MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday January 24, 2019

The Planning Advisory Commission convened in regular session on Thursday, January 24, 2019 at the Pope County Courthouse Community Room.

Members Present: Dave Henke, Ronald Feigum, John Messenger, Brian Jergenson and Mark Halls
Other Officials Present: David Green (Land & Resource Management Director), Shelley Cameron (Sr. Administrative Associate), and Cody Rogahn (C.C. alt)

The meeting was called to order by Director Green at 6:05 p.m.
The following items were addressed by the chair:

Election of Officers
Director Green asks (3x) for nominations for the position of Chairman. There were no nominations. The Director states that per the By Laws for the Planning Advisory Commission, in the event that there are no nominations for the position of Chariman, the Vice Chair become the Chariman. Ive Cooley will be the Chairman of the Planning Advisory Commission for 2019. Cooley is not present so Director asks for nominations for the position of Vice Chair. Henke nominates Jergenson. Messenger seconded. Director Green asks (3x) for any other nominations for Vice Chair. None noted. Vote called with no dissenting votes noted. Vice Chairman Jergenson takes over the meeting and addresses as to who will be on the site team. Messenger, Cooley, and Feigum will be on the site team with Commissioner Rogahn to serve as an alternate.

Additions and Corrections to the Agenda
There were no additions or corrections to the agenda.

Review Minutes of December 20, 2018
The minutes of the Planning Advisory Commission meeting held on Thursday December 20, 2018 were submitted for approval. Motion by Commissioner Rogahn to accept the minutes as written. Jenniges seconded. Motion carried.

CUP-Nokomis Energy LLC

Vice Chairman Jergenson introduces the item. Brendan Dillon & Nate Bell with Nokomis are present. Director Green presents staff report and points out changes that were added after the initial staff report was emailed to the Board. The applicants altered the layout which makes it closer to the road R.O.W. It is located in two zoning districts, Shoreland Natural Environment and Shoreland Rivers & Streams. There are some difference in the setback requirements between these two types of shoreland areas. Director Green points out that there have been other solar garden that were approved and subsequently constructed near the proposed area. The DNR comments that came in late were noted in reference to runoff into lakes, rivers, and

wetlands. In response to these comments Director Green points out the additional condition that was added in which applicant is to provide detailed study of stormwater runoff rate which is to be prepared by a Professional Engineer. Staff recommendation is to approve with conditions and findings. Vice Chairman Jergenson asks if the applicants have any comments to add. Nate Bell adds some background information on Nokomis' other previously approved solar projects including Malmedal & Wollan. The proposed solar panels will be similar in size and operate as fixed tip design. The garden itself will be surrounded with an agricultural fence approximately 7 foot tall with a 1 foot apron. The runoff will meet MPCA standards and a report will be provided to indicate this. Henke asks if any trees will be added or taken out to complete this project. Nate Bell states "no trees will be removed or plan to be added to our proposal. Shading is obviously an issue so we do not plan to add any trees to the design." Vice Chairman Jergenson opens to the public asking "is anyone speaking for this project?" None noted. "Anyone speaking against this project?" None noted. Vice Chairman Jergenson closes the public hearing. Vice Chairman Jergenson asks for comments from the site team. Messenger states "it is a good use of the property in my opinion and it is not taking significant agriculture out of production. With that said, there will be no fertilizer or pesticide runoff which will protect the natural waterway to a certain degree." Halls asks for clarification on the setbacks proposed from the stream. Director Green displays/uses a GIS map of the proposed project area to identify that the project as proposed does not meet minimum setback standards. He states "this will not fit as proposed. However, this will be addressed as a variance request next month." Brandon Dillon verifys that "we will be applying for a Variance." Halls asks for clarification for the storm water runoff. Brandon Dillon explains the design will have a basin and more than likely will be located between the rows. Vice Chairman Jergenson seeks a motion. Messenger makes a motion to approve with conditions. Rogahn seconded. Henke, Messenger, Jergenson and Halls vote in favor. Feigum abstained due to involvement in the project. Motion carried.

Public Hearing

Vice Chairman Jergenson opens a public hearing seeking comments relating to proposed Amendment to Pope Counties Subdivision Controls Ordinance. There were no comments gathered from the public. Vice Chairman Jergenson closes the public hearing.

Tabled/Old Business

Zoning/Subdivision/Ordinance discussions

Ben Oleson provides an update/status report on where we are at with revisions to the subdivision ordinance. There is discussion on what may qualify as an administrative approval in reference to plats and how to determine what may be considered as a minor plat as proposed to a major plat. Director Green comments this is a work in progress and the plan is to come up with a draft for the next meeting.

Adjournment 7:03 p.m. Motion by Feigum to adjourn the Planning Advisory Commission meeting. Motion seconded by Henke. Motion carried with no dissenting votes noted.

Respectfully submitted,

Shelley Cameron

Shelley Cameron, Sr. Administrative Associate