

CITY OF DUNDAS
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JANUARY 16, 2018
7:00 PM. DUNDAS CITY HALL

Present: Chair Grant Modory; Commissioners Larry Alderks, John Cruz, Bruce Morlan, John Klockeman, Glenn Switzer

Absent: Commissioner Chad Pribyl

Staff: City Engineer John Powell, City Planner Nate Sparks, Administrator John McCarthy

CALL TO ORDER

Chair Modory called the meeting to order at 7:04 p.m. A quorum was present.

PUBLIC FORUM/CITIZENS COMMENTS – No one spoke.

ORGANIZATIONAL MEETING § 301.03(A)

Election of Chair

Motion by Morlan, second by Klockeman to approve Grant Modory as Chair. MCU

Election of Vice Chair

Motion by Klockeman, second by Switzer, to approve Bruce Morlan as Vice Chair. MCU

Establishing Regular 2018 Meeting Dates

Administrator McCarthy explained a recently enacted City ordinance permits the Dundas Planning Commission to establish dates for their regular meeting; and, therefore, requires the Commission to set the dates by resolution.

Motion by Modory, second by Klockeman to set the date for the February meeting as February 15, 2018, at 7:00 p.m. in Dundas City Hall and have staff prepare a resolution setting regular meetings on the third Thursday of each month. MCU

APPROVAL OF AGENDA

Motion by Morlan, second by Klockeman, to approve agenda with addition of discussion of Dundas City Ordinance 2018–01 under New Business. Motion Carried Unanimously (MCU)

APPROVAL OF MINUTES

Motion by Modory, second by Cruz, to approve minutes of November 2, 2017. MCU

OLD BUSINESS

Review of Ordinance 2017-05 Establishing a Moratorium on the Construction of Ground Mounted Solar Energy Systems

Administrator McCarthy explained the City Council has approved an interim ordinance which creates a moratorium on the development of ground mounted solar energy systems. In addition, the Council instructed the Planning Commission to review the intent of the City regarding solar energy systems.

City Planner Nate Sparks reviewed his background report on the systems. He first explained the differences between principal and accessory uses. He reported how solar generating systems may be applied to the use of properties and explained in what zoning district. Sparks reviewed how zoning in Northfield and Faribault addressed solar generating systems and compatibility with the Dundas Comprehensive Plan.

The Commission discussed how the City might consider solar uses. Commissioner Switzer identified a concern about solar as a principal use in an urban area. Commissioner Morlan talked about how a solar installation may impact utility services to an urban area. Commissioner Klockeman explained how a solar garden could appear to create an edge to development. Commissioner Cruz expressed concern regarding the appropriateness in an urban area. Morlan talked about benefits to the City and the tax impacts. Switzer expressed interest in considering solar as an accessory use. Sparks talked about how he might provide options to review.

OLD BUSINESS

Review of Ordinance 2017-05 Establishing a Moratorium on the Construction of Ground Mounted Solar Energy Systems (con't)

Tena Monson, Director of Distributed Energy for Geronimo Energy reviewed how the company is pursuing solar, how they were addressing a proposed project in the City of Dundas, and a request she had made to the City in response to the moratorium. Kara Bakke reviewed how Geronimo proposed to address the zoning ordinance and how they planned to address the PUD process. Monson explained their desire to work with the City to develop their proposal.

Commissioner Modory asked how changes in the interim ordinance may be addressed. Administrator McCarthy reported his discussion with the City Attorney indicated changes would require a text amendment. He stated if the Planning Commission found there was no need for the moratorium or an code amendment which met the intent of the City was proposed, the moratorium could be terminated at any time. Commissioner Switzer asked about Geronimo's normal business practice. Monson explained how decommissioning would be addressed. In response to a question from Commissioner Klockleman, Monson explained the benefits of the preferred location, specifically access to trunk lines.

NEW BUSINESS

Discussion of Possible Growth along CSAH #1

Commissioner Morlan talked about how utilities might be extended to locations outside of the corporate limits by the use of easements.

Review 2018 Growth in City

Administrator McCarthy talked about recent construction and remodeling projects within the City.

Ordinance Review

Administrator McCarthy explained the changes in Ordinance 2018–01, Chapter 3, which describe the organization of the Dundas Planning Commission.

ADJOURN

Motion by Switzer, second by Klockeman, to adjourn at 9:00 p.m.

Grant Modory, Chair