PLANNING COMMISSION MEETING AGENDA
September 28, 2020
7:00pm

Please note that Planning Commission meetings will be held via teleconferencing until further notice due to the COVID-19 pandemic.

To listen live to the Minnetrista Planning Commission meeting, call +1 (571) 317-3112 and enter meeting Access Code 659-222-061 #, or join the meeting from your computer, tablet or smartphone by accessing the following: https://global.gotomeeting.com/join/659222061

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1) Call to Order
   a) Approval of Agenda
   b) Approval of Minutes – July 27, 2020

2) Public Hearings
   a) COMPREHENSIVE PLAN AMENDMENT & REZONE: Application from Shane and Shannon Davis for a Comprehensive Plan Amendment and a Rezone at 780 North Branch Road; A Agriculture Zoning District; PID# 03-117-24-43-0004.

   b) VARIANCE: Application from Jeffrey and Katherine Haley for a riparian view shed setback variance to at 1340 Morningview Drive; R-1 Low Density Single-Family Residence Zoning District; PID# 12-117-24-32-0020.

3) Business Items
   a) SITE PLAN REVIEW: Application from Evan Carlson on behalf of Jeffrey Twidwell for a ground-mounted solar energy system at 36 Address Unassigned; AP Agriculture Preservation Zoning District; PID# 12-117-24-32-0020.

4) Informational Items
   a) Staff Reports
   b) Council Reports

5) Adjournment
   - The agenda packet with all background material is located at the back table for viewing by the public.
   - Published agenda subject to change without notice.
   - Information and materials relating to the above items are available for review at city hall by appointment.

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.
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1) Call to Order
Chair Sandholm opened the meeting at 7:00 p.m.

In attendance: Commissioners – Chair Lora Sandholm, Vice Chair Peter Vickery, Robert Rabin, Steve Livermore, Damian Young, Justin Forbrook and Mike Kirkwood (Alternate 2); Council Liaison: Mayor Lisa Whalen; Staff: City Administrator Mike Barone, City Planner Nick Olson and City Clerk Kris Linquist.
Absent: Gary Pettis and Gary Vars (Alternate 1)

a) Approval of Agenda
Motion by Vickery, seconded by Forbrook to approve the agenda as presented.
Roll Call Motion passed 7-0. Absent: Gary Pettis and Gary Vars (Alternate 1)

b) Approval of Minutes from January 27, 2020
Motion by Kirkwood, seconded by Young to approve the minutes from January 27, 2020.
Roll Call Motion passed 7-0. Absent: Gary Pettis and Gary Vars (Alternate 1)

2) Public Hearings
a) CONDITIONAL USE PERMIT: Application from Benjamin Bjorklund for a home occupation conditional use permit at 6225 Sunnyfield Road East; AP Agriculture Preserve Zoning District PID# 11-117-24-32-0001.
City Planner Olson presented the staff report found in the Planning Commission packet dated July 27, 2020.
Highlights included in the presentation were:
- The Applicant purchased the Property in September of 2017 as a primary residence.
- The Property is roughly 5.51 acres
- The Applicant decided to utilize their home as part of their business was to minimize the risks associated owning your own business and to remain in close proximity to the primary community they serve.
- Notices were sent to all property owners within 500 feet of the subject property. To date, staff has received one comment in support of the request from neighboring property owners.
- Finding of facts based on the information submitted by the Applicant may be as follows:
  1. The Property is guided for Permanent Agriculture on the future land use map contained within the Minnetrista 2040
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Comprehensive Plan and is zoned Agriculture Preservation, which allows home occupations by Conditional Use Permit;

2. The Applicant has properly applied for a Conditional Use Permit to operate a dock and lift assembly and storage home occupation on the Property, as required by City Code;

3. The home occupation, with attached conditions, will have no negative effect upon the health, safety, and general welfare of the City and its inhabitants because the attached conditions will ensure the use is consistent with the standards, purposes, and procedures of the Minnetrista City Code and Comprehensive Plan;

4. The Applicant has stated a current employee serves on the Mound Fire Department and their knowledge should help protect against fire and safety hazards;

5. The proposed conditional use will not negatively affect surrounding properties because the Property is located in a rural residential section of the City and the Applicant is not proposing any major exterior improvements that would significantly change the appearance from the neighboring properties or adjacent roadways;

6. The proposed conditional use will not negatively impact governmental facilities and services because:
   a. The Property is adequately served by Sunnyfield Road and has sufficient off street parking and loading areas;
   b. The Property is not connected to city utilities; and
   c. The Property will be served by the Minnetrista Police Department and Mound Fire Department in the event of an emergency.

7. The Applicant is not proposing any significant exterior improvements or alterations to the Property and therefore will not negatively impact to the sensitive environmental features located on the Property.

There was discussion on whether the City has received any similar requests. Olson stated that he was not aware of any.

Ben Bjorklund, Applicant, 6225 Sunnyfield Rd E, overviewed the way the property would be used and answered questions regarding storage.

There was discussion on how many vehicles will be at the location.

There was discussion on signage. Bjorklund stated that he was not having any retail at the home.

There was discussion on how long they have been in business. Bjorklund stated that both he and his partner have been in business for ten years. He commented that there would be no boat storage.

Chair Sandholm opened the public hearing at 7:34 p.m.
There was no one to speak on this item.
Chair Sandholm closed the public hearing at 7:34 p.m.

There was discussion on limiting the use of the business. The commission discussed no other driveway be permitted and only allow 15 dock lifts on the property for storage.

There was discussion on whether fencing would be required and how the noise would be handled, if it were to occur.

Motion by Vickery, seconded by Young to recommend the City Council approve the requested home occupation conditional use permit to operate a dock and lift assembly and storage at 6225 Sunnyfield Road East based on the findings of fact outlined in the staff report and subject to the following conditions:

1. The Applicant must maintain the Property as their primary residence and the primary use of the Property must remain a single family residential home. The home occupation shall remain a secondary, accessory use;
2. Hours of operation shall be restricted to the hours of 8:00 a.m. through 4:30 p.m. Monday through Friday. No business activity shall be operated on Saturday, Sunday, New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day or Christmas Day;
3. The Applicant will be limited to no more than 5 work vehicles on the Property at any given time. The vehicles shall be parked inside a building or screened from view on all sides;
4. There shall be no on street parking related to the home occupation. All parking must be contained on site and screened from view or inside a building;
5. The Applicant will be limited to no more than 5 employees on the Property per day;
6. Customer visits will be limited to no more than 2 at a single time with no more than 5 visits total per business day. Customer visits are not allowed outside of the hours of operation;
7. Deliveries other than those routinely made in a residential district (U.S. Mail, United Parcel Service, etc.) shall be limited to one per quarter, or 4 times a year;
8. Any outside storage of materials, including, but not limited to work vehicles, docks, lifts and all other business related items shall be screened from view of adjacent properties and streets or stored inside of a building;
9. Any signage shall be limited to that allowed by City Code.
10. Any lighting installed on the Property shall be downcast and shielded from neighboring streets and properties;
11. Any outside noise shall abide by the Minnesota Pollution Control Agencies guidelines for day and nighttime activities;
12. The Applicant shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property;
13. The City may inspect the Property, at any time, for the purposes of insuring the conditions of the Conditional Use Permit are being met;
14. The City Council reserves the right to review and revoke the Conditional

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Use Permit upon violation of any term or condition;
15. Any major changes in use of the Property not included with the application submittal shall require approval of an amendment to the Conditional Use Permit from the City Council;
16. The Applicants shall be responsible for all fees incurred by the City in review of this application;
17. The Applicant shall not build an additional driveway access to the Property;
18. The Applicant may store up to 15 boat lifts on the Property at any given time; and
19. Any other conditions deemed necessary by the Planning Commission.
Roll Call Motion passed 7-0. Absent: Gary Pettis and Gary Vars (Alternate 1)

b) VARIANCE: Application from Jeffrey and Amanda Dischinger for a lakeshore setback variance and a side yard setback variance at 3399 Kings Point Road; R-1 Low Density Single-Family Residence Zoning District; PID#27-117-24-13-0009.

City Planner Olson presented the staff report found in the Planning Commission packet dated July 27, 2020.
Highlights included in the presentation were:
• The Applicants have requested a setback variance to reduce the required lakeshore setback from 75 feet to 51.3 feet and a side yard setback variance from 15 feet to 9.7 feet to allow for a deck at their Property.
• The Applicants have owned the home since 2014.
• The existing home was built in 1972-73 and never had a deck on it.
• Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has not received any comments or concerns regarding this request.
• Finding of facts based on the information submitted by the Applicant may be as follows:
  1. The requested variances are in harmony with the purpose and intent of the City’s zoning ordinances because the design and location of the proposed deck preserves light, air, privacy, and safety while minimizing impacts to the surrounding properties and structures;
  2. The requested variances are consistent with the City’s Comprehensive plan because the Property is guided for long term residential use per the 2040 Comprehensive Plan. The proposed deck is consistent with the long range plan for the Property while not impacting the views from adjoining streets and properties;
  3. The Applicant proposes to use the Property in a reasonable manner because the proposed size and location of the deck, which the home currently lacks, is a reasonable use of the Property;
  4. The requested variance is the result of a unique circumstances not created by the landowner because the existing home is a legal, non-conforming structure which was built well before the Applicants owned the Property and prior to the establishment of the lakeshore setback requirement; and
  5. The requested variances will not alter the character of the locality because many of the homes along Kings Point Road have a deck.
about the same size as the Applicants are proposing, a deck on the walk out foundation home is not out of place, and many homes along Kings Point Road have setbacks close to what the Applicants are requesting.

There was discussion on why the proposed deck does not have stairs. Jeff Dischinger, Applicant, 3399 Kings Point Road, stated that he did not want to create more of a variance.

Chair Sandholm opened the public hearing at 8:04 p.m.
No one was present to speak on this item.
Chair Sandholm closed the public hearing at 8:04 p.m.

Motion by Livermore, seconded by Kirkwood to recommend the City Council approve the requested setback variance at 945 Maple Crest Drive based on certain findings of fact outlined in the staff report and subject to the following conditions:
1. The construction shall be consistent with the plan and survey documents submitted with this variance application;
2. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
3. The Applicant obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
4. The Applicant is responsible for all fees incurred by the City in review of this application; and
5. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site;
Roll Call Motion passed 7-0. Absent: Gary Pettis and Gary Vars (Alternate 1)

c) VARIANCE: Application from Joshua and Jennifer Riff for a lakeshore setback variance at 4779 Crane Island; R-1 Low Density Single-Family Residence Zoning District; PID# 36-117-24-23-0010.

City Planner Olson presented the staff report found in the Planning Commission packet dated July 27, 2020.
Highlights included in the presentation were:
- The Applicants have owned the Property since 2013 and are requesting a lakeshore setback variance from 75 feet to 41.6 feet to build a 2-story home within the footprint of the existing 1 ½ story home.
- The existing house was built back in 1910 and is located on Crane Island.
- It functions as the primary residence for the Applicants during the summer months when boat access is available.
- Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has received four comments in support of this request.
- Finding of facts based on the information submitted by the Applicants may be as follows:

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*The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.*
1. The requested variance is in harmony with the purpose and intent of the City’s zoning ordinances because it utilizes the existing footprint for the inclusion of a full second story is a proper use of the Property and the Applicants have worked on a design to minimize the impact to neighboring properties;

2. The requested variance is consistent with the City’s Comprehensive plan because the Property is guided for long term residential use per the 2040 Comprehensive Plan. The proposed home is consistent with the long range plan for the Property and will not further clutter the shoreline by utilizing the existing building’s footprint;

3. The Applicant proposes to use the Property in a reasonable manner because utilizing the existing footprint is reasonable and the existing home is in need of many structural repairs, so replacing the home entirely is also reasonable;

4. The requested variance is the result of unique circumstances not created by the landowner because the existing home is a legal, non-conforming structure which was built well before the Applicants owned the Property and the location of the septic to the north of the home eliminates the ability to move the structure further away from the lake; and

5. The requested variance will not alter the character of the locality because numerous homes on Crane Island are closer than 75 feet from the lakeshore, there are other homes that have a full second story, and many have went through at least one remodel since their original construction.

Jennifer Riff, Applicant, 4779 Crane Island, was available for questions.

Chair Sandholm opened the public hearing at 8:14 p.m.
No one was present to speak on this item.
Chair Sandholm closed the public hearing at 8:14 p.m.

Motion by Kirkwood, seconded by Forbrook to recommend the City Council approve the requested lakeshore setback variance at 4779 Crane Island based on certain findings of fact outlined in the staff report and subject to the following conditions:

   1. The construction shall be consistent with the plan and survey documents submitted with this variance application;
   2. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
   3. The Applicant obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
   4. The Applicant is responsible for all fees incurred by the City in review of this application; and
   5. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site;

Roll Call Motion passed 7-0. Absent: Gary Pettis and Gary Vars (Alternate 1)
3) Informational Items
   a) Staff Reports – City Planner Nick Olson
      • Virtual meeting expected for at least the rest of 2020
      • Final Steps of the 2040 Comprehensive Plan
      • City Hall re-opened on July 13, 2020
   
   b) Council Reports – Mayor Lisa Whalen
      • Water Tower updates
      • Road project updates
      • New Hires – Police Officer and Director of Administration
      • Elections
      • City Council meeting will remain virtual for some time
      • Budget

4) Adjournment
   Motion by Kirkwood, seconded by Livermore to adjourn the meeting at 8:25 p.m.
   Roll Call Motion passed 7-0. Absent: Gary Pettis and Gary Vars (Alternate 1)

Respectfully Submitted,

Kris Linquist
Kris Linquist, MMC, MMC
City Clerk
Overview: Shane and Shannon Davis (the “Applicants”) have made an application to change the future land use from Rural to Permanent Agriculture in the 2040 Comprehensive Plan and to change the zoning from Agriculture to Agriculture Preservation at 780 North Branch Road (the “Property”).

Background: The Applicants recently purchased the Property, which is a vacant parcel of land that is over 43 acres in size. Long term, they hope to utilize the Property as a family farm and build a home, a guest home, and a couple accessory buildings with no plan to subdivide the Property.

Discussion: The requested Comprehensive Plan Amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan. Included in the 2040 Comp Plan was a series of properties that were designated for long term Permanent Agriculture use. This was due to the owner’s participation in the Metropolitan Agriculture Preserves Program. The Applicants have expressed interest in enrolling the Property this program.

In regards to the Rezone Request, the Property meets the lot standards and size required of the Agriculture Preservation Zoning District. The proposed use of the Property is also consistent with the permitted uses allowed in the Agriculture Preservation Zoning District.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has spoken with 2 neighboring property owners and explained the request. After the conversations, the residents did not appear to have any concern with the request. No formal written comments or concerns regarding this request have been received.

Conclusion: The Planning Commission should review the staff report and open a public hearing. Once all interested parties have had the opportunity to speak regarding the request, the Planning Commission should close the public hearing. After the public hearing is closed, the Planning Commission should consider the entire record before it prior to making a recommendation to the City Council. Along with making a

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recommendation, findings of fact should be made which support the recommendation. Findings of fact based on the information submitted by the Applicants may be as follows:

1. The proposed comprehensive plan amendment will not alter the system statement or forecasts determined by the Metropolitan Council for the City;
2. The proposed comprehensive plan amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan;
3. The Property conforms to the requirements of the Agriculture Preservation Zoning District as it is over 43 acres in size and has over 300 feet of street frontage; and
4. The Property is intended to be used for long term agricultural purposes.

**Recommended Action:** Motion to recommend the City Council approve the requested Comprehensive Plan Amendment and subsequent Rezone request at 780 North Branch Road based on certain of fact outlined in the staff report and subject to the following conditions:

1. The Applicants obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property as required; and
2. The Applicants are responsible for all fees incurred by the City in review of this application.

**Attachments:**

1. Location Map
2. Applicants’ Narrative
July 30, 2020

REGARDING:

Shane & Shannon Davis
780 North Branch Road
Minnetrista, MN 55359

To Whom It May Concern:

This letter serves as our request for a Comprehensive Plan Amendment to change from Rural to Permanent Agriculture long-term land use and also a rezone from Agriculture to Agriculture Preservation. My wife and I closed on the purchase of the subject property June 30, 2020 and it was being marketed as a potential development opportunity with the idea that the 43 acres could be divided into 10 acre lots. **Our intentions with the land are quite different.** We would like to protect the land from future subdivision by making this zoning change. Second, protection of the existing ecosystems and natural beauty of the land are critical to minimize the impact on the environment. Third, we intend to use the land as a family farm. While there are currently no structures on the land, we may eventually build a modest home, small guest home for our disabled son and a barn for our farm and forestry equipment. We do plan to farm the land with the idea of selling vegetables, fruit, hay and mushrooms.

In short, our new neighbors expressed relief in the fact that we did not buy the property to develop it but will instead keep it as close to its natural state as possible – a working farm, forest and wetlands. By making this zoning change, you have the ability to make a positive lasting impact on the environment and the Minnetrista community that we all live in.

Thank you for your consideration.

[Signature]

Shane & Shannon Davis
Overview: Jeffrey and Katherine Haley (the “Applicants”) have made an application for a riparian view shed setback variance to allow for the addition of a screen porch to the existing home past the view shed line at 1340 Morningview Drive (the “Property”). The screen porch, as proposed, would be 185.2 feet from the Ordinary High Water (lakeshore).

Background: The Applicants are currently renovating the interior of the home and are seeking to improve the lakeshore side of their home as phase 2. Included with the lakeshore improvements are rebuilding the existing deck, adding a pergola over a portion of the deck, stairs down to grade, and a new 18’ by 16’ screen porch. The screen porch, which will be the forward most protrusion, projects 16’ from the face of the home and 8’ past the existing deck. The existing deck is already located past the riparian view shed line. It is being rebuilt because most of the wood is rotten. In the attached documents submitted by the Applicants, you will find a more detailed description of the request. As for review, the Planning Commission should consider the criteria described in City Code, which are outlined below.

Variance Request: City Code Section 505.05 Subd. 9 allows the City to issue variances from the provisions of the zoning code. A variance is a modification or variation of the provisions of the zoning code as applied to a specific piece of property. A variance is only permitted when:

a. The variance is in harmony with the general purposes and intent of this ordinance.
   Section 505.03 Subd. 1 outlines the specific purpose and intent of the City’s zoning ordinance.

The City’s zoning ordinances are intended to promote the general health, safety, and welfare of the inhabitants of the City by means of promoting proper use of land and structures and preventing the overcrowding of land. The Applicants’ request is consistent with this intent because a screen porch on a lakeshore

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property is a proper single family residential use and maintaining a 185.2 setback from the lakeshore helps prevent the overcrowding of land and the lake.

b. The variance is consistent with the comprehensive plan.
The basic intent of the comprehensive planning process is to provide a well-founded and coordinated decision-making framework to guide both public and private development and community improvements. In this regard, the comprehensive plan represents the development framework to guide and direct future land development decisions within the City. The Land Use Plan is a narrative and graphic representation of the community’s land use and growth management goals and policies that provides the background and rationale for land use designations as represented on the Proposed Land Use Map.

The Property is guided for long term residential use per the 2040 Comprehensive Plan. The request is consistent with this long term use. The Applicants’ proposal maintains a 185.2 foot setback from the lakeshore, which is over double the minimum requirement, and thus will not further clutter the shoreline, which is one of the goals of land use planning found in the 2040 Comprehensive Plan.

A variance may be granted when the applicant establishes there are practical difficulties in complying with this ordinance. Practical difficulties, as used in connection with granting a variance, means:

1. The property owner proposes to use the property in a reasonable manner not permitted by this ordinance.
   This factor means that the landowner would like to use the property in a particular reasonable way, but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance.

   The Applicants are proposing a lakeside renovation of their home. Included with the renovation is an 18’ x 16’ screen porch. The size and location of the screen porch are reasonable given the current location and layout of the home. As such, the proposal is a reasonable manner to use the Property not permitted by ordinance.

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
   The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property.

   The location of the existing home, as well as the homes on either side, was not the choice of the Applicants. They purchased the Property with the home in its

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current location. The location of the homes near Morningview Drive and the curvature of the road and lakeshore makes the riparian view shed line very restrictive when proposing an addition towards the lake. It is the location of the home on the Property, as well as the location of the neighboring homes and curvature of the road and lakeshore, that present the unique circumstances that were not created by the Applicants.

3. **The variance would not alter the essential character of the locality.**
   Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

   The addition of the proposed screen porch does not result in a structure that is significantly larger than the neighboring homes nor does it feel like it does not belong on a lakeshore home. Therefore, the variance, as requested, would not alter the essential character of the locality.

**Neighborhood Comments:** Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has received one comment in opposition to this request. The comment has been attached for review.

**Conclusion:** The Planning Commission should review the staff report and open a public hearing. Once all interested parties have had the opportunity to speak regarding the request, the Planning Commission should close the public hearing. After the public hearing is closed, the Planning Commission should consider the entire record before it prior to making a recommendation to the City Council. Along with making a recommendation, findings of fact should be made which support the recommendation. Findings of fact based on the information submitted by the Applicants may be as follows:

1. The requested variance is in harmony with the purpose and intent of the City’s zoning ordinances because a screen porch for a lakeshore home is a proper use of the Property and maintaining a setback of 185.2 protects the lake from overcrowding;

2. The requested variance is consistent with the City’s comprehensive plan because the Property is guided for long term residential use per the 2040 Comprehensive Plan. The proposed home is consistent with the long range plan for the Property in terms of use and will not further clutter the shoreline;

3. The Applicants propose to use the Property in a reasonable manner because size and location of the screen porch are reasonable given the current location and layout of the home;

4. The requested variance is the result of unique circumstances not created by the landowner because the Applicants did not build the home in its current location and the curvature of the road and lakeshore present a very restrictive setback requirement; and

5. The requested variance will not alter the character of the locality because the addition of the proposed screen porch does not result in a structure that is significantly larger than the neighboring homes nor does it feel like it does not belong on a lakeshore home.

**Mission Statement:**
The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.
**Recommended Action:** Motion to recommend the City Council approve the requested riparian view shed setback variance at 1340 Morningview Drive based on certain of fact outlined in the staff report and subject to the following conditions:

1. The construction shall be consistent with the plan and survey documents submitted with this variance application;
2. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
3. The Applicants obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
4. The Applicants are responsible for all fees incurred by the City in review of this application; and
5. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

**Attachments:**

1. Location Map
2. Project Narrative
3. Proposed Plans
4. Proposed Survey
5. Neighborhood Comments

**Mission Statement:**

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.
City of Minnetrista Variance Application

Applicants:
Jeff and Kathy Haley
1340 Morningview Dr
Mound, MN 55364

ITEM 2.

f. The properties along the lakeshore are all high-end properties. Replacing the deck and adding a screen porch to the deck improves the appearance of the property as viewed from the lake shore. The deck will be built to the latest city codes which will be an improvement over what is currently there. The addition of a screen porch is consistent with the area as many properties have screen porches. Since the intent of the city code is to ensure all properties are both structurally sound and cosmetically fits with the area. This proposal is consistent with both the intent of the city code and the comprehensive plan.

G. Difficulty in complying with Minnetrista city code:

i. The deck on our house is old with most of the wood rotten. It must be rebuilt. The deck currently extends beyond the line base on the Riparian View shed setback. 

ii. Since it is an existing home with the existing deck, we cannot rebuild the deck without exceeding the Riparian View shed setback requirement. The addition of the screen porch since it extends back from the house, can not be added without the variance.

iii. The position of our home with respect to our direct neighbors is such that the two homes on each side of our house will not be impacted. The home to our North is at a higher elevation such that our home sits below their line of sight. The hill to our north is approximately 15-20 feet. Such that from our deck we cannot see their home. To our south we have a very large and expansive locus tree that completely blocks the view our deck and the addition we are requesting.
Building Permit for:
WATERSTREET BUILDERS
Kathy & Ray Denning Residence

LEGAL DESCRIPTION
Lot 3, 10021 38th Ave. N., 1.304 Acres

I hereby certify that this is a true and correct representation of a survey of the boundaries of the real property described and of the severity of a proposed sewer.

Dated this 1st day of January, 1995

Date: February 23, 1995

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
7377 Florida Drive • Suite 200 • Eden Prairie, Minnesota • Phone (952) 452-1010

JOB: 054-223-043 FILE: 95-172
-----Original Message-----
From: cindynotch
Sent: Sunday, September 20, 2020 9:12 AM
To: Minnetrista <minnetrista@ci.minnetrista.mn.us>
Subject: 9 28 2020 Minnetrista Planning Commission Public Hearing item: 1340 Morningview Dr

Public input / Public Hearing
Minnetrista Planning Commission Monday Sept 28: 1340 Morningview Drive

We want to go on record objecting to any intrusion into the line of sight rules on Morningview Drive.

While living on Morningview Drive for over 35 years, we have witnessed many property owners making various improvements onto their residences and a few demo/rebuilds.

To our knowledge, all of those property improvements have been designed to stay behind the line of sight of adjacent properties and we strongly feel every property improvement should continue to do so.

The beauty of Morningview Drive is the expansive views of Jennings Bay and that has only been possible by adhering to the line of sight rule.

Thank you for your consideration.

Thomas & Cindy Notch
1250 Morningview Dr
Minnetrista MN 55364
CITY OF MINNETRISTA

PLANNING COMMISSION BUSINESS ITEM

Subject: SITE PLAN REVIEW: Application from Evan Carlson on behalf of Jeffrey Twidwell for a ground-mounted solar energy system at 36 Address Unassigned; AP Agriculture Preservation Zoning District; PID# 12-117-24-32-0020.

Prepared By: Nickolas Olson, City Planner

Meeting Date: September 28, 2020

Overview: Evan Carlson (the “Applicant”) has made an application on behalf of Jeffrey Twidwell (the “Owner”) for a site plan review regarding a ground-mounted solar energy system at PID# 12-117-24-32-0020 (the “Property”). A site plan review is required for all new uses or major changes to existing uses in any zoning district that do not require any other type of land use application. A “major change” shall be defined as any modification which increases the size of the building(s) on the site or the use by more than twenty-five percent.

Background: Solar energy has become an increasingly popular form of renewable energy. Back in 2015, the city of Minnetrista (the “City”) began considering a possible ordinance that would allow for certain solar energy systems within the City. More specifically, the ordinance would focus on ground-mounted solar energy systems since roof-mounted systems were already allowed. To help provide some background and general information on solar energy, SolarStone, a solar based company headquartered in Minneapolis, MN, gave a presentation to both the Planning Commission and City Council in 2015 when the ordinance was being considered.

In developing a draft ordinance, staff reviewed several MN cities, from Brooklyn Park to Woodbury, in order to understand how other cities were approaching solar energy. Once a draft was completed, it was presented to the Planning Commission twice before being adopted by the City Council at their July 20, 2015 meeting as Ordinance 431. A copy of Ordinance 431 has been included for the Planning Commission to reference.

Discussion: Ground-mounted solar energy systems are a permitted use within the Agriculture Preserve Zoning District, which is the current zoning of the Property. However, since the Property is currently vacant, the proposed use is new to the Property. Therefore, a site plan review is required prior to submittal for any other permits.

The Planning Commission shall review the proposed site plan to determine whether it is consistent with the requirements of the city code, including the applicable performance standards and the purpose of the zoning district in which the property is located.

Mission Statement:
The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.
All Solar energy systems shall be subject to the following performance standards, regardless of whether or not a conditional use permit is required.

(a) Location. Ground-mounted solar energy systems shall be limited to the side and rear yards. On double frontage lots, solar energy systems must be located in the larger of the two front yards.

The language of this performance standard is geared towards the situation where ground-mounted solar is an accessory use. In this application, ground-mounted solar is considered the primary use. Therefore, the solar arrays are all located within the building pad, which is more restrictive than this performance standard. This performance standard will be complied with as proposed.

(b) Height.

(1) Roof-mounted solar energy system. A roof-mounted solar energy system must not exceed the height requirement in the applicable zoning district for the structure on which it is mounted.

(2) Ground-mounted solar energy system. A ground-mounted solar energy system must not exceed the height requirement in the applicable zoning district for an accessory structure when oriented at maximum tilt.

Per the elevation drawings submitted with the application, the average height is 9’8”. This is well below the maximum height allowed for either a primary structure (35’) or accessory structure (25’). This performance standard will be complied with as proposed.

(c) Setbacks. A ground-mounted solar energy system must meet the setbacks required for an accessory structure in the applicable zoning district when oriented at minimum tilt. A roof-mounted solar system must comply with all structure setback requirements in the applicable zoning district and must not extend beyond the exterior perimeter of the structure on which the system is mounted.

Again, the language of this performance standard is geared towards the situation where ground-mounted solar is an accessory use. Since the ground-mounted solar energy system is considered the primary use in this application, those are the setbacks being shown. This includes a 90’ street side setback (from Co Rd 92 and West Highland Road), 15’ side yard setbacks, and 100’ from the lakeshore (Ordinary High Water of Whaletail Lake). This performance standard will be complied with as proposed.

(d) Coverage. The total square footage of a ground-mounted solar energy system when oriented at minimum tilt will be included in the property’s impervious surface calculation.

Mission Statement:

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The maximum allowed lot coverage in the Agriculture Preservation Zoning District is 25%. The total lot area of the Property is 1,596,982.43 square feet. As proposed, the total lot coverage is 219,834.33 square feet or 13.77% of the total lot area. This performance standard will be complied with as proposed.

(e) **Screening.** A ground-mounted solar energy system must be screened from view to the extent possible without reducing its efficiency. Screening may include, but is not limited to, walls, fences, or landscaping.

The Applicant is proposing a vegetative buffer along all property lines where current vegetation does not exist. The plantings include a couple of species of spruce trees and balsam firs, as well as a variety of shrubs. The Property also drops in topography as you move inward away from the adjacent roads, which should increase the functionality of the screening. This performance standard will be complied with as proposed.

(f) **Aesthetics.** A roof-mounted solar energy system should match the structure to which it is mounted to the maximum extent possible. A ground-mounted solar energy system should match the principal structure to the maximum extent possible.

In this case, the ground-mounted solar energy system is the primary use, so there are no existing aesthetics to match. This performance standard will be complied with as proposed.

(g) **Feeder Lines.** The electrical collection system for a solar energy system must be placed underground within the boundaries of the property. A collection system may be placed overhead if it is near a substation or a point of interconnection to the electric grid.

The submittal documents only reference overhead lines at the point of interconnection to the grid, as the performance standard allows. This performance standard will be complied with as proposed.

**Conclusion:** The Planning Commission shall review the proposed site plan on the basis of the information and documentation submitted by the Applicant and consider the entire record before it prior to making a recommendation to the City Council. Along with making a recommendation, findings of fact should be made which support the recommendation. Findings of fact based on the information submitted by the Applicant may be as follows:

1. The proposed use is in harmony with the purpose and intent of the City’s zoning ordinances because solar energy systems are a re-emerging technology that provides an alternative to traditional sources of power which will continue to increase in its share of energy production;
2. The proposed use is consistent with the City’s comprehensive plan because the development of solar energy systems is a function of the Metropolitan Land

**Mission Statement:**
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Planning Act and Minnesota Statutes contained within the Minnetrista Comprehensive Plan;
3. The proposed use, as conditioned herein, is consistent with the performance standards regarding solar energy systems as outlined by the City’s zoning regulations.

**Recommended Action:** Motion to recommend the City Council approve the requested site plan for a ground-mounted solar energy system at PID# 12-117-24-32-0020 based on certain of fact outlined in the staff report and subject to the following conditions:
1. The construction shall be consistent with the plan and survey documents submitted with this site plan application;
2. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
3. The Applicant obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
4. The Applicant is responsible for all fees incurred by the City in review of this application; and
5. The site plan approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

**Attachments:**
1. Location Map
2. Project Narrative
3. Proposed Survey
4. Proposed Plans

**Mission Statement:**
The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.
Land Use Application

Tuesday, August 25, 20
City of Minnetrista

MN CSG 2019-80 LLC (Applicant) submits this Land Use application pursuant to Section 505.05 Subdivision 6 of the Minnetrista City Ordinance to construct up to 3MW AC of photovoltaic community solar gardens on a 35.64 acre parcel of land known as PID 2011724220002 owned by Jeffry J. Twidwell and under a Purchase Option to MN CSG 2019-80 LLC. The site was selected due to its physical characteristics, proximity to existing electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation. The Land Use Application Form is attached as Exhibit A.

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1. Project Summary:

The applicant will be the landlord for three separate solar tenants. Each tenant will have their own solar array (garden) which will be no larger than 1MW AC in size. Each array will be surrounded by its own security fence and have its own point of interconnection to Xcel Energy’s electric grid.

Each garden will consist of approximately four thousand one hundred solar panels per megawatt AC. The panels will be mounted on a steel and aluminum racking structure that averages approximately seven feet above grade. The racking system will be installed in the ground with pilings (I-beams) that are driven directly into the ground at a depth usually between six feet and ten feet depending on soil conditions. The racking system manufacturer’s engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to one hundred twenty MPH and fifty pounds per square foot of snow. Each of the gardens will have one concrete equipment pad, typically less than five hundred square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads. Demonstrative equipment specifications are attached as Exhibit B.

The panels will be arranged into rows. Many of the rows will connect to an inverter. The inverters transform the direct current power generated by the photovoltaic systems to alternating current power. The inverters will be connected by directionally bored underground conduit that is housed inside of PVC housing which will be installed two feet below the surface. The conduit will lead to the concrete equipment pad for each garden, which is then connected to the existing three-phase power distribution line at the point of interconnection.

Each solar array will be contained within an area protected by a seven-foot chain link fence. They will not create any noise, dust, fumes, glare, or other pollutants or nuisance to surrounding neighbors. There will be signage along the fences, approximately 2’ x 3’, including utility hazard, company information, and contact information on the fence. The solar gardens will comply with all applicable state, county, and federal regulations. No exterior lighting is proposed for the projects. No project will require the City to provide any services or personnel.

Owners’ tenants or their successors will provide a certificate of insurance meeting the following requirements:

- Insurance provider must be rated B+ or better by “Best.”
- Limits of $2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer’s ownership and/or operating of the Generation System under the interconnection agreement.
- Contain a severability of interest clause of cross-liability insurance

2. Written Statements

a. A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;

Current Owner of Record
Name: Jeffry Twidwell  
Address: 1865 Concordia St  
         Wayzata, MN 55391  
Phone Number: (612) 799-7861

Purchase Option Owner

Name: MN CSG 2019-80 LLC  
Address: 3515 Cedar Lake Avenue  
         Minneapolis, MN 55416  
Phone Number: (952) 212-0824

Authorized Agent of Purchase Option Owner

Name: Evan Carlson  
Address: 3515 Cedar Lake Avenue  
         Minneapolis, MN 55416  
Phone Number: (952) 212-0824

Engineer

Name: Pradip K. Gupta  
      PE License 15049  
Address: 2746 13th Terrace NW  
         New Brighton, MN 55112  
Phone Number: (612) 845-2008

Surveyor

Name: Scott Alwin, PLS  
      EVS, Inc.  
Address: 10025 Valley View Road Suite 140  
         Eden Prairie, MN 55344  
Phone Number: (612) 730-1470

b. A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s);  

Address: The property does not currently have an address assigned.
Current Zoning: Ag Preserve
Parcel Size: 35.64 Acres or 1,552,478.4 SF
Property ID: 2011724220002
Legal Description: The Northwest Quarter of the Northwest Quarter except the North 150 feet of the West 291 feet thereof, Section 20, Township 117, Range 24, Hennepin County, MN

(c) A narrative regarding the history of the property (current and past uses) and any pre-application discussions with staff;

As far as the applicant knows the property has only been used for agricultural uses. It is raw undeveloped land.

d. A specific written description of the proposed use(s). Incorporate information describing how the use will work on the proposed site including proposed site changes, existing open spaces, landscaping, traffic circulation, transition areas to adjacent properties, individual uses for existing and proposed structures, and effects on natural areas (wetlands, forests, etc.) both on-site and in the general vicinity of the project;

The arrays are constructed in a way to minimize changes to the land. The arrays could be removed after their useful life and the property could be restored to its preexisting condition, or it could be developed into another use to fit with future transition of city. The solar racking system is affixed to the ground using a driven I-beam rather than concrete. The I-beams can be pulled from the ground at a future date without excavation.

The applicant agrees to voluntarily participated in the “Pollination Pledge,” whereby it or its tenants will seed with native pollinator friendly vegetation underneath the panels and in surrounding areas. The native pollinator seed mix underneath the arrays will have the added environmental benefits of slowing down the velocity of water runoff, improving soil qualities, improving water quality of nearby lakes and wetlands, providing natural pollinator habitat, and maintaining the rural characteristic of the property. Unlike the current agricultural use of the property, the vegetation will not require pesticides that run off into nearby Whaletail Lake.

Seeding will be done as soon as is suitable for good germination. Applicant or its tenants will contract with a local company to maintain the grounds. Vegetation will be mowed and maintained on an as needed basis and in a manner as to maximize weed and erosion control. Ground cover within the fenced portion of the array will not exceed 24 inches in height.

Construction Site rules are attached as Exhibit C. Construction and operation and maintenance crews will access two of the gardens by a twelve-foot-wide gravel road that has a twenty foot entrance using the existing approach off County Road 92 on the West side of the property. The third garden will be accessed by a similar access road on the South side of the property on W Highland Drive. Road access will be controlled for erosion during construction. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area. Once constructed, the gardens will only be accessed a few times a year for landscape maintenance and equipment inspection.
e. Address how the proposed use would affect the health, safety, and general welfare of the city—including but not limited to the factors listed below. For all potential adverse effects, please address how the conflict(s) and/or disturbance(s) would be avoided or mitigated.

1. Noise, glare, odor, electrical interference, vibration, dust, etc.;

The solar gardens are nearly silent. The equipment has cooling fans similar to a computer fan that creates a quiet noise that will not be audible beyond the boundaries of the property. The glare from solar panels is so minimal that they are frequently used at airports. MSP airport has several megawatts on top of its facilities. Any glare would be comparable to nearby Whaletail Lake.

The solar gardens will improve electric reliability in the surrounding areas by producing power locally. Xcel energy will require that each garden pay electric infrastructure upgrades to accommodate interconnection into their grid. The electrical infrastructure in the area will be improved due to the solar gardens.

The solar gardens will not cause any vibrations. As discussed below, any road dust caused by construction will be mitigated and will not last for longer than the construction period.

2. Possible fire and safety hazards;

This solar array will meet the requirements of the 2012 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the international Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NAPA) with safety of the public, contractors, and firefighters as the entire objective. Solar specific Code has been included in the NEC for over a decade. Safety is paramount in our solar PV facilities, as we need them to function optimally for their entire system life.

The solar gardens will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. They will be monitored remotely through a computer data acquisition system (DAS) so that appropriate personal can be dispatched to investigate potential problems. Additionally, twice a year qualified solar operations and maintenance crews will perform maintenance on the gardens and inspect the solar components, array and fence. The owner of each garden will provide contacts for emergency response as well as ongoing maintenance and operations. No chemicals will be used, stored, or disposed of on the modules unless they are certified organic cleaning products.

3. Existing and anticipated traffic conditions; &
4. Parking facilities on adjacent streets and land;

Road access will be controlled for erosion control during construction. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area. Once constructed, the gardens will only be accessed a few times a year for landscape maintenance and equipment inspection.
5. The effect on surrounding properties including valuation, aesthetics, scenic views, current and possible land uses, character, and integrity of the neighborhood;

The solar developments will preserve the open, rural characteristic of the area, particularly when compared to other uses such as animal feedlots or residential developments. Solar arrays have been shown to have no diminution in value on surrounding properties, and they are becoming a more common sight in agricultural aesthetic settings.

6. Impact on governmental facilities and services including roads, parks, schools, sanitary sewer system, water facilities & supply, and police & fire protection;

No government facilities other than road access are requested. The arrays will not burden parks, schools, use the sanitary sewer system, water facilities and supply, or require police or fire protection. They will improve water quality in the area and require almost no government resources.

7. Effect on sensitive environmental features including lakes, surface and underground water supply, wetlands, slopes, flood plains, and soils; and

The native pollinator seed mix underneath the arrays will have the positive environmental effect of slowing down the velocity of water runoff, improving soil qualities, improving water quality of nearby lakes and wetlands, providing natural pollinator habitat and habitat for other wildlife, and maintaining the rural characteristic of the property. Unlike the current agricultural use of the property, the vegetation will not require pesticides that run off into nearby Whaletail Lake or wetlands.

A licensed civil engineering firm will determine storm water management measures. Measures will include an analysis of the existing topography, the use of erosion control logs and silt fences where necessary, and establishment a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

8. Any other factors as found relevant by the city.

The city has not identified any other relevant factors yet.

f. Describe how the proposed use meets the objectives outlined within the Minnetrista Comprehensive Plan;

The city’s comprehensive plan states as follows: “The City of Minnetrista recognized the importance in protecting its solar access. The key to this objective is to work with the applicants or developers at the beginning of a project to ensure that the lot and street locations maximize the amount of solar exposure on paved surfaces in winter and ensure that solar energy collectors are not obstructed. In a grid pattern, homes with frontages on east/west streets are most advantageous because south facing buildings are maximized in this configuration. Curvilinear streets reduce the possibility for solar access because of the increased amount of positions for building footprints.”
The proposed developments are “Community Solar Gardens” as defined by Minnesota Statute Section 216B1641. Community Solar Gardens are all about solar access. A community solar garden is a way for a group of people (the community) who otherwise would not be able to have solar on their property to access solar by subscribing to a garden, and thereby be treated by the utility as though the power is being produced on their property. The community usually consists of people who rent or otherwise don’t own a rooftop or piece of land suitable for solar. It’s a means of providing these people with solar access.

The Comprehensive Plan also states “Minnetrista strives to maintain its rural character including preserving areas for farming while protecting and improving natural resources, such as lakes, streams and wetlands, and perceptual open space.”

The proposed solar arrays are temporary structures that preserve the ability to use the land for agricultural use in the future. As discussed above, the array can be removed and the property can be restored to its original condition, thereby preserving the area for farming. The indigenous pollinator friendly seed mix will protect and improve the water quality of the surrounding lakes, streams and wetlands by slowing down the velocity of water, improving the permeability of the soil, improving soil qualities, and by not using pesticides. Although solar panels might be a new feature, they do preserve the openness and agricultural appearance of the area.

g. Provide a narrative addressing concerns/issues raised by neighboring properties (staff always suggests discussing your proposal with the neighboring land owners to get a sense of what issues may arise as your application is processed);

The applicant will contact the adjoining property owners between the time that this application is submitted and before it is before the city council.

h. Describe how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;

The solar gardens will preserve the open, rural characteristic of the area, particularly when compared to other uses such as animal feedlots or residential developments. Solar arrays have been shown to have no diminution in value on surrounding properties. The array will also have the positive effect on wetlands and natural areas as discussed above.

i. Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area; and

The solar gardens will not burden sewage, water supply, parks, schools, police, fire, or other public facilities. After construction the gardens will only be accessed a few times a year for inspection and maintenance. They will improve water quality and not use any sewage, park, school, police, or fire other public resources.
j. Outline a proposed development/operating schedule (when will the use begin, hours of operation, etc). If new construction is proposed, provide a development schedule indicating the approximate date when construction of the project—or stages of the same—can be expected to begin and be completed.

Construction will take place in phases. The applicant would like to begin construction as soon as March 2021 and have all gardens complete before October 2022. The construction process for each garden typically takes approximately three months. The Operating hours during construction will be 8am-6pm. The site will have a portable toilet for workers. No water supply will be required. Any waste or debris will be gathered in a dumpster that will be removed during construction progress as necessary. Multiple truckloads of equipment will be delivered throughout the construction period. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be on site almost every day throughout the construction process. The Applicant will use appropriate temporary (construction-related) erosion and sediment control best management practices through construction.

3. Verification of Ownership

A title report describing the property’s ownership is attached as **Exhibit D**.

4. Address Labels

Two lists of the names and addresses of the owners of all property within five hundred feet of the boundaries of the property in question is attached. The first, attached as **Exhibit E** list is typed on mailing labels. The second, attached as **Exhibit F** is a reproducible copy of those labels.

5. Area Maps

One copy of the area map showing the surrounding parcels is attached as **Exhibit G**.

6. Survey

Three copies of a certified survey are attached as **Exhibit H**.

7. Landscape Plan

Three copies of a Landscape Plan are attached as **Exhibit I**.

8. Architectural Plan

No buildings are proposed. Designs of the solar racking system and design are included with the Site Plan.

9. Utilities and Service Plan
Electric utilities are depicted on the site plan and survey. No other utilities are requested or required.

10. Electronic Files of Plan Sets

Electronic copies have been provided to city staff.

11. Exhibit List

- Exhibit A: Land Use Application
- Exhibit B: Demonstration Equipment Specifications
- Exhibit C: Site Rules
- Exhibit D: O&E Report
- Exhibit E: Typed mailing labels
- Exhibit F: Reproducible mailing labels
- Exhibit G: Area Map
- Exhibit H: Survey
- Exhibit I: Landscape Plan
### PROJECT NAME
- **DRAWING TITLE**: JNT CSG
- **PID**: 2011724220002
- **ZONING DISTRICT**: Agricultural Preserve
- **CURRENTLY UNASSIGNED PROJECT ADDRESS**
  - **LAT**: 44.9328409705
  - **LONG**: -93.7441108778

### SYSTEM SPECIFICATIONS
- **SYSTEM SIZE**: 1.000 MW
- **AZIMUTH**: 180°
- **TILT**: 30°
- **MODULE TYPE**: REC 380TP72
- **MODULE STC RATING**: 380 W
- **INVERTER TYPE**: CPS SCA125KTL-DO/US
- **INVERTER POWER**: 125kW
- **RACKING**: TBD

### DESIGN CRITERIA
- **MIN/MAX TEMP.**: -26°C / 32°C
- **WIND SPEED (ASCE 7-10)**: 105 MPH
- **BUILDING CATEGORY**: I
- **EXPOSURE CATEGORY**: C
- **GROUND SNOW LOAD**: 50 PSF
- **BUILDING HEIGHT**: 0'-0"

### GROUND COVERAGE CALCULATIONS

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<th>Area (sq.ft) covered by</th>
<th>Array #1</th>
<th>Array #2</th>
<th>Array #3</th>
<th>Entire Parcel</th>
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<tr>
<td>Solar Panels at minimum tilt</td>
<td>73,664.64</td>
<td>73,664.64</td>
<td>56,626.56</td>
<td>203,955.84</td>
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<td>Access Roads</td>
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<td>2,775.00</td>
<td>8,955.00</td>
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<tr>
<td>Total Lot</td>
<td>296,917.62</td>
<td>294,907.52</td>
<td>240,823.02</td>
<td>1,596,982.43</td>
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</tbody>
</table>

**Ground Coverage %**
- **Array #1**: 24.81%
- **Array #2**: 24.98%
- **Array #3**: 23.51%
- **Entire Parcel**: 13.77%

*Drawing scale accurate when this page is printed on 24"x36" paper.*
**SYSTEM SPECIFICATIONS (EACH OF THE 3 PROJECT DESIGNS)**

- **SYSTEM SIZE**: AC 1.000 MW
- **AZIMUTH**: 180°
- **TILT**: 30°
- **MODULE TYPE**: REC 380TP72
- **MODULE STC RATING**: 380 W
- **INVERTER TYPE**: CPS SCA125KTL-DO/US
- **INVERTER POWER**: 125kW
- **RACKING**: TBD

**DESIGN CRITERIA**

- **MIN/MAX TEMP.**: -26°C / 32°C
- **WIND SPEED (ASCE 7-10)**: 105 MPH
- **BUILDING CATEGORY**: I
- **EXPOSURE CATEGORY**: C
- **GROUND SNOW LOAD**: 50 PSF
- **BUILDING HEIGHT**: 0'-0"

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**DRAWING NOTES**

- **ZONING DISTRICT**: AP
- **AGRICULTURAL PRESERVE**: PID: 2011724220002
- **NO CHANGE IN EXISTING CONTOUR TO BE EXPECTED**

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**REVIEWS**

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**PROJECT NAME**: JNT CSG

**DRAWING TITLE**: FT RACKING DETAIL

**SCALE**: NTS

---

"DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"X36" PAPER."
1. Infiltration Basin

2. Rip Rap Overflow

### System Specifications (Each of the 3 Project Designs)

- **System Size AC**: 1.000 MW
- **Azimuth**: 180°
- **Tilt**: 30°
- **Module Type**: REC 380TP72
- **Module STC Rating**: 380 W
- **Inverter Type**: CPS SCA125KTL-DO/US
- **Inverter Power**: 125kW
- **Racking TBD**

### Design Criteria

- **Min/MAX Temp.**: -26°C / 32°C
- **Wind Speed (ASCE 7-10)**: 105 MPH
- **Building Category**: I
- **Exposure Category**: C
- **Ground Snow Load**: 50 PSF
- **Building Height**: 0'-0"

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**Drawing Scale**: Accurate when this page is printed on 24"x36" paper.

**Drawing Title**: Infiltration Basin Detail

**Scale**: NTS

**Project Address**: Currently Unassigned

**CURRENTLY UNASSIGNED**

**Lat**: 44.9328409705

**Long**: -93.7441108778
#1 - 22dbh - Willow
#2 - 30dbh - Willow
#3 - 4 trunked
#4 - 25dbh - Boxelder
#5 - 25dbh - Willow
#6 - 8dbh - Willow
#7 - 10dbh - Willow
#8 - 10dbh - Ash
#9 - 10dbh - Boxelder
#10 - 12dbh - Boxelder
#11 - 12dbh - Boxelder
#12 - 10dbh - Ash
#13 - 10dbh - Boxelder
#14 - 10dbh - Boxelder
#15 - 8dbh - Boxelder
#16 - 8dbh - Willow
#17 - 10dbh - Boxelder
#18 - 10dbh - Boxelder
#19 - 8dbh - Ash
#20 - 8dbh - Boxelder
#21 - 8dbh - Boxelder
#22 - 10dbh - Willow
#23 - 8dbh - Boxelder
#24 - 12dbh - Boxelder
#25 - 10dbh - Willow
#26 - 8dbh - Boxelder
#27 - 12dbh - Boxelder
#28 - 10dbh - Willow
#29 - 8dbh - Boxelder
#30 - 10dbh - Willow
#31 - 8dbh - Boxelder

**SYSTEM SPECIFICATIONS**

- **SYSTEM SIZE**: AC1.000 MW
- **AZIMUTH**: 180°
- **TILT**: 30°
- **MODULE TYPE**: REC 380TP72
- **MODULE STC RATING**: 380 W
- **INVERTER TYPE**: CPS SCA125KTL-DO/US
- **INVERTER POWER**: 125kW
- **RACKING**: TBD

**DESIGN CRITERIA**

- **MIN/MAX TEMP.**: -26°C / 32°C
- **WIND SPEED (ASCE 7-10)**: 105 MPH
- **BUILDING CATEGORY**: I
- **EXPOSURE CATEGORY**: C
- **GROUND SNOW LOAD**: 50 PSF
- **BUILDING HEIGHT**: 0'-0"
ZONING DISTRICT - AP
AGRICULTURAL PRESERVE

PID: 2011724220002
NO CHANGE IN EXISTING CONTOUR TO BE EXPECTED

SYSTEM SPECIFICATIONS (EACH OF THE 3 PROJECT DESIGNS)

- System Size AC: 1.000 MW
- Azimuth: 180°
- Tilt: 30°
- Module Type: REC 380TP72
- Module STC Rating: 380 W
- Inverter Type: CPS SCA125KTL-DO/US
- Inverter Power: 125kW
- Rack: TBD

DESIGN CRITERIA

- Min/MAX Temp.: -26°C / 32°C
- Wind Speed (ASCE 7-10): 105 MPH
- Building Category: I
- Exposure Category: C
- Ground Snow Load: 50 PSF
- Building Height: 0'-0"
1. Overhead line to underground service conductors detail - provided by utility
2. Fence Detail and Fence Grounding - provided in the civil engineering drawings

SECTION 1: XCEL
BI-DIRECTIONAL BILLING METER

SECTION 2: MAIN AC PV DISCONNECT

SECTION 3: CUSTOMER PRODUCTION METERING

SECTION 4: UTILITY PV AC DISCONNECT AND BRANCH BREAKERS

XCEL BILLING METER LESS THAN 10' FROM MAIN AC DISCONNECT

SEPARATE EQUIPMENT PAD FOR XCEL OWNED TRANSFORMER

NOTE: DETAILED DRAWINGS DUE BEFORE CONSTRUCTION

SPACE FOR PE STAMP:

10'-0"
### System Specifications (Each of the 3 Project Designs)

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Details</th>
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<tr>
<td>Building Height</td>
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</table>

System Documents:

- **E4**

Other Notes:

- Zoning District - AP
- Agricultural Preserve
- PID: 2011724220002
- No change in existing contour to be expected
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- BUILDING CATEGORY: I
- EXPOSURE CATEGORY: C
- GROUND SNOW LOAD: 50 PSF
- BUILDING HEIGHT: 0'-0"

**NOTES**

- ZONING DISTRICT - AP
- AGRICULTURAL PRESERVE
- PID: 2011724220002
- NO CHANGE IN EXISTING CONTOUR TO BE EXPECTED

**DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"x36" PAPER.**
Certificate of Compliance

Certificate: 78172159
Project: Net2309
Issued By: SHANGHAI CHINT POWER SYSTEMS CO., LTD.

APPLICABLE REQUIREMENTS

CSA C22.2 No. 201-14
OCC 2011 - 2015
Wind Energy Systems
I. Certification based on testing and evaluation by CSA
II. Conforms to CSA C22.2 No. 201-14
III. Conforms to O.C.C. 2011 - 2015
IV. Conforms to the National Building Code of Canada
V. Conforms to the Canadian Electrical Code

SYSTEM SPECIFICATIONS (EACH OF THE 3 PROJECT DESIGNS)

SYSTEM SIZE AC
1.000 MW

AZIMUTH
180°

TILT
30°

MODULE TYPE
REC 380TP72

MODULE STC RATING
380 W

INVERTER TYPE
CPS SCA125KTL-DO/US

INVERTER POWER
125kW

RACKING
TBD

DESIGN CRITERIA

MIN/MAX TEMP.
-26°C / 32°C

WIND SPEED (ASCE 7-10)
105 MPH

BUILDING CATEGORY
I

EXPOSURE CATEGORY
C

GROUND SNOW LOAD
50 PSF

BUILDING HEIGHT
0'-0"
REVISIONS

PROJECT NAME

DRAWING TITLE

SCALE

SHEET

SYSTEM SPECIFICATIONS (EACH OF THE 3 PROJECT DESIGNS)

SYSTEM SIZE AC

1.000 MW

AZIMUTH

180°

TILT

30°

MODULE TYPE

REC 380TP72

MODULE STC RATING

380 W

INVERTER TYPE

CPS SCA125KTL-DO/US

INVERTER POWER

125kW

RACKING

TBD

DESIGN CRITERIA

MIN/MAX TEMP.

-26°C / 32°C

WIND SPEED (ASCE 7-10)

105 MPH

BUILDING CATEGORY

I

EXPOSURE CATEGORY

C

GROUND SNOW LOAD

50 PSF

BUILDING HEIGHT

0'-0"

REVIEWED

XX

DRAWN BY

XX

PRODUCT NAME

JNT CSG

DRAWING TITLE

GROUNDING XFRM CALCS

PROJECT ADDRESS

CURRENTLY UNASSIGNED

LAT: 44.9328409705

LONG: -93.7441108778

DATE

XX

NTS

SPACE FOR PE STAMP:

"DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"x36" PAPER."