



CITY COUNCIL MEETING AGENDA
TUESDAY JULY 15, 2025

CITY COUNCIL MEETING TIME: 6:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

4. ****Consent Agenda****

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council Minutes from the June 24, 2025, Regular City Council Meeting.
 - b. Approval of Accounts Payable (Batch #1; Checks Numbered 23769-23783, Batch #2, Checks Numbered 23784-23795 and Batch #3, Checks Numbered 23796-23816).
 - c. Agriculture Preserve Renewal Application – PID No. 10-118-24-41-0001.
 - d. Large Assembly Permit: Twin City Polo Club – 2025 Polo Club Classic – August 3, 2025.
5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.
 6. Reports of Boards and Committees by Council and Staff.
 7. West Hennepin Public Safety – Director Mattew DuRose: Presentation of the June 2025 Activity Report.
 8. Lake Independence Citizens Association – Presentation to Council on Lake Independence Water Quality.
 9. Lake Independence Residents – Presentation of Petition Relating to Proposed No Wake Ordinance Amendment.
 10. Presentation of the 2024 Financial Audit.
 - a. 2024 Financial Audit
 - b. 2024 Audit Presentation

11. Arman Taghizadeh (Applicant) and Mark Moorhouse (Owner) are requesting the following actions for the property located at 7949 County Road 11 (PID No. 09-118-24-22-0004) in the City of Independence, MN.

- a. **RESOLUTION No. 25-0715-01** – Considering approval of a conditional use permit (CUP) to allow a ground mounted solar system which is greater than 500 SF; and a variance to allow the ground mounted solar system to be located less than 100' from the side property line. The applicant owns both of the properties on either side of the property line.

12. Chloe Kirks (Applicant) and Andrew Fairbairn (Owner) are requesting the following actions for the property located at 7975 County Road 6 (PID No. 33-118-24-23-0001) in the City of Independence, MN.

- a. **RESOLUTION No. 25-0715-02** – Considering approval of a conditional use permit (CUP) to allow a ground mounted solar system which is greater than 500 SF.

13. Open/Misc.

14. Adjourn.

MINUTES OF A REGULAR MEETING OF
THE INDEPENDENCE CITY COUNCIL
TUESDAY, JUNE 24, 2025 – 6:30 P.M.
City Hall Chambers

1. CALL TO ORDER

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Spencer at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, McCoy, Betts, Fisher, Grotting
ABSENT: None
STAFF: City Administrator Kaltsas, Administrative Services Director Simon,
Public Works Supervisor Ben Lehman, WHPS Chief DuRose
VISITORS: See Sign in Sheet

4. ****CONSENT AGENDA****

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council Minutes from the June 3, 2025, Regular City Council Meeting.
- b. Approval of Accounts Payable (Batch #1; Checks Numbered 23703-23720, Batch #2, Checks Numbered 23739-23756 and Batch #3, Checks Numbered 23757-23768, *please note that Checks Numbered 23721-23738 were voided due to printing error*).
- c. Large Assembly Permit:
 - i. Zuhrah Shrine Horse Patrol – October 4, 2025.
- d. Recommended Funds Transfer:
 - i. **RESOLUTION No. 25-0624-01** – Considering a transfer of \$35,218 from *Fund 100 – General Fund* to *Fund 407 – Public Safety*.

Motion by Fisher, seconded by McCoy to approve the Consent Agenda. Ayes: Spencer, McCoy, Betts, Grotting and Fisher. Nays: None. Absent: None. Abstain: None.
MOTION DECLARED CARRIED. 5-0

5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.

6. Reports of Boards and Committees by Council and Staff.

Fisher attended the following meetings:

- None

Betts attended the following meetings:

- None

McCoy attended the following meetings:

- May 28th Sensible Land Use Comp Plan review – mandating higher density

Grotting attended the following meetings:

- None

Spencer attended the following meetings:

- Party in the Park
- NW League meeting of Mayors
- Meeting with Kristin Robbins & Kaltsas
- Meeting with Mayor Maas-Kuske and Fire Chief Denneson about fire merger
- Battle of the Badges Organization meeting

Kaltsas attended the following meetings:

- None outside what has been mentioned

Simon attended the following meetings:

- None

7. West Hennepin Public Safety – Director Matthew DuRose: Presentation of the May 2025 Activity Report.

Public Safety Director Matt DuRose presented the May 2025 activity report for West Hennepin Public Safety. He highlighted an increase in incidents, attributing it to catching up on burn permits and increased traffic enforcement. Notable incidents included:

1. A second-degree DWI arrest of an individual with two priors.
2. A package theft investigation.
3. An assault complaint involving acquainted individuals, which was referred for prosecution.
4. Assistance to Maple Plain Fire with a significant fire on May 25th on Geggen-Tina Road.

DuRose noted that West Hennepin Public Safety had no direct involvement in the recent investigations or manhunt related to Representative Horton Portman or Senator Hoffman, but staff was on standby.

He reminded the council about the upcoming Night to Unite event on Tuesday, August 5th, encouraging neighborhoods to register their parties.

Councilmember Betts inquired about the Citizens Academy, to which DuRose responded that they plan to bring it back, possibly next spring.

Councilmember Grotting raised a question about e-bikes and potential city ordinances. DuRose and City Administrator Kaltsas explained that while e-bikes haven't been a significant issue in

Independence, neighboring jurisdictions have faced challenges. They noted that current enforcement often relies on DNR statutes.

Mayor Spencer asked about the city's recent safety ranking. DuRose reported that West Hennepin, Maple Plain, and Independence were ranked as the second safest cities in Minnesota, up from a previous ranking of third.

8. BridgeVine Development – Discussion Relating to Developer’s Letter Requesting Reconsideration of Sidewalk Requirement.

City Administrator Mark Kaltsas presented the issue regarding the BridgeVine development's sidewalk requirement. He explained that while reviewing the public improvements for the development, it was discovered that a sidewalk was included and approved in the final plat and plan unit development. The developer had requested reconsideration of this requirement.

Kaltsas provided background on the sidewalk's inclusion, noting it was added as a condition by the Planning Commission during the preliminary stage of development. He explained that the sidewalk was intended to address pedestrian safety concerns in the city's most dense subdivision.

Council members discussed the history of the sidewalk requirement, with some recalling discussions about pedestrian safety and the unique nature of the development. Councilmember Betts initially expressed confusion about the sidewalk's location and purpose but was clarified by Kaltsas.

After discussion, the council decided to uphold the original requirement for the sidewalk.

Motion to maintain the sidewalk requirement as originally approved in the Bridgevine development plans was made by Grotting, seconded by McCoy. Ayes: Spencer, McCoy, Betts, Grotting and Fisher. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

9. A proposed text amendment to the City of Independence Ordinance as follows:

- a. **ORDINANCE No. 2025-03** – Considering a text amendment to Chapter VII, Section 705 of the city’s ordinance relating to regulations governing On-Site Sewage Treatment. The amendment will consider minor changes that will bring the ordinance into alignment with recent changes to state statute and also establish provisions relating to the “type” of systems allowed as alternate systems in the city. Council will also consider establishment of language requiring more specific language pertaining to the transfer of properties in the city.

City Administrator Mark Kaltsas presented the proposed text amendment to the ordinance governing on-site sewage treatment. He highlighted the following changes:

1. Additional language in subdivision 2a2 allowing the city to be named on and draw from the escrow.
2. A change to the fee schedule for private on-site septic compliance escrow to \$45,000.
3. In section 705.08, a change from "within 3 years" to "within 12 months" for bringing a system into compliance after a notice of noncompliance.

Kaltsas noted that he had researched exceptions for when SSTs compliance inspections are not needed but found the current language to be consistent with other municipalities.

Motion to approve Ordinance 2025-03, the text amendment to Chapter VII, Section 705 of the City's Ordinance Relating to Regulations Governing On-Site Sewage Treatment by McCoy, seconded by Betts. Ayes: Spencer, McCoy, Betts, and Fisher. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

- b. **RESOLUTION No. 25-0624-02** – Approving publication of a summary of Ordinance No. 2025-03.

Motion to approve Resolution No. 25-0624-02, approving the publication of a summary of Ordinance No. 2025-03, was made by Councilmember Betts, seconded by Councilmember Grotting. The motion carried unanimously. 5-0

As a separate motion, Kaltsas requested approval for the fee schedule change.

Motion to amend the fee schedule to include a \$45,000 private on-site septic on-site compliance escrow was made by Mayor Spencer, seconded by Councilmember Fisher. The motion carried unanimously. 5-0

10. Pioneer Sarah Creek Watershed Commission - Proposed 2026 Budget Review.

Mayor Spencer presented the preliminary 2026 budget from the Pioneer Sarah Creek Watershed Commission. He read a summary provided by Joe Baker, noting that while the overall budget increase was 2.5%, Independence's portion increased by 5.2% due to higher property value assessments.

Key points from the budget summary included:

1. A \$5,000 increase in Hennepin County staff allocation for administering the Watershed Based Implementation Funding (WBIF).
2. The watershed will receive \$241,000 over the next two years from the Board of Water and Soil.
3. The watershed is in a strong financial position to implement projects to improve water quality in Lake Independence, Lake Sarah, and Lake Rebecca.

Mayor Spencer also mentioned that Joe Baker had been nominated for a League of Minnesota Cities award, receiving support letters from various entities, though he was ultimately not selected.

Motion to recommend approval of the draft 2026 Pioneer Sarah Creek Watershed Commission budget was made by Mayor Spencer, seconded by Councilmember Betts. The motion carried unanimously. 5-0

11. Consideration of the 2025 Asphalt Maintenance and Repair Quotations.

City Administrator Mark Kaltsas presented the 2025 asphalt maintenance and repair quotations. He explained that the city annually inspects roads and identifies areas needing repair or maintenance. For this year, culvert and asphalt repairs were identified on Perkinsville Road, Woodhill Drive, and the intersection of Maine and County Road 90.

Kaltsas provided a breakdown of the recommended bids, totaling \$47,455, which is within the annual budget of \$55,000 for general maintenance. He noted that while competitive bids are required for projects over \$150,000, the city seeks multiple quotes for projects over \$25,000.

Motion to approve the asphalt maintenance and repair quotations as highlighted in Ben Lehman's report was made by Councilmember McCoy, seconded by Councilmember Fisher. The motion carried unanimously. 5-0

12. Open/Misc.

Mayor Spencer reminded everyone that the July 1st meeting had been canceled, with the next meeting scheduled for July 15th.

The council discussed rescheduling the August 5th meeting due to a conflict with Night to Unite. They agreed to move the meeting time to 5 PM to accommodate participation in Night to Unite events.

Motion to reschedule the August 5th meeting to 5 PM was made by Councilmember McCoy, seconded by Councilmember Betts. The motion carried unanimously. 5-0

13. Adjourn.

Motion to adjourn the meeting was made by Councilmember Fisher, seconded by Councilmember McCoy. The motion carried unanimously. 5-0

After the official adjournment, it was noted that it was Mayor Spencer's birthday. City Clerk Amber Simon had arranged for a cake to celebrate the occasion.

Meeting adjourned at 7:14 pm.

Respectfully Submitted,
Amber Simon/ Recording Secretary

METROPOLITAN AGRICULTURAL PRESERVES
RESTRICTIVE COVENANT

THIS AGREEMENT, made and entered into this 31 day of MAY, 2025, by and between _____
_____Lance H. Wallin_____, Record Fee Owner(s); _____
_____ Contract for Deed Vendor(s) (Sellers), if any;
_____ Contract for Deed Vendee(s) (Buyers), if any;
hereinafter collectively referred to as Landowner(s); AND the _____ City _____ of Independence,
_____ Hennepin _____ County, Minnesota,

(NOTE: Above named Landowner(s) must be identified as husband and wife, a single person, a Partnership, a (State) Corporation, a Trustee of a Trust (describe), a Guardian or Administrator of an Estate (describe) — whatever the case might be — If property is homestead — spouse must join whether their name is on record or not — if property is non-homestead and spouse doesn’t join — then a statement must be put at end of legal description that it is non-homestead.)

WITNESSETH:

WHEREAS, the Landowner(s) above named are the owners of the tract of land (the Land) in the County of _____
_____ Hennepin _____, State of Minnesota, legally described as:

(IF TORRENS PROPERTY — Use description from Certificate of Title, verbatim; IF ABSTRACT PROPERTY — Use description from abstract or deed, if possible, or get it from your county auditor. Use an additional sheet if extra space is needed. Be sure to state your parcel identification number and whether or not your property is homesteaded.)

Parcel identification number: 10-118-24-41-0001

Homestead or Non-homestead
(Circle one)

Legal Description:

The north half of the southeast quarter of section 10,
Township 118, Range 24, Hennepin County, Minnesota.

WHEREAS, the Landowner desires to receive the benefits of participation in the State of Minnesota Metropolitan Agricultural Preserves Program established by Minn. Stat., Chapter 473H, and has made application for initiating placement of the Land into a Metropolitan agricultural preserve, a copy of which is attached hereto and incorporated herein as Attachment A; and

WHEREAS, the Land described herein is classified as agricultural pursuant to Minn. Stat., Section 273.13 and _____
_____ City of Independence _____ has (have) approved and certified this Land as being eligible for designation as an agricultural preserve; a copy of the affidavit evidencing that the land is certified long-term agricultural is attached hereto and incorporated herein by reference as Attachment B;

WHEREAS, Minn. Stat., Section 473H.05, requires that the applicant complete and file as part of this application a “restrictive covenant which shall constitute an easement running with the land”;

NOW, THEREFORE, in consideration of receipt of the benefits of participation in the State of Minnesota Metropolitan Agricultural Preserves Program, the Landowner on behalf of himself, his successors and assignees, agrees and covenants as follows:

1. The Land herein described shall be kept in agricultural use. Agricultural use as that is used herein means the production for sale of livestock, dairy animals, dairy products, poultry or poultry products, fur bearing animals, horticultural or

nursery stock, fruit, vegetables, forage, grains, or bees and apiary products. Wetlands, pasture and woodlands accompanying land in agricultural use shall be deemed to be in agricultural use.

2. The Land herein described shall be used in accordance with the provisions of Minn. Stat., Chapter 473H which exist on the date of this covenant.

3. This Restrictive Covenant shall be binding on the owner, or his successors and assignees, and shall be an easement running with the land.

4. Duration. This Restrictive Covenant shall be in force and effect in accordance with the aforementioned statute:
a. until expiration initiated pursuant to Minn. Stat., Section 473H.08 becomes final;
b. until the agricultural preserve is terminated by executive order of the Governor; or
c. until the Land is acquired by eminent domain;
all in accordance with Minn. Stat., Chapter 473H.

5. Enforcement: This Agreement and Restrictive Covenant may be enforced by the _____ City of Independence _____ or the State of Minnesota, or by an interested person, by appropriate action in the courts of the State of Minnesota.

This instrument was completed by _____ Amber Simon, Administrative Services Director _____ on a form prepared and approved by the Minnesota Department of Agriculture, 90 West Plato Blvd., St. Paul, Minnesota 55107.

IN WITNESS HEREOF, the parties to this agreement have caused this instrument to be executed on the day and year first above written. *(To be signed in the presence of a notary public with exact same name as on page 1.)*

Witnessed Signature of Record Fee Owner(s):

_____ Lance H. Wallin _____

Witnessed Signature of Contract for Deed Vendor(s) (Sellers), if any:

Witnessed Signature of Contract for deed Vendee(s) (Buyers) if any:

Witnessed Signature and Title of Public Officer:

_____ of _____, _____ County, Minnesota
(Signature and Title or Position of Local Authority)

For Individual or Husband/Wife:

State of Mn)
County of Hennepin) SS



The foregoing instrument was acknowledged before me this 26 day of May, 2025, by
_____ Lance H. Wallin, Individual _____

(Print or type exact same name(s) with marital status or identity as on page 1.)

Signature of Notary Public
Commission Expires 11/31/27

For Individual or Husband/Wife:

State of _____)
County of _____) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by

(Print or type exact same name(s) with marital status or identity as on page 1.)

Signature of Notary Public

Commission Expires _____

For Individual or Husband/Wife:

State of)
County of) SS
)

The foregoing instrument was acknowledged before me this day of , 19 , by

(Print or type exact same name(s) with marital status or identity as on page 1.)

Signature of Notary Public

Commission Expires

For Public Officer:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 19_____, by
by _____, the _____ of the _____
(Print name) (Title) (Local Authority)

Signature of Notary Public

Commission Expires

For Corporation:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 19_____
by _____, its _____ and _____
its _____ of _____, a _____
Corporation, on behalf of the Corporation.

Signature of Notary Public

Commission Expires

For Corporation:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 19_____
by _____, its _____ and _____
its _____ of _____, a _____
Corporation, on behalf of the Corporation.

Signature of Notary Public

Commission Expires _____

For Partnership:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 19_____
by _____, partner of _____ a partnership,
on behalf of the partnership.

Signature of Notary Public

Commission Expires _____

For Partnership:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 19_____,
by _____, partner of _____ a partnership,
on behalf of the partnership.

Signature of Notary Public
Commission Expires _____

For Attorney-in-Fact:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 19_____,
by _____, as attorney-in-fact on behalf of _____

Signature of Notary Public
Commission Expires _____

For Trustee or Personal Representative:

State of)
) SS
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,
By _____ the _____ of the _____

Signature of Notary Public
Commission Expires _____

APPLICATION FOR INITIATING
PLACEMENT OF LAND INTO A
METROPOLITAN AGRICULTURAL PRESERVE

LOCAL AUTHORITY: City Of Independence_____ and _____
(if applicable)

1. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF RECORD FEE OWNER(S)
(Use this space only if applicable. Must be same names as on page 1.)
- Lance H. Wallin
964 Shady Lane
Wayzata, MN 55391
- Owner(s) is (“X” one):
X Individual
☐ Legal Guardian
☐ Family Farm Corporation
Other
(specify): _____

2. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF CONTRACT FOR DEED BUYER(S) (VENDEES)
(Use this space only if applicable. Must be same names as on page 1.)

3. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF CONTRACT FOR DEED SELLER(S) (VENDORS)
(Use this space only if applicable. Must be same names as on page 1.)

4. BASIS OF ELIGIBILITY OF LAND (“X” one):
- X 40 or more acres of land.
☐ Non-contiguous parcels of at least ten acres each; parcels farmed as a unit.
☐ 35-acre parcel, bound by public right-of-way or perturbation in the rectangular survey system.
☐ 20-acre parcel, subject to the conditions of Minnesota Statutes, section 473H.03, subdivision 4.

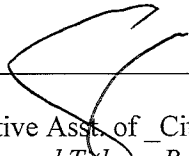
5. TOTAL ACRES:78.22

6. TYPE OF PROPERTY ("X" one):

- X Abstract
- ☐ Registered (*Torrens*). If "Torrens" property, include your Owner's Duplicate Certificate of Title.

FOR LOCAL AUTHORITY ONLY:

7. This application has been reviewed by this Authority and is determined complete this 15 day of July, 2025. The restrictive covenant and the affidavit from the Authority certifying eligibility of the land are included in this application.



Administrative Asst. of City of Independence
(*Signature and Title or Position of Local Authority*)

8. DATE OF PLACEMENT OF LAND INTO PRESERVE: August 16, 2025
(*Must be thirty days after the date in No. 7 above.*)

ATTACHMENT B

STATE OF MINNESOTA)
)
COUNTY OF) SS AFFIDAVIT OF "AUTHORITY"
)
)

I, Katie Mae Powell, being first duly sworn upon oath deposes and says as follows:

1. I am the Administrative Assistant of City of Independence, State of Minnesota, which unit of government exercises the planning and zoning authority for the land described herein, and constitutes the "Authority" as that term is defined under Minn. Stat., Section 473H.02, Subd. 4.

2. This affidavit is being executed and submitted on behalf of the Authority.

3. The tract of land in the County of Hennepin, State of Minnesota, legally described as (must be same as on page 1):

Parcel identification number: 10-118-24-41-0001 Homestead or Non-homestead (Circle one)

Legal Description:
The north half of the southeast quarter of section 10,
Township 118, Range 24, Hennepin County, Minnesota

is, as of 7-16-, 2025, designated as long term agricultural land and in accordance with a resolution adopted by the Authority on 7-15, 2025, is certified and eligible for designation as an agricultural preserve as provided under the provisions of Minn. Stat., Section 473H.04.

4. This affidavit is submitted at the request of Lance H. Wallin, (Applicant) for the purpose of making application for designation and creation of an agricultural preserve in accordance with Minn. Stat., Chapter 473H.

Dated 31 MAY, 2025.

Signature: Katie Mae Powell
Office Assistant of City of Independence
(Title or Position Local Authority)

Subscribed and sworn to before me

this 31st day of MAY, 2025.

Signature of Notary Public
Commission Expires Jan 31, 2026

Minnesota Department of Agriculture
90 West Plato Boulevard
St. Paul, Minnesota 55107

AG-00871-02
Revised 1998 in accordance to
Minn. Sec. 507.093



NON-CITY ASSEMBLY PERMIT APPLICATION

25001911

Fees & Definitions:

200+ Attendees (*Large Assembly) = \$100
100+ Attendees (*Medium Assembly) = \$25
50+ Attendees (Small Assembly) = \$25

*Medium & Large Assemblies require a \$500 WHPS deposit with application.
(Double fee for application received less than 45 business days prior to event).
NOTE: This application must be approved by Council at Council meeting.

Event Location: The Polo Classic: Twin City Polo Club
Number of People: 2000 **Date:** August 3, 2025
Type: ☐ Residential ☐ Corporate ☐ Partnership ☒ Group or Association ☐ Other

Event Holder's Name(s): This Old Horse, Inc.
Event Holder's Address: 19025 Coates Blvd., Hastings, MN 55033

Contact Person's Name: Nancy Turner
Email: nturner@thisoldhorse.org **Phone #:** 6514371889

2nd Contact Person Name: Kari Markham
Email: kmarkham@thisoldhorse.org **Phone #:** 320 266 7624

SECURITY PLANS:

Will arrange with local law enforcement.

Severe Weather Plans (in the event of): event will be cancelled

SOUND PLANS

Amplification and Sound Control: PA system provided by event organizer

Outdoor Music: ☒ Yes ☐ No **Starting Time:** 11 a.m. AM/PM **Ending Time:** 1 p.m. AM/PM

FOOD and CONCESSION PLANS

Food trucks

Vendor's Name, Address, and License Number (Copies of vendor license, insurance, and permits must be provided.)
will be provided prior to event.

Vendor Work # _____ Vendor Cell # _____

Serving Alcohol:

☒ Yes ☐ No

Selling Alcohol

☐ Yes ☒ No

(*If selling alcohol, contact the City for a Permit.)

Restroom Provisions: Quantity 14 portable satellites

Locations: Distributed along sidelines of polo field, each side.

LIGHTING

Type: none

Quantity _____

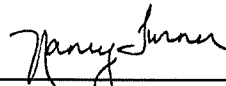
Location of lights: _____

\$1,000,000 Certificate of Liability Insurance-provide a copy: attached

PARKING PLANS: Please provide a site plan showing 1 parking space for each vehicle per 4 guests. If using adjacent property, written permission from property owners must be obtained.

5/19/25

Date



Applicant's Signature

Date

Applicant's Signature

Office Use Only

Application Received: 5-20-25 Application Fee: \$ 100 Date Fee Paid: - - -

Received Date of \$1,000,000 Certificate of Liability Insurance: 5 - 20 - 25

Date West Hennepin Public Safety was notified of event. 5 - 21 - 25

City Official's Signature



Date

5 - 21 - 25

West Hennepin Public Safety Official's Signature

Conditional approval pending security plan being provided & agreed upon.

Date

5 - 21 - 25

Date Council Approved

Date: July 3rd, 2025

To: Public Safety Commissioners
City of Independence Council Members
City of Maple Plain Council Members

From: Director Matt DuRose

SUBJECT: JUNE 2025 ACTIVITY REPORT



The purpose of this report is to give the reader a quick overview of the activities of the Public Safety Department each month. It also compares monthly and year-to-date information to the reader.

The report is broken down into five categories, as defined by the Criminal Justice Reporting System.

CRIMINAL-- Criminal is broken down into Part I and Part II crimes.

Part I includes crimes against persons versus crimes against property; criminal homicide, forcible rape, robbery assault, aggravated assault, burglary -breaking or entering, larceny-theft, larceny analysis, motor vehicle theft and arson.

Part II includes other assaults, forgery and counterfeiting, fraud, embezzlement, stolen property, buying, receiving, possession; vandalism, weapons, carrying, possessing, etc.; prostitution and commercialized vice, sex offenses; drug abuse violations, gambling, offenses against the family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, all other offenses, suspicion, curfew and loitering laws - persons under 18; and runaways - persons under 18.

TRAFFIC-- Includes violations of the road and driving laws.

PART III-- Lost and Found: Includes lost and found persons, animals, and property, and stalled and abandoned vehicles.

PART IV-- Casualties: Includes all motor vehicle crashes, boating, and snowmobile; public home occupational accidents, fires, suicides, sudden deaths, burning permits, and burning violations.

PART V-- Miscellaneous Public: Includes open doors, gun permit applications, suspicious activities, animal complaints, motorist assists, alarm calls, parking complaints, house checks, driving complaints, civil matters, family disputes, department assists.

The balance of the report shows the total number of incidents handled, miles driven and how the Public Safety Department received calls. If anyone should desire more detailed statistical data, please contact my office.

Monthly Activity Report

June 2025

Offense	This Month	Same Month Last Year		This Year To Date		Last Year To Date
City Of Independence						
Criminal	7	2		25		21
Traffic	132	74		641		439
Part III	10	16		38		38
Part IV	29	39		180		195
Part V	102	105		615		637
Total City of Independence	280	236		1,499		1,330
City Of Maple Plain						
Criminal	4	2		17		12
Traffic	44	20		271		130
Part III	5	10		23		25
Part IV	39	25		250		136
Part V	56	39		242		287
Total City Of Maple Plain	148	96		803		590
Grand Total Both Cities	428	332		2,302		1,920
TZD	28	13		148		138
Agency Assists	30	23		151		126
Total ICR Reports	486	368		2,601		2,184
How Received						
Fax	11	3		38		30
In Person	11	12		76		84
Mail	0	0		4		6
Other	0	1		5		3
Phone	18	24		119		140
Radio	171	170		930		893
Visual	240	118		1,195		775
Email	11	13		91		99
Lobby Walk In	24	27		143		154
Total	486	368		2,601		2,184

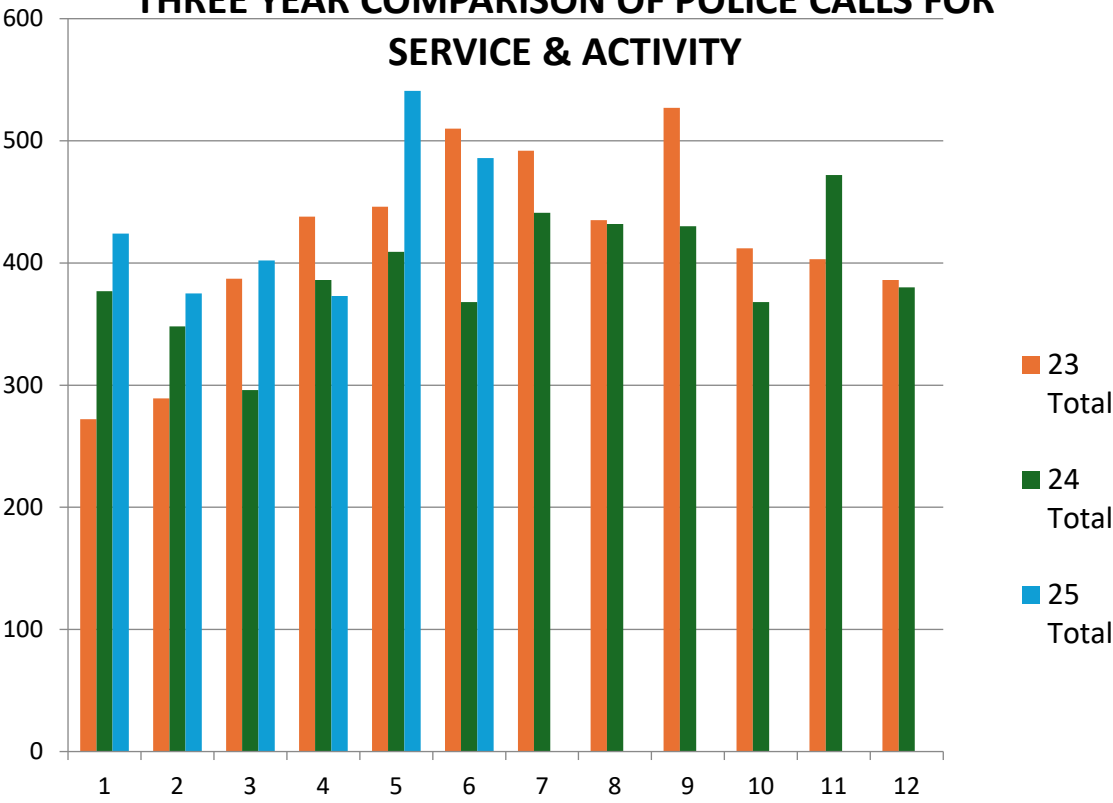
June 2025 Part I & II**City of Maple Plain #'s 1 & 2**

AGN	ICR	Title	Create Date	Grid #	MOC range	UCR Part
WHPS	25002190	Burglary 2 nd Degree	06-04-2025	01	B2434	1
WHPS	25002199	Prescription Theft	06-05-2025	01	U0010	2
WHPS	25002432	Domestic – Arrest	06-19-2025	02	AL551	2
WHPS	25002447	Forgery/Rpt	06-20-2025	02	C02G1	2

June 2025 Part I & II**City of Independence Grid #'s 3-5**

AGN	ICR	Title	Create Date	Grid #	MOC range	UCR Part
WHPS	25002123	3 rd Degree DWI	06-01-2025	03	JF501	2
WHPS	25002272	4 TH Degree DWI	06-09-2025	03	JG501	2
WHPS	25002330	Pursuit – 2 nd Degree DWI	06-13-2025	03	JE601	2
WHPS	25002359	2 nd Degree DWI	06-14-2025	03	JEW01	2
WHPS	25002451	Theft by Swindle	06-20-2025	03	U1069	2
WHPS	25002511	Theft by Swindle	06-24-2025	03	U1062	2
WHPS	25002571	Theft/Rpt	06-28-2025	03	U0062	2

**THREE YEAR COMPARISON OF POLICE CALLS FOR
SERVICE & ACTIVITY**



DIRECTOR'S NEWS & NOTES

WEST HENNEPIN PUBLIC SAFETY June 2025 Activity Report

Year to Date Activity Report

At the end of June 2025, West Hennepin Public Safety (WHPS) handled year-to-date a total of 2,601 incident complaints, which represents a 19% increase in incident complaints compared to year-to-date 2024. For the month of June; 284 incidents occurred in the City of Independence and 148 in the City of Maple Plain.

The Criminal Part I and Part II cases for both cities have been highlighted for your review on the attached documents.

Arrest
June 1

Intersection of Highway 12 and County Road 92 N, Independence. Officers stopped a vehicle for driving violations. Driver denied drinking alcohol but showed signs of impairment. Due to her needing a walker for a medical condition, she was not asked to perform roadside field sobriety tests. Ultimately, the driver was placed under arrest and transported to the police department where she provided an evidentiary breath sample of 0.20. Driver will be charged with 3rd Degree DWI pending formal complaint.

Vandalism
June 4

Intersection of Highway 12 and Baker Park Road, Maple Plain. Officer was dispatched to take a report of vandalism at the railway underpass. Officer arrived and observed vulgar writing as well as many pieces of evidence. Further investigation found this involves an ongoing dispute between students. School and parents were made aware, and report forwarded to railroad company for restitution and clean up.

Fire
June 5

5000 block of Perkinsville Road, Independence. Officers were dispatched to what was initially reported as a house fire but was a lawn mower on fire. Reporting party had advised the lawn mower exploded. Smoke was observed in the area. Officers and Maple Plain Fire arrived on scene and were able to extinguish the fire.

Suspicious Activity

June 6

4900 block of Highway 12, Maple Plain. Officer was dispatched to a report of an individual tampering with a light pole. Officer arrived on scene and spoke to the individual who advised they were using the power outlet for charging.

Suspicious Activity

June 7

3000 block of Independence Road, Independence. Officers were dispatched to a possible burglary. Reporting parties were kids home alone who advised they heard footsteps in the house. Officers responded and the interior of the house was cleared. Nothing out of the ordinary was located. Parents arrived home a short time later.

Welfare Check

June 8

1500 block of Rainbow Avenue, Maple Plain. Officer was dispatched to a report of a five-year-old in the middle of the road. While officers were responding, it was reported the child was reunited with parents. Officer verified with the father everything was okay.

Arrest

June 9

Intersection of County Road 90 and Quass Cut-Off, Independence. Officer observed a vehicle back up in its lane while waiting for a stoplight. The vehicle then stopped in the lane after continuing through the stoplight. Multiple traffic infractions were observed, and a traffic stop was initiated. Officer spoke to the driver who admitted to consuming alcohol. Ultimately, the driver performed SFSTs and refused the preliminary breath test. Driver was arrested and booked where he provided an evidentiary breath sample of 0.14. He was released with a citation for 4th degree DWI.

Welfare Check

June 10

4900 block of Highway 12, Maple Plain. Officer was dispatched to check the welfare of an individual lying in the grass and not moving. Officer arrived on scene and spoke to the individual who was severely intoxicated. The subject made suicidal comments and was ultimately placed on an emergency hold. He provided a breath sample which indicated 0.336. North Memorial Paramedics arrived and transported the patient to the hospital.

Civil Matter
June 11

2000 block of South Lake Shore Drive, Independence. Officer was dispatched to a theft report where the reporting party advised her son took 10-15 guns from her safe. She advised all the guns in the safe were hers. Officers spoke to her son who advised the guns are his and provided text messages from his mother saying, "I don't own guns" and asked if he wants the moving company to move the safes. Officers determined no crime has been committed.

Arrest
June 13

County Road 6 & County Road 110, Independence. Officer initiated a traffic stop on a vehicle for missing taillight lens. While speaking with the driver, signs of impairment were observed and admitted to recent meth and mushroom use. The vehicle then fled and a pursuit ensued and ended with a Pursuit Intervention Technique by assisting agencies in Minnetonka at 394/494. The driver was arrested for fleeing in a motor vehicle and transported to Hennepin County Jail. Charges pending toxicology.

Suspicious Vehicles
June 13

3000 block of Ihduhapi Trail, Independence. Officer responded to a report of two suspicious vehicles parked on a service road. The vehicles were located unoccupied. A large amount of empty and open alcohol bottles and cans and marijuana were observed inside one of the vehicles. Drivers of the vehicles were located who admitted drinking the night prior, but the marijuana was not smoked. Both were counseled and released with a warning.

Arrest
June 14

County Road 6 and County Road 110, Independence. A traffic stop was initiated on a vehicle displaying expired registration. The driver's license status was found to be revoked and could not show proof of insurance. In speaking with the driver, an odor of alcohol was detected. Field Sobriety Tests were conducted and indications of impairment were found. Driver was placed under arrest and transported to the police department where the driver provided an evidentiary breath sample of .16 BAC. The driver was transported to Hennepin County Jail, and booked for 2nd degree DWI, no insurance, DAR and unregistered motor vehicle.

Arrest
July 18

5200 block of Main St, Maple Plain. Officers were called to a residence for a possible domestic. After speaking with both parties, one was placed under arrest and transported to Hennepin County Jail and booked for domestic assault.

Welfare Check
June 20

Intersection of Highway 12 and County Road 90, Independence. Officer was dispatched to a welfare check of a male walking along Highway 12. Male was described as elderly and not wearing a shirt. Officer arrived in the area and spoke to the male who advised he was just out for a walk and enjoying the weather. Officer suggested a safer walking route.

Traffic Complaint
June 20

Intersection of County Road 110 and County Road 6, Independence. Officer was dispatched to a traffic complaint where a vehicle was swerving all over the road. Officer located the suspect vehicle and initiated a traffic stop and spoke to the driver who advised he was eating pizza. Driver was warned about his driving conduct.

Welfare Check
June 21

5300 block of Highway 12, Maple Plain. Officer was dispatched to check the welfare of a female who was walking in the middle of Highway 12. Officer arrived on scene and was familiar with the female who frequently walks the highway. Female was transported back to her residents where the officer confirmed her boyfriend was home.

Noise Complaint
June 22

1500 block of Howard Avenue, Maple Plain. Officer was dispatched to a loud music complaint. Officers arrived on scene and could hear music before approaching the residence. Officers knocked on the door, but no one answered. Officers noted there was another complaint two days prior for the same violation. Contact was made with the resident, and a citation was issued for the noise violation.

Crash
June 23

Intersection of County Road 92 and Highway 12, Independence. Officer was dispatched to a property damage crash. It was reported Vehicle 1 was rear-ended by Vehicle 2. Driver 1 advised he wanted to slow down as he was driving over the posted speed limit, so he began braking and that's

when the crash occurred. Driver 2 alleged Driver 1 had passed him in the merge lane, made an offensive hand gesture, then braked aggressively causing the crash. Due to conflicting stories and no witnesses, no citations were issued.

Suspicious Vehicle

June 24

5000 block of Fern Drive, Independence. Officer was dispatched to a suspicious vehicle which the reporting party thought was a police car due to a feature on the bumper. Officer arrived on scene and located a vehicle unoccupied and confirmed it was not a police car. While on scene, a resident advised the vehicle belonged to a friend. The vehicle was parked legally, and nothing was found to be suspicious.

Arrest

June 25

Intersection of County Road 6 and County Road 110, Independence. Officer was on routine patrol and observed a vehicle driving 62-MPH in a 50-MPH zone. Officer stopped the vehicle and learned the driver had a Minnesota ID-only card. Routine checks found the driver's license status to be revoked. He also had a warrant for 3rd Degree DWI. A citation was issued for Driver After Revocation, and he was transported to Hennepin County Jail to be booked on his warrant.

Welfare Check

June 26

1600 block of Marsh Avenue, Maple Plain. The officer was dispatched to a subject who was reportedly intoxicated and sad. The officer arrived on scene and met with the subject who provided a breath sample of 0.390. While speaking to the subject, the topic of weapons in the home was brought up. The subject advised he has a pistol replica tucked into the couch, which he reached for and pulled out. The officer was able to take the pistol out of his hand immediately and advised we would be removing it from the residence until a later date. Subject agreed to be transported to the hospital by North Memorial Paramedics.

Theft by Swindle

June 28

2000 block of Budd Street, Independence. Officer was dispatched to take a theft by swindle report. The reporting party is elderly and was swindled by indications of a fake unauthorized transaction notification from PayPal. Eventually, the scammers convinced the victim there were unpaid charges and the victim had to withdraw cash to be deposited into cryptocurrency kiosks around the metro. The total loss was \$4,340. Forwarded to investigations.

Utility Problem
June 29

4900 block of South Lake Shore Drive, Independence. Officer was dispatched to a tree on a powerline. It was confirmed there were no sparks or fire. Xcel Energy was notified and Independence Public Works requested we mark the area. Officers put cones and reflective signs up to warn drivers.

Traffic Complaint
June 30

Intersection of Joyce Street and Prairieland Avenue, Maple Plain. Officers were dispatched to kids on ATV's and Minibikes racing up the street. Officers arrived on scene and were unable to locate them. The officer advised him to call back if it continues.

Lake Independence Water Quality Improvement Strategy

Outlet Channel and CLP Management



Strategy Overview

- Water level and quality issues have prompted improvement plans
- Two projects
 - Outlet Channel Maintenance
 - Curly Leaf Pondweed (CLP) vegetation management
- Beginning in 2025, LICA making a request for members and watershed partners to provide support and funding for a five-year plan



Outlet Situation

Project #1: Outlet Channel

- Lake Independence has one outlet channel, with little elevation drop. After periods of heavy precipitation, Lake Independence water levels take longer than other area lakes to recover to 'normal'
- The Slow-No Wake (SNW) trigger level was substantially raised in 2020. Still, the lake was in SNW situation for the majority of 2024 boating season
 - SNW is now currently in place: July, 2025.
- Cattails have overgrown the channel, restricting outflow
- Past projects to clean out the channel mechanically, but ongoing maintenance has not been done – critical to keep channel open



Project #1: Outlet Channel

What Needs to be Done?

- LICA worked with PSCWMC to create an action plan
- LICA obtained MN DNR permit and approval
 - Herbicide via drone application, October of '24
- Next: physical clearing of the channel
 - One-time operation, second (future) may be necessary
- Ongoing annual maintenance
 - Annual application of proven herbicide in August
 - Utilize drone applicator technology



How to do this?

- Aquatic Weed Harvesting (AWH) is a vendor equipped (Truxor) to perform our main objectives:
 - Cut cattails off below the waterline, entire length of the channel
 - Physically remove the vegetation debris, discard appropriately



Project #1: Outlet Channel



Ultimate Objective:
Restore Optimal Lake Outflow



Project #2: Curly Leaf Pondweed

CLP Situation

- Curly Leaf Pondweed (CLP) has flourished in Lake Independence, now abundant in littoral zone and affecting recreation and water quality
- Based on Three Rivers Park District (TRPD) 2024 survey, CLP exists at the >60% frequency of occurrence (FOO) rate
- Lake Vegetation Management Plan (LVMP) has been created and approved by MN DNR



Project #2: Curly Leaf Pondweed

Lake Vegetation Management Plan

- Document outlining the vegetation strategy
 - Requires data from lake surveys
 - Three Rivers Park District
- Plan addresses a 5-to-7-year variance
- Includes specific goals
- **Ultimate Objective: Removal from Minnesota Impaired Waters List**
 - (Alum Treatment)

mn DEPARTMENT OF
NATURAL RESOURCES

DNR Lake Vegetation Management Plan

The treatment protocols or management goals may change as new information becomes available and will be approved by the MnDNR. This variance does not preclude the requirements of applying for, and obtaining aquatic vegetation control permits (APM permits) as per Minnesota Rule chapter 6280. Refer to Lake Cooperative Data Summary for historic lake plant data, management history and water quality data.

Lake Independence - Hennepin County (ID 27017600)											
Date Signed: Click or tap to enter a date.	Expiration Date: Click or tap to enter a date.										
Management Targets(s):	Curly-leaf pondweed (CLP)										
Variance Conditions:	This Lake Vegetation Management Plan (LVMP) authorizes a 6 to 7 year variance from time of signing to perform herbicide treatments greater than 15% of the littoral area with herbicides to control CLP. APM permits for submerged plants will be subject to a 2,500 square foot (50' x 50') maximum standard with a 15-foot channel to open water.										
Lake Description	<table border="0"><tr><td>Location: West Hennepin</td><td>Major Watershed: Pioneer-Sarah Creek</td></tr><tr><td>Total Acres: 832.02</td><td>Average Secchi (m): 1.75 m</td></tr><tr><td>Littoral Zone: 425 acres</td><td>Trophic State: Eutrophic</td></tr><tr><td>Maximum Depth: 58 FT</td><td>Total Phosphorus: 67.6 µg/L</td></tr><tr><td></td><td>Chlorophyll-a: 15.7 µg/L</td></tr></table>	Location: West Hennepin	Major Watershed: Pioneer-Sarah Creek	Total Acres: 832.02	Average Secchi (m): 1.75 m	Littoral Zone: 425 acres	Trophic State: Eutrophic	Maximum Depth: 58 FT	Total Phosphorus: 67.6 µg/L		Chlorophyll-a: 15.7 µg/L
Location: West Hennepin	Major Watershed: Pioneer-Sarah Creek										
Total Acres: 832.02	Average Secchi (m): 1.75 m										
Littoral Zone: 425 acres	Trophic State: Eutrophic										
Maximum Depth: 58 FT	Total Phosphorus: 67.6 µg/L										
	Chlorophyll-a: 15.7 µg/L										
Problem Identification:	1. Based on the TRPD 2024 survey, CLP exists at 60% frequency of Occurrence (hereafter FOO).										



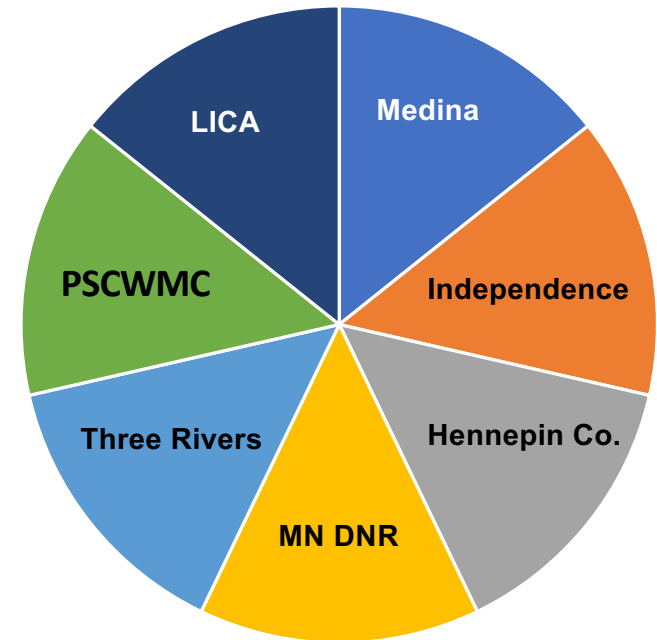
Lake Management Goals

- Maintain CLP below 20% FOO annually (pretreatment delineation)
- Reduce CLP to <10% FOO at completion of LVMP - 7 years
- Reduce the average # of turions/m² based off the baseline 2025 survey to be completed by Three Rivers Park District (TRPD) staff
- Increase native submersed species richness to 12 different species and >60% lake wide FOO for Fall TRPD survey



Watershed Partners

- Several partners in support
 - Preliminary plan has been presented
 - Commitment to 5 yr plan
 - Cost-sharing between partners
- Joint Powers Agreement
 - TRPD + PSCWMC + LICA
- LICA's role is to facilitate and coordinate member contributions and grants
 - Ensure financial support for the program



Commitment: 5 Year Program

Estimates – directional
budget purposes only

	2025	2026	2027	2028	2029	Total
CLP Treatment	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Outlet Channel	\$40,000	\$10,000	\$2,000	\$2,000	\$2,000	\$55,000
Annual	\$65,000	\$35,000	\$27,000	\$27,000	\$27,000	\$180,000

*Note: “front heavy” project cost for physical clearing of outlet

*Actual annual costs to be shared across all supporting partners



EXAMPLE! For discussion purposes only!

Call to Action: Financial Commitment

Example: Year 1 cost = \$65,000

Partner	Contribution	Total
Three Rivers	15%	\$9,750
PSCWMC	25%	\$16,250
Medina	20%	\$13,000
Independence	20%	\$13,000
LICA	20%	\$13,000
		\$65,000

Example: Year 2 cost = \$35,000

Partner	Contribution	Total
Three Rivers	15%	\$5,250
PSCWMC	25%	\$8,750
Medina	20%	\$7,000
Independence	20%	\$7,000
LICA	20%	\$7,000
		\$35,000

*Estimates – directional budget purposes only

Call to Action: Financial Commitment

Example: Year 2 or 3 cost = \$30,000

Partner	Contribution	Total
Grant (MN DNR?)	Applied First	\$5,000
Three Rivers	15%	\$3,750
PSCWMC	25%	\$6,250
Medina	20%	\$5,000
Independence	20%	\$5,000
LICA	20%	\$5,000
		\$30,000

- New responsibility for LICA
 - Annually apply for water quality grants
 - Applied first, then partners share cost
- Openly share goals and budget
 - Transparency actual costs and funding
 - Based on annual needs, establish LICA member suggested donation
 - Example: if \$5,000 needed
 - 40 households @ \$125 each = \$5,000

*Estimates – directional budget purposes only

Website: lakeindependence.org

Summary

- Asking for Partners to cost share
- LICA's Ask: Cities of Medina and Independence
 - Estimated \$13,000 for 2025
 - Estimated \$8,000 per year after that
- LICA to facilitate/leadership
 - Water Quality Improvement Fund
 - Not part of LICA Operational Budget
- Water Quality Management Strategy
 - LVMP, 5-year plan, LICA member fundraising, watershed partners

Total Ask: \$45,000 budget over 5 years



Thank you!

We appreciate your membership and support!

See you on the lake!



LICA Call to Action: Financial Commitment

1. LICA Membership Donation

- \$35 per year
- Operational Budget

2. LICA Improvement Strategy Donations

- Channel Maintenance and Curly Leaf Pondweed Treatment
- Front loaded – more expensive for first year(s)
- Suggesting \$200 for first year
 - Anticipate reduced needs in future years, based on number of contributors



City of Independence Financial Analysis

The following pages provide graphic representation of select data pertaining to the financial position and operations of the City for the past five years. Our analysis of each graph is presented to provide a basis for discussion of past performance and how implementing certain changes may enhance future performance. A subsequent discussion of this information should be useful for planning purposes.

General Fund - Revenues

The graphs below and on the following page represent the General Fund revenues by source. Overall, revenue in 2024 increased \$145,993 to a total of \$4,374,613 in 2024, an increase of 3.45%. The largest increase of \$164,484 was realized in taxes and special assessments due to a higher levy than 2023 and the collection of a significant special assessment. Licenses and permits decreased \$79,967 in 2024 as building permit revenue was less compared to 2023. Intergovernmental revenue decreased \$21,021 due to a decrease in Public Safety Aid funding in 2024.

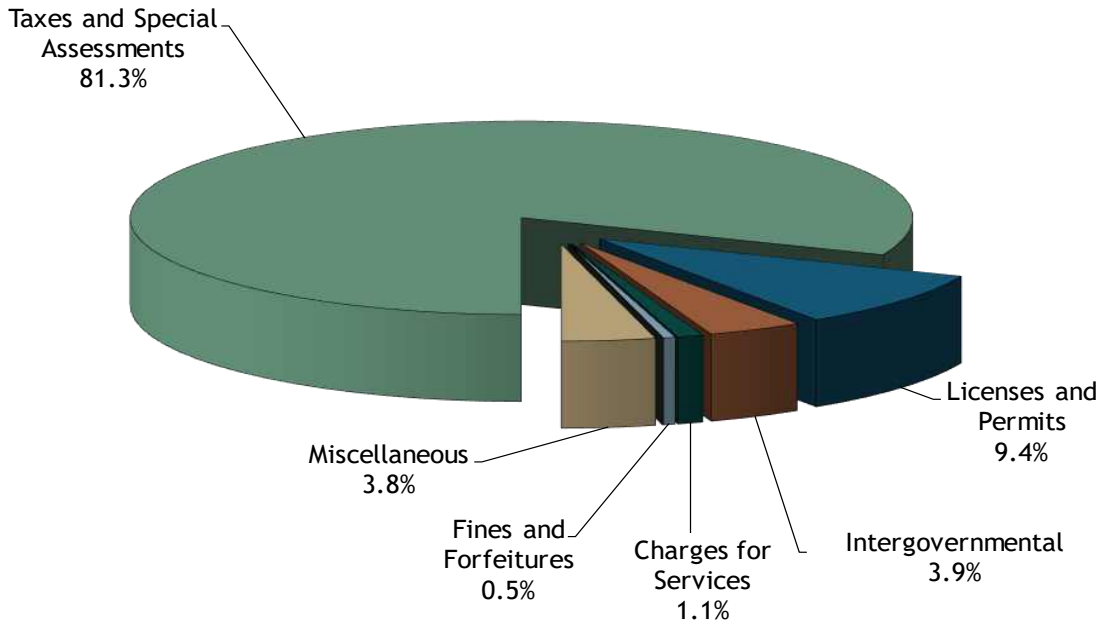
	2020	2021	2022	2023	2024
Taxes and Special Assessments	\$ 2,751,748	\$ 3,022,621	\$ 3,108,482	\$ 3,391,110	\$ 3,555,594
Licenses and Permits	273,858	247,346	425,366	490,911	410,944
Intergovernmental	26,185	151,613	26,118	192,090	171,069
Charges for Services	26,584	47,151	41,455	48,730	46,278
Fines and Forfeitures	35,323	35,451	42,090	29,185	21,467
Investment Income	4,769	2,846	-	-	-
Miscellaneous	5,728	179,003	18,924	76,594	169,261
Total Revenues	\$ 3,124,195	\$ 3,686,031	\$ 3,662,435	\$ 4,228,620	\$ 4,374,613

The overall allocation of revenues among the various sources changed from 2023 to 2024 as shown on the following page. The allocation remained relatively consistent from 2023 but did change relative to the changes in revenue explained above.

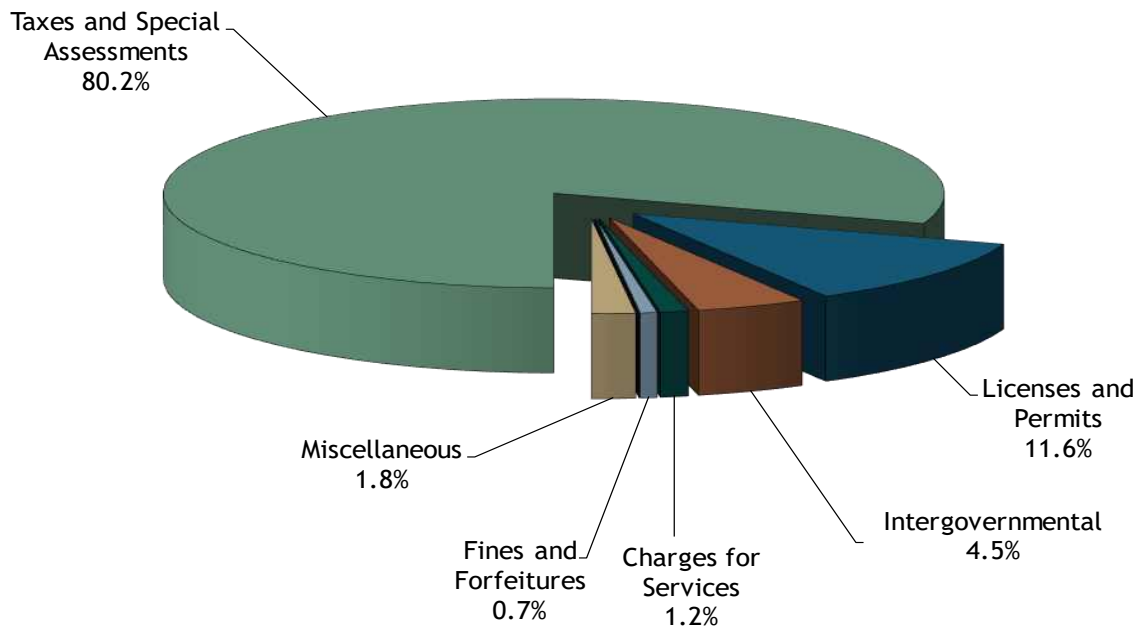
City of Independence Financial Analysis

General Fund - Revenues (Continued)

2024 General Fund Revenues



2023 General Fund Revenues



City of Independence Financial Analysis

General Fund - Budget to Actual Results

Miscellaneous revenues were over budget due to a payment received from Maple Plain Fire that was not budgeted for.

For 2024, actual revenues of \$4,374,613 came in \$429,297, or 10.9%, over budgeted revenue of \$3,945,316. There was a variance of \$145,944 in licenses and permits, which was over budget due primarily to conservative budgeting for building permits. There was a variance of \$142,969 in intergovernmental, which was over budget due to not budgeting for the small cities assistance grant and a new county grant in the current year for street projects. Other budgeted revenue categories were closer to in line with actual revenues.

The expenditures budget of \$3,862,261 had a variance of \$317,754, or 8.2%, when compared to actual expenditures of \$4,180,015. Public safety expenditures were \$135,375 over budget due to an increase in contract fees to WHPS. Public works expenditures came in \$124,807 over budget due to costs for the Culvert Maintenance project exceeding budgeted expenditures in 2024. Other budgeted expenditure types were in line with actual expenditures.

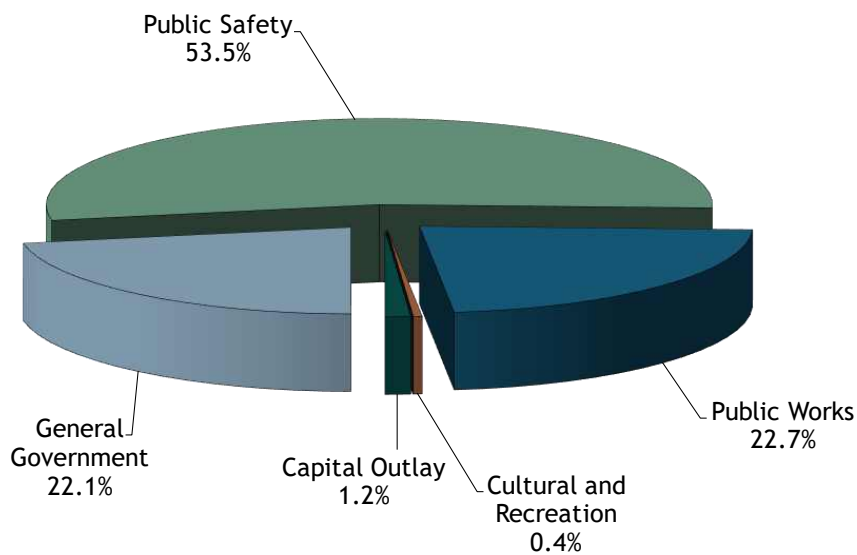
	Budgeted Amounts Final	Actual Amounts	Variance With Final Budget - Over (Under)
Revenues			
Property taxes and assessments	\$ 3,523,646	\$ 3,555,594	\$ 31,948
Licenses and permits	265,000	410,944	145,944
Intergovernmental	28,100	171,069	142,969
Charges for services	61,185	46,278	(14,907)
Fines and forfeitures	36,900	21,467	(15,433)
Miscellaneous	30,485	169,261	138,776
Total revenues	3,945,316	4,374,613	429,297
Expenditures			
General government	871,226	922,396	51,170
Public safety	2,102,695	2,238,070	135,375
Public works	825,606	950,413	124,807
Cultural and recreation	26,625	17,441	(9,184)
Capital outlay	36,109	51,695	15,586
Total expenditures	3,862,261	4,180,015	317,754
Other Financing Sources (Uses)			
Transfers in	30,000	-	(30,000)
Transfers out	(113,055)	(123,819)	(10,764)
Total other financing sources (uses)	(83,055)	(123,819)	(40,764)
Net Change in Fund Balance	\$ -	\$ 70,779	\$ 70,779

City of Independence Financial Analysis

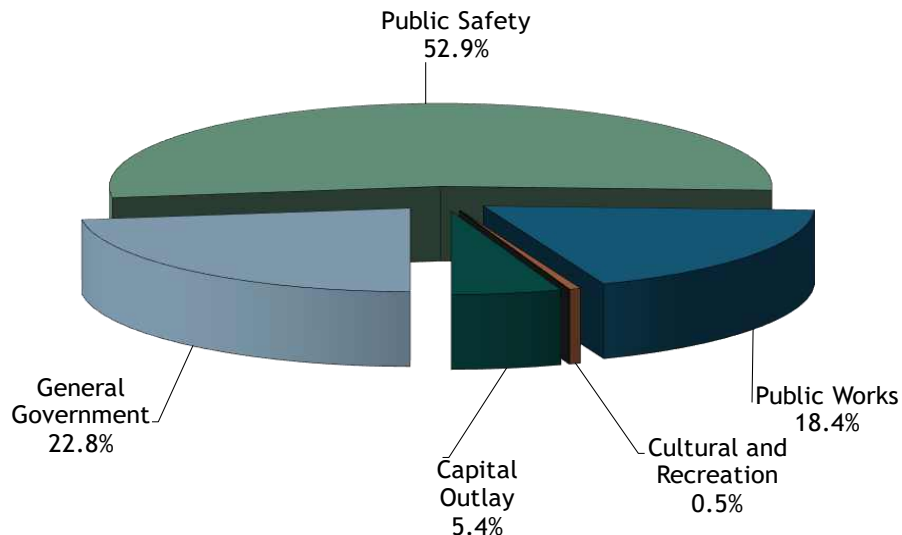
General Fund - Expenditures

General Fund expenditures increased \$314,205, or 8.1%, from 2023 to 2024. There was a \$240,208 increase in the Public Works program due to an increase in costs with Culvert Maintenance project. Public Safety expenditures increased by \$192,109 due to an increase in contracted services cost. There was a \$155,258 decrease in Capital Outlay expenditures due to the Townline Road South Improvements project that occurred in 2023. The following graphs represent the General Fund expenditures by function, with Public Safety making up the largest expenditure category. The percentage of expenditures by function stayed relatively consistent from 2023 to 2024, except for changes as noted above.

2024 General Fund Expenditures



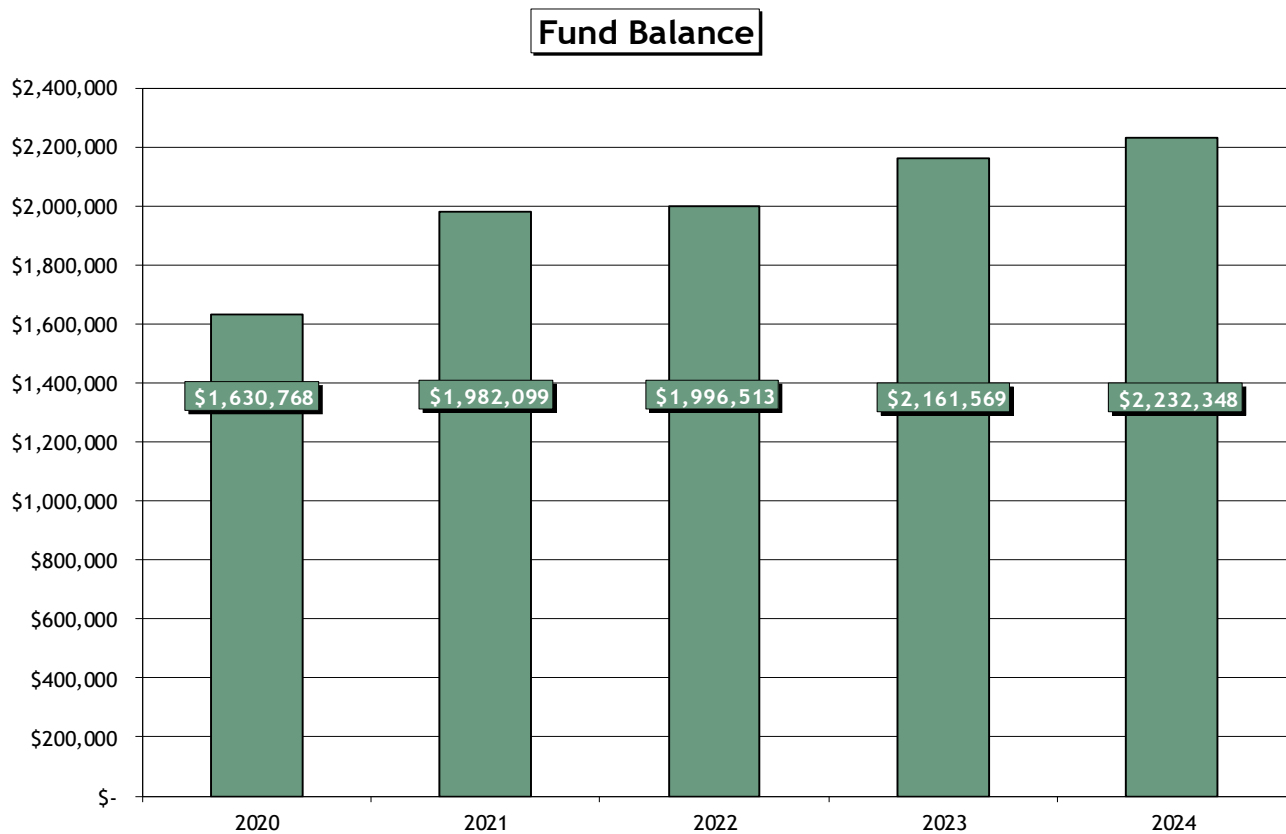
2023 General Fund Expenditures



City of Independence Financial Analysis

General Fund - Fund Balance

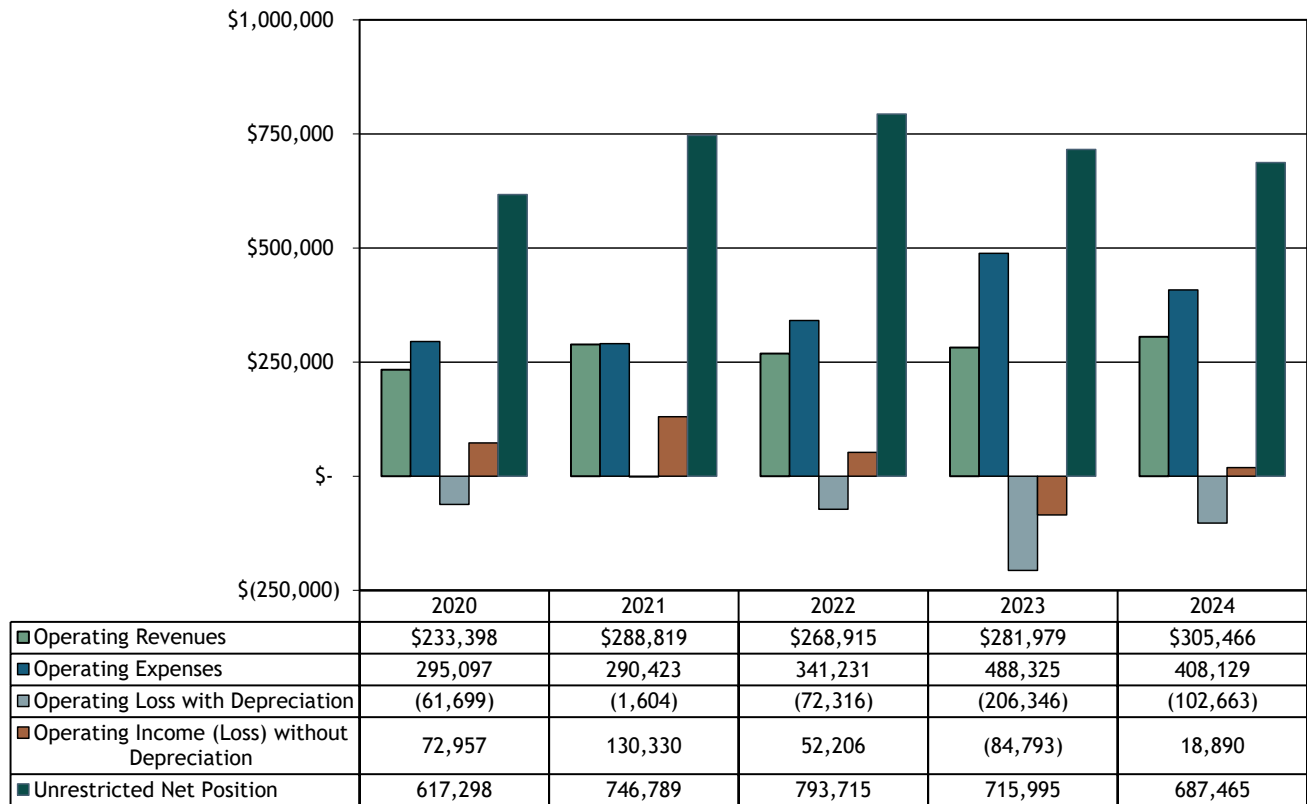
The graph below shows the General Fund balances for the past five years. Fund balance increased in 2024 due to revenues exceeding expenditures. Total fund balance includes amounts restricted of \$35,218 for public safety purposes. The unassigned fund balance of \$1,904,385 at the end of 2024 represents approximately five months of budgeted 2025 expenditures of \$4,226,448. The City's target General Fund balance is to maintain an unassigned fund balance of an amount not less than 40-50% of the next year's budgeted expenditures of the General Fund. At December 31, 2024, the unassigned fund balance in the General Fund represented 43% of 2025 budgeted expenditures.



City of Independence Financial Analysis

Sewer Utility Fund

Sewer Utility Fund



In 2024, operating revenues increased \$23,487 due to an increase in user availability charges and fees. Operating expenses decreased \$80,196 from 2023 to 2024 with less maintenance costs in 2024. The result of 2024 activity was operating income, without depreciation, of \$18,890. Unrestricted net position decreased \$28,530 from 2023 to 2024.

City of Independence

Request for a Conditional Use Permit and Variance to Construct a Ground Mounted Solar System on the Property located at 7949 County Road 11

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	July 15, 2025
<i>Applicant:</i>	Arman Taghizadeh
<i>Property Owner:</i>	Mark Moorhouse
<i>Location:</i>	7949 County Road 11

Request:

Arman Taghizadeh (Applicant) and Mark Moorhouse (Owner) are requesting the following actions for the property located at 7949 and 7855 County Road 11 (PID No.s 09-118-24-22-0004 and 09-118-24-22-0005) in the City of Independence, MN.

- a. A conditional use permit (CUP) to allow a ground mounted solar system which is greater than 500 SF.
- b. A variance to allow the ground mounted solar system to be located less than 100' from the side property line. The applicant owns both of the properties on either side of the property line.

Property/Site Information:

The property is located on the south side County Road 11 and just west of the intersection of County Road 92 and County Road 11. The property has an existing home and several detached accessory structures. The property has the following characteristics:

Property Information: 7949 and 7855 County Road 11
Zoning: Agriculture
Comprehensive Plan: Agriculture
Acreage: 40 acres/40 acres

Subject Property



Discussion:

The applicant approached the City about the possibility of installing a ground mounted solar system on the subject property. The City provided the applicant with the requirements and discussed the process for considering ground mounted solar systems that exceed 500 SF. All ground mounted solar systems require a conditional use permit. Ground mounted solar systems are limited to a maximum square footage of 500 square feet but can now be expanded up to a total of 2,500 SF if additional criteria are satisfied by the applicant. Ground mounted solar systems have the following requirements:

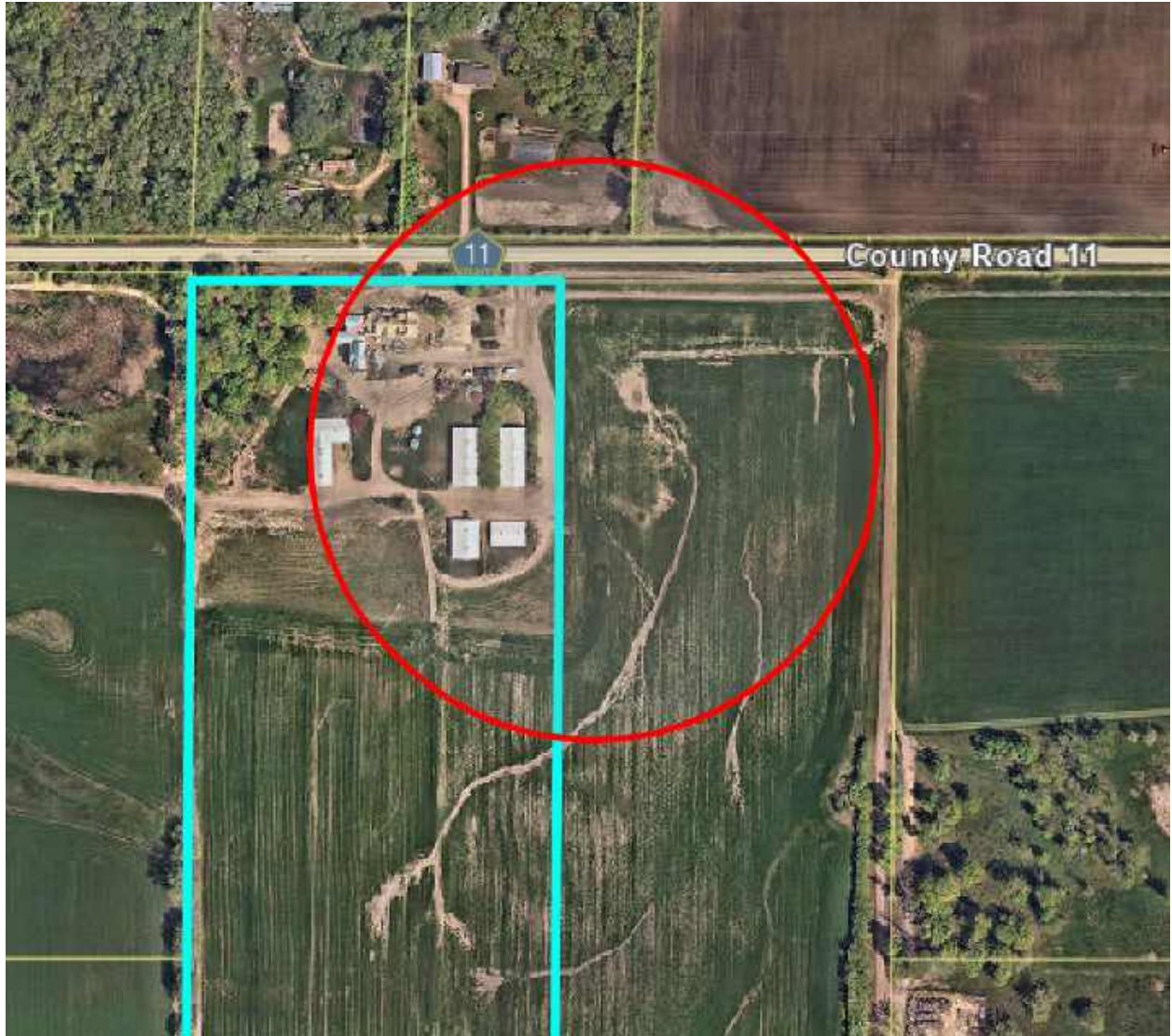
Subd. 5. Ground-Mounted Solar Energy Systems - shall conform to the following standards:

- (a) Ground-mounted systems shall only be allowed on a parcel with an existing principal structure.
- (b) Ground-mounted systems shall be located only in rear or side yards.
- (c) Ground-mounted systems shall not be located in the Shoreland Overlay District.
- (d) Ground-mounted systems shall be wholly screened from view from the public right of way and adjacent residential structures. Methods for screening shall include berming, fencing, landscaping and/or combination thereof.
- (e) Ground-mounted systems shall be located on a parcel of at least 2.5 acres.
- (f) Ground-mounted systems shall have a maximum area of 500 SF.
- (g) Ground mounted systems shall be setback a minimum of 50 feet from all property lines.
- (h) The maximum height for any component of the system shall be 15 feet.
- (i) Ground-mounted systems shall be in compliance with any applicable local, state and federal regulatory standards, including building, electrical and plumbing codes.
- (j) Ground-mounted systems and their support structures shall be designed by a certified professional to meet applicable professional standards for the local soil and climate conditions.
- (k) The city may permit a ground mounted solar energy system which exceeds 500 SF, if the following additional criteria are wholly satisfied:
 - 1. The ground mounted solar system does not exceed 2,500 SF.
 - 2. The ground mounted solar energy system is located on a property that is 5 acres or larger.
 - 3. The ground mounted solar energy system shall be located a minimum of 100 LF from any property line and 500 LF from any residential structure on an adjoining property.
- (l) The city will also consider the following additional criteria to determine if a ground mounted solar energy system will be permitted to exceed the maximum size limitations established in this code:

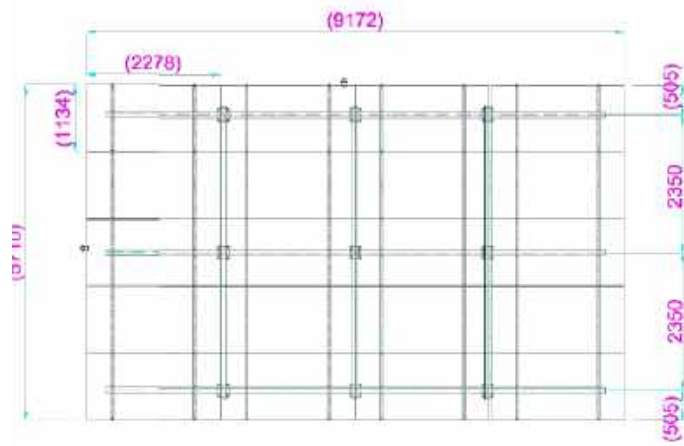
1. The ground mounted solar energy system is not visible from any public street or from adjacent properties. Screening can be used to meet this standard.
2. The applicant has provided with the application, the written consent of the owners of privately or publicly owned real estate directly abutting the premises for which the permit is being requested.
3. The city finds that granting permission for a ground mounted solar energy system, that exceeds 500 SF, will not be detrimental to the public or take away from the reasonable use and enjoyment of the surrounding property.

The proposed ground mounted solar system would be located on a portion of the property that is to the south and east of the existing home. The proposed solar system would be comprised of four (4) ground mounted tracking solar arrays. The total square footage of each array is 561 SF for a total of 2,244 SF. The arrays are proposed to be located on one of the applicants' multiple properties (7855 County Road 11) which is directly east of the subject property. The applicant owns approximately 375 acres in this area, most of which is contiguous. Due to the location of the proposed arrays on the adjacent property, the applicant cannot meet the requisite 100-foot setback from the property line separating their two properties. The closest of the four (4) proposed solar arrays would be approximately 15-20 feet from the property line that currently separates the two parcels. The panels are proposed to meet all other setbacks and would be located approximately 250 feet from County Road 11 (north) property line, 475 feet from the east property line and more than 2,000 feet to the south property line. The required setback from any property line is 100 feet.

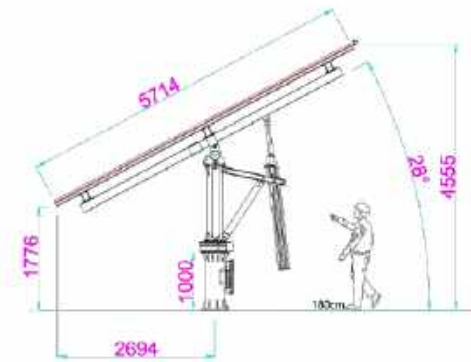
The proposed array is also required to be located a minimum of 500 feet from any residential structure on a surrounding property. The proposed array would be located approximately 685 feet from the residential property to the northwest (across CSAH 11) and 715 feet from the residential structure to the north (across CSAH 11 - see image below showing 500-foot radius).



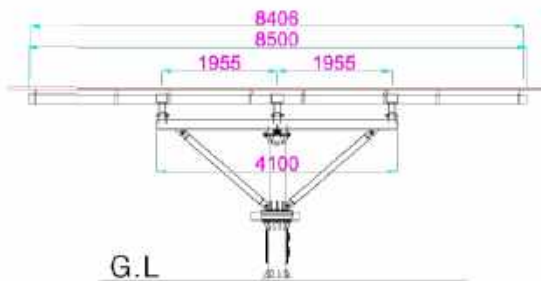
The proposed ground mounted system would have a maximum height of approximately 15' when the trackers are raised to a 28-degree angle. This would be the maximum angle that the trackers could be positioned without exceeding the 15-foot height limitation (see below). The city will want to ensure that the maximum height is not exceeded. Additional discussion and or conditions may need to be considered to ensure compliance with this provision.



Module array

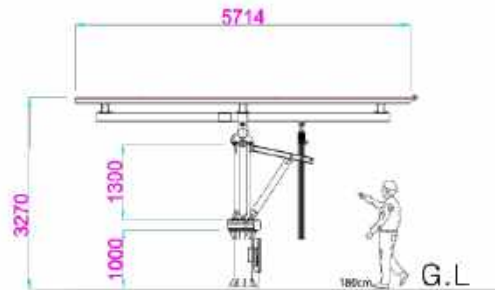


Side view(28°)



G.L

Front view



Side view(0°)

The City requires ground mounted solar systems to be wholly screened from view of the public right of way and adjacent residential structures. The applicant is proposing to install a combination of an earthen berm and landscaping to screen the proposed solar arrays from surrounding views. The applicants plan shows two berms and associated landscaping to the north (between the proposed arrays and CSAH 11). A lower berm (approximately 5 feet tall) with landscaping is shown along CSAH 11 frontage. A second taller berm (approximately 10 feet tall) is shown directly north of the proposed solar arrays (see attached grading and landscape plans). The distance from the proposed solar arrays to the County Road 11 right of way is approximately 250 feet.

View Looking SE Towards Property from CSAH 11



The applicant has provided the City with a site plan and details of the proposed solar system. The system is comprised 64 panels. The panels are designed to track the sun throughout the day/year and would have a variety of orientations. The tracking system is proposed to be secured to the ground using pilings.

The criteria for granting a 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 proposes 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 form 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 proposed ground mounted solar system exceeds the City's maximum size for ground mounted solar systems; however, the city adopted provisions to allow systems to exceed 500 SF if additional conditions can be satisfied by the applicant. It should be noted that the tracking arrays would only be a portion of the total solar installed on this property. The applicant is also proposing roof mounted solar on one of the detached accessory structures. The combined energy

generated by this system is estimated to be 120kW (AC). The applicant has noted that the proposed system will generate enough electricity to support the electrical loads of the existing residence, and some of the farm operations and accessory buildings. There are a few additional considerations that should be noted by the City:

- The City recently updated the solar energy ordinance to allow for ground mounted systems that are larger than 500 SF if they can meet the additional criteria provided. The applicant has demonstrated that they can meet the additional criteria.
- The proposed system meets the prescribed setbacks and maximum height requirements of the zoning ordinance with the exception of the side property line setback previously noted. The applicant has stated that they own the adjacent property. It should also be noted that the applicant has been discussing the combination of several of their properties.
- The location of the solar tracking arrays would currently be visible from CSAH 11 and several of the surrounding properties. The requirements relating to screening state the following:

The ground mounted solar energy system is not visible from any public street or from adjacent properties.

The applicant is proposing to construct a larger berm to the north of the proposed tracking arrays as well as complete the installation of landscaping on the existing berm along CSAH 11. The combination of the additional berm and landscaping should help to mitigate the visibility of the proposed solar arrays. The city requires the solar arrays to be wholly screened from view. The applicant has provided additional graphics (attached) which are intended to show how the proposed berming and screening would look from various vantage points on CSAH 11 or adjacent properties. The city will need to review this information and determine if the proposed screening achieves the requirements set forth in the ordinance.

- The applicant did not provide any written consent from surrounding property owners as they own all adjoining properties. It should be noted that all surrounding properties including those across the street were notified of the public hearing.

The City will need to consider the requested CUP and variance as presented and determine if it meets applicable criteria and can be supported. The orientation of the proposed solar system and the relationship to the surrounding properties helps to aid in the mitigation of potential impacts relating to the ground mounted solar array.

Neighbor Comments:

The city did receive one letter and a phone call from the residents located at 7910 County Road 11. They voiced their opposition to the proposed solar arrays (directly across the street to the north) and frustrations with the amount of construction that has been occurring on the properties.

Planning Commission Discussion:

Planning Commissioners discussed the application and asked questions of staff and the applicant. Commissioners reviewed the proposed berm and asked the applicant to confirm that the second berm was going to be constructed as shown. The applicant noted that the second berm would be constructed as shown. Commissioners asked about the landscaping along CSAH 11 and it was noted that a portion of the berm on CSAH 11 was already constructed. Commissioners asked the applicant about the height of the proposed solar trackers. The applicant noted that the trackers were being constructed so that they could not be extended beyond the 28-degree angle shown on the plans. At that angle it was noted that the solar trackers would be right at the 15' maximum height. Commissioners asked the applicant to provide additional information/verification from the manufacturer confirming this is the maximum angle that the trackers could be positioned. Commissioners asked the applicant to explain/clarify the large amount of output and delta between AC and DC (120 kW AC, 56.45 kW DC). The applicants engineer noted that the system was designed to include battery storage and would support a large driveway melt system on the property. The applicants engineer noted that the project had been approved by Wright Hennepin Electric. Commissioners discussed the variance and asked the applicant if they could combine the properties. The applicant noted that they were not sure if the owner was going to combine the properties. Commissioners found that the criteria relating to the conditional use permit had been satisfied by the applicant. Commissioners did not believe that the applicant had satisfied the criteria for granting a variance. Commissioners recommended approval of the Conditional Use Permit with a condition that the applicant combine the properties or adjust the lot line to meet all applicable setback requirements.

Recommendation:

The Planning Commission recommended approval of the request for a conditional use permit with the following findings and conditions:

1. The proposed conditional 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 conditional use permit is approved subject to the following:

- a) The applicant shall combine the properties into one parcel or adjust the lot line so that the proposed solar trackers meet all applicable setbacks.
3. The conditional use permit will allow a 2,244 SF ground mounted solar system that is installed in accordance The conditional use permit will include the following conditions:
 - a) The conditional use permit will allow a 2,244 SF ground mounted solar system that is installed in accordance with the approved plans attached hereto as Exhibit A.
 - b) All berming and landscaping shown on the approved plans shall be installed and maintained at all times while the CUP remains in compliance on the property. Failure to maintain the landscaping in accordance with the approved plans shall cause the conditional use permit to not be in compliance.
 - c) The ground mounted solar system shall be constructed in accordance with all applicable zoning code, building code and other applicable standards.
 - d) The maximum height of the solar arrays is 15'. This height cannot be exceeded at any time during the life of the system.
4. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of the conditional use permit and variance.

Attachments:

1. Application
2. Ground Mounted Solar Site Plan
3. Ground Mounted Solar Plans and Details
4. Grading Plan
5. Illustrative Screening Exhibits



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 25-0715-01

**A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO
ALLOW A GROUND MOUNTED SOLAR SYSTEM THAT EXCEEDS
500 SQUARE FEET (2,244 SF) AS REQUESTED FOR THE
PROPERTY LOCATED AT 7949 COUNTY ROAD 11**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2022 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Arman Taghizadeh (“Applicant”) Mark Moorhouse (“Owner”) submitted a request for a conditional use permit to allow a ground mounted solar system that exceeds 500 SF on the property located 7949 CSAH 11 (PID No.s 09-118-24-22-0004 and 09-118-24-22-0005 (the “Property”)); and

WHEREAS, the Property is legally described on **EXHIBIT A**, attached hereto; and

WHEREAS, the Property is zoned Agriculture; and

WHEREAS the requested Conditional Use Permit meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture lots; and

WHEREAS the Planning Commission held a public hearing on June 24, 2025 to review the application for a conditional use permit, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Mark Moorhouse for a conditional use permit to allow a ground mounted solar system that exceeds 500 SF on the property per the City's zoning regulations and with the findings provided within this resolution.

1. The proposed conditional 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 conditional use permit is approved subject to the following:
 - a) The applicant shall combine the properties into one parcel or adjust the lot line so that the proposed solar trackers meet all applicable setbacks.
 - b) The applicant shall submit verification/information confirming that the proposed solar trackers cannot be tilted/extended to a height that is greater than 15 feet.
3. The conditional use permit will allow a 2,244 SF ground mounted solar system that is installed in accordance The conditional use permit will include the following conditions:
 - a) The conditional use permit will allow a 2,244 SF ground mounted solar system that is installed in accordance with the approved plans attached hereto as Exhibit A.
 - b) All berming and landscaping shown on the approved plans shall be installed and maintained at all times while the CUP remains in compliance on the property. Failure to maintain the landscaping in accordance with the approved plans shall cause the conditional use permit to not be in compliance.
 - c) The ground mounted solar system shall be constructed in accordance with all applicable zoning code, building code and other applicable standards.
 - d) The maximum height of the solar arrays is 15'. This height cannot be exceeded at any time during the life of the system.
4. The applicant shall pay for all costs associated with the review of the conditional use permit and variance and recording of the resolution granting approval of the conditional use permit.
5. The conditional use permit shall be recorded with Hennepin County.

This resolution was adopted by the City Council of the City of Independence on this 15th day of June 2025, by a vote of ____ ayes and ____ nays.

Brad Spencer, Mayor

ATTEST:

Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description)

*The West 68 5. 32 feet of the West Half of the Northwest Quarter of Section 9, Township 118,
Range 24, Hennepin County, Minnesota.*

EXHIBIT B
(Approved Plans)

(Attached)



**CITY OF
INDEPENDENCE
MINNESOTA**

Date Submitted: 05-08-2025

Applicant Information

Name: arman taghizadeh
Address: 3401 Nevada Ave N
Minneapolis, Minnesota
55427
Primary Phone: 6128039000
Email: solar@apadanatechnology.com

Owner Information

Name: Mark Moorhouse
Address: 7949 County Rd 11
Independence, Minnesota 55335
Primary Phone: 7633545635
Email: mmoorhouse@dominiuminc.com

Property Address:

PID:

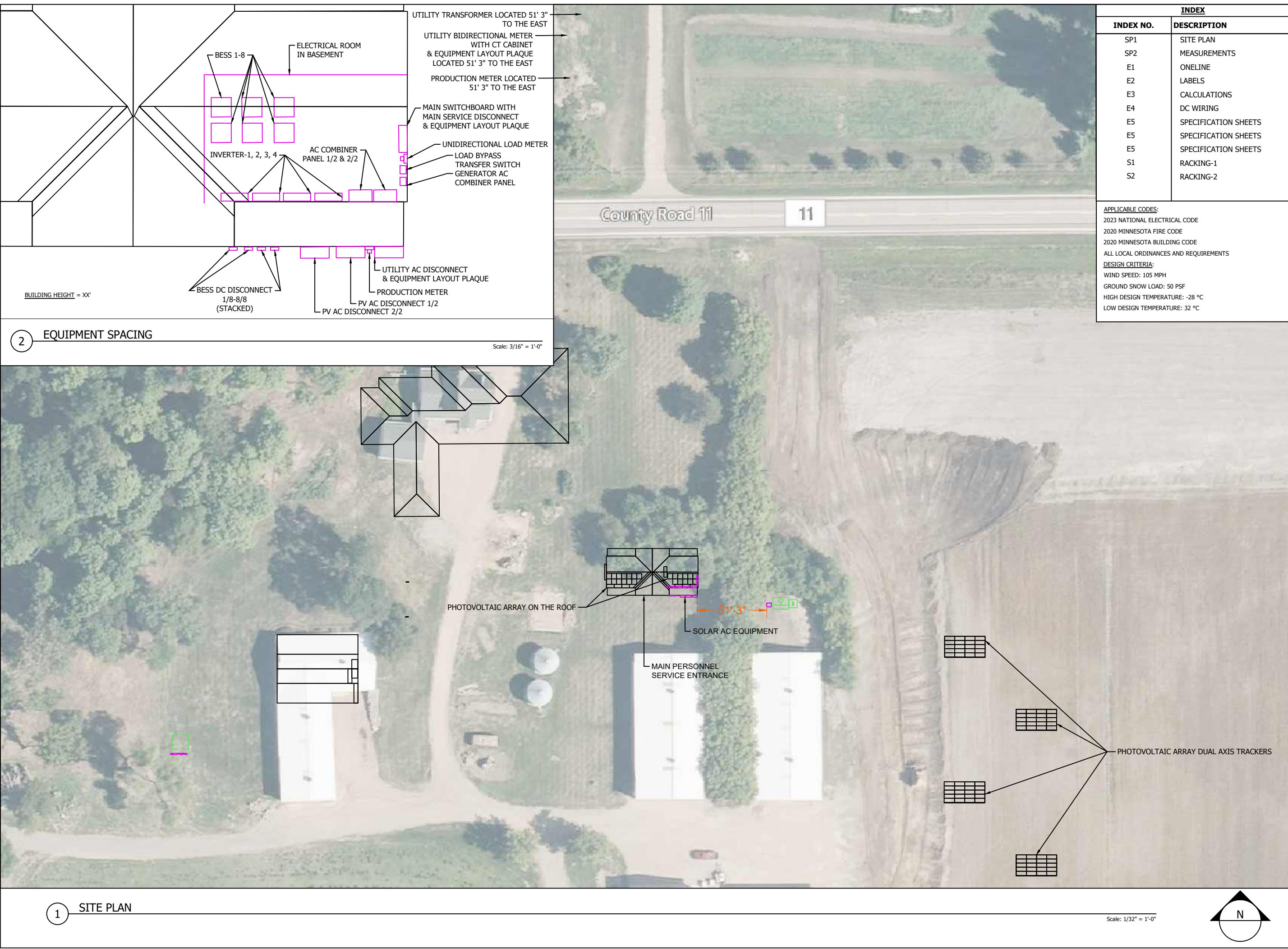
Planning Application Type: Conditional Use Permit

Description:

Supporting Documents: Site Survey (Existing Conditions), Site Survey (Proposed Conditions), Building Plans, Construction Plans, Preliminary/Final Plan

Signature:

Arman T.



INDEX	
INDEX NO.	DESCRIPTION
SP1	SITE PLAN
SP2	MEASUREMENTS
E1	ONELINE
E2	LABELS
E3	CALCULATIONS
E4	DC WIRING
E5	SPECIFICATION SHEETS
E5	SPECIFICATION SHEETS
E5	SPECIFICATION SHEETS
S1	RACKING-1
S2	RACKING-2

APPLICABLE CODES:
2023 NATIONAL ELECTRICAL CODE
2020 MINNESOTA FIRE CODE
2020 MINNESOTA BUILDING CODE
ALL LOCAL ORDINANCES AND REQUIREMENTS

DESIGN CRITERIA:
WIND SPEED: 105 MPH
GROUND SNOW LOAD: 50 PSF
HIGH DESIGN TEMPERATURE: -28 °C
LOW DESIGN TEMPERATURE: 32 °C

MARK MOORHOUSE

SYSTEM INFORMATION:
DC SYSTEM SIZE: 56.45 kW
AC SYSTEM SIZE: 120.00 kW
DC/AC RATIO: 0.47
TILT: 26.56-60°
AZIMUTH: 180°

(30) ZNSHINE SOLAR 415W ZXM7-SHLDD108-415
(80) ZNSHINE SOLAR 550W ZXM7-SHLDD144-550
(4) SOLARK 30KW 30K-3P-208V (208V, 3PH)
(8) ESP-R12-E BESS RACKS
(64) ESP-5K-HL BESS MODULES
(30) AP SYSTEMS RSD-S-PLC
(4) SUN ACTION TRACKERS
IRON RIDGE RACKING

SITE INFORMATION:
ADDRESS: 7949 CR 11
INDEPENDENCE, MN 55371
AHJ: MN-CITY OF INDEPENDENCE
UTILITY: WRIGHT-HENNEPIN
CASE NUMBER: 12914
APADANA JOB NUMBER: ARS25025

REVISIONS				
#	DESCRIPTION	DES	CHK	DATE
1	PERMIT PLAN	CH	INTL	04/30/2025
2	V2 PERMIT PLANS	CH		5/5/2025
3				
4				
5				
6				
7				

APADANA ENGINEERING
3401 NEVADA AVE N
NEW HOPE, MN 55427
612-803-9000
SOLAR@APADANATECHNOLOGY.COM

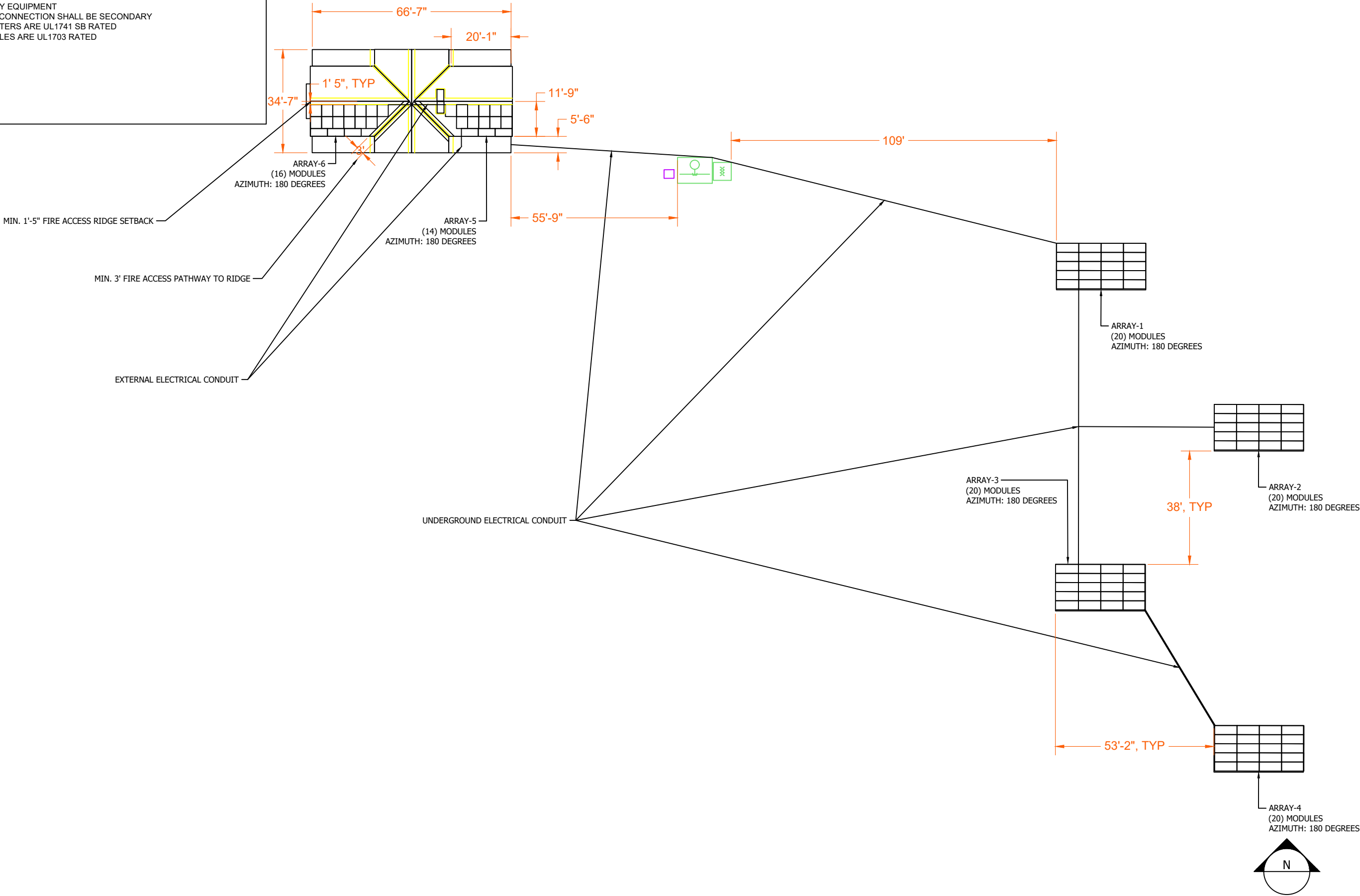
ENGINEER OF RECORD:
NOT FOR CONSTRUCTION

DRAWING TITLE:
SITE PLAN

SCALE:
AS NOTED

SHEET:
SP1

- NOTES:**
1. NO CLEARANCE ISSUES WITH EXISTING OVERHEAD LINES
 2. PRODUCTION METER AND UTILITY AC DISCONNECT ARE
 - LOCATED WITH THE EQUIPMENT LAYOUT PLAQUE ON THE UTILITY BIDIRECTIONAL METER AND SERVICE EQUIPMENT
 - VISIBLE OPEN-TYPE, LOCKABLE, AND READILY ACCESSIBLE WITH 24/7 ACCESS
 3. DESIGN COMPLIES WITH NEC 690
 4. LABELS SHALL BE WEATHERPROOF, DURABLE, AND PERMANENTLY MOUNTED
 5. 24/7 UNESCORTED KEYLESS ACCESS IS TO BE PROVIDED FOR ALL UTILITY EQUIPMENT
 6. INTERCONNECTION SHALL BE SECONDARY
 7. INVERTERS ARE UL1741 SB RATED
 8. MODULES ARE UL1703 RATED



MARK MOORHOUSE

SYSTEM INFORMATION:

DC SYSTEM SIZE: 56.45 kW
AC SYSTEM SIZE: 120.00 kW
DC/AC RATIO: 0.47
TILT: 26.56-60°
AZIMUTH: 180°

(30) ZNSHINE SOLAR 415W
ZXM7-SHLDD108-415
(80) ZNSHINE SOLAR 550W
ZXM7-SHLDD144-550
(4) SOLARK 30KW
30K-3P-208V (208V, 3PH)
(8) ESP-R12-E BESS RACKS
(64) ESP-5K-HL BESS MODULES
(30) AP SYSTEMS RSD-S-PLC
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3401 NEVADA AVE N
NEW HOPE, MN 55427
612-803-9000
SOLAR@APADANATECHNOLOGY.COM

ENGINEER OF RECORD:

NOT FOR CONSTRUCTION

DRAWING TITLE:

MEASUREMENTS

SCALE:

1/16" = 1'-0"

SHEET:

SP2

- NOTES:**
1. PRODUCTION METER & UTILITY AC DISCONNECT ARE LOCATED WITH THE EQUIPMENT LAYOUT PLAQUE ON THE UTILITY BIDIRECTIONAL METER AND SERVICE EQUIPMENT
 2. VISIBLE OPEN-TYPE, LOCKABLE, AND READILY ACCESSIBLE WITH 24/7 ACCESS
 3. INVERTERS ARE UL1741 SB RATED
 4. EACH MLPE IS RAPID SHUTDOWN COMPLIANT
 5. EQUIPMENT MARKED WITH (E) IS EXISTING AND (N) IS NEW

MODULE SPECIFICATION		
MODEL	ZNSHINE SOLAR ZXM7-SHLDD108-415W	
POWER @ STC	415	W
VOC	37.70	V
VMP	31.50	V
ISC	13.94	A
IMP	13.18	A
DIMENSIONS	67.87 X 44.65 X 1.18	IN

INVERTER SPECIFICATION		
MODEL	SOLAREEDGE 50kW SE50KUS(208V,3PH)	
POWER RATING	50000	W
MAX OUTPUT CURRENT	139.5	A
CEC WEIGHTED EFFICIENCY	97.0	%
MAX INPUT CURRENT	3 X 46.5	A
MAX DC VOLTAGE	600	V
AC OUTPUT VOLTAGE	208	V
CERTIFICATION	UL1741, UL1741 SA, UL1741 SB	

INVERTER SPECIFICATION		
MODEL	SOLAREEDGE 17.3kW SE17.3KUS(208V,3PH)	
POWER RATING	17300	W
MAX OUTPUT CURRENT	48.3	A
CEC WEIGHTED EFFICIENCY	97.5	%
MAX INPUT CURRENT	48	A
MAX DC VOLTAGE	600	V
AC OUTPUT VOLTAGE	208	V
CERTIFICATION	UL1741, UL1741 SA, UL1741 SB	

MLPE CHARACTERISTICS		
MODEL	AP SYSTEMS RSD-S-PLC	
MAX INPUT VOLTAGE	15	VDC
MAX OUTPUT CURRENT	80	ADC

MARK MOORHOUSE

SYSTEM INFORMATION:

DC SYSTEM SIZE: 56.45 kW
AC SYSTEM SIZE: 120.00 kW
DC/AC RATIO: 0.47
TILT: 26.56-60°
AZIMUTH: 180°

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NEW HOPE, MN 55427
612-803-9000
SOLAR@APADANATECHNOLOGY.COM

ENGINEER OF RECORD:

NOT FOR CONSTRUCTION

DRAWING TITLE:

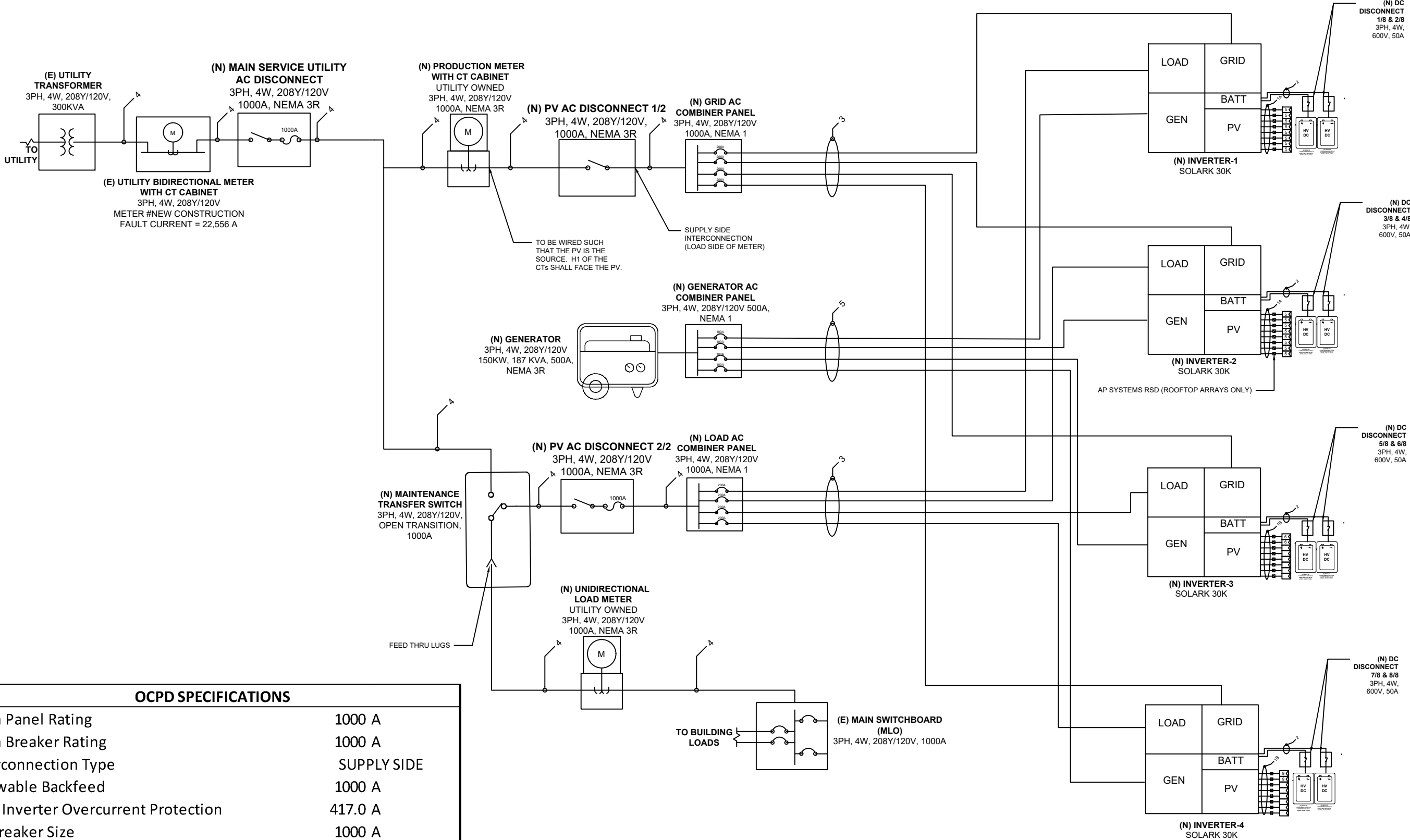
ONELINE

SCALE:

NTS

SHEET:

E1



OCPD SPECIFICATIONS	
Main Panel Rating	1000 A
Main Breaker Rating	1000 A
Interconnection Type	SUPPLY SIDE
Allowable Backfeed	1000 A
Min. Inverter Overcurrent Protection	417.0 A
PV Breaker Size	1000 A

UTILITY AC DISCONNECT

LABEL LOCATION
UTILITY AC DISCONNECT
[PER CODE: NEC690.13(B)]

PV AC DISCONNECT

LABEL LOCATION
PV AC DISCONNECT
[PER CODE: NEC690.13(B)]

PRODUCTION METER

LABEL LOCATION
PRODUCTION METER
[PER CODE: NEC690.13(B)]

UTILITY BIDIRECTIONAL METER

LABEL LOCATION
UTILITY BIDIRECTIONAL METER
[PER CODE: NEC690.13(B)]

PV UTILITY AC DISCONNECT 1/2

LABEL LOCATION
PV UTILITY AC DISCONNECT 1/2
[PER CODE: NEC690.13(B)]

PV UTILITY AC DISCONNECT 2/2

LABEL LOCATION
PV UTILITY AC DISCONNECT 2/2
[PER CODE: NEC690.13(B)]

ESS DC DISCONNECT 1/8

LABEL LOCATION
ESS AC DISCONNECT 1/8-8/8
[PER CODE: NEC690.13(B)]

MAXIMUM DC VOLTAGE OF PV SYSTEM
550 VDC

LABEL LOCATION
INVERTER(S)
[PER CODE: NEC690.7(D)]

PHOTOVOLTAIC SYSTEM AC DISCONNECT
RATED OPERATING CURRENT 800 AMPS AC
NOMINAL OPERATING VOLTAGE 208 VAC

LABEL LOCATION
UTILITY AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC690.13(B)]

DO NOT RELOCATE THIS
OVERCURRENT DEVICE

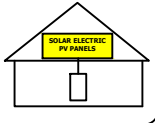
LABEL LOCATION
MAIN SERVICE AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC705.12(B)(2)]

MAXIMUM DC VOLTAGE OF ESS
SYSTEM: 409.6 VDC

LABEL LOCATION
INVERTER(S)
[PER CODE: NEC690.7(D)]

SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN
SWITCH TO THE
"OFF" POSITION TO
SHUT DOWN PV SYSTEM
AND REDUCE
SHOCK HAZARD
IN THE ARRAY



LABEL LOCATION
POINT OF INTERCONNECTION
[PER CODE: NEC690.12(D)]

WARNING:
PHOTOVOLTAIC POWER
SOURCE

LABEL LOCATION
CONDUIT, COMBINER BOX
[PER CODE: NEC690.4(F)]

RAPID SHUTDOWN
SWITCH FOR SOLAR PV
SYSTEM

LABEL LOCATION
INVERTER(S), POINT OF INTERCONNECTION
[PER CODE: NEC690.12(D)(1)]

WARNING: DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND SOLAR
PV SYSTEM AND ESS

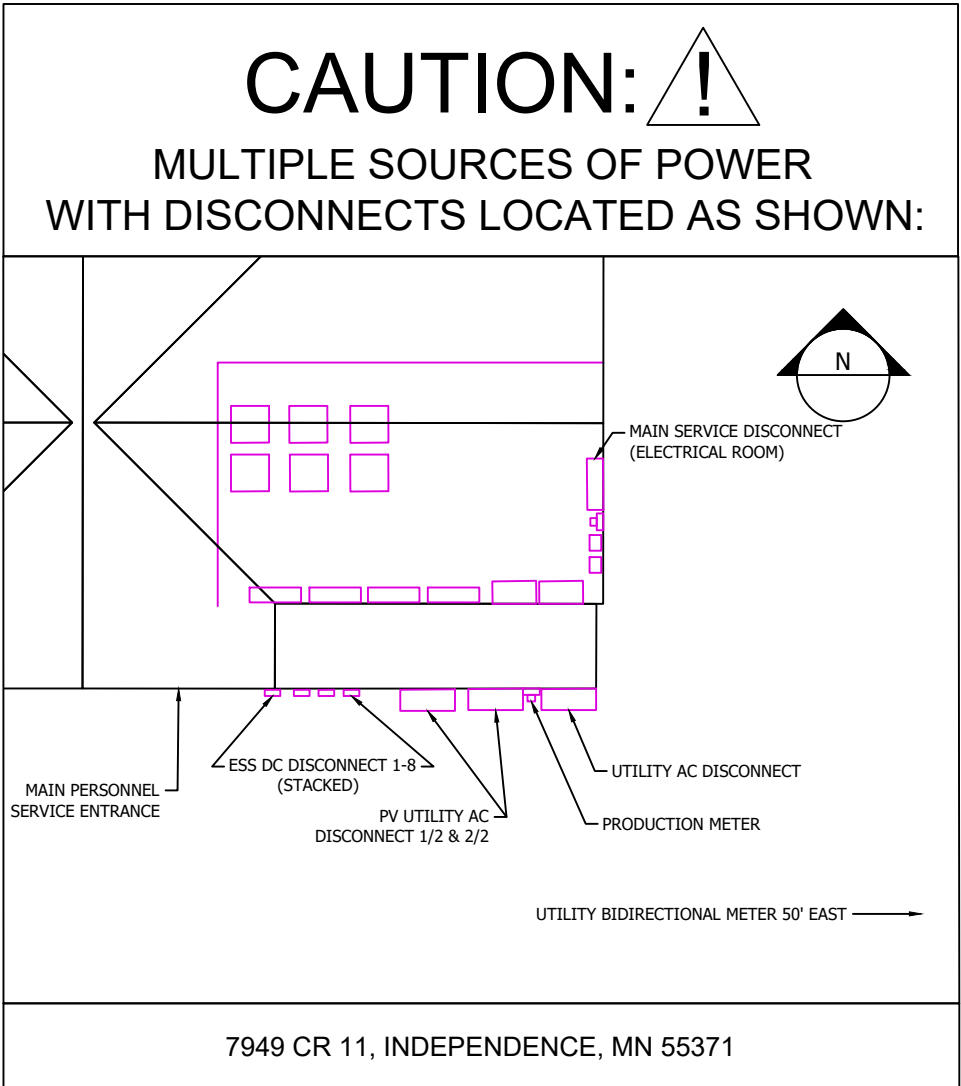
LABEL LOCATION
POINT OF INTERCONNECTION
[PER CODE: NEC705.12(B)(3)]

SOLAR PV DC CIRCUIT

LABEL LOCATION
AT LEAST EVERY 10 FT & AT TURNS ON ALL DC CONDUIT, RACEWAYS,
ENCLOSURES, AND CABLE ASSEMBLIES, ABOVE/BELOW
PENETRATIONS, AT COMBINER(S), AND AT JUNCTION BOXES
[PER CODE: NEC690.31(D)(2)]

WARNING:
PHOTOVOLTAIC SYSTEM
COMBINER PANEL
DO NOT ADD LOADS

LABEL LOCATION
AC COMBINER PANEL
[PER CODE: NFPA 11.12.2.1.1]



LABEL LOCATION
UTILITY AC DISCONNECT, MAIN SERVICE DISCONNECT, UTILITY BIDIRECTIONAL METER
[PER CODE: NEC705.10]

ALL PLACARDS SHALL BE WEATHERPROOF, DURABLE, AND PERMANENTLY MOUNTED.

MARK MOORHOUSE

SYSTEM INFORMATION:
DC SYSTEM SIZE: 56.45 kW
AC SYSTEM SIZE: 120.00 kW
DC/AC RATIO: 0.47
TILT: 26.56-60°
AZIMUTH: 180°

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INDEPENDENCE, MN 55371
AHJ: MN-CITY OF INDEPENDENCE
UTILITY: WRIGHT-HENNEPIN
CASE NUMBER: 12914
APADANA JOB NUMBER: ARS25025

REVISIONS				
#	DESCRIPTION	DES	CHK	DATE
1	PERMIT PLAN	CH	INTL	04/30/2025
2	V2 PERMIT PLANS	CH		5/5/2025
3				
4				
5				
6				
7				



APADANA ENGINEERING
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NEW HOPE, MN 55427
612-803-9000
SOLAR@APADANATECHNOLOGY.COM

ENGINEER OF RECORD:

NOT FOR CONSTRUCTION

DRAWING TITLE:

LABELS

SCALE:

NTS

SHEET:

E2

CONDUIT SCHEDULE				
Tag ID	Conduit Size	Conductor	Neutral	Ground
1	RAYTRAY OR 3/4" PVC SCHED 40 OR 3/4" EMT	(8) 10 AWG PV WIRE 2K	NONE	(1) 10 AWG CU THHN
2	1"EMT OR EQUIV	(2) 8 AWG CU THHN	NONE	(1) 8 AWG CU THHN
3	1 1/2"EMT OR EQUIV	(3) 3/0 CU THHN	(1) 1/0 AWG CU THHN	(1) 6 AWG CU THHN
4	2 1/2" EMT OR EQUIV	3 SETS OF (3) 300 KCMIL CU THHN	3 SETS OF (1) 1/0 AWG CU THHN	(1) 2/0 KCMIL CU THHN
5	1 1/4" EMT OR EQUIV	(3) 3 AWG CU THHN	(1) 8 AWG CU THHN	(1) 8 AWG CU THHN

DC CABLE SCHEDULE

TAG IDENTIFIER	DESCRIPTION	MAXIMUM CURRENT (A)	VOLTAGE (V)	LENGTH (FT)	CIRCUIT MAX AMPACITY (CURRENT * 1.25) NEC 690(B)(1)	OCPD SIZE (A)	WIRE SPECIFICATIONS (CONDUCTOR, GROUND)	NEC 75C CABLE AMPACITY	NEC 90C CABLE AMPACITY	AMBIENT TEMP CORR. FACTOR	NUMBER OF CONDUCTORS IN CONDUIT CORR. FACTOR	CONDUCTOR ALLOWABLE AMPACITY WITH CORR. FACTOR NEC 690(B)(2)	AMPACITY CHECK	VOLTAGE DROP (%)	CONDUIT SIZE	CONDUIT FILL PERCENTAGE (%)
	TRACKER 1 STRINGS 1.1.1-1.2.2	17.36	550	100	21.7	25	(2) 10AWG PV WIRE 2K, (1) 10AWG CU THHN	35	40	0.96	1.00	38.4	GOOD	1.08%	RAYTRAY	NA
	TRACKER 2 STRINGS 1.3.1-1.4.2	17.36	550	100	21.7	25	(2) 10AWG PV WIRE 2K, (1) 10AWG CU THHN	35	40	0.96	1.00	38.4	GOOD	1.08%	RAYTRAY	NA
	TRACKER 3 STRINGS 2.1.1-2.2.2	17.36	550	100	21.7	25	(2) 10AWG PV WIRE 2K, (1) 10AWG CU THHN	35	40	0.96	1.00	38.4	GOOD	1.08%	RAYTRAY	NA
	TRACKER 4 STRINGS 2.3.1-2.4.2	17.36	550	100	21.7	25	(2) 10AWG PV WIRE 2K, (1) 10AWG CU THHN	35	40	0.96	1.00	38.4	GOOD	1.08%	RAYTRAY	NA
	GARAGE STRINGS 3.1.1-3.1.2	17.43	550	20	21.8	25	(2) 10AWG PV WIRE 2K, (1) 10AWG CU THHN	35	40	0.96	1.00	38.4	GOOD	0.22%	RAYTRAY	NA
	GARAGE STRINGS 4.1.1-4.1.2	17.43	550	40	21.8	25	(2) 10AWG PV WIRE 2K, (1) 10AWG CU THHN	35	40	0.96	1.00	38.4	GOOD	0.43%	RAYTRAY	NA
1A	DC RUN FROM TRACKER 1 TO INVERTERS	17.4	550	166	21.7	25	(8) 10AWG PV WIRE 2K, (1) 10AWG CU THHN	35	40	0.96	0.70	26.9	GOOD	0.22%	3/4" PVC SCHED 40	36.09%
1B	DC RUN FROM GARAGE ROOF TO INVERTERS	17.43	550	30	21.8	25	(8) 10AWG PV WIRE 2K, (1) 10AWG CU THHN	35	40	0.96	0.70	26.9	GOOD	0.041%	3/4"EMT	36.09%
2	DC RUN FROM BATTERY TO DISCONNECT TO INVERTER	40.00	410	30	50.0	50	(4) 8AWGCU THHN, (1) 8AWG CU THHN	50	55	0.96	0.80	42.2	GOOD	0.570%	1"EMT	33.41%
												AVERAGE DC VOLTAGE DROP %	0.65%			
												MAXIMUM DC VOLTAGE DROP %	1.08%			

MARK MOORHOUSE

SYSTEM INFORMATION:

DC SYSTEM SIZE: 56.45 kW
AC SYSTEM SIZE: 120.00 kW
DC/AC RATIO: 0.47
TILT: 26.56-60°
AZIMUTH: 180°

(30) ZNSHINE SOLAR 415W
ZXM7-SHLDD108-415
(80) ZNSHINE SOLAR 550W
ZXM7-SHLDD144-550
(4) SOLARK 30KW
30K-3P-208V (208V, 3PH)
(8) ESP-R12-E BESS RACKS
(64) ESP-5K-HL BESS MODULES
(30) AP SYSTEMS RSD-S-PLC
(4) SUN ACTION TRACKERS
IRON RIDGE RACKING

SITE INFORMATION:

ADDRESS: 7949 CR 11
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AHJ: MN-CITY OF INDEPENDENCE
UTILITY: WRIGHT-HENNEPIN
CASE NUMBER: 12914
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DRAWING TITLE:

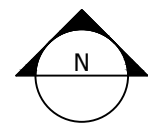
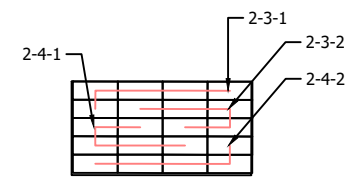
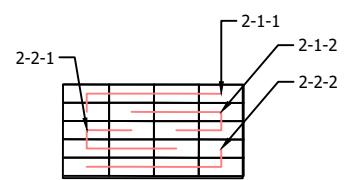
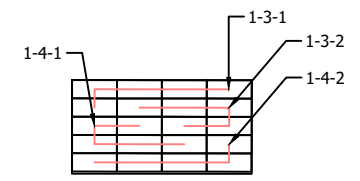
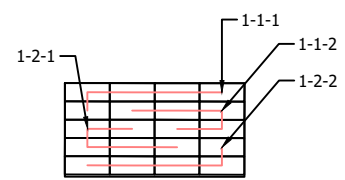
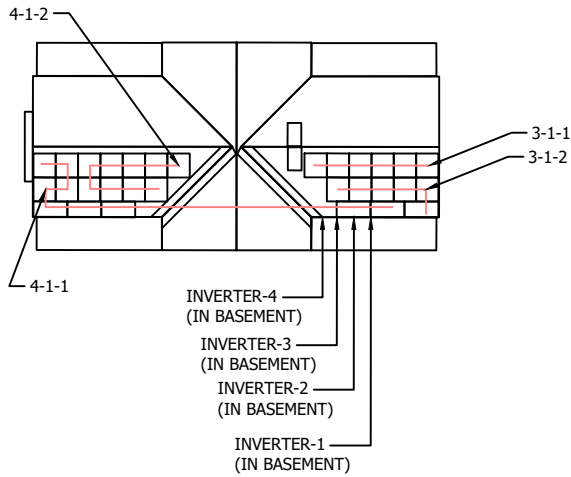
CALCULATIONS

SCALE:

NTS

SHEET:

E3



LEGEND		
STRING (INV-UNIT-INPUT)	MODULE QUANTITY	STRING VOLTAGE MEASUREMENT
1-1-1	5	
1-1-2	5	
1-2-1	5	
1-2-2	5	
1-3-1	5	
1-3-2	5	
1-4-1	5	
1-4-2	5	

LEGEND		
STRING (INV-UNIT-INPUT)	MODULE QUANTITY	STRING VOLTAGE MEASUREMENT
2-1-1	5	
2-1-2	5	
2-2-1	5	
2-2-2	5	
2-3-1	5	
2-3-2	5	
2-4-1	5	
2-4-2	5	

LEGEND		
STRING (INV-UNIT-INPUT)	MODULE QUANTITY	STRING VOLTAGE MEASUREMENT
3-1-1	6	
3-1-2	6	
3-2-1	0	
3-2-2	0	
3-3-1	0	
3-3-2	0	
3-4-1	0	
3-4-2	0	

LEGEND		
STRING (INV-UNIT-INPUT)	MODULE QUANTITY	STRING VOLTAGE MEASUREMENT
4-1-1	9	
4-1-2	9	
4-2-1	0	
4-2-2	0	
4-3-1	0	
4-3-2	0	
4-4-1	0	
4-4-2	0	

MARK MOORHOUSE

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AC SYSTEM SIZE: 120.00 kW
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TILT: 26.56-60°
AZIMUTH: 180°

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DRAWING TITLE:

DC WIRING

SCALE:

1/16" = 1'-0"

SHEET:

E4



Raising the bar in innovative
DC MLPE solar power systems

RSD-S-PLC

- Meets NEC 2017 & 2020 (890.12) requirements
- Enables rapid shutdown of system when Transmitter-PLC signal is absent
- Meets SunSpec requirements

The RSD-S-PLC meets SunSpec requirements, maintaining normal function by continuously receiving a heartbeat signal from the APsmart Transmitter. The RSD executes rapid system shutdown when the Transmitter signal is absent. Users can manually execute rapid shutdown using Transmitter breaker switch.

RSD-S-PLC TECHNICAL DATA

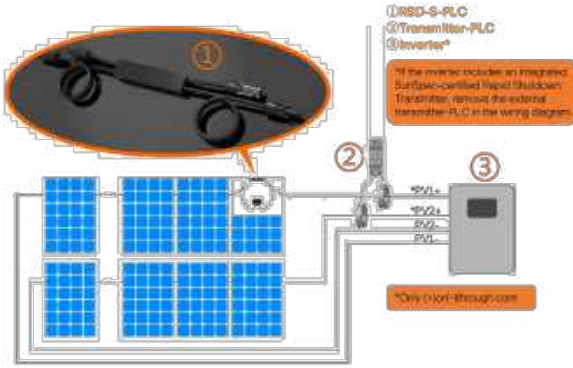
MODEL	RSD-S-PLC
INPUT DATA (DC)	
Input Operating Voltage Range	8-80V
Maximum Cont. Input Current (max)	15A
Maximum Short Circuit Current (Isc)	25A
OUTPUT DATA (DC)	
Output Operating Voltage Range	8-80V
Maximum System Voltage	1000V/1500V
Maximum Series Fuse Rating	30A
Mechanical Data	
Operating Ambient Temperature Range	-40°F to +185°F (-40 °C to +85 °C)
Dimensions (without cable & connectors)	5" x 1.2" x 0.61129mm x 30 mm x 16 mm
Cable Length	Input 250mm/Output 1200mm
Cable Cross Section Size	UL124WG
Connector	8mm MC4 PV-KBT4KST4 or Customized
Enclosure Rating	NEMA Type 3/IP68
Over Temperature Protection	Yes
FEATURES & COMPLIANCE	
Communication	PLC
Safety Compliance	NEC 2017 & 2020 (890.12), UL1741, CSA C22.2 No. 330-17, IEC/EN62109-1, 2PFC0305
EMC Compliance	FCC Part15, ICES-003, IEC/EN61000-6-1/-2/-3/-4

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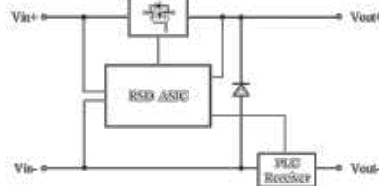
REV.2.3 2023-11-11



RSD-S-PLC WIRING DIAGRAM



WORKING SCHEMATIC DIAGRAM



ORDERING INFORMATION

415002	1500V UL, L2m cable, 8mm MC4 PV-KBT4KST4
415001	1000V UL, L2m cable, Customized connector

APsmart
800 Broken Ave NE, Suite 200 Seattle, WA 98101 | +1-337-218-8486 |
+1-866-374-8538 | support@APsmartGlobal.com | APsmartGlobal.com

REV.2.3 2023-11-11



Raising the bar in innovative
DC MLPE solar power systems

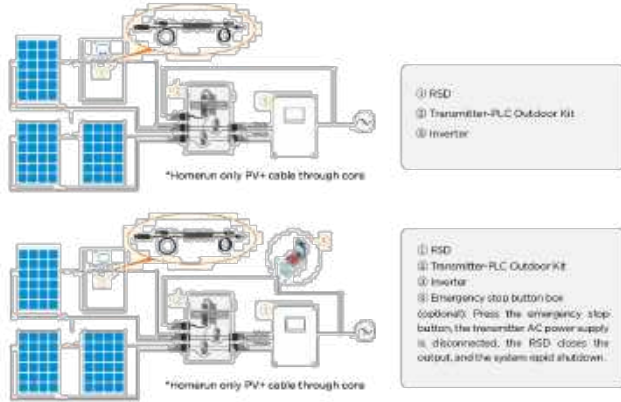
TRANSMITTER-PLC OUTDOOR KIT

- Meets NEC 2017, 2020&2023 (890.12) requirements
- Selecting off Transmitter-PLC results in rapid shutdown of the output of PV modules
- Meets SunSpec requirements
- Equipped with simplified core
- Optional 85-264VAC power supply
- Optional 180-550VAC power supply

The APsmart Rapid Shutdown System Transmitter-PLC is part of a rapid shutdown solution when paired with APsmart RSD, a PV module rapid shutdown unit. While powered on, the Transmitter-PLC sends a signal to the RSD unit to keep their PV modules connected and supplying energy.

RSD units automatically enter rapid shutdown mode when the Transmitter-PLC is switched off and resume energy production when power is restored to the Transmitter-PLC. This solution complies with NEC 690.12 specifications for 2017, 2020&2023 and supports the SunSpec signaling for rapid shutdown.

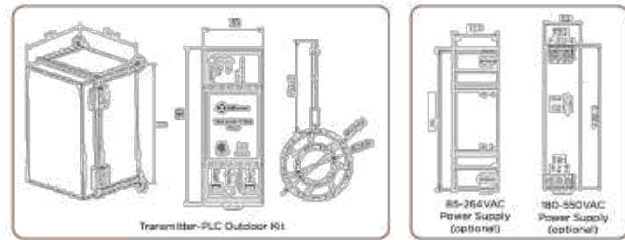
Transmitter-PLC Outdoor Kit includes a Transmitter-PLC with one or two cores, outdoor enclosure, 85-264VAC or 180-550VAC power supply. It could be used in residential or commercial project.



- ① RSD
- ② Transmitter-PLC Outdoor Kit
- ③ Inverter

- ① RSD
- ② Transmitter-PLC Outdoor Kit
- ③ Inverter
- ④ Emergency stop button box (optional). Press the emergency stop button, the transmitter AC power supply is disconnected, the RSD closes the output, and the system rapid shutdown.

Rev2.8 2023-10-07



Main electrical data

Input Voltage	0 VDC
Input Current	0 BA
Communication	PLC

Power Supply

Residential (optional)	85-264VAC Input, 12VDC Output, 90 mm x 17.5 mm x 58.4 mm
Commercial (optional)	180-550VAC Input, 12VDC Output, 125.2 mm x 32 mm x 102 mm

Core data

Max. Current	320A (160A*2)
Max. System Voltage	1500VDC
Internal Opening for Wires/Outside Dimensions	~28mm/65mm
Max. Supported PV Modules per String	30 modules

Max.Number Of Strings Per Core

DC Cable Diameter	φ5.8mm	φ6.35mm	φ7.2mm	φ8.6mm
Number Of Strings Per Core (without connector)	≤15	≤15	≤14	≤10

Environmental

Temperature	-40℃ ~ +60℃
-------------	-------------

Structure data

Dimensions (W x H x D)	198.5 mm x 208 mm x 179 mm
Enclosure Environmental Rating	IP68

Features & Compliance

Safety Compliance	NEC 2017, 2020&2023 (890.12), UL1741, CSA C22.2 No. 330-17
EMC Compliance	FCC Part15, ICES-003

ORDERING INFORMATION

408004	Single Core Transmitter-PLC-Outdoor Kit, 180-550VAC Power Supply
408005	Dual Core Transmitter-PLC-Outdoor Kit, 180-550VAC Power Supply
408006	Single Core Transmitter-PLC-Outdoor Kit, 85-264VAC Power Supply
408007	Dual Core Transmitter-PLC-Outdoor Kit, 85-264VAC Power Supply
408010	Single Core Transmitter-PLC-Outdoor Kit, 180-550VAC Power Supply, Emergency button
408011	Dual Core Transmitter-PLC-Outdoor Kit, 180-550VAC Power Supply, Emergency button
408012	Single Core Transmitter-PLC-Outdoor Kit, 85-264VAC Power Supply, Emergency button
408013	Dual Core Transmitter-PLC-Outdoor Kit, 85-264VAC Power Supply, Emergency button

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Rev2.8 2023-10-07

MARK MOORHOUSE

SYSTEM INFORMATION:

DC SYSTEM SIZE: 56.45 kW
AC SYSTEM SIZE: 120.00 kW
DC/AC RATIO: 0.47
TILT: 26.56-60°
AZIMUTH: 180°

(30) ZNSHINE SOLAR 415W
ZXM7-SHLDD108-415
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DRAWING TITLE:

SPEC SHEETS

SCALE:

NTS

SHEET:

E5

XR Rail Family

Solar is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.

Compatible with Flat & Pitched Roofs

XR Rails are compatible with Flat Roof and other pitched roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of marine-grade aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.

XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.

XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves 0 foot spans, while maximizing light and economical.

- 8' spanning capability
- Moderate load capability
- Clear anodized finish
- Internal options available

XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 9 feet.

- 12' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal options available

XR1000

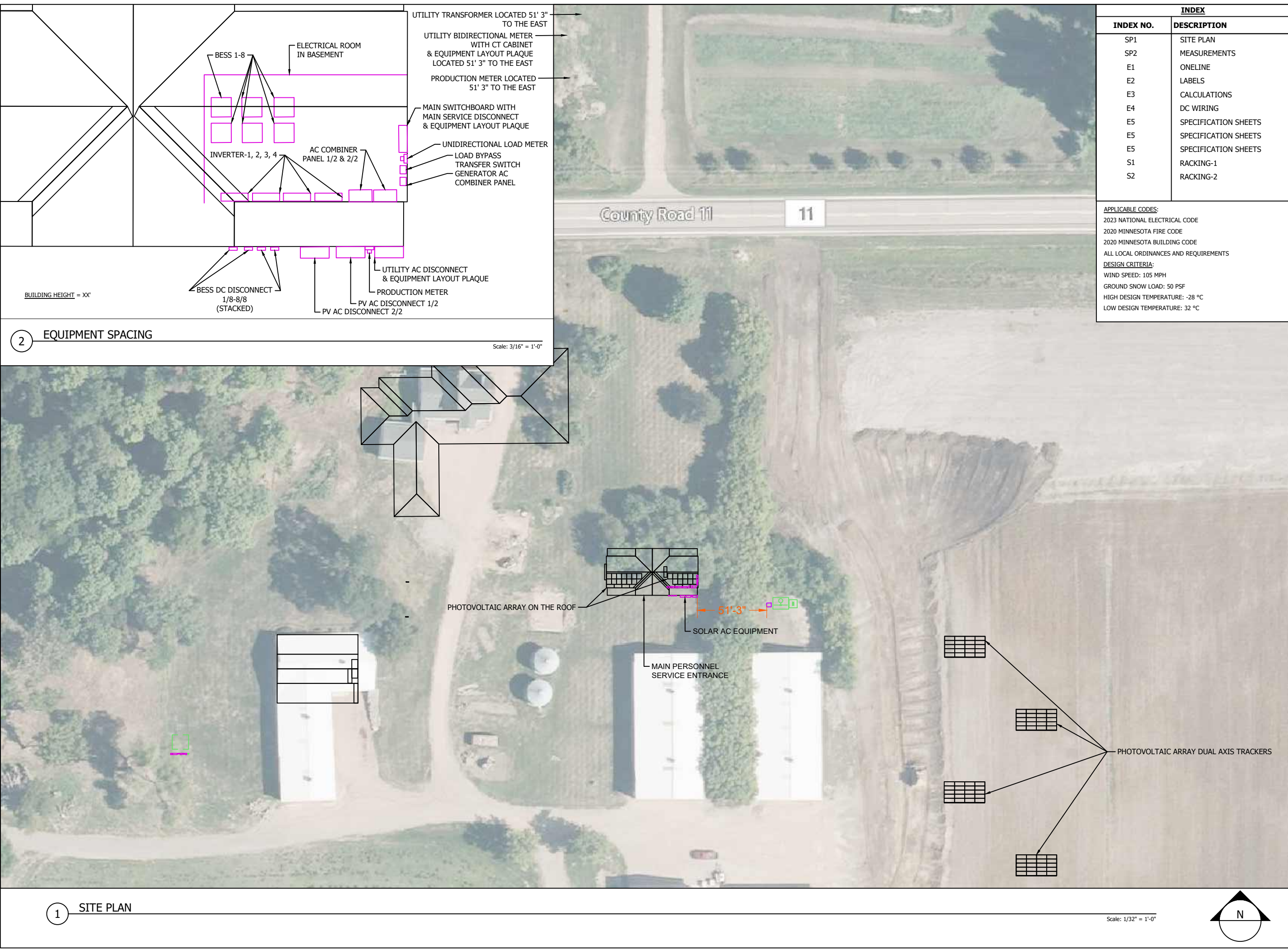
XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans 12 feet or more for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal options available

Rail Selection

The following table was prepared in compliance with applicable engineering codes and standards. Values are based on the following criteria: ASCE 7-10, Roof Zone 1, Exposure B, Roof Slope of 7 to 27 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed span tables and certifications.

Load		Rail Span					
Slope (PSF)	Wind (MPH)	4'	6'	8'	10'	12'	
None	100						
	120						
	140	XR10		XR100		XR1000	
	160						
10-20	100						
	120						
	140						
	160						
30	100						
	160						
40	100						
	160						
50-70	160						
	160						
80-90	160						
	160						



INDEX	
INDEX NO.	DESCRIPTION
SP1	SITE PLAN
SP2	MEASUREMENTS
E1	ONELINE
E2	LABELS
E3	CALCULATIONS
E4	DC WIRING
E5	SPECIFICATION SHEETS
E5	SPECIFICATION SHEETS
E5	SPECIFICATION SHEETS
S1	RACKING-1
S2	RACKING-2

APPLICABLE CODES:

2023 NATIONAL ELECTRICAL CODE

2020 MINNESOTA FIRE CODE

2020 MINNESOTA BUILDING CODE

ALL LOCAL ORDINANCES AND REQUIREMENTS

DESIGN CRITERIA:

WIND SPEED: 105 MPH

GROUND SNOW LOAD: 50 PSF

HIGH DESIGN TEMPERATURE: -28 °C

LOW DESIGN TEMPERATURE: 32 °C

MARK MOORHOUSE

SYSTEM INFORMATION:

DC SYSTEM SIZE: 56.45 kW

AC SYSTEM SIZE: 120.00 kW

DC/AC RATIO: 0.47

TILT: 26.56-60°

AZIMUTH: 180°

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DRAWING TITLE:

SITE PLAN

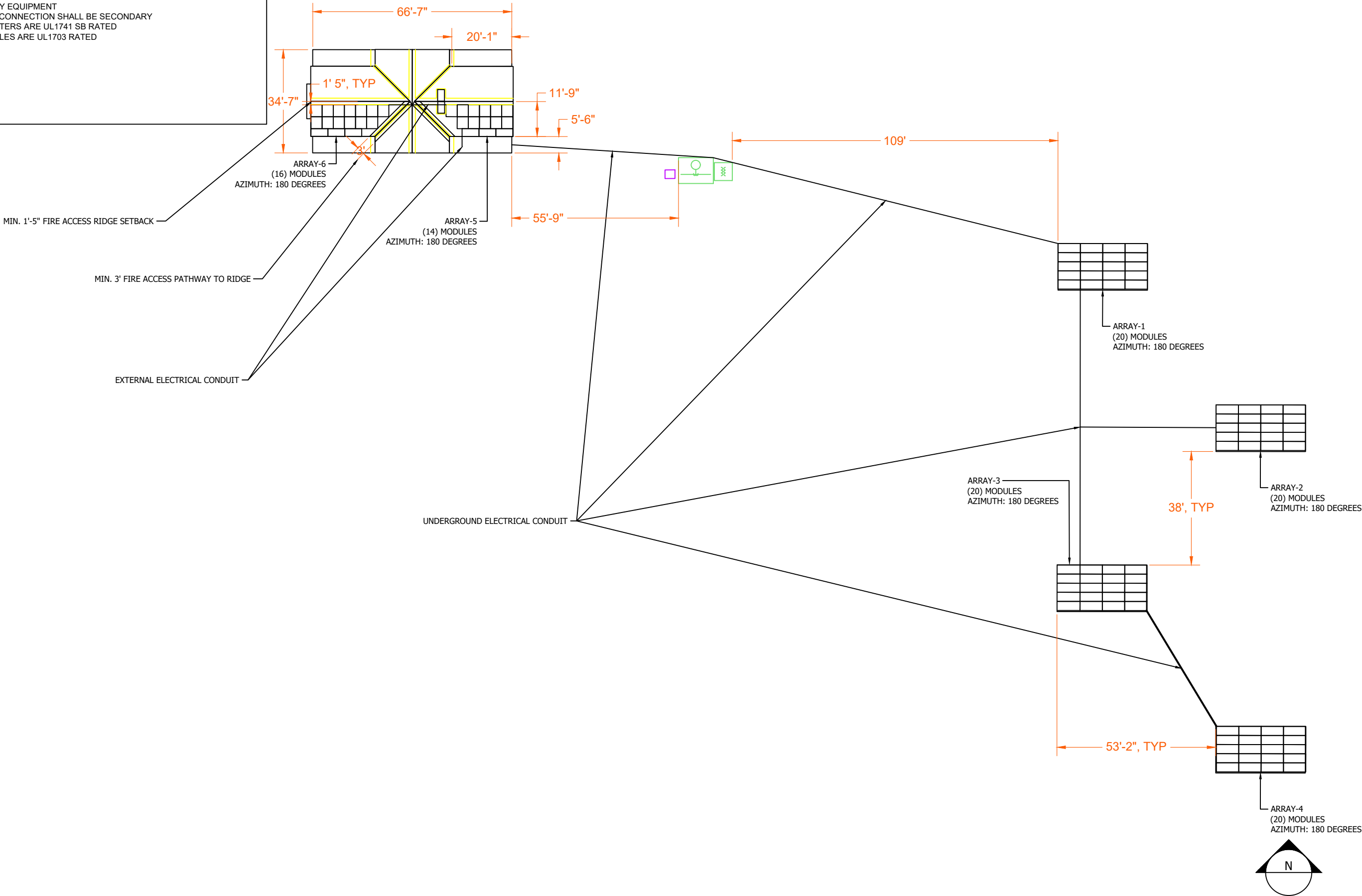
SCALE:

AS NOTED

SHEET:

SP1

- NOTES:**
1. NO CLEARANCE ISSUES WITH EXISTING OVERHEAD LINES
 2. PRODUCTION METER AND UTILITY AC DISCONNECT ARE
 - LOCATED WITH THE EQUIPMENT LAYOUT PLAQUE ON THE UTILITY BIDIRECTIONAL METER AND SERVICE EQUIPMENT
 - VISIBLE OPEN-TYPE, LOCKABLE, AND READILY ACCESSIBLE WITH 24/7 ACCESS
 3. DESIGN COMPLIES WITH NEC 690
 4. LABELS SHALL BE WEATHERPROOF, DURABLE, AND PERMANENTLY MOUNTED
 5. 24/7 UNESCORTED KEYLESS ACCESS IS TO BE PROVIDED FOR ALL UTILITY EQUIPMENT
 6. INTERCONNECTION SHALL BE SECONDARY
 7. INVERTERS ARE UL1741 SB RATED
 8. MODULES ARE UL1703 RATED



MARK MOORHOUSE

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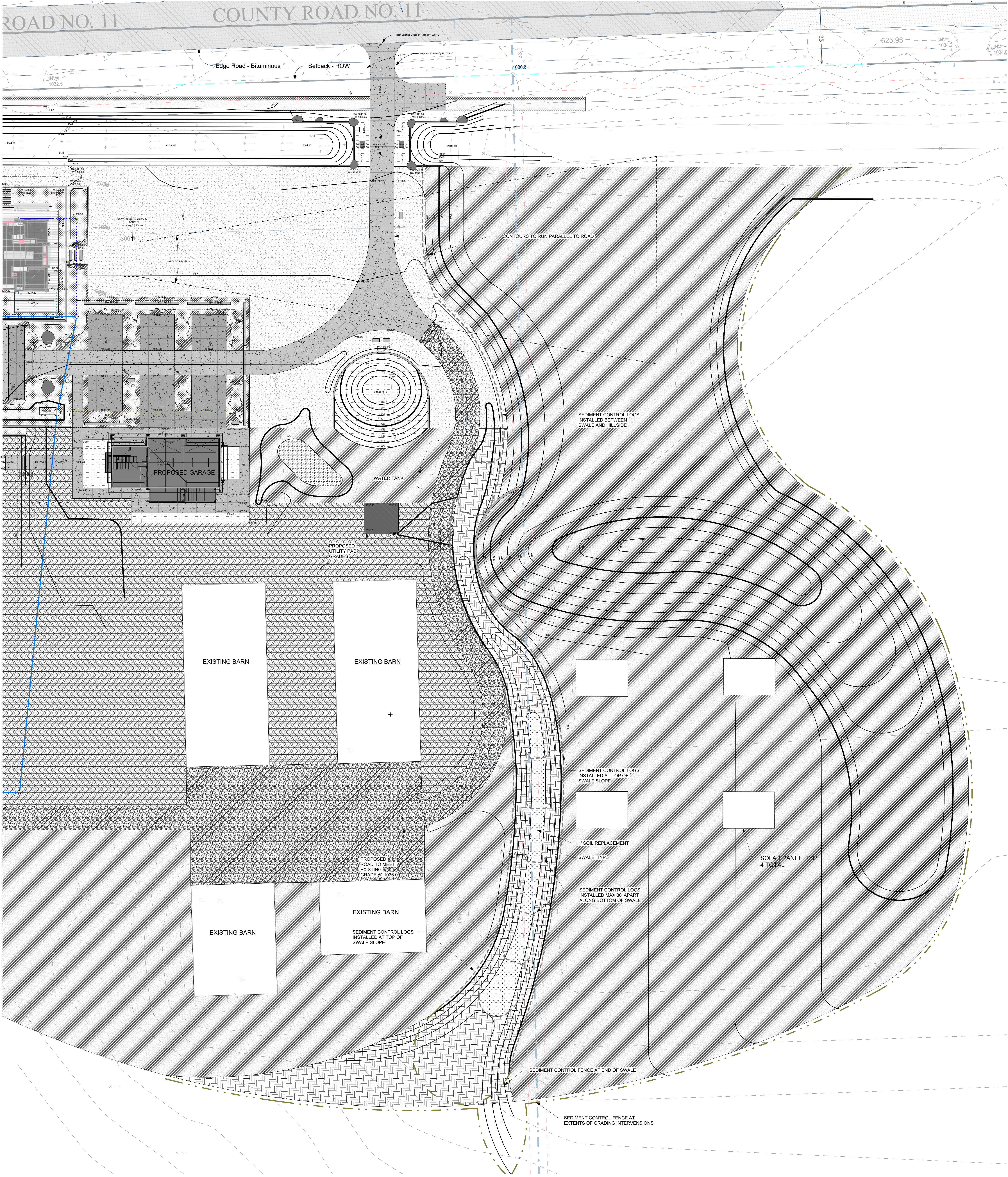
MEASUREMENTS

SCALE:

1/16" = 1'-0"

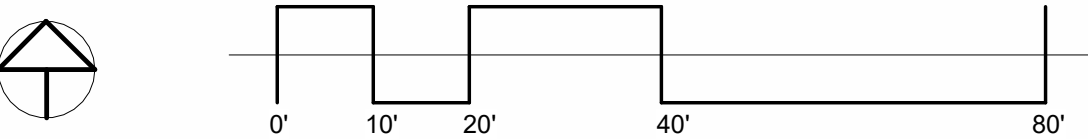
SHEET:

SP2



GRADING LEGEND NOT ALL MATERIALS USED ON SHEET

L1 - FESCUE GRASS	GRAVEL ROADS EXISTING
L2 - TURF GRASS	GRAVEL ROADS PROPOSED
P1 - PLANT MASS 1 - BLUESTEM	CONCRETE EXISTING
P2 - PLANT MASS 2 - PARKING LOT	CONCRETE PROPOSED
P3 - PLANT MASS 3 - STORMWATER	
P4 - PLANT MASS 4 - GARAGE + ENTRY ARCH	SEDIMENT CONTROL LOG
P5 - PLANT MASS 5 - SEEDED GRASSES	SEDIMENT CONTROL FENCE
MNDOT 34-262 WET PRAIRIE - Seedmix	890 - EXISTING MINOR CONTOURS
MNDOT 35-241 MESIC PRAIRIE - Seedmix	890 - EXISTING MAJOR CONTOURS
CUSTOM WOODLAND - Seedmix	(890) - PROPOSED MINOR CONTOURS
	(890) - PROPOSED MAJOR CONTOURS



1 GRADING PLAN
1" = 20'-0"

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A QUALIFIED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

DATE: 05/07/2025
DRAWN: BJP/JAW
CHECKED: mk
APPROVED: mk

PROJECT: FarmLodge
NO: FarmLodge

SHEET: L05.4

SOLAR FIELD GRADING PLAN

FARMLODGE
7949 County Road 11
Independence, MN 55359

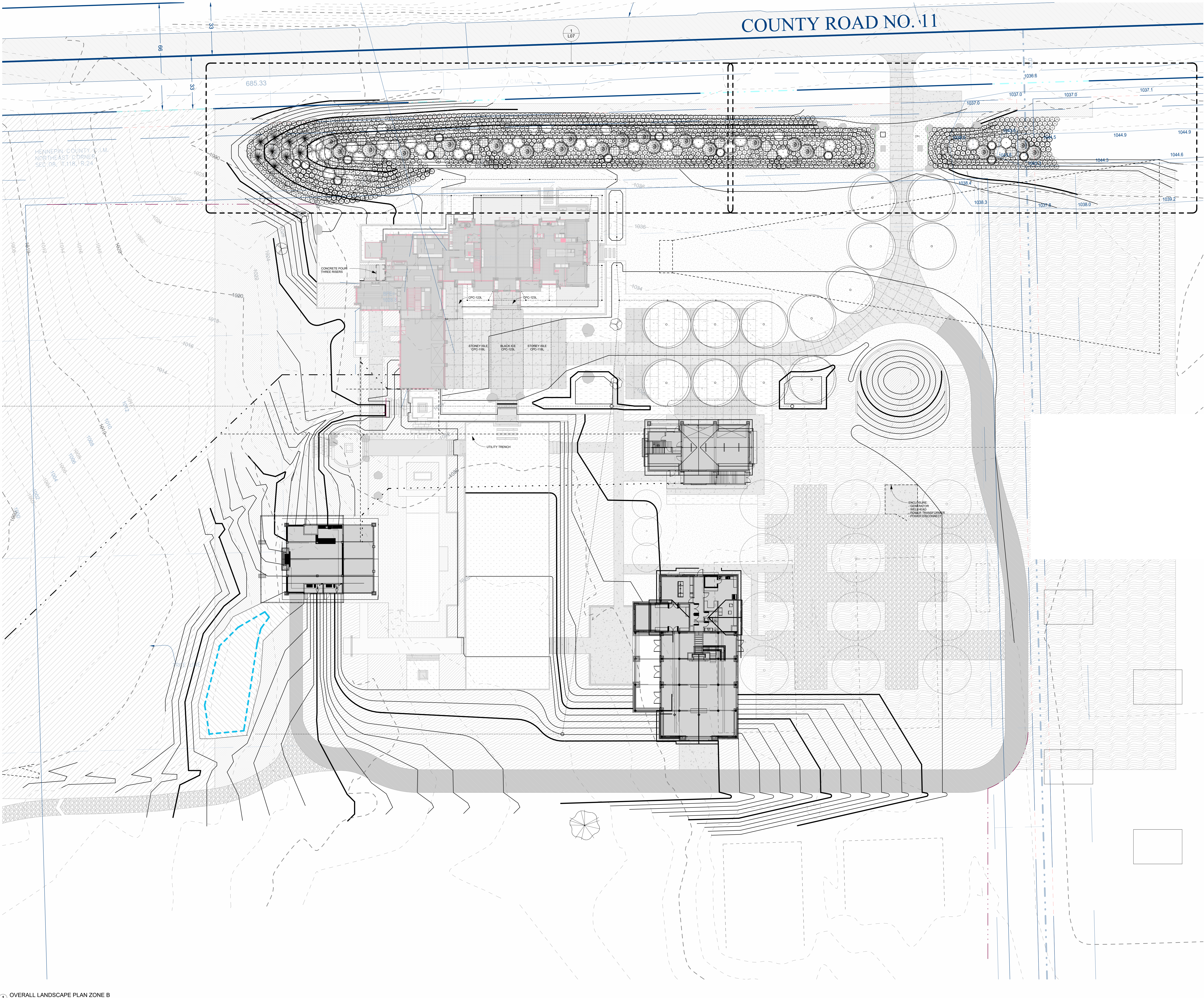
DATE	DESCRIPTION

DESIGN DEVELOPMENT

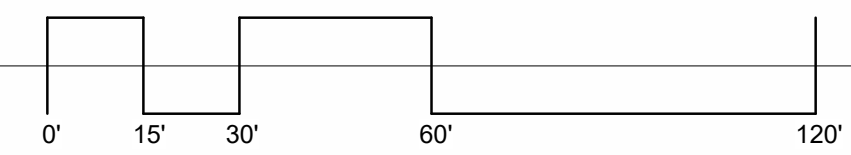
DATE: 05/07/2025
DRAWN: BJP/JAW
CHECKED: mk
APPROVED: mk

PROJECT: FarmLodge
NO: FarmLodge

SHEET: L05.4



1 OVERALL LANDSCAPE PLAN ZONE B
1" = 20'-0"



KEYNOTES (NOT ALL KEYNOTES ON SHEET)
KEY CONTENT

GRADING LEGEND
-890- EXISTING CONTOURS
-890- PROPOSED CONTOURS
+ (890.00) PROPOSED SPOT ELEVATIONS

REVISIONS	

DESIGN
DEVELOPMENT

DATE: 11/12/2024
DRAWN: JW
CHECKED: MWK
APPROVED: RH

LANDSCAPE
ARCHITECT
11/12/2024
DATE
REGISTRATION #

SHEET:

L04

URBAN ECOSYSTEMS
LANDSCAPE ARCHITECTS

2500 University Ave W
Suite C8
St Paul, MN 55114
urbanecosystemsllc.com

ZONE B SITE LANDSCAPE PLAN

FARMLIDGE
7949 County Road 11
Independence, MN 55359

FARMHOUSE RESIDENCE

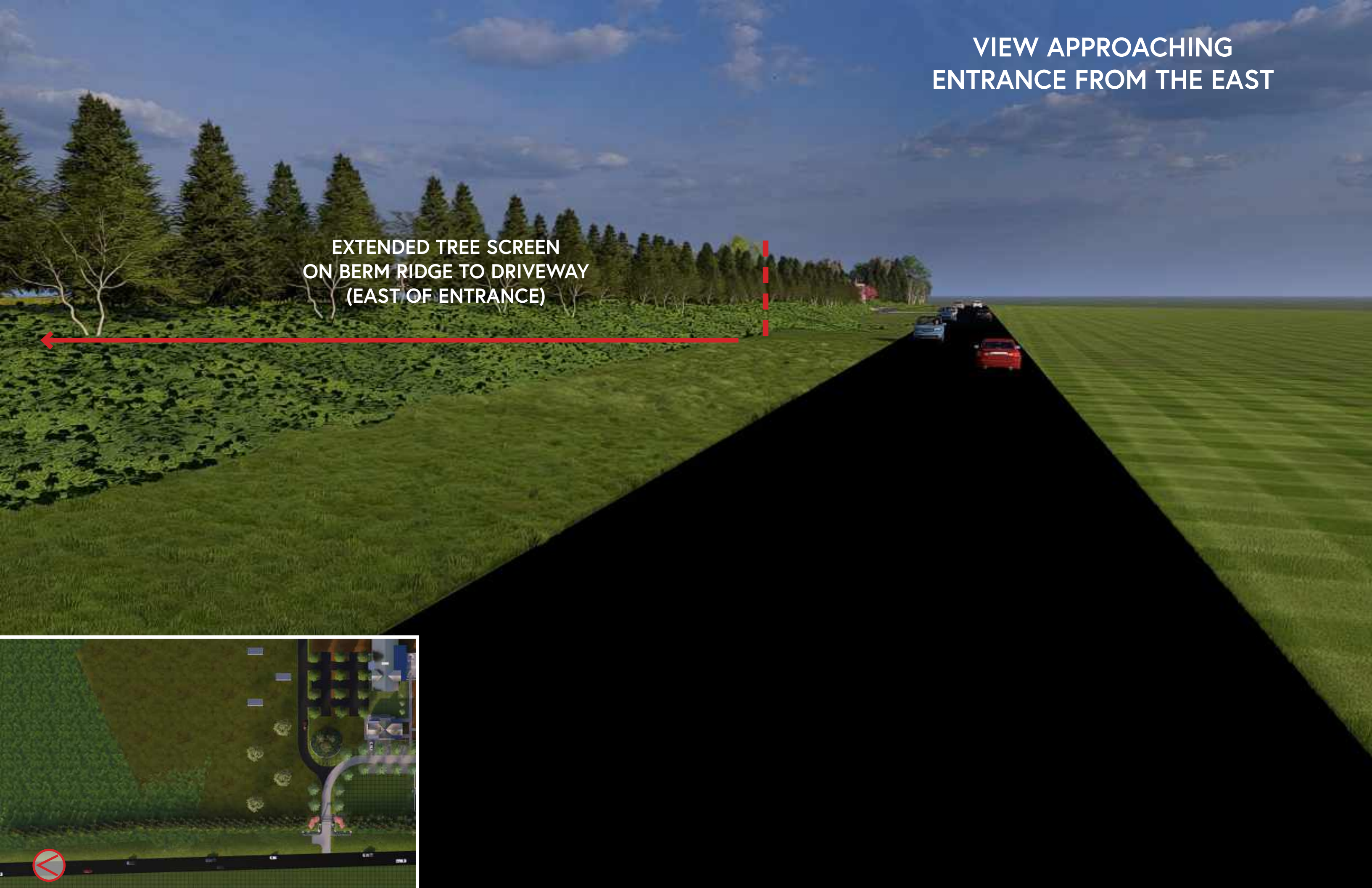
INDEPENDENCE, MN

SOLAR ARRAY PLANNING
NOVEMBER 2024



VIEW APPROACHING ENTRANCE FROM THE EAST

EXTENDED TREE SCREEN
ON BERM RIDGE TO DRIVEWAY
(EAST OF ENTRANCE)



VIEW APPROACHING
ENTRANCE FROM THE EAST

EXTENDED TREE SCREEN
ON BERM RIDGE TO DRIVEWAY
(EAST OF ENTRANCE)





**DIRECT VIEW AT PANELS FROM
COUNTY ROAD 11**

APPROXIMATE VIEW FROM
NEIGHBOR'S RESIDENCE
~300' FROM COUNTY ROAD 11



VIEW APPROACHING
ENTRANCE FROM THE WEST



VIEW APPROACHING
ENTRANCE FROM THE WEST



City of Independence

Request for a Conditional Use Permit to Construct a Ground Mounted Solar System on the Property located at 7975 County Road 6

<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	June 24, 2025
<i>Applicant:</i>	Chloe Kirks
<i>Property Owner:</i>	Andrew Fairbairn
<i>Location:</i>	7975 County Road 6

Request:

Chloe Kirks (Applicant) and Andrew Fairbairn (Owner) are requesting the following actions for the property located at 7975 County Road 6 (PID No. 33-118-24-23-0001) in the City of Independence, MN.

- a. A conditional use permit (CUP) to allow a ground mounted solar system which is greater than 500 SF.

Property/Site Information:

The property is located on the south side County Road 6 and just east of the intersection of County Road 92 and County Road 6. The property has an existing home and several detached accessory structures. The property has the following characteristics:

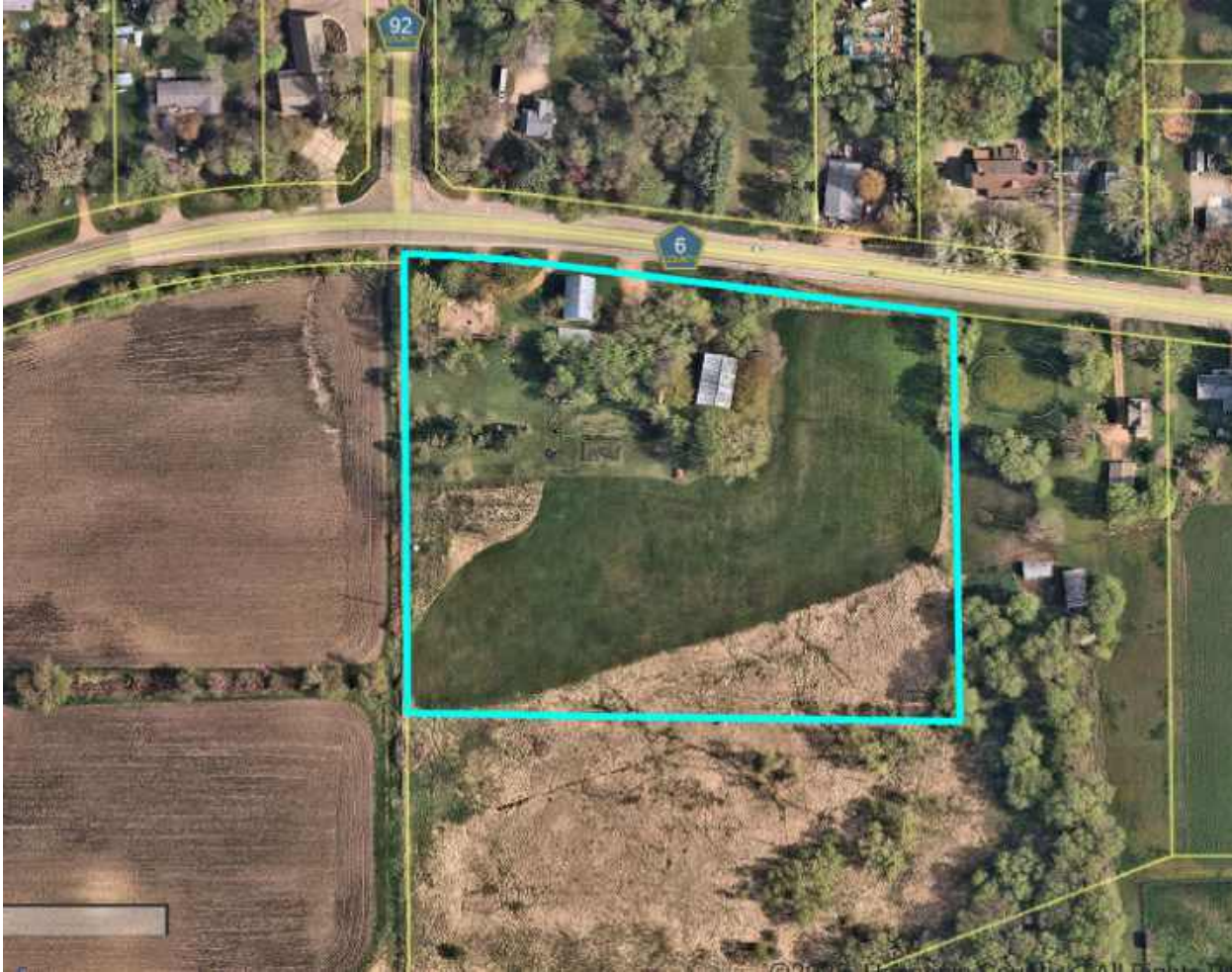
Property Information: **7975 County Road 6**

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Acreage: *7.73 acres*

Subject Property



Discussion:

The applicant approached the City about the possibility of installing a ground mounted solar system on the subject property. The City provided the applicant with the requirements and discussed the process for considering ground mounted solar systems that exceed 500 SF. All ground mounted solar systems require a conditional use permit. Ground mounted solar systems are limited to a maximum square footage of 500 square feet but can now be expanded up to a total of 2,500 SF if additional criteria are satisfied by the applicant. Ground mounted solar systems have the following requirements:

Subd. 5. Ground-Mounted Solar Energy Systems - shall conform to the following standards:

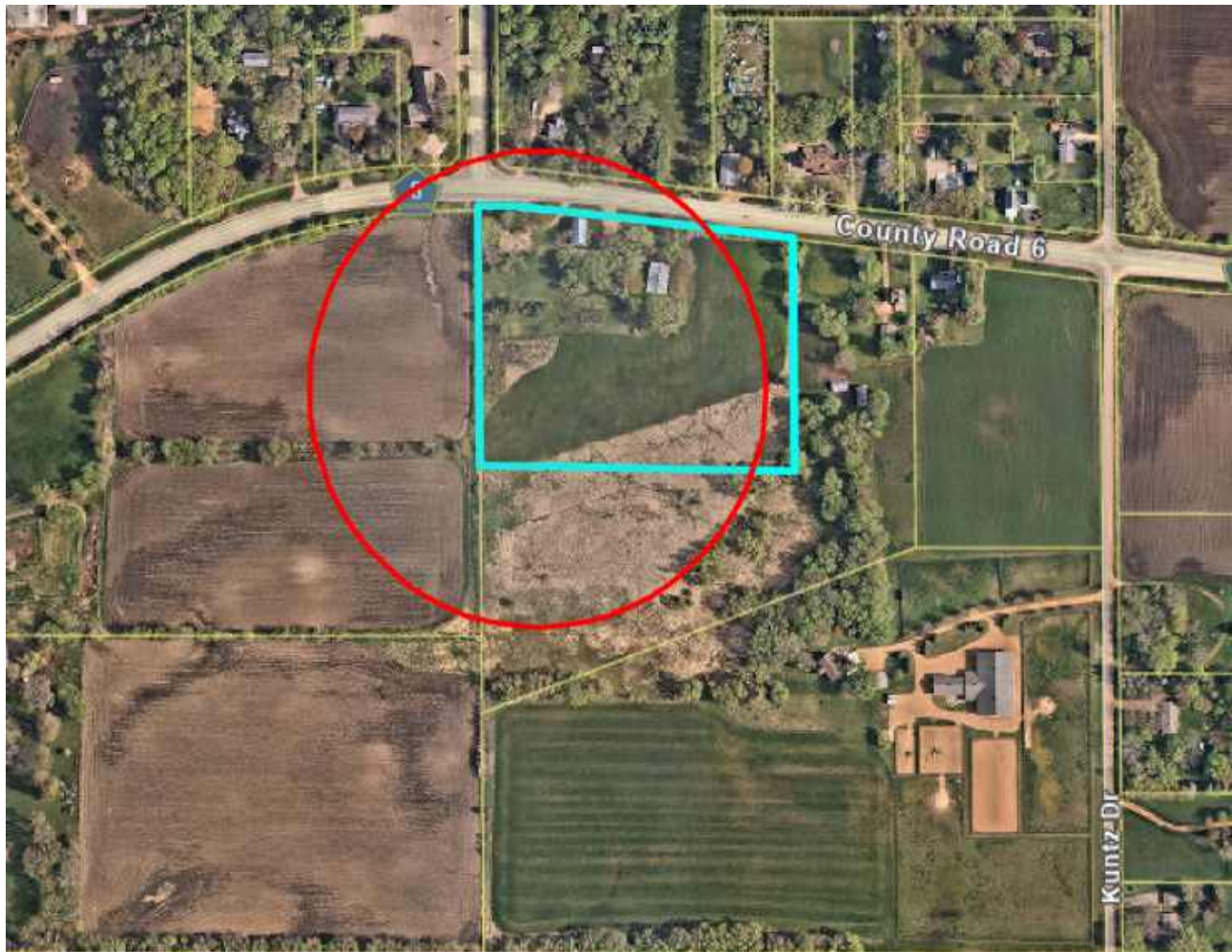
- (a) Ground-mounted systems shall only be allowed on a parcel with an existing principal structure.
- (b) Ground-mounted systems shall be located only in rear or side yards.

- (c) Ground-mounted systems shall not be located in the Shoreland Overlay District.
- (d) Ground-mounted systems shall be wholly screened from view from the public right of way and adjacent residential structures. Methods for screening shall include berming, fencing, landscaping and/or combination thereof.
- (e) Ground-mounted systems shall be located on a parcel of at least 2.5 acres.
- (f) Ground-mounted systems shall have a maximum area of 500 SF.
- (g) Ground mounted systems shall be setback a minimum of 50 feet from all property lines.
- (h) The maximum height for any component of the system shall be 15 feet.
- (i) Ground-mounted systems shall be in compliance with any applicable local, state and federal regulatory standards, including building, electrical and plumbing codes.
- (j) Ground-mounted systems and their support structures shall be designed by a certified professional to meet applicable professional standards for the local soil and climate conditions.
- (k) The city may permit a ground mounted solar energy system which exceeds 500 SF, if the following additional criteria are wholly satisfied:
 - 1. The ground mounted solar system does not exceed 2,500 SF.
 - 2. The ground mounted solar energy system is located on a property that is 5 acres or larger.
 - 3. The ground mounted solar energy system shall be located a minimum of 100 LF from any property line and 500 LF from any residential structure on an adjoining property.
- (l) The city will also consider the following additional criteria to determine if a ground mounted solar energy system will be permitted to exceed the maximum size limitations established in this code:
 - 1. The ground mounted solar energy system is not visible from any public street or from adjacent properties. Screening can be used to meet this standard.
 - 2. The applicant has provided with the application, the written consent of the owners of privately or publicly owned real estate directly abutting the premises for which the permit is being requested.

3. The city finds that granting permission for a ground mounted solar energy system, that exceeds 500 SF, will not be detrimental to the public or take away from the reasonable use and enjoyment of the surrounding property.

The proposed ground mounted solar system would be located on a portion of the property that is to the south of the existing home. The proposed solar system would be comprised of one (1) ground mounted array. The total square footage of the array is proposed to be 944 SF. The array would be setback approximately 109 feet from the west (side) property line and 186 feet from the south property line (rear yard). The required setback from any property line is 100 feet.

The proposed array is also required to be located a minimum of 500 feet from any residential structure on a surrounding property. The proposed array would be located approximately 525 feet from the residential property to the north (across CSAH 6), 750 feet from the residential structure on the property to the east and 700 feet from the residential structure on the property to the southeast (see image below showing 500-foot radius).



The proposed ground mounted system would have a maximum height of approximately 12' to the top of the highest portion of the panels. The City requires systems to be wholly screened from view of the public right of way and adjacent residential structures. The proposed array is located on the property in a location that is approximately 15 feet lower than the centerline of County Road 6 (see below). There is also existing vegetation that will block the view from County Road 6 and adjacent properties to the east. The distance from the proposed solar arrays to the County Road 6 right of way is approximately 450 feet and there is a stand of trees that runs along the road.

View Looking SE Towards Property from CSAH 6



The applicant has provided the City with a site plan and details of the proposed solar system. The system is comprised 44 panels. The panels are oriented to the south and will be installed at a 35-degree angle to the ground. The proposed panels are mounted to a galvanized metal racking system. The racking system is proposed to be secured to the ground using pilings.

The criteria for granting a 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 proposes 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 form 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 proposed ground mounted solar system exceeds the City's maximum size for ground mounted solar systems; however, the city adopted provisions to allow systems to exceed 500 SF if additional conditions can be satisfied by the applicant. The energy generated by this system is estimated to be 16.89 kW (AC). The applicant has noted that the proposed system will generate enough electricity to support the electrical loads of the existing residence. There are a few additional considerations that should be noted by the City:

- The City recently updated the solar energy ordinance to allow for ground mounted systems that are larger than 500 SF if they can meet the additional criteria provided. The applicant has demonstrated that they can meet the additional criteria.
- The proposed system meets the location, setback and maximum height requirements of the zoning ordinance.
- There are no surrounding properties that appear to have any visibility into the existing site. The site sits higher than many of the surrounding properties and is buffered around the permitter by vegetative cover. The visibility of this system from the County Road 6 right of way is generally screened.
- The applicant did not provide any written consent from surrounding property owners, but it should be noted that all were notified of the public hearing.
- No additional screening is proposed by the applicant.

The City will need to consider the requested CUP as presented and determine if it meets applicable criteria and can be supported. The orientation of the proposed solar system and the relationship to the surrounding properties helps to aid in the mitigation of potential impacts relating to the ground mounted solar array.

Neighbor Comments:

The City has not received any comments or questions relating to the requested CUP.

Recommendation:

Staff is seeking a recommendation from the Planning Commission pertaining to the request for a conditional use permit with the following findings and conditions:

1. The proposed conditional 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 conditional use permit will include the following conditions:
 - a) The conditional use permit will allow a 944 SF ground mounted solar system that is installed in accordance with the approved plans attached hereto as Exhibit A.
 - b) The ground mounted solar system shall be constructed in accordance with all applicable zoning code, building code and other applicable standards.
3. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of the conditional use permit.

Attachments:

1. Application
2. Ground Mounted Solar Site Plan
3. Ground Mounted Solar Plans and Details



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 25-0715-02

**A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO
ALLOW A GROUND MOUNTED SOLAR SYSTEM THAT EXCEEDS
500 SQUARE FEET (944 SF) AS REQUESTED FOR THE
PROPERTY LOCATED AT 7975 COUNTY ROAD 6**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2022 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Chloe Kirks (“Applicant”) Andrew Fairbairn (“Owner”) submitted a request for a conditional use permit to allow a ground mounted solar system that exceeds 500 SF on the property located 7975 CSAH 6 (PID No. 33-118-24-23-0001) (the “Property”); and

WHEREAS, the Property is legally described on **EXHIBIT A**, attached hereto; and

WHEREAS, the Property is zoned Agriculture; and

WHEREAS the requested Conditional Use Permit meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture lots; and

WHEREAS the Planning Commission held a public hearing on June 24, 2025, to review the application for a conditional use permit, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Andrew Fairbairn for a conditional use permit to allow a ground mounted solar system that exceeds 500 SF on the property per the City's zoning regulations and with the findings provided within this resolution.

1. The proposed conditional 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 conditional use permit will include the following conditions:
 - a) The conditional use permit will allow a 944 SF ground mounted solar system that is installed in accordance with the approved plans attached hereto as Exhibit A.
 - b) The ground mounted solar system shall be constructed in accordance with all applicable zoning code, building code and other applicable standards.
3. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of the conditional use permit.
4. The conditional use permit shall be recorded with Hennepin County.

This resolution was adopted by the City Council of the City of Independence on this 15th day of June 2025, by a vote of ____ ayes and ____ nays.

Brad Spencer, Mayor

ATTEST:

Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description)

Commencing at the point of intersection of the West line of the Northwest 1/4 and Center Line of County Rd No 6 Then Southerly Along Said Center Line To a Point 43.2 Ft Southerly from its Intersection.

EXHIBIT B
(Approved Plans)

(Attached)



**CITY OF
INDEPENDENCE
MINNESOTA**

Date Submitted: 05-02-2025

Applicant Information

Name: CHLOE KIRKS
Address: 101 isanti parkway ne
Isanti, Minnesota 55040
Primary Phone: 6124124127
Email: chloe@wolfriverelectric.com

Owner Information

Name: Andrew Fairbairn
Address: 7975 County Road 6
Independence,
Minnesota 55359
Primary Phone: (763) 355-2446
Email: asfairbairn4@gmail.com

Property Address:

PID:

Planning Application Type: Conditional Use Permit

Description:

Supporting Documents: Building Plans, Construction Plans

Signature:

PHOTOVOLTAIC GROUND MOUNT SYSTEM

44 MODULES-GROUND MOUNTED - 17.600 kW DC, 16.896 kW AC

7975 COUNTY ROAD 6, INDEPENDENCE, MN 55359

PHOTOVOLTAIC SYSTEM SPECIFICATIONS:

SYSTEM SIZE: 17.600 kW DC
16.896 kW AC
MODULE TYPE & AMOUNT: (44) WAAREE AKA SERIES WSMI-400 (400W)
MODULE DIMENSIONS: (LxWxH) 75.7"x40.8"x1.37"
INVERTER: (44) ENPHASE IQ7HS-65-M-US (340V, 1 PHASE)
BATTERY: (31) TESLA POWERWALL 3 BATTERY
INTERCONNECTION METHOD: WHOLE HOME BACKUP

GENERAL STRUCTURAL NOTES:

- THE SOLAR PANELS ARE TO BE MOUNTED TO THE GROUND USING SUNMODO GROUND MOUNT RACKING.
- DESIGN CRITERIA:
 - GROUND SNOW LOAD = 50 PSF
 - WIND SPEED = 105 MPH
 - EXPOSURE CATEGORY = C
 - RISK CATEGORY = I

AUTHORITIES HAVING JURISDICTION:

BUILDING: INDEPENDENCE CITY
ZONING: INDEPENDENCE CITY
UTILITY: XCEL ENERGY
UTILITY METER NO: N/A

SHEET INDEX:

PV 0.0: COVER SHEET
PV 0.1: PLOT PLAN
PV 1.0: SITE PLAN
PV 1.1: ATTACHMENT & STRING LAYOUT
PV 1.2: EQUIPMENT ELEVATION
S 1.0: MOUNT DETAILS
S 1.1: MOUNT DETAILS
E 1.1: 3-LINE DIAGRAM
E 1.1(A): 3-LINE DIAGRAM
E 1.2: WIRE CALCULATION
E 1.3: WARNING LABELS
E 1.4: PLACARD
D 1.1: EQUIPMENT SPEC SHEET

GOVERNING CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES

- 2023 NATIONAL ELECTRICAL CODE
- 2020 MINNESOTA RESIDENTIAL CODE
- 2020 MINNESOTA BUILDING CODE
- 2024 MINNESOTA ENERGY CODE
- 2020 MINNESOTA ACCESSIBILITY CODE
- 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
- 2020 MINNESOTA PLUMBING CODE
- 2020 MINNESOTA STATE FIRE CODE
- ANY OTHER LOCAL AMENDMENTS

GENERAL ELECTRIC NOTES:

- ALL COMPONENTS ARE UL LISTED AND NEC CERTIFIED, WHERE WARRANTED.
- THE SOLAR PV SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH ARTICLE 690 OF THE NEC 2023.
- THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION.
- ALL CONDUCTORS OF A CIRCUIT, INCLUDING THE EGC, MUST BE INSTALLED IN THE SAME RACEWAY, OR CABLE, OR OTHERWISE RUN WITH THE PV ARRAY CIRCUIT CONDUCTORS WHEN THEY LEAVE THE VICINITY OF THE PV ARRAY.
- WHERE METALLIC CONDUIT CONTAINING DC CONDUCTORS IS USED INSIDE THE BUILDING, IT SHALL BE IDENTIFIED AS "CAUTION: SOLAR CIRCUIT" EVERY 10 FT.
- HEIGHT OF THE AC DISCONNECT SHALL NOT EXCEED 6'-7" PER NEC CODE 240.24.
- A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH CEC 690.47 AND 250.50 THROUGH 60 AND 250.166 SHALL BE PROVIDED. PER NEC GROUNDING ELECTRODE SYSTEM OF EXISTING BUILDING MAY BE USED AND BONDED TO THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INACCESSIBLE OR INADEQUATE A SUPPLEMENTAL GROUNDING ELECTRODE WILL BE USED AT THE INVERTER LOCATION CONSISTING OF A UL LISTED 8 FT. GROUND ROD WITH ACORN CLAMP. GROUNDING ELECTRODE CONDUCTORS SHALL BE NO LESS THAN #8 AWG AND NO LARGER THAN #6 AWG COPPER AND BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE FOR A COMPLETE SYSTEM.
- PHOTOVOLTAIC MODULES ARE TO BE CONSIDERED NON-COMBUSTIBLE.
- ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE. WIRING MUST BE PERMANENTLY AND COMPLETELY HELD OFF THE ROOF SURFACE.
- ALL SINAGE TO BE PLACED IN ACCORDANCE WITH THE LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SINAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.
- AS SPECIFIED BY THE AHJ, EQUIPMENT USED IN UNGROUNDED SYSTEMS LABELED ACCORDING TO NEC 690.35(F).
- INVERTER(S) USED IN UNGROUNDED SYSTEM SHALL BE LISTED FOR THIS USE (NEC 690.35(G)).
- THE INSTALLATION OF EQUIPMENT AND ALL ASSOCIATED WIRING AND INTERCONNECTION SHALL BE PERFORMED ONLY BY QUALIFIED PERSONS (NEC 690.4(C)).
- ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED (OR BETTER), INCLUDING ALL ROOF MOUNTED TRANSITION BOXES AND SWITCHES.
- ALL EQUIPMENT SHALL BE PROPERLY GROUNDED AND BONDED IN ACCORDANCE WITH NEC ARTICLE 250.
- SYSTEM GROUNDING SHALL BE IN ACCORDANCE WITH NEC 690.41.
- PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION IN ACCORDANCE WITH NEC 690.12.
- DISCONNECTING MEANS SHALL BE LOCATED IN A VISIBLE, READILY ACCESSIBLE LOCATION WITHIN THE PV SYSTEM EQUIPMENT OR A MAXIMUM OF 10 FEET AWAY FROM THE SYSTEM (NEC 690.13(A)).
- ALL WIRING METHODS SHALL BE IN ACCORDANCE WITH NEC 690.31.
- WORK CLEARANCES AROUND ELECTRICAL EQUIPMENT WILL BE MAINTAINED PER NEC 110.26(A)(1), 110.26(A)(2) AND 110.26(A)(3).
- ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT EXPANSION JOINTS AND ANCHOR CONDUIT RUNS AS REQUIRED PER NEC.

44.989283, -93.726809

44.989283, -93.726809



1

SATELLITE VIEW

PV 0.0

SCALE: NTS

2

VICINITY MAP

PV 0.0

SCALE: NTS

Elizabeth Bauer
Elizabeth Bauer

Sandy Hanebunn
Sandy Hanebunn



WOLF RIVER ELECTRIC
101 HANF PARKWAY AS, SUITE C
SHUTT, MN 55354
ELECTRICAL LICENSE #EAT77690
BUILDING LICENSE #BCT77671
CONTACT: (612) 225-4662
contact@wolfriverelectric.com

REVISIONS		
Description	Date	Rev
QAD 4	APR 30, 2023	00
QAD 7	APR 30, 2023	01
QAD 8	APR 30, 2023	01
QAD 9	MAY 15, 2023	01

Signature with Seal

Project Name &
Address

ANDREW FAIRBAIRN RESIDENCE
7975 COUNTY ROAD 6, INDEPENDENCE, MN 55359
AHJ: INDEPENDENCE CITY
UTILITY: XCEL ENERGY
CASE NO: 0609251

DESIGNED BY:



TRIVENT CAD SOLUTION

Sheet Name

COVER SHEET

Sheet Size

ANSI B
11" X 17"

Sheet Number

PV 0.0

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. ALL TESTING SHALL BE PERFORMED BY QUALIFIED PERSONNEL, WITH PROPER PERSONAL PROTECTIVE EQUIPMENT
3. 24/7 UNESCORTED KEYLESS ACCESS SHALL BE PROVIDED TO ALL XCEL ENERGY EQUIPMENT
4. NOTE ALL THE APPLICABLE NEC CODES
5. NESC CLEARANCE REQUIREMENTS IN RELATION TO XCEL ENERGY OWNED FACILITIES.
6. SHOW ALL THE SYSTEMS INCLUDING STORAGE, EXISTING AND NEW (IF APPLICABLE)

SYSTEM LEGEND

LOT: 7.70 ACRES

PARCEL: 3311824230091

— PROPERTY LINE
— DRIVEWAY



WOLF RIVER ELECTRIC
15150 COUNTY ROAD 6, SUITE B
MART, MN 55050
ELECTRICAL LICENSE # 6477069
BUSINESS LICENSE # 0073207
CONTACT: (763) 226-6600
wolfriver@wolfriverelectric.com

REVISIONS

Description	Date	Rev
CHD 6	APR 29, 2025	06
CHD 7	APR 30, 2025	06
CHD 8	APR 30, 2025	07
CHD 9	MAY 16, 2025	08

Signature with Seal

Project Name & Address

ANDREW FAIRBAIN RESIDENCE
7975 COUNTY ROAD 6, INDEPENDENCE, MN 55359
ANR INDEPENDENCE CITY
UTILITY: XCEL ENERGY
CASE NO: 00056751

DESIGNED BY:



TRIVENT CAD SOLUTION

Sheet Name

PLOT PLAN

Sheet Size

ANSI B
11" X 17"

Sheet Number

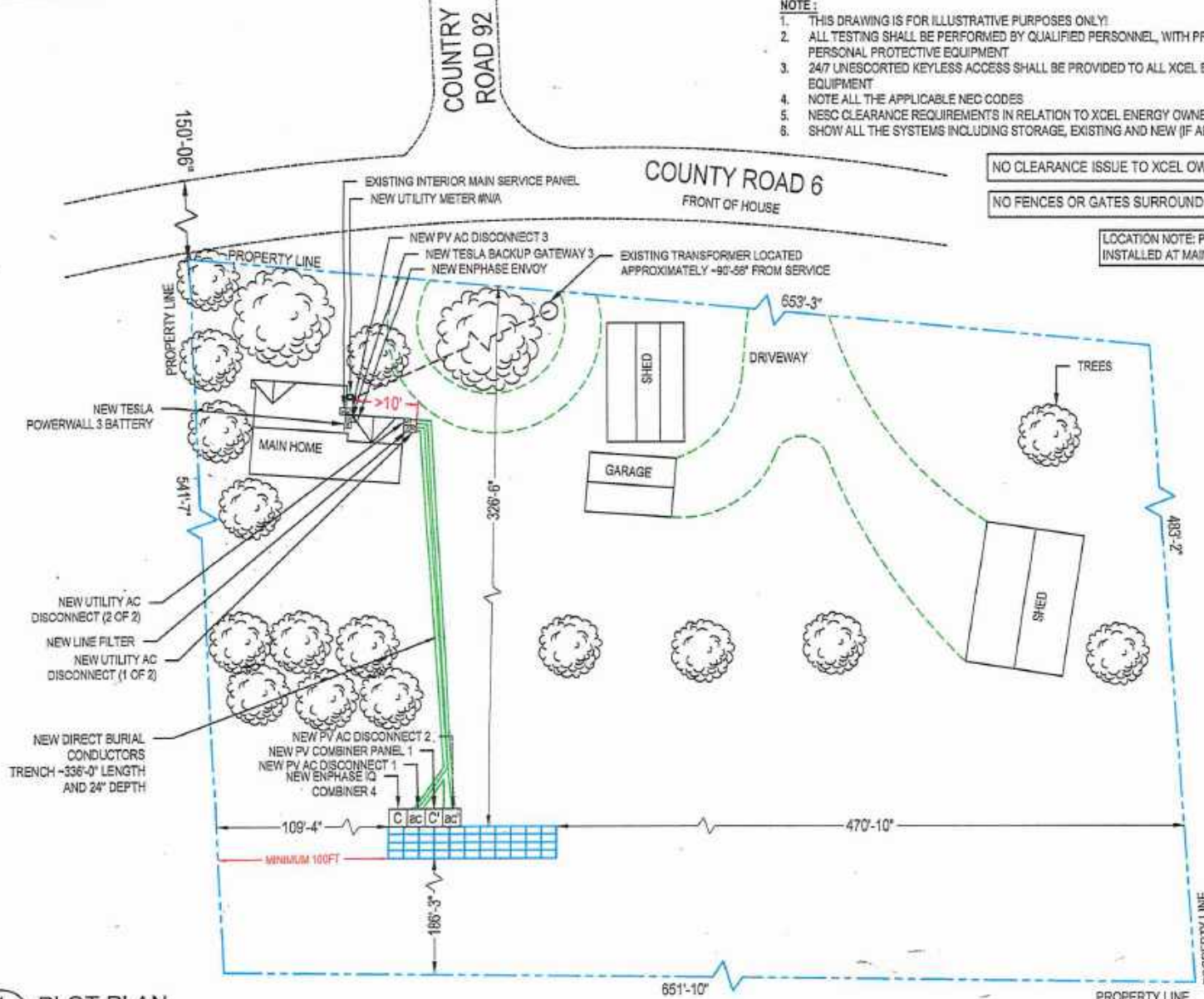
PV 0.1

COUNTY ROAD 6
FRONT OF HOUSE

NO CLEARANCE ISSUE TO XCEL OWNED EQUIPMENT

NO FENCES OR GATES SURROUND THE PROPERTY

LOCATION NOTE: PLACARD TO BE
INSTALLED AT MAIN UTILITY METER



1 PLOT PLAN

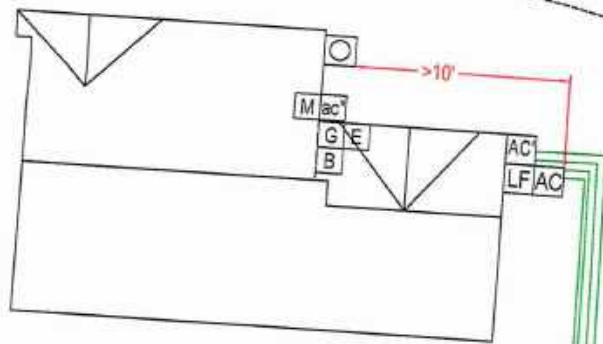
SCALE: 3/128" = 1'-0"

COUNTRY ROAD 92

COUNTY ROAD 6
FRONT OF HOUSE

- NOTE:**
1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY!
 2. ALL TESTING SHALL BE PERFORMED BY QUALIFIED PERSONNEL, WITH PROPER PERSONAL PROTECTIVE EQUIPMENT
 3. 24/7 UNESCORTED KEYLESS ACCESS SHALL BE PROVIDED TO ALL XCEL ENERGY EQUIPMENT
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 6. SHOW ALL THE SYSTEMS INCLUDING STORAGE, EXISTING AND NEW (IF APPLICABLE)

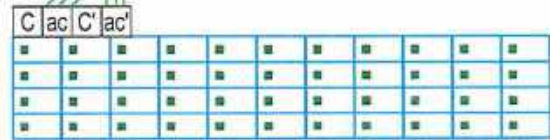
NO CLEARANCE ISSUE TO XCEL OWNED EQUIPMENT



NO CLEARANCE ISSUE TO XCEL OWNED EQUIPMENT

LOCATION NOTE: PLACARD TO BE INSTALLED AT MAIN UTILITY METER

NEW DIRECT BURIAL CONDUCTORS
TRENCH ~336'-0" LENGTH AND 24" DEPTH



SYSTEM LEGEND

- NEW UTILITY METER #WA
- EXISTING INTERIOR MAIN SERVICE PANEL
- NEW UTILITY AC DISCONNECT (1 OF 2)
- NEW UTILITY AC DISCONNECT (2 OF 2)
- NEW PV AC DISCONNECT 1
- NEW PV AC DISCONNECT 2
- NEW PV AC DISCONNECT 3
- NEW ENPHASE IQ COMBINER 4
- NEW PV COMBINER PANEL 1
- NEW TESLA POWERWALL 3 BATTERY
- NEW TESLA BACKUP GATEWAY 3
- NEW ENPHASE IQ ENVY
- NEW LINE FILTER
- 44 NEW WAAREE ARKA SERIES WSM21-400 (400W) MODULES NEW 44 - ENPHASE IQ7HS-BB-M-US (240V, 1 PHASE) INVERTERS, MOUNTED ON THE BACK OF EACH MODULE.
- TRENCHED CONDUCTORS

ARRAY SECTIONS

MODULE - 44
SLOPE - 35°
AZIMUTH - 180°



TOTAL MODULE AREA: 944ft²



REVISIONS		
Description	Date	Rev
CHD 6	APR. 29, 2025	06
CHD 7	APR. 30, 2025	08
CHD 8	APR. 30, 2025	17
CHD 9	MAY. 16, 2025	08

Signature with Seal

Project Name & Address

ANDREW FAIRBAIRN RESIDENCE
7975 COUNTY ROAD 6, INDEPENDENCE, MN 55359
AND INDEPENDENCE CITY
UTILITY: XCEL ENERGY
CASE NO: 06082751

DESIGNED BY:
TRIVENTCAD:
TRIVENT CAD SOLUTION

Sheet Name
SITE PLAN

Sheet Size
ANSI B
11" X 17"

Sheet Number
PV 1.0



CIRCUIT(S)

CIRCUIT #01	
#MODULE - 10	
CIRCUIT #02	
#MODULE - 10	
CIRCUIT #03	
#MODULE - 08	
CIRCUIT #04	
#MODULE - 08	
CIRCUIT #05	
#MODULE - 08	

WOLF RIVER ELECTRIC
 151 SOUTH PARKWAY NE, SUITE G
 SAINT ANGELO, TEXAS 76903
 ELECTRICAL LICENSE #0077000
 BUILDING LICENSE #0077001
 CONTACT: (817) 228-6000
 contact@wolfriverelectric.com

REVISIONS

Description	Date	Rev
CAD 4	APR. 23, 2023	05
CAD 7	APR. 30, 2023	08
CAD 8	APR. 30, 2023	07
CAD 9	MAY. 15, 2023	09

Signature with Seal

Project Name & Address
ANDREW FAIRBAIRN RESIDENCE
 7975 COUNTY ROAD 6, INDEPENDENCE, MN 55359
 ANLU INDEPENDENCE CITY
 UTILITY: XCEL ENERGY
 CASE NO. 00092751

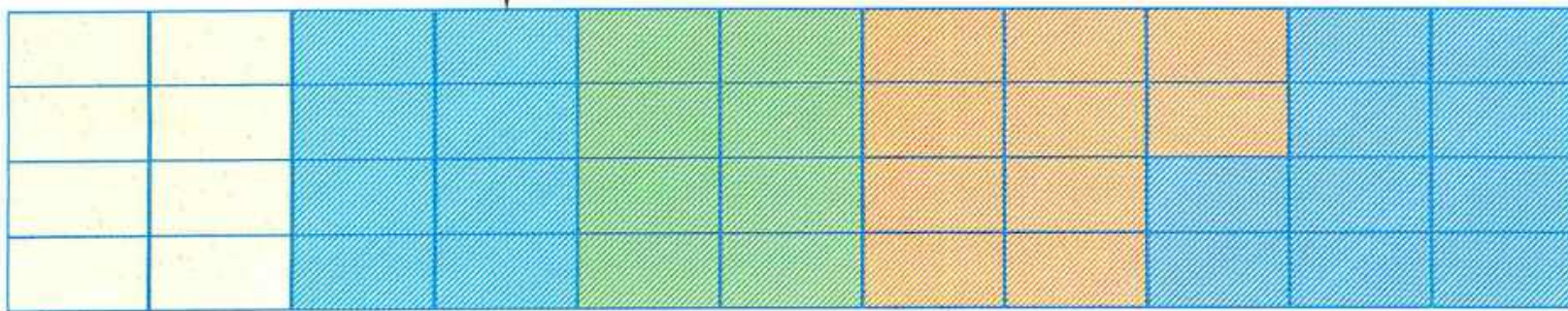
DESIGNED BY:

TRIVENTCAD SOLUTION
 Sheet Name
ATTACHMENT & STRING LAYOUT

Sheet Size
**ANSI B
 11" X 17"**

Sheet Number
PV 1.1

GROUND ARRAY #1
 (44) WAAREE ARKA SERIES WSMOI-420 [400W]
 SLOPE: 35°
 AZIM.: 183°



TOTAL MODULE AREA: 944ft²

REVISIONS		
Description	Date	Rev
CHG 1	APR 20, 2023	01
CHG 7	APR 20, 2023	01
CHG 8	APR 30, 2023	07
CHG 9	MAY 16, 2023	08

Signature With Seal

Project Name & Address

ANDREW FAIRBAIN RESIDENCE
 7975 COUNTY ROAD 6, INDEPENDENCE, MN 55359
 ANZ INDEPENDENCE CITY
 UTILITY: XCEL ENERGY
 CASE NO: 00092751

DESIGNED BY:

 TRIVENTCAD
 TRIVENT CAD SOLUTION

Sheet Name
EQUIPMENT ELEVATION

Sheet Size
**ANSI B
 11" X 17"**

Sheet Number
PV 1.2

AT PV ARRAY

INTERIOR WALL

EXTERIOR WALL

INTERIOR WALL

