

Planning Commission Meeting Minutes April 16, 2019

The meeting was called to order by Chair Tom Kaldunski at 8:00 p.m.

Present were: Tom Kaldunski, Jim Hagerty, Trent Larson, Jared Sachs, Brian Hilgardner, Charles Seipel and liaison Ed Gerten

Patricia Bestler from Aggregate Industries was presented the permit renewal application for the Hynes-Edelman gravel mining site as well as the bond renewal for the site in the amount of \$400,000. It was reported that there are no changes to the mining site, including the size of the mine, since the last mineral extraction permit was issued. No increases in truck traffic are expected. The Commission reviewed a memo from Jane Kansier regarding the application and the option to consider an extension of the permit for 5 additional years, until May of 2024. A motion by Trent Larson to approve the extension of the IUP for mineral extraction at the Hynes-Edelman site for an additional five years. Seconded by Jim Hagerty. Motion passed 4-0.

Representatives from the proposed Dakota One Solar and the FastSun19 solar sites were present to address concerns that the Commission had about the plans for both sites. It was noted that Dakota One Solar is the Feely East location and FastSun19 is the Feely West location. A discrepancy regarding the access road was discussed. The Commission stated that they wanted one access road for both projects. It was the Commission's understanding that this access road would come off of County Road 66 on the existing field access. The representatives reported that they plan to have the access road come from the existing field access; the proposed road easement on the development plan was made in error and will not be used. After further discussion, it was the general consensus that the access road can run through the new easement as it will be further east of existing homes and the plan to run the road from the existing field access can be abandoned.

The proposed number of poles along County Road 66 was discussed. Representatives from FastSun19 reported that their development will have ground mounts instead of poles for their interconnect. Representatives from Dakota One Solar stated that they would need at least one pole for their interconnect. Representatives from Xcel Energy reported that additionally, they would need at least one right of way pole for each solar site. The Commission recognized that the plans for the Dakota One Solar project included poles in the plans, but requested that representatives from Dakota One consider replacing the pole with a ground mount. Lee Kopyy

and Rocky Shoemaker with Dakota One will check to see if a ground mount for their pole is feasible.

The Commission discussed their concerns with the proposed rotating panels to be installed at the FastSun19 (Feely East) solar site. The Commission and residents were told at the public hearing in January that the panels would be fixed. Representatives from FastSun stated that the panels will not produce noticeable noise. The Commission was concerned about noise specifically from metal gears rubbing against each other when the panels rotate, not particularly noise from the motor. There were also concerns about increased truck traffic due to maintenance on these types of panels. Representatives from FastSun stated that they would work to provide information that demonstrates there will be no noise from the panels that will be detectable on the adjacent residential properties, provided the 300' setback. The Commission stated that if there are complains about noise from residents adjacent to the solar site, the IUP will be pulled, regardless of what information is presented prior to construction.

Discussion was held on a proposed water line ordinance. The Town Board has asked for direction on who is responsible for repairs to individual lines that run from the main to the structure. It was the recommendation of the Commission that an ordinance be developed that shows that water lines are the property owner's responsibility from the curb box to the structure and the sewer lines are the property owner's responsibility from the property line to the structure. The ordinance should also include language that clarifies that the Township will be responsible for the restoration of driveways and yards that are disturbed when repairing water and sewer lines that fall under the Township's responsibility.

The Commission reviewed the Ordinance relating to Emergency Response Service Fees. The number of false alarm calls made to the Farmington Fire Department from businesses inside the Township was discussed. These calls cost the Township money when it receives its annual fire service invoice. The Commission discussed what services should be covered by residential and commercial property taxes and what should constitute property owner negligence of fire alarm systems by. After discussion, it was recommended by the Commission that a provision be added to the Emergency Response Service Fees Ordinance that allows for the issuance of a \$500 fine for each false alarm call, beginning with the third false alarm call received from the same property.

The Commission reviewed a letter that was sent to the property owner at 16869 Biscayne Ave for a CUP violation. The violation pertains to the outdoor storage of vehicles on the property. The letter stated that the property owner needs to correct the issue, or notify the Commission on plans to correct the issue by May 21st.

Meeting adjourned at 9:45 PM.