

CITY OF DUNDAS
PLANNING COMMISSION MEETING MINUTES
THURSDAY, FEBRUARY 15, 2018
7:00 PM. DUNDAS CITY HALL

Present: Chair Grant Modory; Commissioners Larry Alderks, John Cruz, Bruce Morlan, John Klockeman (at 7:16 p.m.), Chad Pribyl

Absent: Commissioner Glenn Switzer

Staff: City Engineer John Powell, 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.

APPROVAL OF AGENDA

Motion by Morlan, second by Pribyl, to approve the agenda as presented. Motion Carried Unanimously (MCU)

APPROVAL OF MINUTES

Motion by Alderks, second by Morlan to approve the minutes of January 16, 2018. MCU

OLD BUSINESS

Dundas Comprehensive Land Use Plan Proposal

Administrator McCarthy reviewed the proposal from NAC to update the Comprehensive Plan. He explained the proposal is within the budget as has been budgeted for a couple of years.

Motion by Pribyl, second by Modory to Recommend the Dundas City Council accept the proposal presented by Northwest Area Consultants.

Commissioner Morlan suggested the Comprehensive Plan update needs to include an assessment of how future growth may impact water and sewer treatment availability. (Klockeman arrived)

Commissioner Klockeman asked about the relationship between the City Planner and the company.

The Commissioners discussed how project oversight would be handled. City Engineer Powell referred to the proposal to use a steering committee. Commissioners Pribyl and Modory agreed the recommendation include planning for water and wastewater management. **MCU**

Discussion on Solar Energy Systems

Administrator McCarthy referred to City Planner Nate Sparks memo of February 9, 2018 summarizing the Planning Commission meeting of January.

Tena Monson of Geronimo Energy of Edina reviewed the impact the solar gardens have on communities. She asked that the City allow some sort of principal use designation for Solar energy.

Commissioner Morlan asked about the moratorium and what type of a facility it applies to. McCarthy explained the current moratorium only applies to free standing, ground mounted. He stated the Council is asking the Planning Commission to review the existing ordinance to insure "solar gardens" are consistent with the long-term plans of the City.

In response to a question from Commissioner Klockeman regarding zoning, McCarthy explained the somewhat complicated zoning of the property which Monson has been referring to. Klockeman asked if it would be possible for a large user to develop a solar facility to serve their needs. Monson responded that it would be permitted as an accessory use.

Commissioner Modory asked the Commission to review the concept of solar as a primary or accessory use. Morlan suggested the economic return in the form of tax base should be considered when determining uses in an urbanized area. Klockeman stated he would consider large scale solar in an industrial area. Commissioner Cruz indicated the Commission needs to determine if the City wants large scale solar; and if it is desirable then when, how and where. Modory stated he is generally opposed to large scale solar development in urban areas but might consider in limited cases.

OLD BUSINESS

Discussion on Solar Energy Systems (con't)

Klockeman suggested the proposal by Sparks created a good base to develop criteria for free standing ground mounted solar. Cruz indicated the City would need the ability to say no. The Commission indicated they wanted the Planned Unit Development (PUD) process to be able to control the project. Cruz asked for explicit standards which could be used to determine, accept or deny.

Motion by Morlan, second by Cruz, to ask that the City Planner draw up a list of explicit standards which could be used to accept or deny an application for ground mounted solar arrays as a primary use in an industrial zone. MCU

RESOLUTION

Resolution PC2018-01 – A Resolution Setting Regular Meeting Dates for the Dundas Planning Commission

Motion by Morlan, second by Klockeman, to approve Resolution PC2018-01. MCU

NEW BUSINESS – No new business

ADJOURN

Motion by Morlan, second by Cruz, to adjourn at 8:30 p.m.

Grant Modory, Chair