



Planning & Zoning Advisory Commission

MINUTES

MARCH 21, 2022

7:00 PM

NICOLLET COUNTY
 GOVERNMENT CENTER

BOARD MEMBERS	David Hermanson <input checked="" type="checkbox"/> <i>Chair</i>	Dave Ubel <input checked="" type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input checked="" type="checkbox"/> <i>Commissioner</i> Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	Justin Laven <input checked="" type="checkbox"/>	Lloyd Hoffmann <input checked="" type="checkbox"/>	
ABSENT EXCUSED	David Hermanson <input type="checkbox"/> <i>Chair</i>	Dave Ubel <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i> Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	Justin Laven <input type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	
ABSENT	David Hermanson <input type="checkbox"/> <i>Chair</i>	Dave Ubel <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i> Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	Justin Laven <input type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	
STAFF PRESENT	Property and Public Services Assistant Director, Pete Otterness <input checked="" type="checkbox"/>		
	Deputy Zoning Administrator, Spencer Crawford <input checked="" type="checkbox"/>		
	Assistant County Attorney, Megan E. Gaudette Coryell <input checked="" type="checkbox"/>		
	Other Staff <input checked="" type="checkbox"/> Property and Public Services Director, Jaci Kopet		

ELECTION OF OFFICERS FOR 2022

CHAIR	Laven nominated Hermanson for chair, seconded by Ubel. The Board voted to unanimously to elect Hermanson as Chair for 2022.
VICE CHAIR	Laven nominated Ubel for Vice chair, seconded by Hermanson. The Board voted to unanimously to elect Ubel as Vice Chair for 2022.

REVIEW OF CANCELLATIONS & ADDITIONS	None.		
MOTION TO APPROVE MINUTES OF JANUARY 24, 2022	APPROVE <input checked="" type="checkbox"/>	APPROVE WITH REVISIONS <input type="checkbox"/>	
1ST	David Hermanson <input checked="" type="checkbox"/> <i>Chair</i>	Dave Ubel <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i> Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	Justin Laven <input type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	
2ND	David Hermanson <input type="checkbox"/> <i>Chair</i>	Dave Ubel <input checked="" type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i> Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	Justin Laven <input type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	

VOTE TO APPROVE MINUTES	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 5-0
PUBLIC APPEARANCES	Annie Hendrick with Cedar Creek Energy spoke to request a text amendment to allow residential roof mounted solar in the Shoreland District. The board voted 4-0 to direct staff to investigate and return findings for a potential amendment.		

PUBLIC HEARINGS:

NOVEL ANIKA SOLAR LLC PLN22-001 LARGE SOLAR ENERGY SYSTEM

APPLICANT COMMENT	Brittney Krebsbach represented Novel Anika Solar LLC at the hearing.
PUBLIC COMMENT	None.
PUBLIC TESTIMONY	None.
PUBLIC PARTICIPATION	None.

MOTION	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>	DENY <input type="checkbox"/>
	APPROVE WITH AMENDED CONDITIONS. CONDITION 19 WAS ADDED STATING THE APPLICANT MUST MAINTAIN A BOND OF NO LESS THAN THEIR ANTICIPATED COST OF DECOMMISSIONING (\$32,617) PLUS 3.5% OF THIS AMOUNT FOR EACH YEAR OF ANTICIPATED SERVICE (30 YEARS), FOR A TOTAL OF \$66,864.85.	

1ST	David Hermanson <input checked="" type="checkbox"/> Chair	Dave Ubel <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner
	Justin Laven <input type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	Terry Morrow <input type="checkbox"/> Commissioner, Alternate

2ND	David Hermanson <input type="checkbox"/> Chair	Dave Ubel <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner
	Justin Laven <input checked="" type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	Terry Morrow <input type="checkbox"/> Commissioner, Alternate

COMMISSIONER DISCUSSION	Commissioner Marie Dranttel discussed the density of solar in Nicollet County and neighboring counties. PC Ubel asked the applicant representative why some wiring was being abandoned in ground, as this has the potential to be a problem for farming the area in the future. The applicant responded that it is common practice to leave some wiring in the ground. PC Ubel asked the applicant about decommissioning and the feasibility of equipment recycling. PC Ubel then asked staff if a decommissioning bond could be put into place to cover the cost of removal with inflation. Full Board discussed the bond and a condition was imposed to require a decommissioning bond for this project.
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VOTE TO APPROVE REQUEST	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 5-0
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FINDINGS OF FACT

MOTION TO ADOPT FINDINGS

1ST	David Hermanson <input type="checkbox"/> Chair	Dave Ubel <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner
	Justin Laven <input checked="" type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	Terry Morrow <input type="checkbox"/> Commissioner, Alternate

2ND	David Hermanson <input type="checkbox"/> Chair	Dave Ubel <input checked="" type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner
	Justin Laven <input type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	Terry Morrow <input type="checkbox"/> Commissioner, Alternate

VOTE TO ADOPT FINDINGS	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 5-0
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JEFFERY LEONARD PLN22-003 REGISTERED LAND SURVEY #78

APPLICANT COMMENT	None.
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PUBLIC COMMENT	None.		
PUBLIC TESTIMONY	None.		
PUBLIC PARTICIPATION	None.		
MOTION	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>
1ST	David Hermanson <input type="checkbox"/> Chair	Dave Ubel <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	Justin Laven <input checked="" type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	
2ND	David Hermanson <input type="checkbox"/> Chair	Dave Ubel <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	Justin Laven <input type="checkbox"/>	Lloyd Hoffmann <input checked="" type="checkbox"/>	
COMMISSIONER DISCUSSION	The Board asked if the Registered Land Survey changed any of the property lines. Staff responded no.		
VOTE TO APPROVE REQUEST	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 5-0

OTHER:

OLD BUSINESS	None.		
OTHER BUSINESS	Deputy Zoning Administrator Crawford stated that an individual had spoken at a recent County Board of Commissioners meeting to request a moratorium on new deer farms. Property and Public Services Assistant Director Otterness stated that moratoriums may only last for one year and that he and staff cannot remember the last time the County received an application for a new deer farm. PC Ubel mentioned any ban on deer farms should be a state requirement from the Minnesota Department of Natural Resources. Mr. Crawford mentioned that more information would be provided at a future meeting and there could be a vote.		
REVIEW OF PERMITS	All permits issued from 07/01/21 to 02/28/22 were presented to the Board. No additional questions were asked.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN	8:45 PM		
1ST	David Hermanson <input type="checkbox"/> Chair	Dave Ubel <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	Justin Laven <input checked="" type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	
2ND	David Hermanson <input type="checkbox"/> Chair	Dave Ubel <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	Justin Laven <input type="checkbox"/>	Lloyd Hoffmann <input checked="" type="checkbox"/>	

David Hermanson, CHAIR		DATE	5-16-2022
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SPENCER CRAWFORD, DEPUTY ZONING ADMINISTRATOR		DATE	5-16-2022
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