

**EUREKA TOWNSHIP**

**DAKOTA COUNTY, STATE OF MINNESOTA**

**PLANNING COMMISSION PUBLIC HEARING OF SEPTEMBER 24, 2019**

**Solar Energy Conditional Use Permit for Charles and Kathleen Kauffman**

Call to Order

The Planning Commission Public Hearing was called to order at 7:00 p.m. by Chair Ralph Fredlund.

Members Present:   Ralph Fredlund (Chair)  
                          Allen Novacek (Commissioner)  
                          Julie Larson (Commissioner)  
                          Randy Wood (Commissioner)

Members Absent:   Bill Funk (Vice Chair)

Others Present:    Anne Adelman (Deputy Clerk)  
                          Ranee Solis (Town Clerk)

Approval of the Agenda

*Motion:* Chair Fredlund moved to approve the agenda as presented, seconded by Commissioner Larson. *Motion carried 4-0.*

Description of Project by Applicants

Charles and Kathleen Kauffman presented a permit request for the installation of a 20kw ground-mounted solar system pursuant to the provisions of Ordinance 3, Chapter 4, Section 13 (C) (I) (iii) and Ordinance 3, Chapter 4, Section 14.

The General Requirements were addressed as follows:

- The installation will reduce the burden on electrical generation by adding new capacity to the grid. The installation will impose no additional burdens on public infrastructure or public facilities.
- The installation is separated from the nearest neighboring dwelling to the north by 400 feet and is screened by terrain, trees and undergrowth such that it is invisible from that dwelling in all seasons. Likewise, the installation will not be visible from Ipava Avenue. The installation will not affect nearby property values.
- The adjacent vacant property to the south is owned by Clubb Kids, Inc., of which the applicant is a shareholder. Clubb Kids, Inc. property is fully homesteaded and no further development is possible under existing ordinances.
- The existing land is used as a primary dwelling. The installation is scaled to generate residential electricity equivalent to current yearly usage.
- The use is consistent with the Comprehensive Plan.
- The use will not affect traffic.
- The use will have no direct effects on the surrounding area or the community as a whole. Indirectly, the installation will benefit the surrounding area and the

community as a whole by adding capacity to the electrical grid while reducing carbon emissions.

Chair Fredlund addressed the following conditions which the applicants agreed to:

- To maintain the existing screening.
- That the panels are non-reflective.
- That if the operation of the solar panels ceases for a period exceeding one year, the panels shall be removed as a public nuisance.

That the installation and use of the solar panels shall comply with all applicable county, state and federal regulations.

Open Public Comment

A. Registered Speakers

(None)

B. All Other Speakers

The applicants submitted an email from their neighbor, Bill Clancy, stating no objection to the permit request. *(Attached)*

Close Public Comment Period

Chair Fredlund asked if there were any attendees who would like to speak and, hearing none, closed the public comment period.

Planning Commission Discussion of CUP Application

*Motion:* Commissioner Larson moved to approve the CUP for the 20kw ground-mounted accessory solar energy system for PID 13-02000-52-014, seconded by Commissioner Wood with an amendment by Chair Fredlund to include the conditions as agreed upon above.

*Motion carried 4-0.*

Recommendation to the Town Board

The Planning Commission unanimously agreed to forward the CUP to the Town Board recommending approval.

Adjournment

Commissioner Novacek moved to adjourn the public hearing, seconded by Chair Fredlund.

Public Hearing adjourned at 7:10 p.m.

Respectfully submitted,

Ranee Solis

Ranee Solis, Town Clerk

Minutes Officially Approved By:

  
Planning Commission Chair

on:

10-1-19

Date

# EUREKA TOWNSHIP

Dakota County, Minnesota



## Public Hearing

Attendance  
September 24, 2019  
7:00 PM

Printed Name

Address

CHARLES + KATHLEEN KAUFFMAN

25506 IPAVA

Mike Woogay

Blue Horizon Energy -

Kerry Adelman

26446 Ipaava

# PUBLIC COMMENT SPEAKER LIST

## EUREKA TOWNSHIP

Public Hearing

September 24, 2019

7:00 PM

### Charles and Kathleen Kauffman CUP – Residential Solar Energy

If you would like to make a comment during tonight's public hearing, please provide your name and address below. Speakers will be called in the order they are listed.

If you wish for your comment to be included in the minutes of the meeting, you must submit your comments in writing to the Clerk.

<i>who not need</i> PRINT NAME	ADDRESS
Carrie Jennings	8919 280th St W
<i>(Signed wrong sheet - add to attendance sheet)</i>	<i>(Signed wrong sheet - add to attendance sheet)</i>

clerk@eurekatownship-mn.us

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**From:** Kathleen Clubb Kauffman <kathleenckauffman@gmail.com>  
**Sent:** Tuesday, September 24, 2019 3:43 PM  
**To:** Eureka Township  
**Subject:** Fwd: Conditional use permit Solar

For the planning committee

Begin forwarded message:

**From:** Bill Clancy <[BClancy@Silgancontainers.com](mailto:BClancy@Silgancontainers.com)>  
**Subject:** Conditional use permit Solar  
**Date:** September 15, 2019 at 5:24:03 PM CDT  
**To:** Kathleen Kauffman <[kauffman@ackersonlaw.com](mailto:kauffman@ackersonlaw.com)>

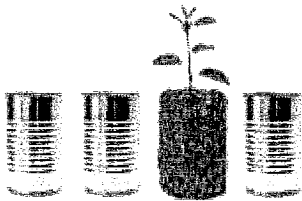
For the record, as residents of 25511 Ipava Ave directly across the street and your neighbors; we have no objection to the on ground solar installation you plan to install.

It is all located well within the confines of your property and impossible to view from Ipava ave property line.


Thank you for the gracious explanation of your well designed environmentally friendly plan.

Bill Clancy  
25511 Ipava Ave has

Sent from my iPhone



**Metal is the most recycled food package in the World!**

 **Save a tree... Please don't print this email unless you really need to**

This message is intended only for the addressee(s). It may contain confidential or proprietary information, may be legally privileged, or may be subject to other confidentiality protections. If you are not the intended recipient of this e-mail, you are hereby notified that any copying, distribution, dissemination or action taken in relation to the contents of this e-mail and any of its attachments is strictly prohibited and may be unlawful. If you received this message in error, please notify the sender by reply e-mail and delete this message. Thank you.