

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
TUESDAY FEBRUARY 16, 2016 – 6:30 P.M.

1. CALL TO ORDER

Pursuant to due call and notice thereof, a regular meeting of the Independence Planning Commission was called to order by Chair Olson at 6:30 p.m.

2. ROLL CALL

PRESENT: Chair Phillips, Commissioners Gardner, Olson and Thompson
STAFF: City Planner Kaltsas, City Administrative Assistant Horner
ABSENT: Commissioner Palmquist
VISITORS: Jack Wegmann, Rick Brasch, Steve Horner, Barb Dunsmore, Luverne Dunsmore, Rob Stewart, Larry Messerli (Zuhrah Horsemen), Brad Spencer, George and Linda Becker, Greg and Barb Gerhman, Tom Janas, Marvin Johnson

3. Approval of Minutes from the January 11, 2016 Planning Commission Meeting.

Motion by Gardner to approve the minutes from the January 11, 2016 meeting, second by Thompson. Ayes: Olson, Phillips and Thompson. Abstain: None. Nays: None. Absent: Palmquist. Motion approved.

4. **PUBLIC HEARING:** Horseman, Inc. (Applicant/Owner) request that the City consider the following actions for the property located at 4504 County Road 92, Independence, MN (PID No. 04-118-24-24-0001):
- a. An amendment to the existing Conditional Use Permit to allow an increase to the number of horses permitted on the subject property.

Kaltsas said the property is located on the west side of County Road 92 N., north of CSAH 11. There are two properties, which comprise the overall farm and commercial riding stable. There is a large barn with indoor riding arena along with several additional accessory buildings. The property is made up of primarily open pasture areas and an existing wetland/drainage area. The property has the following characteristics:

Property Information: 4505 County Road 92 N.

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Property 04-118-24-24-0001 Acreage: *20.96 acres*

Property 04-118-24-21-0003 Acreage: *71.52 acres*

Kaltsas said the subject property has historically had a conditional use permit to operate a commercial riding stable, which was granted in 1987 (see attached resolution). The conditional use permit was amended in 1994 to allow the applicant to split off an approximately 7-acre parcel on the northeast corner of the property. In 2015, the applicant approached the City about possibly adding a small addition to the front of the existing barn. The proposed addition initially considered included the possibility of adding a third bedroom to the caretaker's apartment. At that time, the City noted that the expansion might trigger the need to request an amendment to the conditional use permit. During that initial meeting with the

applicant, the City discussed that the existing conditional use permit allowed for 40 horses on the property. The applicant stated that they currently have as many as 80 horses on the property and would like to amend the conditional use permit to be consistent with their current use.

Commercial riding stables are a conditional use in the Agriculture zoning district. The subject property is zoned Agriculture. The original conditional use permit allowed 40 horses to be boarded on the subject property. The City generally allows one animal unit on the first two acres and then one additional animal unit for each additional acre of property. The subject property is approximately 92 acres. Of the 92 acres, the staff has calculated that approximately 20-25 acres is wetland/drainage way and 6 acres is covered with existing buildings and or parking areas. The applicant provided a calculation that indicates only 6 acres of land that is encumbered by drainage ways or wetlands. The City has historically calculated animal unit allotment based on gross acreage and not net acreage.

The applicant is now seeking permission to allow up to 80 horses on the subject property or double the number initially permitted. Based on the application of the City's zoning ordinance, approximately 90 horses would be the maximum permitted on this property. There are many recommended acreage standards for the management of horses on a given property. Ultimately the proper pasture and manure management is critical for maintaining and sustaining the land and managing the potential impacts of manure runoff. Utilizing the proper pasture and manure management plans, it is possible that this property could accommodate additional animal units. Staff is seeking direction from the City relating to the number of additional animal units that should be permitted by the City.

The applicant has a current feedlot permit that was recently renewed with the Minnesota Pollution Control Agency. The permit approved indicated that there were 70 horses currently being boarded on the property. The applicant also has an active manure management plan for the 70 horses on the property. The City would require the applicant to maintain a manure management plan, maintain all applicable permits relating to the management of manure on this property and retain a minimum of 1 acre per animal unit of gross acreage as required by the City's ordinance.

In addition to having a manure management plan, the applicant has made improvements to the storm water runoff from the property based on discussions and recommendations from Three Rivers Park District. Three Rivers Park District has verbally expressed concerns relating to the requested increase in the number of horses permitted on the property. It is anticipated that a formal comment letter will be received by the City prior to the Planning Commission meeting. Based on the concerns expressed, the City may need to further review the potential impacts of the proposed increase.

The applicant is proposing to comply with all other provisions of the initial conditional use permit. The City is not aware of any additional complaints or concerns relating to the operation of the commercial riding stable on this property.

The criteria for granting an amendment to the conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.
2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.

4. Sufficient off-street parking and loading space will be provided to serve the proposed use.
5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city from pollution hazards.
6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.
7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.
8. The proposed condition use is consistent with the comprehensive plan of the City of Independence.
9. The proposed use will not stimulate growth incompatible with prevailing density standards.

The City has visited the site and discussed the continued operation of the proposed commercial riding stable with the applicant. Given the location of the property on County Road 92 N. adjacent Three Rivers Park District property, the orientation of the buildings and their relationship to the surrounding properties, it may be possible for the City to find that the amendment to the conditional use permit meets the minimum requirements for granting an amendment to the conditional use permit.

The conditional use permit should include the following conditions:

1. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
2. The applicant and facility must operate in compliance with the permit from MPCA. A copy of the valid MPCA permit with amendments to be attached to and become a part of the conditional use permit.
3. Horse shows will require special approval from the City
4. No renting of hack horses.
5. No riding on private land unless authorized by owners.
6. No parking on public roads.
7. Grass must be maintained in all pasture areas.
8. Utilize appropriate management practices to control flies and odor.

Kaltsas stated Three Rivers Park District has provided verbal comments pertaining to the requested amendment. The City has not received any additional written or oral comments regarding the proposed amendment to the conditional use permit. He said Staff is seeking a recommendation from the Planning Commission pertaining to the request for an amendment to the conditional use permit. Based on the concerns of Three Rivers Park District, the City may need to review additional information prior to taking action on the application. Kaltsas noted it might need to be tabled for further discussion.

Thompson asked if a feedlot has an animal unit match. Kaltsas said it did pertaining to CUP conditions. He said there should be bi-annual reviews but that was unfortunately had not been addressed with this property

for the past ten years for some reason. Kaltsas stated this CUP needed to be brought into compliance. Thompson noted work needed to be done to clarify the gross versus net land. He stated some of it was upland but is only stated as gross. Kaltsas noted the animal unit count needs to be revisited and the ordinance clarified for consistency across the board.

Public Hearing Open

Larry Messerli stated he was the Chair of the Board of Trustees for Horsemen, Inc. He said board was congratulated a couple months ago by the Water District for their efforts in cleaning up Lake Rebecca. He said they want to be good neighbors and work together much as they do with the Parks Department and Lake Rebecca. Messerli stated when he took over the board position years ago he called the City of Independence and was told that there was not a horse count for larger acreages. He said they would like to get together with the Watershed and the City to work together.

Gardner said the MPCA mentioned 79 horses. Messerli said at this time they have 77. He noted they have the Minneapolis Police horses on the property. Messerli said he believes the property can sustain these numbers and they can take the manure and spread it. Thompson said the Three Rivers Park wish list states they do not want to see the manure picked up and spread throughout the property. He said it sounds like this would be tabled for now but wonders how some of this is even tenable if at all. Gardner stated the large number of horses had been going on for a long time. Messerli said they have had the larger numbers since 1993.

Kaltsas recommended tabling until the next meeting. He said this would give Staff the opportunity to further identify concerns and address them as well.

Rob Stewart said he was a newer resident to Independence and has been a Shriner since 2012. He said they have been working to rebuild the organization that has been declining in numbers. Stewart said he would like to show his support for the ranch and it is the reason he moved out to this area. He said the organization has a great reputation, does a lot of philanthropy work and houses the horses for the Minneapolis Police.

Rick Brasch, Three Rivers Park District/ District Manager, said this ranch is a highly sensitive area in regards to Lake Rebecca. He noted over \$600,000 has been put into improving the water quality of Lake Rebecca and the efforts have proved effective. Brasch said the Shriners have been a great help with the improvements they made in 2008 and 2009. He stated some of his written comments were written before he had a chance to review the PCA report. Brasch said he looks forward to working with the Shriners to minimize any risk to Lake Rebecca. He noted there is open drainage across a portion of the property that is a conduit to get into Lake Rebecca. He said each horse generates about 15 pounds of manure so with 80 horses that is over 1200 lbs. of phosphorous dumping into Lake Rebecca. He noted it all comes back to how that manure and phosphorous is managed. Brasch said they would like to see soil testing requirements as part of the manure management plan.

Phillips stated the Public Hearing would not be closed but rather carried over to the March meeting of the Planning Commission.

Motion by Gardner to table the amendment request for the Conditional Use Permit at 4504 County Road 92, second by Thompson. Ayes: Phillips, Thompson and Gardner. Nays: None. Absent: Palmquist. Motion approved.

5. **PUBLIC HEARING:** George and Linda Becker (Applicants/Owners) request that the City consider the following actions for the property located at 4675 Lake Sarah Road, Independence, MN (PID No.s 03-118-24-22-0002 and 03-118-24-21-0002):

- a. A minor subdivision to allow a lot line rearrangement of the subject properties so that the current 1 acre parcel, with the primary residence, is increased to 5 acres.

Kaltsas described the subject property as located north of CSAH 11 and on the west side of Lake Sarah Road. There is an existing home and outbuilding located on the property. The property has the following site characteristics:

Property Information: 4675 Lake Sarah Drive

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Acreage (Before PID No. 03-118-24-21-0002): *1.0*

Acreage (Before PID No. 03-118-24-22-0002): *37.49*

Acreage (After PID No. 03-118-24-21-0002): *5.0*

Acreage (After PID No. 03-118-24-22-0002): *32.49*

Kaltsas said the applicant is seeking a minor subdivision to expand the smaller property from 1 acre to 5 acres. The applicant and his family have owned the subject properties for many years. The applicant's father broke off the 1 acre parcel from the original farm in order for the applicant to construct a home. The applicant would like to expand the current home site so that he can have a little more property and prepare for the possibility of selling the original farmstead. The applicant noted that he wanted to maintain his ability to have space behind his current home if he can no longer farm the whole property in the future.

The existing property is considered legal non-conforming due to it not meeting all current applicable criteria of the zoning ordinance. The minimum lot size permitted for a non-sewered lot in any zoning district is 2.5 acres. In addition, the existing lot has 165 feet of frontage versus the required 250 feet on a right of way. The existing homes/accessory structures on both properties will continue to meet all applicable setback requirements in the after condition. The additional land proposed to be added to the existing 1 acre lot will allow the property to meet the minimum lot size standards (2.5 acre minimum) as well as increase the frontage on a right of way (from 165 LF to 218 LF). Moving the property line, any further south to include additional right of way would encroach on the original farmhouse and accessory buildings.

Both properties have existing on-site septic systems. The additional land being added to the 1-acre parcel will likely allow a secondary on-site location to be realized. The original farmstead is unique in that the property is bisected by Lake Sarah Road. A portion (approximately 16 acres) of the property is located on the east side of Lake Sarah Road (see diagram below) with the remainder of the property (approximately 16 acres) located on the west side of Lake Sarah Road. The applicant would like the City to provide some direction relating to whether or not a possible variance or similar City action to allow the subdivision of the property based on the physical boundary of Lake Sarah Road could be considered in the future. The City does not allow the subdivision of property zoned Agriculture with the exception of lot line rearrangements and rural view lot splits. The overall property does not meet the minimum 40-acre requirement to realize a rural view lot subdivision.

Kaltsas said the proposed lot line rearrangement is generally in keeping with the City's zoning and subdivision regulations. The applicant is proposing to make a non-conforming property, arguably less non-conforming. The proposed minor subdivision appears to meet all of the applicable standards of the City's zoning and subdivision ordinance.

Kaltsas said the City has not received any written comments regarding the proposed minor subdivision. The City did receive a call from an adjacent property owner inquiring about the subdivision.

Kaltsas noted Staff is seeking a recommendation from the Planning Commission for the requested minor subdivision with the following findings:

1. The proposed minor subdivision for a lot line rearrangement meets all applicable criteria and conditions stated in Chapter V, Section 500, Planning and Land Use Regulations of the City of Independence Zoning Ordinance.
2. The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.
3. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

Phillips asked how far west was the Ag line according to the parcel. Kaltsas said it was close. Thompson noted that nothing could be built on the east section in the future, as it was only one parcel. Kaltsas agreed.

Public Hearing Open

No comments.

Motion by Thompson to close the Public Hearing, second by Gardner.

Public Hearing Closed

Motion by Gardner to approve the lot line rearrangement for 4675 Lake Sarah Road, second by Olson. Ayes: Phillips, Thompson and Gardner. Nays: None. Absent: Palmquist. Motion approved.

6. **PUBLIC HEARING:** Bob and Greg Gehrman on behalf of the Gehrman Family Ltd Partnership, (Applicants/Owners) request that the City consider the following actions for the property located at 2319 South Lake Shore Dr., Independence, MN (PID No. 24-118-24-12-0003):
 - a. An Interim Use Permit to allow two accessory buildings to be located on the property without a principle structure and in support of the maple syrup harvesting operations on the property.

Kaltsas stated the owner's property is located at 2319 South Lake Shore Dr., which is on the west side of South Lake Shore Dr. and north of Perkinsville Road. The property is approximately 10 acres.

Property Information: 2319 South Lake Shore Dr.

Zoning: *Rural Residential*

Comprehensive Plan: *Rural Residential*

Acreage: *9.74 acres*

Kaltsas said the applicants are seeking an Interim Use Permit to allow two temporary accessory structures to be located on the property for use with their production and harvesting of maple syrup. Maple syrup production or harvesting for personal use is not specifically defined in the City's ordinance; however, it would typically be interpreted to fall under the permitted use of the property. The applicants have historically harvested and produced maple syrup on this property. Last year the applicants brought two accessory structures onto the property. The City notified the owners that they could not have accessory structures on the property without a principle structure. The owners asked if it would be possible to ask the City to consider allowing two 120 sf temporary accessory structures on the property without a principle structure. Staff reviewed the ordinance and determined that the City could either amend the ordinance to include language allowing a maximum size accessory structure without a principle structure (i.e. shed or similar building 120 SF or less) or grant an interim use permit specific to this request, which would allow the temporary buildings to be located on the property. The City could define a date certain for the cessation of the interim use, which would be until the maple syrup harvesting is no longer done on the property or the property is sold or subdivided, whichever occurs first.

The subject property is approximately 10 acres in total size. There is a small pond on the property and the remainder is heavily wooded. The property is located in a primarily residential neighborhood. The property does have the potential to be subdivided into two lots. The two buildings that were brought onto the property would house the stove used to boil down the sap and tools associated with the harvesting of the syrup. The applicants have stated that they are not commercially producing syrup on this property.

From the site visit performed by staff, the buildings are located in a manner that is not readily visible from the surrounding properties. The applicant is in the process of making an electrical connection to the property and would also like to improve the driveway coming into the property.

The City has the following criteria for granting an Interim Use Permit:

10. The use is deemed temporary and the use conforms to the development and performance standards of the zoning regulations.
11. The date or event that will terminate the use can be identified with certainty.
12. Allowing the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
13. The user agrees to any conditions that the city council deems appropriate for allowing the use.
14. The use meets the standards set forth in subsection 520.11 governing conditional use permits.

The City will need to determine if the applicants request meets the aforementioned conditions and restrictions. In making a determination, the following information should be considered:

- The City has historically had issues with allowing permanent accessory structures on a property prior to the construction of a principal structure. The principle use of all residential and agriculture properties in the City is residential. Allowing a temporary accessory structure with a maximum size may help to mitigate potential issues typically associated with a permanent accessory structure.
- Conversion of the temporary structures to permanent structures would need to be annually monitored. The applicant is seeking to install electric service to the property.
- The applicant has stated that they would like to bring in a temporary recreational vehicle, mobile home or camper during the maple syrup harvesting season. The City typically

permits temporary recreational vehicles or campers as a conditional use within the Rural Residential zoning district and only during the construction of a principle structure (six months maximum). Staff is looking for direction from the City relating to whether or not a temporary recreational vehicle, mobile home or camper should be temporarily allowed on the property.

- The applicant has established some form of an entrance into the site from the South Lake Shore Dr. The applicant will need to obtain a permit from the City for the driveway access. The City has noted that the existing location conflicts with an existing culvert and will need to be moved north. Due to the nature of the maple syrup operation, there is a possibility that mud and other debris could be tracked onto the City's street from the site. The City should consider requiring the applicant to establish an actual driveway entrance (gravel surface) onto the public right of way. The City could also consider requiring a condition that the applicant shall agree to keep all mud and debris off the City's street or reimburse the City for all costs associated with cleaning the street.
- The City does have limitations on noise associated with activities on a property hours of operation as follows:

Any obnoxious or disruptive noises and annoying vibrations, including those associated with construction activities, in a rural residential zone between the hours of 10:00 p.m. and 6:30 a.m. (Added, Ord. 2003-05)

The City will need to determine if this current provision is adequate to mitigate any potential impacts to the surrounding properties or if additional measures or restrictions should be considered.

The applicant replaced an existing culvert and graded some area around an existing wetland. Due to the period that the work occurred, the site could not be fully inspected by the City and or DNR. The applicant was notified that further inspection of the culvert replacement and grading would be reviewed by the City and DNR in the spring. Any required mitigation or restoration required as a result of the inspection should be made a condition of the interim use permit approval if recommended. Kaltsas noted the City has not received any written comments regarding the proposed interim use permit.

Kaltsas said Staff is seeking a recommendation from the Planning Commission for the request for an Interim Use Permit. If the Planning Commission recommends approval, the following findings and conditions:

1. The proposed Interim Use Permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The Interim Use Permit will expire upon the sale of the property, the subdivision of the property or the cessation of the maple syrup production by the current owner (Gehrman LTD Partnership), whichever occurs first.
3. There shall be no permanent outdoor storage of equipment, vehicles or other tools on the property.
4. Two (2) temporary buildings, which do not exceed 120 SF in size, shall be permitted on the property. The buildings shall not be permanently secured to the ground or connected to

utilities. Upon cessation of the interim use permit, the structures shall be removed within three (3) months.

5. No commercial production of maple syrup (for the purpose of selling) or retail sales of the maple syrup shall be permitted on the property.
6. The property shall be kept in a neat and organized fashion so as to reduce any visual nuisances from the adjacent properties.
7. The applicant shall not remove or damage any existing healthy trees on the property.
9. The applicant shall comply with any requirements for restoration or mitigation resulting from the review of the culvert replacement and site grading that was done in 2015.
10. The applicant shall improve the driveway entrance utilizing gravel or paved surface so as to not track mud or other debris onto the City's street. No additional driveways shall be permitted in association with the interim use permit.
11. The applicant shall pay for all costs associated with the review and recording of the interim use permit and its resolution.

Gardner noted that they would need to be on-site 24/7 when harvesting the syrup and that is why they need to camp out there. Kaltsas stated if the Planning Commission gave feedback on the mobile home being on the property they would want set stipulations around the timeframe that could be out there.

Public Hearing Open

Bob Gerhman said the property used to belong to the Behrs who did the maple syruping. He said his goal is to maintain the open space. Gerhman said he comes from a farm background and wants to keep the space for family and neighbors. He noted he has had many opportunities to sell the property. He said his family has maintained the property since 1962. Gerhman said he enjoys communing with nature and while they may sell pints of the syrup most of it is given as gifts. He said they have no intent to wholesale the syrup. He noted it is an Ag product and may be sold in limited amounts. Gerhman said if they were allowed to bring in power, it would be less obtrusive than a noisy generator for the neighbors.

Greg Gerhman said they run a sap cooker with wood. He said one year ago he came in and let the City know he would be pulling a small wood shed in on wheels and pulling it back out when they were done collecting the syrup. He said this shed houses the cooker and they have been doing this since 1962. He noted the access point has always been there and it used to be gravel.

Bob stated they tried to place the sugar shack so it was not obtrusive and protected the vegetation as well.

Gardner asked what kind of time frame did they need to have the camper on-site. Greg said it worked well to have it there as it had a toilet and provided a place for people that may stop by to gather. Gardner asked if there were specific dates. Greg said that was up to nature but it generally is the month of March but may be as early as late February.

Gardner asked how this property got to be categorized as Rural Residential. Kaltsas stated all properties right around there are listed as such.

Randy Stenson stated he lives about 100 yards from the shack (since 1989). He said the Gerhmans have been good neighbors and he appreciates the woods as it provides a natural buffer behind his property. Stenson said his family has participated in the syruping 4 or 5 times over the years and it is a nice neighborhood activity. He feels having electricity would be better than having the generator for power. He

said the only objection would be that he prefers no collecting of the syrup be done at night as there is a family with small children close by and the noise has bothered them in the past.

Motion by Gardner to close the Public Hearing, second by Olson.

Public Hearing Closed

Kaltsas noted they could bring electricity in but it could not be permanent. Gardner asked if that would be covered under a permit. Kaltsas stated that was correct.

Phillips said the applicant stated they do sell a little bit of the syrup and wanted to know how to navigate that with the conditions listed as number five. Olson asked how they would distinguish the amount of sales. Gardner stated that as long as no one is coming to the site to purchase than it is not an issue with this property.

Phillips asked about the language around the timeframe needed and if it should be stated as five weeks in the spring. It was decided eight weeks would be the best setup, as it would cover late February if needed through the beginning of April.

Kaltsas noted that if someone complains the CUP may be reviewed and revoked depending on the findings. Olson asked if cessation of production would be in violation of the CUP. Kaltsas said it would so it may require language around one year, more, or something like that. Olson said it should be referenced that the eight-week use of the RV on the property is specifically for the maple syrup operation. Kaltsas noted the CUP is in regards to the temporary structures being on the property.

Motion by Gardner to approve the Interim Use Permit for 2319 South Lake Shore Dr. with the addition of an eleventh condition stating the temporary structure may remain for 8 weeks from mid-February to mid-April, second by Thompson. Ayes: Phillips, Thompson and Gardner. Nays: None. Absent: Palmquist. Motion approved.

7. BRIEF OVERVIEW OF SOLAR ORDINANCE PROCESS – EXAMPLE ORDINANCES

Kaltsas recapped that the solar discussion previously addressed at the Planning meeting had been reviewed by the City Council and is now being referred back to the Planning Commission with the direction of drafting an ordinance. He said the direction is for the Planning Commission to draft an all-inclusive solar ordinance for the City. He noted it the direction was not related to the applicant request that had been presented. Kaltsas said a Public Hearing on the ordinance will take place at the Planning meeting on March 15, 2016. He expects this will take multiple meetings as all aspects of solar including criteria, permits and accessory use will be addressed. Kaltsas noted residential, commercial and any solar use will need to be defined. He said the time constraints have been approved for extension to 120 days per the applicant. He noted the applicant was willing to work beyond that as well if additional time is needed for the City to draft an ordinance. Thompson asked about the potential for workshops if needed. Kaltsas said he could ask the City Council if that was indeed needed.

Phillips asked what the Nelson Road definition was pertaining to megawatts, Kaltsas stated it was 5 megawatts. Kaltsas stated 5 megawatts is the max allowed by public utilities as it relates to solar systems before they become utility scale. Kaltsas noted this was informational tonight and to start the process.

8. OPEN/ MISC

9. ADJOURN

Motion by Olson, second by Gardner to adjourn the meeting at 8:15 p.m. Ayes: Phillips, Thompson and Gardner. Nays: None. Absent: Palmquist. Motion declared carried.

Respectfully Submitted,

Trish Bemmels, Recording Secretary

DRAFT