



Le Sueur County, MN

Tuesday, October 23, 2018

Board Meeting

Item 3

9:10 a.m. Joshua Mankowski, P&Z Admin (5 min)

Request for Action

Staff Contact:

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
October 11, 2018

TO: LE SUEUR COUNTY BOARD OF COMMISSIONERS

FROM: LE SUEUR COUNTY PLANNING AND ZONING COMMISSION

SUBJECT: "REQUEST FOR ACTION"

The Planning Commission recommends your action on the following items:

ITEM #1: ARCTURUS COMMUNITY SOLAR GARDENS, EDINA, MN, (APPLICANT); LUNDIN, LLC, MADISON LAKE, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to extend an existing Conditional Use Permit #17386 to establish a 1 MW solar garden in an Agriculture "A" District and a Mineral Resources "MR" Overlay District. Property is located in the SE quarter/quarter, Section 33, Kasota Township.

Based on the information submitted by the applicant, as required by the Le Sueur County Zoning Ordinance:

The Planning Commission recommends Approval of the application as written.

ACTION: ITEM #1: _____

DATE: _____

COUNTY ADMINISTRATOR'S SIGNATURE: _____

ATTEST:

Lance Wetzel, Chairman, Le Sueur County Board of Commissioners.

Darrell Pettis, Le Sueur County Administrator

DATE: _____

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
October 11, 2018

MEMBERS PRESENT: Don Reak, Jeanne Doheny, Don Rynda, Shirley Katzenmeyer, Doug Krenik, Al Gehrke, Pam Tietz, Commissioner King

MEMBERS ABSENT:

OTHERS PRESENT: Joshua Mankowski

1. The meeting was called to order at 7:00 by Chairperson, Jeanne Doheny.
2. Agenda. Motion to approve agenda was made by Doug Krenik. Second by Shirley Katzenmeyer. Approved.
3. Minutes from September 13, 2018 Meeting. Motion by AL Gehrke to approve minutes with correction. Under **ITEM #3: MICHAEL & SHELLY MILLER, CLEVELAND, MN, (APPLICANT/OWNER)**, add "Second by Al Gehrke. Motion approved. Motion carried." Second by Don Rynda. Approved.
4. Applications

ITEM #1: ARCTURUS COMMUNITY SOLAR GARDENS, EDINA, MN, (APPLICANT); LUNDIN, LLC, MADISON LAKE, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to extend an existing Conditional Use Permit #17386 to establish a 1 MW solar garden in an Agriculture "A" District and a Mineral Resources "MR" Overlay District. Property is located in the SE quarter/quarter, Section 33, Kasota Township.

Marta Jensen (Geronimo Energy) was present for the application.

TOWNSHIP: Notified. Response None

DNR: Notified. Response None

LETTERS: Angela Piltaver (Senior Planner, MnDOT) regarding: MnDOT does not have any issues with granting an extension for the proposed solar garden since the access is proposed on County Road 102/460th St and not along TH22 and as long as the proposal does not encroach on the Right Of Way for TH22.

PUBLIC COMMENT: None

Discussion was held regarding: Marta Jensen explained that construction is planned to be completed by the expiration date of November 28th, 2018 for the current permit but the solar array energization and witnessing is handled by Xcel Energy and is not scheduled until December. Jeanne Doheny asked the applicant if they will have any issues with completing the project. Marta Jensen stated that 100% of the piles have been installed and they are currently working on finishing the underground conduit. Next will be the installation of the modules and witness testing. Don Reak asked about why there is an issue with Xcel's timing for hooking up the array. Marta Jensen replied that this is a popular program and there are other solar arrays that need to be hooked up. Doug Krenik asked if they were still on their schedule. Marta Jensen replied yes.

Shirley Katzenmeyer stated that in the application it says that the dates are determined by Xcel Energy and may be subject to change. How likely is it that Xcel will postpone the date? Marta Jensen responded that it is unlikely, but it is possible. We do expect to be energized before the end of 2018. Shirley Katzenmeyer asked about Xcel's notification process for changing the date for energizing the solar array. Marta Jensen stated that they are in constant communication with Xcel Energy. Doug Krenik asked Joshua Mankowski about what would determine the completion of the project, the seeding isn't planned until next year. Joshua Mankowski explained that the seeding would be required before completion of the project. The use must be established before the expiration of the permit. We were looking for a way to not require the extension in this case, but because the use will not be established until after the deadline, the applicant needs to receive an extension. Don Reak asked the applicant to explain again how community solar gardens work, how they generate revenue, and how they help people save on their energy bill. Marta Jensen explained the role community solar gardens play in the energy system and how people sign up and benefit from the garden's establishment. Continued discussion on how the solar garden can generate revenue for the different parties involved and how customers benefit from being involved in the solar program. Joshua Mankowski informed the Board that there were some minor changes to the site plan due to relocating the access. All the changes were minor and were covered under previous approvals.

Motion was made by Don Reak to Approve the application as written.

Discussion was held regarding: None.

Second by Don Rynda. Motion approved. Motion carried.

5. Discussion Items: None

6. Warrants/Claim-signatures.

7. Motion to adjourn meeting by Al Gehrke. Second by Pam Tietz. Motion approved. Motion carried.

Respectfully submitted,

Joshua Mankowski

***Tape of meeting is on file in the
Le Sueur County Environmental Services Office***