

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

UNOFFICIAL MINUTES

Present: Chair Grant Modory; Commissioners Larry Alderks, John Cruz, Bruce Morlan, Chad Pribyl, Glenn Switzer; John Klockeman (*arrived 8:23 pm*)
Staff: City Planner Nate Sparks, Administrator John McCarthy

CALL TO ORDER

Chair Modory called the meeting to order at 7:00 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 Pribyl, second by Cruz, to approve the minutes of February 15, 2018. MCU

OLD BUSINESS

Review Options for Solar in Industrial Zones

City Planner Nate Sparks reviewed his memo responding to questions raised at the previous Planning Commission Meeting and summarizing some options to permit ground mounted solar generating facilities as a principal use. He explained considerations and restrictions which could be used to organize uses. He explained some special concerns which need to be addressed if use in residential areas were to be considered. The Commission discussed how accessory use in commercial / industrial and residential areas would be addressed.

Sparks reviewed how cities address solar generation as a principal use. He explained many cities view industrial areas as an asset to facilitate job creation and increased tax revenue. He reviewed concept of a separate district (generally heavier use), explained rezoning an area for special use and how specific guidelines can be used. He reviewed Conditional Use Permits (CUP) and Interim Use Permits (IUP) and some of the benefits and shortfalls of each. IUPs should be tied to areas that are transitional.

Commissioners discussed criteria regarding what might be allowable and under what criteria. Modory indicated he was interested in looking at IUPs. Switzer explained he did not believe solar as a primary use was appropriate for urban area. Cruz favored a special district be created and Pribyl indicated he would not see in the City.

Klockeman arrived.

The commission discussed appropriate for urban land use and rural land use. Modory stated was in favor of an overlay district as a principal use with standards.

Motion by Klockeman, second by Cruz, directing staff to prepare language to allow solar generation as a principal use in LI & GI districts as an overlay in the Rural Service area permitting principal use solar as overlay. Switzer asked for clarification regarding the overlay. Sparks reviewed how the criteria could be applied. Morlan discussed how the availability of utilities **MC**

Tena Monson of Geronimo Energy of Edina expressed disappointment in the results but indicated she appreciated the robust discussion. She read a letter from home owner Fatima Ngekia of 412 Kolb Lane asking the Commissioners permit the solar project to move forward.

Commission members and Monson had a short discussion regarding utilities, the land lease and principal or accessory uses.

ADJOURN

Motion by Switzer, second by Cruz, to adjourn at 9:20 p.m.

Grant Modory, Chair