

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
November 23, 2015 @ 7:00 p.m.**

The Regular meeting of the Planning Commission of Castle Rock Township was held on Monday, November 23, 2015 at 7:00 p.m. Present were Jon Juenke, Chair; Jeff Partington, Vice-Chair; Gerald Larson, Mary Ann Enggren, and Barbara Lang, Secretary. Also in attendance were Dean Johnson, Township Planner, and Doug Sonnee.

Jon Juenke called the meeting to order at 7:00 p.m., and the Pledge of Allegiance was recited.

APPROVE AGENDA:

- **Mary Ann Enggren / Gerald Larson made a motion to approve the Planning Commission agenda. 5 ayes. Motion carried.**

CONSENT AGENDA REVIEW / APPROVE:

1. PC 10-26-15 PC Regular Meeting Minutes
Gerald Larson / Jeff Partington made a motion to approve the Minutes. 5 ayes. Motion carried.
2. PC 11-2-15 Public Hearing Minutes
Mary Ann Enggren / Jeff Partington made a motion to approve the Public Hearing Minutes. 4 ayes, 1 abstain – Gerald Larson. Motion carried.

REVIEW / APPROVE: None

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- Interim Use Permit Application, Dilley Project for Community Solar Garden, 27280 Denmark Ave
- Interim Use Permit Application, Farmington Holdco Project for Community Solar Garden, 3100 225th St W

Dean Johnson, Township Planner, was in attendance to explain a lot of information regarding the two applications. No action will be taken on the applications tonight, as a Public Hearing has been set for December 21, so Dean provided a lot of detail to help educate the Planning Commission on how the process will work and what conditions will be required prior to either project being approved for an actual Interim Use Permit (IUP).

Among the more important topics covered were:

Interim Use Permits normally assign a term for the permit (i.e. how many years it will be in effect). At the end of the initial term, applicants normally are allowed to apply for an extended term if applicable. The term of the project can be negotiated, but it is recommended that it coordinates with the life expectancy of the equipment being used, which is approx. 25 years, which also normally coordinates with lease agreements made with the power company that is buying the energy.

Issuance of the actual IUP will be subject to final equipment specifications, final required documents, and final authorizations from a variety of sources, as required by the Performance Standards that will be listed in the Permit.

There will be some small buildings onsite for the projects to house equipment, which will be subject to applicable permits from the local Building Official.

Public Utilities Commission (PUC) and Xcel Energy also will have their own requirements outside of the scope of the Township requirements.

Prior to issuance of the Permit, Decommissioning plans need to be in place, including pole removal and other structures.

For the Farmington Holdco project, a new driveway access will be required. The township has provided a permit form that will be required for the driveway.

There was some discussion that some type of pole and equipment will be required for communication to/from the panels on the project sites. Jon Juenke inquired if this equipment will cause disruption to GPS equipment on farm equipment. He stated that when the CapX lines were going in, they had assurances that their power equipment would not disrupt the GPS signals, but that has not been the case, and this could be a concern for nearby farmers with this type of equipment. Both Mr. Johnson and Mr. Sonnee felt that the voltage is much less for these systems, so not as likely to be a concern, but someone should look into that so it is addressed prior to equipment installation.

Gerald Larson / Jeff Partington made a motion to adjourn. 5 ayes. Motion carried.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,
Barbara Lang, Town Clerk

Attest: Jon Juenke, Chair - Castle Rock Planning Commission