

Castle Rock Township

Since 1858

Dakota County, Minnesota

2537 240th Street West, Farmington, MN 55024 castlerocktownship.com

PLANNING COMMISSION REGULAR MEETING

Monday April 24, 2023

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday April 24, 2023. Those participating were Jim Heiman, Braden Schuenke, Max Litvinov, Norbert Kuhn, Pete Schaffer. Ken Betzold was absent. Others in attendance was Mark Emerson.

Jim Heiman called the meeting to order at 7:00pm. and the Pledge of Allegiance was recited.

AGENDA:

Max Litvinov made a motion to approve the agenda. Braden Schuenke seconded. Motion carried.

CONSENT AGENDA:

- 03.27.23 PC Regular Meeting Minutes

Norbert Kuhn made a motion to approve the Consent Agenda. Max Litvinov seconded. Braden Schuenke abstained. Motion carried.

NEW BUSINESS:

- **B&B Transformer** ~ 2850 220th Street West
 - Mark Emerson – 651.587.5366
 - Permit request for fence around the property

B&B Transformer plan to do a 6 foot chain link fence since theft is occurring too often. Planning Commission stated Industrial area needs a permit for a fence. It is best within or on the property line. Planning Commission advised to get the property surveyed and put the fence on the property line. They will need to know the setback from Canton Circle from the City of Farmington. Will need a building permit not a conditional use permit since it is under 8 feet. Norbert Kuhn made a motion to recommend approval for a 6 foot chain link fence on the B&B Transformer property line. Max Litvinov seconded. Motion carried.

- **Solar Ordinance Discussion** – solar information was reviewed by Planning Commission in regards to the last solar meeting. Norbert Kuhn made a motion to recommend changes to 7.21 Solar Electric Systems on page 117 #3 to be consistent with page 118 in #2 with a, b, c and d. But d on page 117 should read 300 feet from any residential dwelling on an adjacent property. Braden Schuenke seconded. Motion carried.

Discussion was had and if the total allowed is changed to 5% of total township area, that would be about 17 times the amount of solar we have right now.

Braden Schuenke made a motion to recommend capping solar to 5% of total township area of wholesale solar systems. Max Litvinov seconded. Motion carried.

Norbert Kuhn made a motion to recommend a requirement that a copy of a legal and notarized document between the Solar Company and the landowner be provided to the township. The township will collect a bond upfront but will also request a legally bound contract with the landowner that will state; once the bond money is used up for decommissioning, the landowner must pay the remainder of the cost for the decommissioning process. If the landowner sells within the contract, they must come to the township to transfer the solar rights to the new landowner of the property. (this statement needs to be included within the legally bound contract between the landowner and the township).

Planning Commission requested an email be sent to our Building Official with an email response back from him to clarify solar on AG buildings. Planning Commission stated that the state code does not allow inspector to inspect an AG building except for plumbing and electrical. In regards to Mark's from Inspectron's comment the other night, the Planning Commission feels the inspector can inspect the solar system on the roof but not the building itself and if the roof collapses it is the homeowner's responsibility.

Planning Commission would like to see the solar checklist as 3 separate checklists with initial boxes so that it is clear to the applicant and the township what is specifically needed for each kind of solar request.

UNFINISHED BUSINESS:

- N/A

PUBLIC COMMENT:

- N/A


ADJOURN:

Norbert Kuhn made a motion to adjourn at 8:45pm. Braden Schuenke seconded. Motion carried.

Date Signed:

5/22/23

Respectfully submitted:



Molly Weber, Clerk

Attest:



Jim Heiman, Chairman

Castle Rock Planning Commission