

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
April 16, 2020

MEMBERS PRESENT: Don Reak, Doug Krenik, Jeanne Doheny, Shirley Katzenmeyer, Al Gehrke, Pam Tietz, Commissioner O'Keefe

MEMBERS ABSENT: Scott Vonlehe

OTHERS PRESENT: Joshua Mankowski, Michelle Mettler

1. The special meeting was called to order at 7:00 by Chairperson Jeanne Doheny. The public hearing was held remotely due to the COVID-19 Pandemic State of Emergency Declaration.
2. Agenda. Motion to approve agenda was made by Doug Krenik. Second by Don Reak. Approved unanimously by roll call vote.
3. Applications

ITEM #1: MARIGOLD COMMUNITY SOLAR GARDEN, LLC EDINA, MN (APPLICANT); ROGER & DARLENE ADAMS & MONICA KELLY, WATERVILLE, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to construct a 1MW Solar Garden in an Agriculture "A" District. Property is located in the SW 1/4 SE 1/4, Section 32, Waterville Township. ***APPLICATION WAS TABLED AT THE SEPTEMBER 12, 2019 MEETING AND POSTPONED AT THE MARCH 12, 2020 MEETING.***

Joshua Mankowski presented power point presentation.

Marta Jensen, Geronimo Energy was present for application. Lengthy process, met with Commission, Waterville Township to address concerns, application subject to current ordinance, access off CSAH 6, was not granted MN DOT highway access, turning radius of construction vehicles, required 60 x 60 turnaround, township request to set back 140 feet from highway 60, addressed setbacks, screening project from highway 60, poles meet setbacks, updated Notice of Decision for wetland delineation for updated project area.

TOWNSHIP Notified. Response: **Al Gehrke**, Waterville Township: No problems with the application.

LETTERS: Angela Piltaver, MN DOT Senior Planner, District 7, access is acceptable to MN DOT, access on CSAH 6 is more than 250 feet from Highway 60. MNDOT wants to mark ROW before the solar company starts construction. Any work proposed in ROW the applicant will need to acquire a permit prior to proceeding.

PUBLIC COMMENT: None

Discussion was held regarding: Don Reak thanked the applicant, Township, County, owner, the planned turned out well, cooperation from everyone.

Findings by majority roll call vote:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*

3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result*
6. *The Conditional Use Permit is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
7. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

Motion was made by Al Gehrke to approve application. Conditions: None.

Seconded by Doug Krenik. Motion approved unanimously by roll call vote. Motion carried.

Application will be presented to the County Board of Commissioners on April 28th, 2020.

4. Discussion Items: Commissioner O'Keefe thanked the applicant for patience.
5. Warrants/Claim-signatures.
6. Motion to adjourn meeting by Al Gehrke. Second by Don Reak. Motion approved unanimously by roll call vote. Motion carried.

Respectfully submitted,

Michelle R. Mettler

Approved May 14, 2020

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