

Approved

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
September 28, 2009 – 6:30 p.m.**

The Planning Commission of Castle Rock Township held a Public Hearing on Monday, September 28, 2009 at 6:30 p.m. at the Town Hall. Present were Norb Kuhn Chair, Sandy Weber Vice Chair, Paul Irrthum, Todd Sjorstrand and Dave Nicolai. Also present were Eric Greenslade Darrell Greenslade, Mike Kiefer, Casey Kimber, Andy Brandel, Ryan Port, Pete Schaffer, Paul Snyder, Eric Ruud and Gary Pipho.

Norb Kuhn called the meeting to order at 6:30 p.m. and the Pledge of Allegiance was recited.

Sandy Weber read the Public Hearing notice out loud for the audience. “Notice is hereby given that the Planning Commission of Castle Rock Township will hold a public hearing on Monday, September 28, 2009 at 6:30 p.m. at the Castle Rock Town Hall, 2537 240th Street West (corner of 240th Street and Biscayne Avenue), for the purpose of reviewing an Interim Use permit application from Ferdinand Volkert and Eric Greenslade, 1664 280th Street E, Randolph, MN 55065 for a wind turbine, 12 foot diameter by 85 feet in height at 270th Street and Biscayne Avenue, P.I.D. #07-02900-013-76.”

Paul Snyder, Ryan Port, Eric Greenslade and Andy Brandel introduced themselves to the Planning Commission. Ryan Port explained the design of the small wind turbine. 85’ tower height, 12’ turbine, totaling 91’ total height.

There will be no parcel split request made. #1 choice is to run lines south from the turbine to connect with Dakota Electric. Second choice is to run the lines east to connect with Xcel Energy on Biscayne Avenue.

Small shed with breaker panels is the only equipment needed between wind turbine and power poles so utility company can remotely turn off in case of power failure. The Planning Commission informed the applicants that all buildings, fences and structures must be 110’ off the centerline of the road. 10’x12’ approximate size of storage shed and chain link fence will surround perimeter.

Ryan Port explained the wind turbine would be built first and data collected to make sure it is compatible with utility company. Castle Rock area is considered a Category 4 for wind speed.

Wind turbine will be generating 39kw. Not considered commercial if under 39kw. Residential pays 8.5 cents per kw hour vs 3.5 cents per kw commercial.

Norb Kuhn requested updated site plan with fence, building, tower location and driveway location. Two driveway locations on property. Planning commission asked applicants which utility company they would be attaching to. No decision yet.

Eric Ruud, nearby landowner wants clarification on location. Asked about noise from turbine, 80% less noise than traditional wind turbines. Todd SJORSTRAND asked about guide wires, one foundation with one pole. Public Utility Commission said no permits needed under 5 megawatts. No permits necessary through the county.

No house on property being connected to turbine. Turbine being built solely for testing and energy to be sold to utility companies.

Cost comparison-Wind Jet \$1.70 dollars per watt vs. Traditional \$4.00 per watt. Will be shipped in from California on one semi truck and assembled on site.

Eric Ruud and Casey Kimber would like it put on record that they would like to see this happen.

One wind turbine on site with a 50 year life expediency. Norb explained that with an Interim Use Permit there would be a time limit and conditions. If a violation occurs, the permit can be revoked.

The Planning Commission directed the applicants to bring back an updated site plan with new setbacks, buildings, driveway, fence and which utility company. Bring the information back to the meeting by 9:00 p.m.

Dave Nicolai made a motion and Sandy Weber seconded to recess meeting until 9:00 p.m...
Meeting recessed at 7:15 p.m.

Norb reconvened Public Hearing at 8:56 p.m.

Ryan, Eric, Paul and Darrell presented a new site plan and an interconnection application from Dakota Electric to the Planning Commission.

Mike Kiefer asked is the wind mill will be set up on ag land and the energy sold for profit. Ryan answered yes, correct.

Ryan said they have set up a company - Financial Windependence LLC. The commission directed the group to have a lease agreement drawn up with Ferdinand Volkert as fee owner or add Ferdinand to LLC document.

The group just found out that the rear blade is 17' not 12'.

There is a 2nd site available in Mahtomedi with permits in place on public property. The group would like to fast track the building permit process. Todd SJORSTRAND asked if core samples have been taken for the foundation pad? Are there building plans drawn up? Mike Kiefer reminded them that they needed to follow page 18-19 of the ordinance book for site plan review.

Dave Nicolai made a motion and Sandy Weber seconded to recommend to the Board of Supervisors to approve the Interim Use Permit once the fee owner of the property has been added to the LLC or lease agreement. Motion carried 5 ayes.

Dave Nicolai made a motion and Sandy Weber seconded that there be a ten (10) year timeline on Interim Use Permit. Motion carried 5 ayes.

Mike Kiefer asked whether the site plan review was addressed adequately. The Planning Commission said it was.

Dave Nicolai made a motion and Paul Irrthum seconded to adjourn meeting.

Meeting adjourned at 9:34 p.m.

Respectfully submitted,
Jane Bistodeau, Clerk

Attest:
Norbert Kuhn, Chairman of the Planning Commission