

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
December 21, 2015**

The Regular meeting of the Planning Commission of Castle Rock Township was held on Monday, December 21, 2015, following a series of Public Hearings. 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, Kaya Tarhan, Mark Zweig, Sandy Weber, Russ Zellmer, and Rhonda Rademacher.

Jon Juenke called the meeting to order at 7:20 p.m.

APPROVE AGENDA:

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

CONSENT AGENDA REVIEW / APPROVE:

- PC 11-23-15 PC Regular Meeting Minutes
Mary Ann Enggren / Gerald Larson made a motion to approve the Minutes. 5 ayes. Motion carried.

REVIEW / APPROVE: None

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

- Interim Use Permit Application, Dilley Project for Community Solar Garden, 27280 Denmark Ave
Dean Johnson, Township Planner, gave an overview about Interim Use Permits (IUP). He also noted that a final site plan, grading plan, and any other required reports will be required to be provided prior to any construction beginning. There are no setback issues with this project. Stormwater management reports have not been completed yet. Still waiting for recommendations from Brian Watson and Grant Jacobson. Decommissioning plan they are proposing is a cash escrow to be paid on an annual basis and is what the township attorney is recommending. Another performance issue that will need to be addresses is road concerns. Some kind of surety for a road performance bond needs to be in place prior to beginning of installation. Barbara Lang expressed concerns as Denmark Avenue is a township boundary and the road maintenance for this section of the road is taken care of by Eureka Township.

Mary Ann Enggren / Barbara Lang made a motion for the following conditions to be included in the Interim Use Permit: Road Performance Bond to be determined by the Board of Supervisors and the Township Engineer; and Decommissioning will be covered by a \$3,000 annual cash escrow being paid for 25 years. 5 ayes. Motion carried.

- Interim Use Permit Application, Farmington Holdco Project for Community Solar Garden, 3100 225th St W (now 3330 225th St W)

Barbara Lang pointed out that a new street address has been assigned to this parcel. When the parcel splits were done in this area over three years ago, all the affected parcels were still going by a single street address. Dakota County has now assigned separate street numbers. Barbara also stated that a driveway permit application has been received by the Township for the intended access driveway for the project. We are waiting for a stake to be placed by the applicant at the center of the driveway location so the application can be reviewed for approval.

Dean Johnson, Township Planner, indicated that SolarStone is requesting four adjustments to the draft IUP to be considered. He will take care of updating language in the IUP based on the Planning Commission recommendations.

The fence height was discussed, and they will most likely go with a six foot high chain link fence to be topped with barbed wire, which would then require no additional building permit.

Length of permit term was then discussed. The draft version says 27 years, which consists of a year of construction, 25 years of operation and a year to decommission. The applicant is asking for a 40 year term. It is up to the township to determine the length of the term. There was discussion that it would be much easier to track the bookkeeping involved in a long-term project if both projects were the same length of time. There is nothing that would prevent the applicant to come back closer to the end of this term and request an extension to be considered. Jeff Partington felt that it would be better to keep the terms and the decommissioning requirements the same for both projects.

Decommissioning was also discussed. SolarStone is offering a \$125,000 performance bond to be posted at year 25 of the term. Gerald Larson had concerns about the potential for technology improvements during a span of 25 years, and that by 25 years from now the equipment could be considered to be “hazardous junk”, so projecting that the salvage value would cover the cost to tear it down might not be valid. Allowing a company to wait for 25 years to post a bond if the project could be potentially of no value would be difficult to enforce.

Jeff Partington / Gerald Larson made a motion for the following conditions to be included in the Interim Use Permit: Recommend a term of 27 years; and Decommissioning will be covered by a \$3,000 annual cash escrow being paid for 25 years. 5 ayes. Motion carried.

NEW BUSINESS: None

Gerald Larson / Jon Juenke made a motion to adjourn. 5 ayes. Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,
Barbara Lang, Town Clerk

Attest: Jon Juenke, Chair - Castle Rock Planning Commission