

Planning Commission Meeting Minutes April 2, 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, Jane Kansier, Charles Seipel and liaison Ed Gerten

Sam Clark at 3140 170th Street East was present to request information about the possibility of constructing a shop with living quarters on the parcel of land that is farmed across from his house, on the north side of the road. The Planning Commission advised Mr. Clark that the property in question has building rights for a home, however he would need to construct the home as the primary structure and could then construct a shop as an accessory structure.

Lee Kopyy of LVS Inc. was present to discuss plans for the Dakota One Solar (Feely East) solar farm plan. Discussion on landscaping, interconnect and stating with the developer to the west was held. Kopyy stated that the project is moving forward and they hope to have the project in the ground this year. The commission advised that the solar company will need to have a letter for credit for landscaping for the life of the project and that fencing installed with the project needs to be chain linked fence. The consensus of the Planning Commission for the project to move forward with comments to be received from planning and engineering.

Andy Melka from Minnesota Solar Connection was present to discuss the solar farm plan for the Empire Aggregate Site. After reviewing the plan it was the consensus of the Planning Commission that the plans can move forward, provided that fence to be used will be chain link and there will be geo-tech fabric material will be used under the base at the site. No landscaping plan is required. Melk stated that they anticipate that the solar farm will be constructed in 2019.

The Planning Commission reviewed the site plan for the FastSun 19 solar farm at the Feely West site. It was recommended that a geo base fabric material be used at the base and chain link fence be used for fence material. There were concerns that the plans now state that the panels will be rotating instead of fixed. The potential for noise impacts from rotating panels was discussed. It was the consensus of the Planning Commission that the project has been revised from the plans presented at the original hearing and that another hearing on the IUP may be needed. Jane will check the original plans.

The Planning Commission reviewed the proposed plat in the City of Farmington that would allow for the construction of a new subdivision at the southwest corner of Hwy 3 and 190th Street. Residents on 194th Street West are concerned because the plans call for the right of way connection from their street to the new subdivision. Jane reported that the original plans called for a metal barricade to be constructed in the right of way to block through traffic. The barricade can be unlocked by emergency services. The future of the 194th Street West and Hwy 3 intersection was discussed. Planning Commission advised residents with concerns to attend the public hearing on the proposed plat.

The Planning Commission discussed the need for more commercial and business space, particularly the need to accommodate business that store RV's and boats. It was discussed that the zoning ordinance limits the areas where this type of business can be located.

The Planning Commission advised that a letter be sent to the property owner at 16869 Biscayne Ave. for outdoor storage that is in violation of their CUP.

Meeting adjourned at 9:50 PM.