

August 20, 2018

JESSENLAND PLANNING AND ZONING Minutes

1. Review and approve minutes of July 16, 2018 meeting. (Kyle/John/Passed)
2. Approve agenda. (John/Kyle/Passed)
3. Requests:

Over the Counter:

Conditional Use:

Variance: Spellman, Mike - Pole Shed

Other:
4. Action: Easterlund, Dustin; C.U.P. new home - public hearing 08/20/18 at 7:35pm; tabled.
5. Other business:

Doug made a motion to draft the solar ordinance that he proposed and to include language for a permanent conservation easement of 3:1 for any project over 100kw, as per the language in the ordinances for a planned unit development, and to have a maximum of a 40 acre production area. Deb seconded the motion. Motion carried 2-1. Martha will draft an ordinance based on Doug's motion and have it ready for the next meeting.

Doug's 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

Cemstone site visit was very insightful. However, their email informing us of the new changes was VERY misleading! Still questions of whether conditions from new equipment did change conditions such as hours of operation and production output. The township should be informed by Cemstone when there are changes in production amounts, hours of operation, and safety impacts.

Sibley County's Kurt Bearinger, the new administrator has offered that the county would be more than willing to let the township take over all the p&z. Recent legislation makes it clear that townships can request that counties let the townships take over their own p&z. We will invite Kurt to a meeting if the Town Board approves.

6. Adjourned
7. Next regular meeting: September 17, 2018, 7:00p.m.

_____ Kyle Iverson, clerk

Members present: Deb Boettcher; Kyle Iverson; Doug Thomas; John Skelley