

July 16, 2018

JESSENLAND PLANNING AND ZONING Minutes

1. Review and approve minutes of June 18, 2018 meeting. (Tim/Kyle/Passed)
2. Approve agenda. (Kyle/Tim/Passed)
3. Requests:

Over the Counter: Boelter, Cody - New Home on Existing Site; approved

Conditional Use:

Variance:

Other: Manure Management Permit - Dacey, John and Mary; approved
Permitting for an Existing Pond - Leonard, Aaron; approved

Action:

4. Other business:

The Town Board approved the recommended moratorium on large solar projects, "Jessenland Township hereby enacts a temporary moratorium on new energy production facilities greater than 40kW of production capacity while new pertinent zoning is being created and enacted. It is anticipated new regulations will be available later in 2018", but added a limit to the length of the moratorium, 90 days. Currently there are two solar draft proposals being considered. Kyle presented the following draft proposal:

1. Over the Counter:

- Up to 40 kw ground mounted. Structure mounted production does not count towards the total allowed capacity.
- Current setbacks, height restrictions, accessory use, etc., regulations apply
- Add solar production to our list of acceptable uses in all zones, except shoreland

2. Conditional use:

- From 41-100 kw ground mounted. Structure mounted production does not count towards the total allowed capacity.
- Plan required
- Current setbacks, height restrictions, accessory use, etc., regulations apply
- Add solar production to our list of acceptable uses in all zones, except shoreland

3. Not permitted:

- Greater than 100 kw

Doug presented this draft proposal:

1. Over the Counter--

- *Up to 40 kwh annual production
- *No conditions unless they cannot not meet current regulations
- *Current setbacks, height restrictions, etc. apply
- *Add solar production to our list of acceptable uses in all zones except shorelands

2. Conditional use--

- *From 41-100 kwh annual production
- *Plan required
- *Must meet current setbacks, etc.
- *Add solar production to our list of acceptable uses in all zones except shorelands

3. Conditional use--(special use?)

- *Greater than 100 kwh annual production-- full scale commercial development in only A and C ag zones and mining/industrial zone. Not allowed in Shoreland zone.
- *Development plan and engineering plans required
- *Extend setback requirements to 1/4 mile (?) from any residential
- *State permit required prior to Township application?
- *40 acre maximum?
- *Consider permanent easement requirement (as with planned unit developments) to protect ag land and rural natural areas

Reasoning--

- *We do not want to discourage residential or farm use of solar
- *We do not want to encourage large scale production in ag zones but must be realistic about the future potential for that to happen
- *We should continue to protect large tract natural areas and farm acreage
- *We are limiting the size of the solar fields (40 acres) and preserving the rural aesthetic and personal privacy (1/4 mile setback)
- *Remember, we are in the regulation business, not the 'say no' business

Discussion of these proposals will continue at the next meeting.

Cemstone site visit is being rescheduled tentatively for August. Flooding at the site prevented the previously scheduled visit.

Sibley Co. has contracted out their planning and zoning services. Currently applications for permits will continue to be administered as previously done. Kurt Bearinger is the new administrator.

5. Adjourned (Tim/Kyle/Passed)
6. Next regular meeting: August 20, 2018, 7:00p.m.

Kyle Iverson, clerk

Members present: Jerry Narr, sitting in for Town Board in lieu of Deb Boettcher; Kyle Iverson; Doug Thomas; Tim Spletzer