

M. Eugene Purdy Jr

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8 March 2016

PLANNING COMMISSION

City of Independence
1920 County Road 90
Independence, MN 55359

VIA MESSENGER

Re: Proposed Ordinance Amendment Regulating Solar Systems

Planning Commissioners:

Unfortunately, I will be traveling during the Planning Commission's Public Hearing on 15 March 2016 regarding the above captioned Proposed Ordinance Amendment, and thus, submit this written comment for your consideration.

Recognizing, as of this date, no draft ordinance language has been published for comment, I suggest consideration of the following proviso that may mitigate much, if not all, of the concerns expressed by opponents to commercial solar garden facilities:

"Any solar power equipment not attached to a building structure must be screened with landscaping of equal or greater height from: (a) public roads or (b) other property owners' residences contiguous to the parcel(s) where the solar power equipment is sited."

I support the development of solar energy systems but recognize the concerns some may have regarding their aesthetic impact on the community's landscape. It is in that spirit that I offer this compromise language (subject, of course, to the City Planner or Legal Counsel's input and potential improvement).

Thank you in advance for your time and consideration of this important topic for our community.

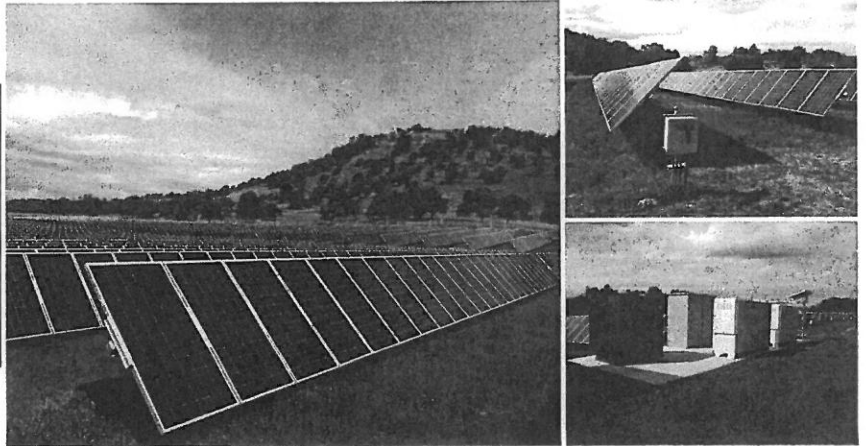
Respectfully submitted,


M. Eugene Purdy Jr

This could be the view from your kitchen window!

Action Alert!!!

**Independence
is considering
Commercial
Solar Gardens in
our
neighborhoods.**



Do we want Commercial Solar Gardens in our city??

In response to a proposal to construct a 40 acre solar garden on agricultural property on Nelson Road, the Independence City Council has directed staff to develop a comprehensive solar energy ordinance for Independence. This ordinance will presumably cover all types of solar installations in all zoning districts. The first public input hearing on this ordinance will be on **Tuesday, March 15 at 6:30 p.m. before the Planning Commission.**

A Solar Ordinance is now being drafted in Independence that could:

- Allow 40 acre industrial solar farms in all Agriculturally Zoned Areas of Independence (67% of all land).
- Negatively Impact Property Values.
- Determine the future aesthetics of our scenic country landscape.

Under consideration are:

- Large Acreage Ground-Mounted, Commercial-Industrial Solar Gardens next to residential properties.
- Roof Mounted Solar Systems (attached to homes and accessory buildings)
- Free-Standing Solar Systems (pole mounts / rack mounts)

What can you do?

- **Attend the first public Planning Commission input meeting on:**
Tuesday, March 15th at 6:30 p.m.
Independence City Hall, 1920 County Road 90.
- **Write a letter to Independence City Council and Planning Commission Members and say:**

NO! to Commercial Solar Gardens in our Rural Agricultural/Residential city!

For Contact Information go to:

City of Independence

Concerned neighbors:



LEE R. KELLY
County Coordinator

COUNTY OF WRIGHT

10 2nd Street NW, RM 235
Buffalo, Minnesota 55313-1188
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February 16, 2016

The Honorable Marvin Johnson
City of Independence
1920 County Road 90
Independence MN 55359

Dear Mayor Johnson,

I am writing today regarding your city's proposed zoning ordinance for solar farms. It has been brought to my attention that one of the sites being proposed, if the zoning ordinance were adopted, would be at 1251 Nelson Road. As you know this property borders Wright County, and the residential property owners in the Fenner Avenue area of my commissioner district have called me with questions and concerns about the project.

I have not viewed the property from the Nelson Road side, but I have done a viewing from the Fenner Avenue side. From my observation it appears that with the southwestern slope of the land in question that the visual impact from the Wright County side would be much more apparent. With that in mind, I think that it would be a reasonable request that the landowners immediately bordering the proposed project in Wright County be given notification of any meetings or hearings regarding the zoning process. I would be willing to assist in that process by providing you with homeowners' addresses. If you wish you could provide me with any notifications, and our Planning and Zoning Administrator could notify residents on the Wright County side.

I would also like to invite you and other City of Independence officials to a joint site inspection of the property. I do believe it is important that the proposed project be looked at from "both sides" to make a more informed decision.

I look forward to meeting you and other fine folks from the City of Independence.

Sincerely,

Charlie Borrell
Wright County Commissioner District 5
Wright County Government Center
10 2nd St. NW, Room 235
Buffalo MN 55313
Cell: 612-227-7827