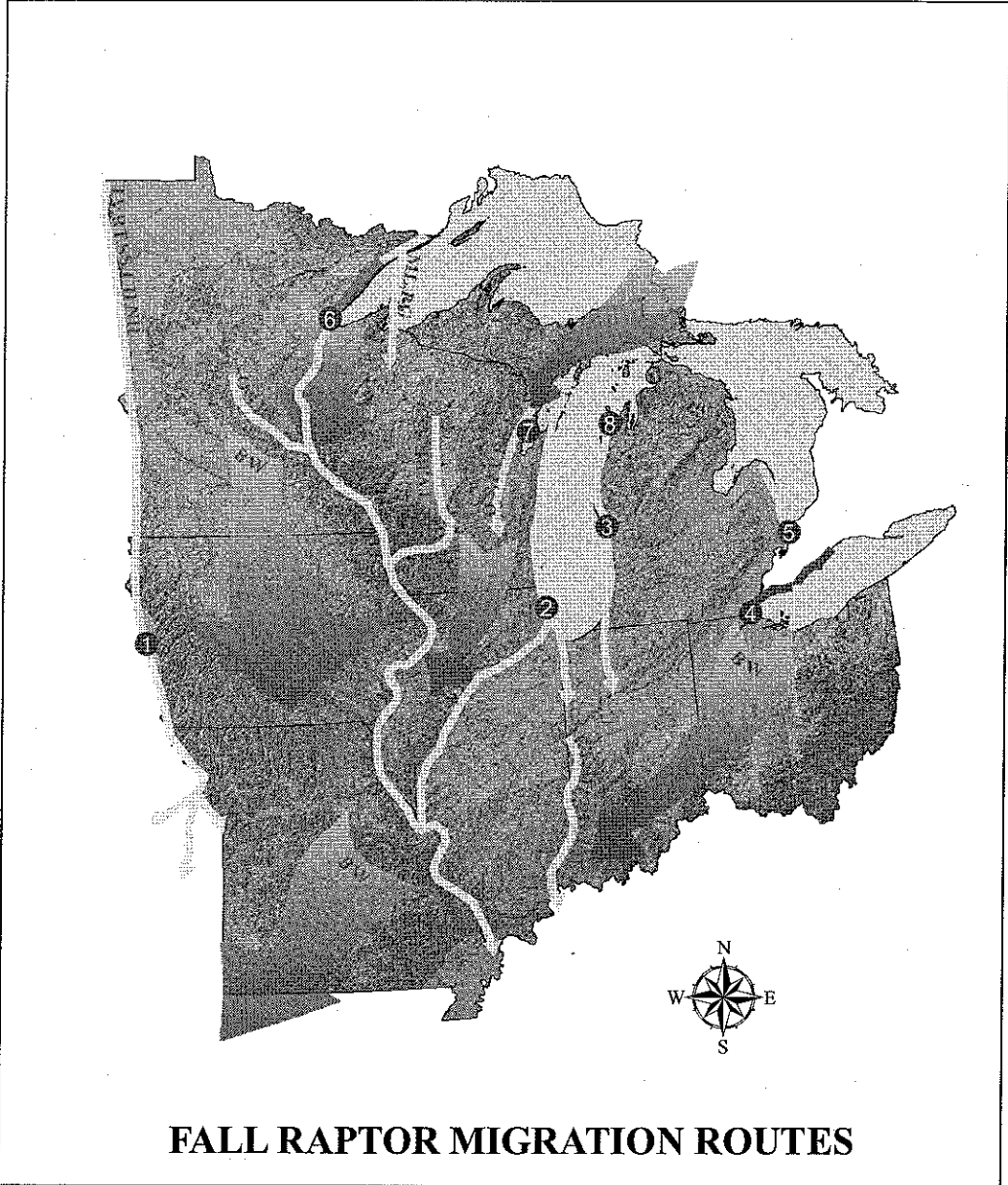
Predicted mean wind speed are modelled at heights of 10 meters, 50 meters, 70 meters, and 100 meters, respectively, above the effective ground level. As of 2005, typical tower height for the current generation of large utility-scale wind turbines is 50-60 meters (up to 2 MW) compared to a typical height of 70 meters. A typical height for small turbines of up to 50 kW rated capacity is 30 meters, which is consistent with on-farm or residential use.

Wind Power Density Maps

Wind power density maps show the predicted mean wind power density (amount of wind energy) at a defined height above the ground. A height of 50 meters is used in the National Renewable Energy Laboratory (NREL) standard wind resource classes. When viewing a 100-meter wind power density in a 50-meter wind density map, you can see a substantial increase in wind energy as the distance from the ground increases.

The mean speed and power describe different aspects of the wind resource, and both can be useful in different ways. The mean speed is the easiest for most people to relate to. Some experts regard the mean wind power, which depends on the air density and the cube of the wind speed, as a more accurate indicator of the wind resource when assessing wind project loss.

Generally speaking, utility-scale wind power projects using large turbines that service the electrical grid require an average wind speed of at least 7 meters per second (15.7 miles per hour) or average power of at least 600 Watts per square meter (PAREL class). Smaller-scale turbines such as those used by farmers and homeowners are often used in locations with lower average annual wind speeds.



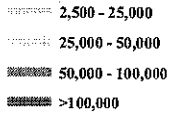
FALL RAPTOR MIGRATION ROUTES

SYMBOL	COMMON NAME
AK	American Kestrel
BE	Bald Eagle
BO	Boreal Owl
BW	Broadwing
CH	Cooper's Hawk
GE	Golden Eagle
LEO	Long-eared Owl
ML	Merlin
NG	Northern Goshawk
NH	Northern Harrier
NSWO	Northern Saw-whet Owl
OS	Osprey
PG	Peregrine Falcon
RL	Rough-legged Hawk
RS	Red-shouldered Hawk
RT	Red-tailed Hawk
SEO	Short-eared Owl
SS	Sharp-shinned Hawk
TV	Turkey Vulture

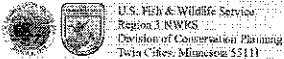
Major Raptor Migration Observation Sites

- ① Hitchcock Nature Area (CH,RT,SS,TV,SW,NH)
- ② Illinois Dunes State Park (ML,NH,PG,SEO)
- ③ Muskegon State Park (SS,RL,RT)
- ④ Lake Erie Metropark (TV,OS,BE,NH,SS,CH,RT,RL,GE,AK,ME,PG)
- ⑤ Port Huron (PG,ML)
- ⑥ Hawk Ridge, Duluth (TV,OS,BE,NH,SS,BW,NG,RT,RL,AK,ML,PG,BO,NSWO,LEO)
- ⑦ Little Suamico (SS,BW,NSWO)
- ⑧ Sleeping Bear Dunes NI. (RL,RT,SS)

Legend Number of Birds



Map Created for: Division of Migratory Birds
October, 2006
Fall Migratory Bird Information provided by
USFWS Migratory Bird Biologist Bob Russell



Island Airways

Welke Airport
36155 East Side Drive
Beaver Island, MI 49782
(231) 448-2071
Toll Free (866) 202-8683
FAX (231) 448-3118
www.islandairways.com

August 19, 2009

Public Sector Consultants, Inc.
600 West Saint Joseph Street
Suite 10
Lansing MI 48933

To Whom It May Concern:


I am writing regarding a proposal to erect wind turbines in the Charlevoix County area. While I understand the importance of this project, I would like to ask to have input as to the location of these devices.

I am the owner and presidents of Island Airways. We operate the an air charter service from the Charlevoix Municipal Airport and are concerned that these turbines may be located in the flight path of the airport.

Contact me at the numbers listed above, via mobile phone (231 675 7882), or via e-mail (lefevream@hotmail.com) to discuss these issues in further detail. I would be happy to give you a tour of the airport facility if that would assist in your location decision.

Thank you in advance for your assistance with this matter.

Sincerely,



Angela LeFevre-Welke
President, McPhillips Flying Service
DBA Island Airways

FAA Approved Air Carrier • Passengers & Freight / Hazardous Material Approved
Aviation Fuels
FAA CRS ECLR465D
Britten-Norman Islander Specialists
Year Round Air Service between Beaver Island and Charlevoix

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

①

Name:	Tom KARAS
Affiliation (optional):	Michigan Energy Alternative Project
Address (optional):	PO Box 27 Interlochen MI 49743
County:	Sand Travers
Township:	Green Lake
Do you wish to speak today?	<input checked="" type="radio"/> Yes <input type="radio"/> No

Written Comments may be provided on this form or a separate sheet of paper, submitted on line @ <https://janus.pscinc.com/WindEnergyResourceZone/> or mailed to Julie Baldwin, Board Secretary, Michigan Public Service Commission, PO Box 30221, Lansing MI 48909 by September 8, 2009.

Written Comments:

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

2

Name:	Don Wotrang
Affiliation (optional):	NTH CONSULTANTS
Address (optional):	
County:	KEWT
Township:	
Do you wish to speak today?	<input checked="" type="radio"/> Yes <input type="radio"/> No

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Written Comments:

(1a) DID THIS REPORT EVALUATE OFF-SHORE WIND POTENTIAL?
IF NOT

(1b) TO YOUR KNOWLEDGE, ARE THERE PLANS TO PERFORM A
SIMILAR STUDY FOR OFF-SHORE POTENTIAL?

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

3

Name:	DAVE North
Affiliation (optional):	
Address (optional):	
County: ANSON	Township: Victory
Do you wish to speak today?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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Written Comments:

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

(4)

Name:	Susan North RN, MS
Affiliation (optional):	
Address (optional):	
County: Mason	Township: Victory
Do you wish to speak today?	<input checked="" type="radio"/> Yes <input type="radio"/> No

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Written Comments:

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

5

Name: Jeanne Crampton
Affiliation (optional): Pleasanton Twp. Planning Comm (Manistee Co.)
Address (optional): 6823 Three Pines Rd Bear Lake 49614
County: Manistee Township: Pleasanton
Do you wish to speak today? Yes No

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Written Comments:

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

6

Name:

Bob Stegmier

Affiliation (optional):

Frank Walton League (Conservation)

Address (optional):

County:

Township:

Do you wish to speak today?

Yes

No

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Written Comments:

① What is the practical amounts of wind energy for Mich.? In % of current demand!

② Has the percentage available from wind & Solar been determined & what is it?

over for more

3) The state of Michigan should support in whatever ways it can the maximum development & use of wind & solar for the production of electricity.

~~(# to our records)~~

**Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card**

7

~~2~~

Name: Annie Doyle

Affiliation (optional): Nowood Township - Planning Commissioner

Address (optional): 359 Turkey Run Road Charlevoix, MI 49720

County: Charlevoix Township: Nowood

Do you wish to speak today? Yes No

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Written Comments: we already submitted our written comments

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

8

Name:	TOM GALLERY
Affiliation (optional):	NORTHERT ENERGY ACTION TASKFORCE
Address (optional):	6360 N CHRISTIANSON
County: LEBLANAU	Township: LEBLANAU
Do you wish to speak today?	<input checked="" type="radio"/> Yes <input type="radio"/> No

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Written Comments:

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

9 of 14

Name:	
Affiliation (optional):	DEPANE BUSH
Address (optional):	FILLMORE TOWNSHIP
County:	ALLEGAN
Township:	FILLMORE
Do you wish to speak today?	<input checked="" type="radio"/> Yes <input type="radio"/> No

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Written Comments:

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

10

Name: SUSAN OCH
Affiliation (optional): LELAND TWP
Address (optional): 51 S FRENCH ROAD, LAKE LEEJANAU
County: Townships LELAND
Do you wish to speak today? Yes No

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Written Comments:

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

Name: Tim Coleman

Affiliation (optional):

Address (optional): 501 N Farm

County: Magnum Township: Victory guyton audj ton

Do you wish to speak today? Yes No

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Written Comments:

What does "The certificate states provisions
are a conflictly local orders, law, rule, regulation, policy,
or practice that prohibits or regulates the
location or construction of the transmission line?"
Really mean? is a local owner

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

Name:

MAX Chiddister

Affiliation (optional):

Families along Lake Mich. - property must be shown/Maple Hill part

Address (optional):

Southfield

County:

Township:

Do you wish to speak today?

Yes

No

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Written Comments:

Wind Energy Resource Zone Board
Public Hearing-Scottville, August 31, 2009
Comment Card

Name: JOAN THOMPSON

Affiliation (optional): _____

Address (optional): _____

County: MASON Township: GRANT

Do you wish to speak today? Yes No

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Written Comments: *I address the issue of comparing and coordinating Land Report with Offshore reports in order to project most efficient use of wind energy. and economic*