

AGENDA
of the
Steele County Planning Commission

Monday, October 2nd, 2023
7:00 PM

Steele County Administration Center
630 Florence Avenue
Owatonna, MN 55060

1. Call to Order:
2. Pledge of Allegiance
3. Approve Agenda:
4. Approve Minutes: (July 3, 2023)
5. Building Permits (Jun, Jul, Aug)
6. County Board Action
CUP #399 Mulert - Kennel
7. Public Hearing: IUP 2023-02 – EESolar 17, LLC
8. Adjourn

**Minutes of the
Steele County Planning Commission
July 3rd , 2023**

Call to Order:

The meeting was called to order by Esplan at 7 pm. Present were Esplan, Dinse, Spatenka, Lammers, Queen, Pool, Commissioner Brady, and staff member Oolman.

Agenda:

Motion by Queen, second by Lammers to approve the agenda as submitted. Motion passed unanimously.

Minutes:

Motion by Spatenka, second by Pool to approve the June 5th, 2023 minutes as submitted. Motion passed unanimously.

Building Permits:

The building permits for May were reviewed.

County Board Action

Oolman reported the County Board approved CUP 434 (Wilert) and the renew of CUP 217 (Klemmensen Pit) as recommended by the planning commission.

Amendment to CUP #399 (Christy Mulert – Tails and Trails Kennel)

This request is from Christy Mulert to amend CUP #399 to expand the capacity of her kennel to allow up to 50 dogs. The kennel is located at 3073 South County Road 45 in Section 27 of Owatonna Township.

The public hearing was opened.

- Mike Eidson -2899 S. County Rd 45, did not oppose the request but expressed concern with the drainage from this property running toward his building site. His residence is about 300 yards away and he asked what would be done with the dog waste to ensure that it didn't pollute his site. He requested that the runoff be tested to insure it wasn't polluting his property.
Oolman responded that the applicant has indicated they sweep up the solid dog waste and hose down the kennels. The wash water is then collected in a holding tank which is pumped.
- Less Johnson, 2942 S. County Road 45, He occasionally hear the dogs but does not oppose the request. He does not want this facility to infringe on his use of his property such as shooting a gun.
- Jerry Katzung, Owatonna Township, hasn't heard any complaints concerning the existing site.
- Greg Lammer, indicated he lives in the area and can occasionally hear dogs barking but it's never been an issue.

As there were no further questions or comments, the public hearing was closed

Motion by Spatenka, second Dinse to recommend approval of the amendment to CUP #399 with the following 7 conditions: (~~strickethrough~~ is deleted, underlined is added)

1. This permit allows for the boarding of dogs and cats. It does not permit the breeding and selling of animals.
2. Kennel is permitted for a maximum of ~~30~~ 50 dogs and 10 cats.
3. Dogs must be kept inside during the hours of 7:00 P.M. to 6:00 A.M.
4. The kennel owner must live on site.
5. All buildings shall meet building code for the intended use. Any remodeling or new construction on the parcel is to adhere to all Steele County codes and ordinances.
6. Solid dog waste shall be cleaned up and disposed of in an approved manner. Wastewater shall be collected in a holding tank and disposed of in a manner approved by Steele County and/or the State of Minnesota.
7. Operator is responsible to obtain all other federal, state, and local permits and regulations including but not limited to the Department of Agriculture, Board of Animal Health and the Minnesota Pollution Control Agency.

Motion passed unanimously.

Adjournment:

Motion by Lammers, second by Pool to adjourn. Motion passed. Meeting adjourned at 7:20 pm.

Commissioner's Report

6 June

Total Permits	43
---------------	----

This Page:	\$2,980,432.46
Full:	

Permit	Permit Number	Name	Parcel Number	Building Type	Township	Valuation	Date
Residential Construction Application	BPR-1218	OLSON/BAERBEL D	14-025-3030	Deck	City of Blooming Prairie	\$650.00	6/1/2023
Residential Exterior Maintenance Application	SCR-3720	SLETTEN/SHANNON J/ &	12-020-4301	Doors, Re-Siding, Windows	Clinton Falls TWP	\$1,500.00	6/1/2023
Residential Construction Application	MDR-920	HAUGE/BRYAN & SHELBY	16-114-0301	[Retaining Wall]	City of Medford	\$5,000.00	6/2/2023
Residential Exterior Maintenance Application	MDR-925	ZICAFOOSE/KEITH D & BETH A	16-112-0211	Re-Siding	City of Medford	\$21,000.00	6/5/2023
Residential Construction Application	SCR-3701	BORGSTAHL/GARY W/&	08-110-0101	Deck	Owatonna TWP	\$5,000.00	6/5/2023
Residential Exterior Maintenance Application	EDR-242	MROTZ/DALE G & BARBARA A	15-025-4420	Roofing	City of Ellendale	\$12,000.00	6/6/2023
Plumbing Application	SCR-3713	WENCL/NICOLAS E & NICOLE C	11-015-2402	Alternate / Remodel / Repair	Medford TWP	\$7,000.00	6/6/2023
Residential Exterior Maintenance Application	BPR-1219	WIGHAM/AMY J	14-105-0208	Doors	City of Blooming Prairie	\$2,052.15	6/6/2023
Commercial Exterior Maintenance Application	SCB-459	STEWART/EDWARD K & LORI ANN	08-004-3405	Roofing	Owatonna TWP	\$2,400.00	6/7/2023
Residential Exterior Maintenance Application	BPR-1221	BOWMAN/SUSANNE	14-100-0512	Windows	City of Blooming Prairie	\$4,598.00	6/7/2023
Residential Exterior Maintenance Application	SCR-3722	STOEN/ROGER J & JOAN M	11-016-2203	Roofing	Medford TWP	\$42,000.00	6/7/2023
Residential Construction Application	BPR-1214	JORGENSEN/JAMIE L & KRISTI J	14-117-0505	Garage / Storage Structure	City of Blooming Prairie	\$50,000.00	6/7/2023
Agricultural Building Permit Application	AGR-7369	JOHNSON/DAVID R & CYNTHIA K	12-023-2201	New Building	Clinton Falls TWP	\$115,000.00	6/7/2023
Residential Exterior Maintenance Application	MDR-926	ROUND/JOSEPH & AMBER	16-110-0110	Roofing	City of Medford	\$13,000.00	6/8/2023
Residential Exterior Maintenance Application	SCR-3670	CUMBERLAND/JEREMY M/&	12-022-3303	Roofing	Clinton Falls TWP	\$11,000.00	6/8/2023
Residential Construction Application	BPR-1220	NOBLE/DAVID ALLEN	14-109-0301	House Remodel	City of Blooming Prairie	\$19,000.00	6/9/2023
Residential Construction Application	SCR-3719	CUMBERLAND/JADE R/&	08-105-0206	Bathroom Remodel	Owatonna TWP	\$16,000.00	6/12/2023
Commercial Construction Application	BPB-203	CITY OF BLOOMING PRAIRIE	14-100-1314	New Construction	City of Blooming Prairie	\$1,619,900.00	6/13/2023
Residential Exterior Maintenance Application	SCR-3724	RADKE/ARDINA M	06-008-1201	Roofing	Lemond TWP	\$13,500.00	6/14/2023

Residential Exterior Maintenance Application	BPR-1222	BRAATEN/JAY R & KELLY L	14-107-0711	Re-Siding, Windows	City of Blooming Prairie	\$15,000.00	6/14/2023
Residential Construction Application	SCR-3721	DEML/JUDY A	07-007-2201	Bathroom Remodel	Havana TWP	\$13,000.00	6/14/2023
Residential Exterior Maintenance Application	SCR-3725	SAMMON/ANGELA M	13-001-1001	Roofing	Deerfield TWP	\$25,000.00	6/16/2023
Residential Exterior Maintenance Application	SCR-3729	VAN ZUILEN/CHRISTOPHER J	11-006-1101	Roofing	Medford TWP	\$24,069.31	6/20/2023
Residential Construction Application	SCR-3726	GERTH/JULIE A/&	08-029-1200	[Reroof]	Owatonna TWP	\$14,000.00	6/21/2023
Residential Exterior Maintenance Application	SCR-3730	WAVRIN/THOMAS D	12-022-1300	Roofing	Clinton Falls TWP	\$55,000.00	6/21/2023
Residential Construction Application	EDR-243	THOMPSEN/RICKY K & LANA R	15-109-0105	Garage / Storage Structure	City of Ellendale	\$15,000.00	6/22/2023
Residential Exterior Maintenance Application	BPR-1224	NOVITSKI/SCOT/ &	14-106-0511	Windows	City of Blooming Prairie	\$5,500.00	6/22/2023
Commercial Exterior Maintenance Application	BPB-204	VOGT/JONATHAN P	14-109-0311	Roofing	City of Blooming Prairie	\$13,800.00	6/23/2023
Residential Exterior Maintenance Application	SCR-3731	HINES/TONYA S	08-027-2300	Roofing	Owatonna TWP	\$30,000.00	6/23/2023
Residential Exterior Maintenance Application	SCR-3732	HAVERKOST/AUSTIN & CHANDRA	05-100-0104	Roofing	Somerset TWP	\$15,500.00	6/23/2023
Commercial Exterior Maintenance Application	BPB-205	FARR/HARVEY R & NANCY A	14-100-0818	Re-Siding	City of Blooming Prairie	\$18,000.00	6/23/2023
Residential Construction Application	SCR-3715	CHADDERDON/CHAD E & TRACY L	05-102-0102	Deck	Somerset TWP	\$18,500.00	6/23/2023
Residential Construction Application	SCR-3712	DIETZ/DAVID D & LINDA J	08-029-4100	Addition	Owatonna TWP	\$36,000.00	6/23/2023
Residential Construction Application	SCR-3733	IHLENFELD/JOSHUA	11-016-4400	House Remodel	Medford TWP	\$75,000.00	6/23/2023
Residential Exterior Maintenance Application	MDR-927	HAFFES/JESSE A	16-101-2913	Roofing	City of Medford	\$10,000.00	6/26/2023
Residential Construction Application	SCR-3728	BOWMAN/MICHAEL W & ALISSA C	02-035-4301	Pole Shed	Summit TWP	\$235,000.00	6/26/2023
Agricultural Building Permit Application	AGR-7371	KASPER/DARWIN L & BARBARA J	11-005-3200	New Building	Medford TWP	\$75,000.00	6/26/2023
Commercial Construction	BPB-201	NH COMPANY, LLC	14-025-1004	Other	City of Blooming Prairie	\$123,000.00	6/27/2023
Agricultural Building Permit	AGR-7373	JOHNSON TRUSTEE/LAVERNE W	01-021-2100	Alteration / Remodel	Blooming Prairie TWP	\$2,000.00	6/27/2023

Demolition Permit Application	BPR-1225	MCINTOSH/ANNA/&	14-025-4009	[Garage]	City of Blooming Prairie	\$1,000.00	6/27/2023
Agricultural Building Permit	AGR-7370	SAMMON/STORM G & JENNA M	11-006-4401	New Building	Medford TWP	\$160,000.00	6/27/2023
Residential Exterior Maintenance	SCR-3735	GERHARTZ/MICHAEL J/&	11-016-2202	Roofing	Medford TWP	\$32,000.00	6/28/2023
Residential Exterior Maintenance	SCR-3734	TRESIDDER/CLIFFORD D	13-029-3203	Roofing	Deerfield TWP	\$8,463.00	6/28/2023

Blooming Prairie TWP	1	\$	2,000.00
Summit TWP	1	\$	235,000.00
Berlin TWP	0	\$	-
Aurora TWP	0	\$	-
Somerset TWP	2	\$	34,000.00
Lemond TWP	1	\$	13,500.00
Havana TWP	1	\$	13,000.00
Owatonna TWP	6	\$	103,400.00
Meriden TWP	0	\$	-
Merton TWP	0	\$	-
Medford TWP	7	\$	415,069.31
Clinton Falls TWP	4	\$	182,500.00
Deerfield TWP	2	\$	33,463.00
City of Blooming Prairie	12	\$	1,872,500.15
City of Ellendale	2	\$	27,000.00
City of Medford	4	\$	49,000.00
Total	43	\$	2,980,432.46

Commissioner's Report

7 July

This Page:	\$1,638,678.33
Full:	

Total Permits	39
---------------	----

Permit	Permit Number	Name	Parcel Number	Building Type	Township	Valuation	Date
Plumbing Application	SCR-3723	HABERMAN/CHARLOTTE/&	02-025-2100	Alternate / Remodel / Repair	Summit TWP	\$6,500.00	7/4/2023
Residential Exterior Maintenance Application	SCR-3737	MULLENBACH/DELMAR D/&	09-009-4301	Re-Siding	Meriden TWP	\$35,000.00	7/5/2023
Residential Exterior Maintenance Application	BPR-1228	KITTELSON/MATTHEW J	14-129-0201	Roofing	City of Blooming Prairie	\$22,000.00	7/6/2023
Residential Exterior Maintenance Application	SCR-3738	DEGROOD/GARY M & KIMBERLY A	04-006-2303	Roofing	Aurora TWP	\$15,061.59	7/7/2023
Residential Construction Application	MDR-922	MAAS/MELISSA A	16-120-0105	Solar	City of Medford	\$4,900.00	7/7/2023
Residential Exterior Maintenance Application	SCR-3743	JOHNSON/HILDING L/TRUSTEE OF	06-017-2300	Re-Siding	Lemond TWP	\$9,800.00	7/10/2023
Residential Exterior Maintenance Application	SCR-3742	JENSEN/CURTIS G	12-022-2401	Roofing	Clinton Falls TWP	\$25,000.00	7/10/2023
Residential Exterior Maintenance Application	SCR-3741	DITLEVSON/MICHELLE/&	11-008-1101	Re-Siding	Medford TWP	\$12,000.00	7/11/2023
Commercial Construction Application	SCB-462	HANKE/CHRISTOPHER J	11-004-4303	New Construction	Medford TWP	\$216,921.60	7/11/2023
Residential Construction Application	SCR-3745	ZEMAN/FRANCIS J/&	09-020-3301	Bathroom Remodel	Meriden TWP	\$3,816.00	7/13/2023
Residential Construction Application	SCR-3744	GUGGISBERG/BARBARA A	06-035-3101	Bathroom Remodel	Lemond TWP	\$4,550.00	7/14/2023
Residential Exterior Maintenance Application	SCR-3747	CUPKIE/FLOYD A & MADRENE J	12-021-3405	Roofing	Clinton Falls TWP	\$19,000.00	7/14/2023
Residential Exterior Maintenance Application	SCR-3748	GLEASON/KENNETH A	08-034-3405	Roofing	Owatonna TWP	\$27,000.00	7/14/2023
Residential Exterior Maintenance Application	SCR-3749	KLECKER/KORY & SARA	11-016-4303	Roofing	Medford TWP	\$27,000.00	7/14/2023
Residential Construction Application	SCR-3736	RASMUSSEN/LYLE H/LE	09-004-1100	Pole Shed	Meriden TWP	\$45,000.00	7/14/2023
Agricultural Building Permit Application	AGR-7374	ARMSTRONG/AARON ALAN	10-025-3301	New Building	Merton TWP	\$200,000.00	7/14/2023
Residential Construction Application	BPR-1226	MCINTOSH/ANNA/&	14-025-4009	Garage / Storage Structure	City of Blooming Prairie	\$116,000.00	7/14/2023
Commercial Construction Application	EDB-46	GROTH/CHARLES P	15-100-0605	Repair	City of Ellendale	\$2,300.00	7/14/2023
Plumbing Application	MDR-929	RYGALSKI/MISTY/&	16-110-0202	Replacement	City of Medford	\$7,458.00	7/14/2023

Residential Construction Application	BPR-1227	WILKE/WALLACE & JEAN	14-104-0304	Bathroom Remodel	City of Blooming Prairie	\$30,000.00	7/17/2023
Residential Exterior Maintenance Application	SCR-3740	KENNEDY/CRAIG & LAURA	07-020-3401	Re-Siding, Windows	Havana TWP	\$10,000.00	7/17/2023
Residential Exterior Maintenance Application	SCR-3753	FINCH/CINDY M	05-002-3301	Windows	Somerset TWP	\$3,527.14	7/17/2023
Residential Exterior Maintenance Application	SCR-3754	KASPER/DAVID J	05-027-3000	Roofing	Somerset TWP	\$12,000.00	7/18/2023
Residential Construction Application	MDR-928	SOS OF FARIBAULT	16-101-1901	House Remodel	City of Medford	\$30,000.00	7/19/2023
Residential Exterior Maintenance Application	SCR-3757	WANOUS/DALTON R/&	07-018-2101	Roofing	Havana TWP	\$14,000.00	7/19/2023
Residential Exterior Maintenance Application	SCR-3758	ANDREWS/JAMES M & SHARON D	09-008-1403	Roofing	Meriden TWP	\$13,000.00	7/20/2023
Agricultural Building Permit Application	AGR-7375	KASPER/PETER M & KAREN L	08-118-0101	Alteration / Remodel	Owatonna TWP	\$8,000.00	7/20/2023
Residential Construction Application	SCR-3755	KERN/JEROME D & LORINDA M	10-024-4301	Pole Shed	Merton TWP	\$40,000.00	7/21/2023
Residential Exterior Maintenance Application	SCR-3759	WANOUS/BROOKE RAMONA LEE/&	07-035-2301	Roofing	Havana TWP	\$15,000.00	7/24/2023
Residential Exterior Maintenance Application	SCR-3760	ANDERSON/JEREMEY L	01-015-3301	Roofing	Blooming Prairie TWP	\$8,800.00	7/24/2023
Residential Exterior Maintenance Application	SCR-3761	IHRKE/DENNIS S & PAMELA J	08-024-3202	Roofing	Owatonna TWP	\$7,100.00	7/24/2023
Plumbing Application	BPR-1229	ESSE-HABERMAN/JESSICA ANNE	14-106-0508	Replacement	City of Blooming Prairie	\$1,000.00	7/24/2023
Plumbing Application	BPR-1231	SWENSON/CARL J & DIANE K	14-115-0204	Alternate / Remodel / Repair	City of Blooming Prairie	\$4,359.00	7/24/2023
New Single or Two Family Dwelling Application	SCR-3752	LAFOND/MEGAN A	13-032-4200	New Construction on-site	Deerfield TWP	\$500,000.00	7/25/2023
Residential Construction Application	SCR-3727	LARSON/DAVID M & LISA M	04-017-4201	Addition	Aurora TWP	\$100,000.00	7/25/2023
Residential Exterior Maintenance Application	SCR-3763	GUGGISBERG/BARBARA A	06-035-3101	Windows	Lemond TWP	\$2,500.00	7/27/2023
Residential Construction Application	SCR-3762	NELSON/JOSHUA L & KATIE D	04-016-1301	[Covered deck], Deck	Aurora TWP	\$20,000.00	7/27/2023
Residential Construction Application	BPR-1230	SWENSON/CARL J & DIANE K	14-115-0204	Bathroom Remodel	City of Blooming Prairie	\$5,085.00	7/28/2023
Residential Exterior Maintenance Application	SCR-3764	BUENGER/MICHAEL & JUDY	03-004-1201	Re-Siding, Windows	Berlin TWP	\$15,000.00	7/28/2023

8 August

Commissioner's Report

Total Permits	37
---------------	----

This Page:	\$962,143.04
Full:	

Permit	Permit Number	Name	Parcel Number	Building Type	Township	Valuation	Date
Residential Exterior Maintenance Application	EDR-244	YANKE/BRUCE D/&	15-106-0401	Roofing	City of Ellendale	\$2,000.00	8/1/2023
Commercial Exterior Maintenance Application	BPB-206/BPR-1233	ZWIENER/JEFFREY K & SUSAN K	14-100-0813	Doors, Re-Siding	City of Blooming Prairie	\$10,000.00	8/2/2023
Residential Exterior Maintenance Application	BPR-1234	KEATING/PATTI A	14-100-1209	Roofing	City of Blooming Prairie	\$4,500.00	8/2/2023
Residential Construction Application	BPR-1223	KRUCKEBERG REAL ESTATE	14-107-0701	Garage / Storage Structure	City of Blooming Prairie	\$40,000.00	8/2/2023
Residential Exterior Maintenance Application	SCR-3765	THORESON/KRAIG A & PEGGY L	12-021-1201	Roofing	Clinton Falls TWP	\$7,800.00	8/7/2023
Agricultural Building Permit Application	AGR-7378	WAYNE/BRIAN L & JODELL S	03-025-1102	New Building	Berlin TWP	\$125,000.00	8/7/2023
Residential Exterior Maintenance Application	BPR-1236	JD GREEN LLC	14-107-0207	Re-Siding, Windows	City of Blooming Prairie	\$9,999.00	8/8/2023
Agricultural Building Permit Application	ARG-7377	HABERMAN/THOMAS R/&	05-021-2200	Replacement	Somerset TWP	\$40,000.00	8/8/2023
Residential Exterior Maintenance Application	BPR-1238	PECINOVSKY/CORV/&	14-107-0208	Roofing	City of Blooming Prairie	\$13,840.00	8/10/2023
Commercial Exterior Maintenance Application	SCB-460	SETTE/DALE O & IONE	08-022-1205	Roofing	Owatonna TWP	\$60,000.00	8/11/2023
Residential Construction Application	EDR-245	HACKETT/STEVEN J & SUSAN M	15-100-0713	[Parapet wall]	City of Ellendale	\$300.00	8/11/2023
Agricultural Building Permit Application	AGR-7372	RJC FARMS LLC	13-028-1403	New Building	Deerfield TWP	\$100,000.00	8/11/2023
Residential Exterior Maintenance Application	SCR-3766	ZACHARIAS/MARLYN/&	08-129-0101	Roofing	Owatonna TWP	\$23,000.00	8/14/2023
Residential Exterior Maintenance Application	SCR-3767	SCHULL/JONATHAN	10-006-3300	Roofing	Merton TWP	\$13,900.00	8/14/2023
Residential Exterior Maintenance Application	BPR-1239	BLAEDORN/TYLER & RACHEL	14-100-0605	Doors, Windows	City of Blooming Prairie	\$20,000.00	8/16/2023
Residential Exterior Maintenance Application	MDR-930	CERVENKA/EDWARD W	16-111-0101	Roofing	City of Medford	\$14,000.00	8/17/2023
Residential Construction Application	EDR-246	WEGGE/JUSTUS	15-101-1201	Garage / Storage Structure	City of Ellendale	\$25,000.00	8/17/2023
Residential Exterior Maintenance Application	SCR-3769	KUBAT/BRADLEY A	09-036-1101	Roofing	Meriden TWP	\$16,500.00	8/18/2023
Residential Exterior Maintenance Application	SCR-3770	BARTHOLOMEW/RICKY J & JULIE A	09-005-2103	Roofing	Meriden TWP	\$13,000.00	8/18/2023

Residential Exterior Maintenance Application	MDR-931	LUND/LORNE J & JAYNE D	16-111-0202	Roofing	City of Medford	\$14,000.00	8/18/2023
Residential Exterior Maintenance Application	SCR-3771	BRIANT/GREGORY P	01-020-2303	Roofing	Blooming Prairie TWP	\$5,700.00	8/18/2023
Residential Exterior Maintenance Application	SCR-3772	TUSA/DAVID A & VERDETTA L	12-027-3201	Roofing	Clinton Falls TWP	\$17,000.00	8/18/2023
Residential Construction Application	BPR-1235	WENCL/BRIAN K & CHRISTINE A	14-025-2021	Deck	City of Blooming Prairie	\$16,000.00	8/21/2023
Agricultural Building Permit Application	AGR-7379	STANDKE/RONALD J & JODI L	05-024-4401	Replacement	Somerset TWP	\$10,000.00	8/21/2023
Residential Exterior Maintenance Application	MDR-932	SPEIKER/CHARLES A & GLORIA M	16-101-1401	Roofing	City of Medford	\$4,200.00	8/22/2023
Residential Construction Application	BPR-1237	MINZEL/CAROL A	14-111-0201	[Deck repair]	City of Blooming Prairie	\$1,500.00	8/23/2023
Residential Exterior Maintenance Application	MDR-933	GILLIES/WILLIAM & ALYSSA	16-101-4010	Roofing	City of Medford	\$9,700.00	8/25/2023
Agricultural Building Permit Application	AGR-7382	STARKS/DOUGLAS & JODI	12-024-2300	Replacement	Clinton Falls TWP	\$34,000.00	8/25/2023
Residential Exterior Maintenance Application	SCR-3780	FRANK/JOHN & ANN	11-011-1201	Roofing	Medford TWP	\$12,000.00	8/28/2023
Residential Exterior Maintenance Application	BPR-1242	KREKELBERG/NICHOLAS J	14-025-1016	Roofing	City of Blooming Prairie	\$6,500.00	8/28/2023
Plumbing Application	SCB-465	MULERT/DAVID M & CHRISTY L	08-027-4200	New Building Construction	Owatonna TWP	\$5,085.00	8/28/2023
Residential Exterior Maintenance Application	SCR-3778	EATON/MICHAEL R	07-019-1103	Roofing	Havana TWP	\$13,313.00	8/28/2023
Residential Exterior Maintenance Application	SCR-3779	WACEK/DANIEL J & BEVERLY K	04-017-2300	Roofing	Aurora TWP	\$7,788.00	8/28/2023
Residential Construction Application	SCR-3773	SPINDLER/NORMAN E & LAURIE J	07-031-2000	Garage / Storage Structure	Havana TWP	\$150,000.00	8/30/2023
Residential Exterior Maintenance Application	SCR-3783	DEGROOD/GARY M & KIMBERLY A	04-006-2303	Re-Siding	Aurora TWP	\$27,006.04	8/31/2023
Residential Construction Application	SCR-3768	SAUFFERER/JAMES W	05-008-4101	Pole Shed	Somerset TWP	\$64,512.00	8/31/2023
Agricultural Building Permit Application	AGR-7381	LARSON/ALAN D	01-006-1101	New Building	Blooming Prairie TWP	\$25,000.00	8/31/2023

Staff Report
for
Interim Use Permit #2023-02
EESolar17, LLC – Buscho Solar Garden

Applicant:

Enterprise Energy LLC for EESolar17, LLC

Land Owner:

Vernon R. Buscho Disclaimer Trust

Zoning District:

Agricultural

Address:

Not Assigned (located off of Runway Road)

Property Legal Description:

All that part of the N 1/4 of the NE 1/4 of Section 31, Township 108 North, Range 20 West, EXCEPT: Commencing at the Northeast corner of said Section 31; thence South 0 degrees East, assumed bearing, 225 feet along the East line of NE 1/4 of NE 1/4 to the true point of beginning; thence South 0 degrees East 538 feet along the East line of said NE 1/4 of NE 1/4; thence North 90 degrees West 412 feet; thence North 0 degrees East 538 feet; thence North 90 degrees East 412 feet to said true point of beginning,

AND EXCEPT; Beginning at the northeast corner of said NE 1/4; thence S 0°19'00" W assumed bearing, 225.00 feet along the east line of said NE 1/4; thence N 89°41'00" W 412.00 feet; thence N0°19'00" E 220.59 feet to the north line of said NE 1/4; thence N 89°42'14" E, 412.02 feet to beginning,

Project Description:

Construct and operate a 1 MW (Mega Watt) AC (Alternating Current) community solar garden on approximately 8 acres of land. The solar energy system will consist of single axis trackers placed in north-south rows and rotating from east to west mounted on a steel racking structure. The expected lifespan of the project is at least 25 years however the applicant is asking that the permit be extended for 35 years or until the end of 2058 should the site be refurbished with new panels.

Reason for Conditional Use Permit Application:

Section 1528.03 of the Steele County Zoning Ordinance requires an interim use permit for “primary Use solar energy systems in the Agricultural District.

General Criteria for Issuing Conditional Use Permit:

1) The use will not create a burden on parks, schools, streets, public facilities or utilities:

The project will generate electrical power that will be sold to Xcel energy. The applicant has begun the process of developing an agreement with Xcel. There will be significant traffic on the road during construction but minimal traffic for maintenance after construction is completed. No other public utilities or facilities will be directly affected.

2) The use is compatible, separated, or screening from adjacent agricultural or residential land:

The site has agricultural land to the west and north. This project should impose no direct effect on the adjacent agricultural land. An existing 1 MW solar garden is located south of this site. There is no reason to believe this project should affect that operation. There is one building site adjacent to the project owned by Michael and Linda Eaton. Once constructed, the solar farm produces no odors, no noise, and minimal traffic. However, during construction which is expected to take 3 to 4 months there will be a significant increase in traffic but temporary in nature. The site is not in an area where future residential development is expected.

3) The appearance will not have an adverse effect on adjacent properties:

The appearance will be approximately 8 acres of solar panels surrounded by a fence. This appearance should have no effect on the adjacent agricultural land or the adjacent solar garden. With this project, the neighboring building site will now have two different solar gardens located on two sides of their building site. The appearance of a solar garden is subjective with some individuals finding the appearance distasteful and others not as offended. Enterprise energy is not proposing any type of vegetative screening at this time but is open to implementing a vegetative screen if required.

The applicant is also proposing to use a chain link fence to secure the site. We have received comments on other projects that typical chain link fences with barbed wire on top can look industrial in nature. The existing solar garden located adjacent to this site utilizes a woven wire type fence that has been described as more agriculture in nature. The requirement of this type of fence could add to continuity of the different solar projects.

4) The use is related to the existing land use and the needs of the county:

The existing land use is an agricultural field. This field will be replaced by approximately 8 acres of panels on property leased by the proposer. The panels will be somewhat temporary in nature as at the end of their useful life they can be removed, and the land returned to farmland or some other use. The applicant has indicated the value of the equipment at the time of decommissioning will cover most of the cost of decommissioning the site. By their estimate the cost of decommissioning the site is estimated at \$191,717 and the salvage value of the materials will still be \$151,250. Staff has no expertise to determine if these estimates are realistic, rather encourages the land owners to have enforceable language in their lease requiring the proposer to remove the equipment at the end of the lease.

5) The use is consistence with the zoning ordinance and zoning district:

The zoning ordinance allows Primary Use solar energy systems by Interim Use Permit in the agricultural district. Primary Use Solar Energy Systems are defined as systems which are the primary use of the land on which it is located, and which generate power for sale to a utility or other off-premise consumer.

The site is also located in Zone C height restriction zone of the Airport Zoning District. The applicant has indicated they have submitted an application to the FAA for a notice of Proposed Construction and a glare analysis has been completed for the project. We have not been given an official comment on the project from the Owatonna Airport.

6) The use will not creation a traffic hazards or congestion:

During construction, there will be a significant amount of construction traffic to and from the site. This traffic will use runway road which is a gravel township road. Construction equipment should abide by weight restrictions when roads are posted and if required by the township could be required to remediate any damage caused by construction equipment. After construction, traffic will be limited to maintenance vehicles and is expected to consist of a couple trips per week. The applicant has indicated that construction parking is to be entirely within the site. If the request is approved the planning commission could consider a condition prohibiting the parking of personnel or construction equipment on the road.

After construction, the project will only require intermittent maintenance traffic. This amount should not cause hazards or congestion.

7) Existing businesses will not be adversely affected because of curtailment of customers trade brought about by intrusion of noise, glare, vibration or other nuisances:

Existing businesses are located 1 mile away to the east. The proposed project should not have any effect on these businesses.

8) Adequate utilities, access roads, drainage and other facilities will be provided:

- Access: An access road will be constructed onto Runway Road. The proposer should be required to obtain any permits required from Clinton Falls Township.
- Drainage: No drainage tile have been identified on the proposed site. If drainage tile are discovered, the developer should be required to allow maintenance of the tile throughout the life of the project.
- Runoff: The project will require a storm water pollution prevention plan. If this plan indicates that storm water retention is warranted, the applicant has indicated that storm water retentions ponds may be installed. This will be governed by the MN Pollution Control Agency. Although the panels themselves shed water, some recent studies show that runoff from the site may decrease from existing conditions because the site is seeded to vegetation beneath the panels.
- Wetland: The proposer has not identified any jurisdictional wetlands in the construction area. If the project is approved, a formal wetland delineation and/or application should be completed and set to the Soil and Water Conservation district.
- Floodplain: The proposed panels will not be located in a floodplain designated area.
- Ground Cover: The applicant proposes to utilize a pollinator friendly ground cover. Because this type of vegetation typically needs several years to mature, weed control is crucial in its development. The operator should be required to control weeds throughout the life of the project.

Staff Comments:

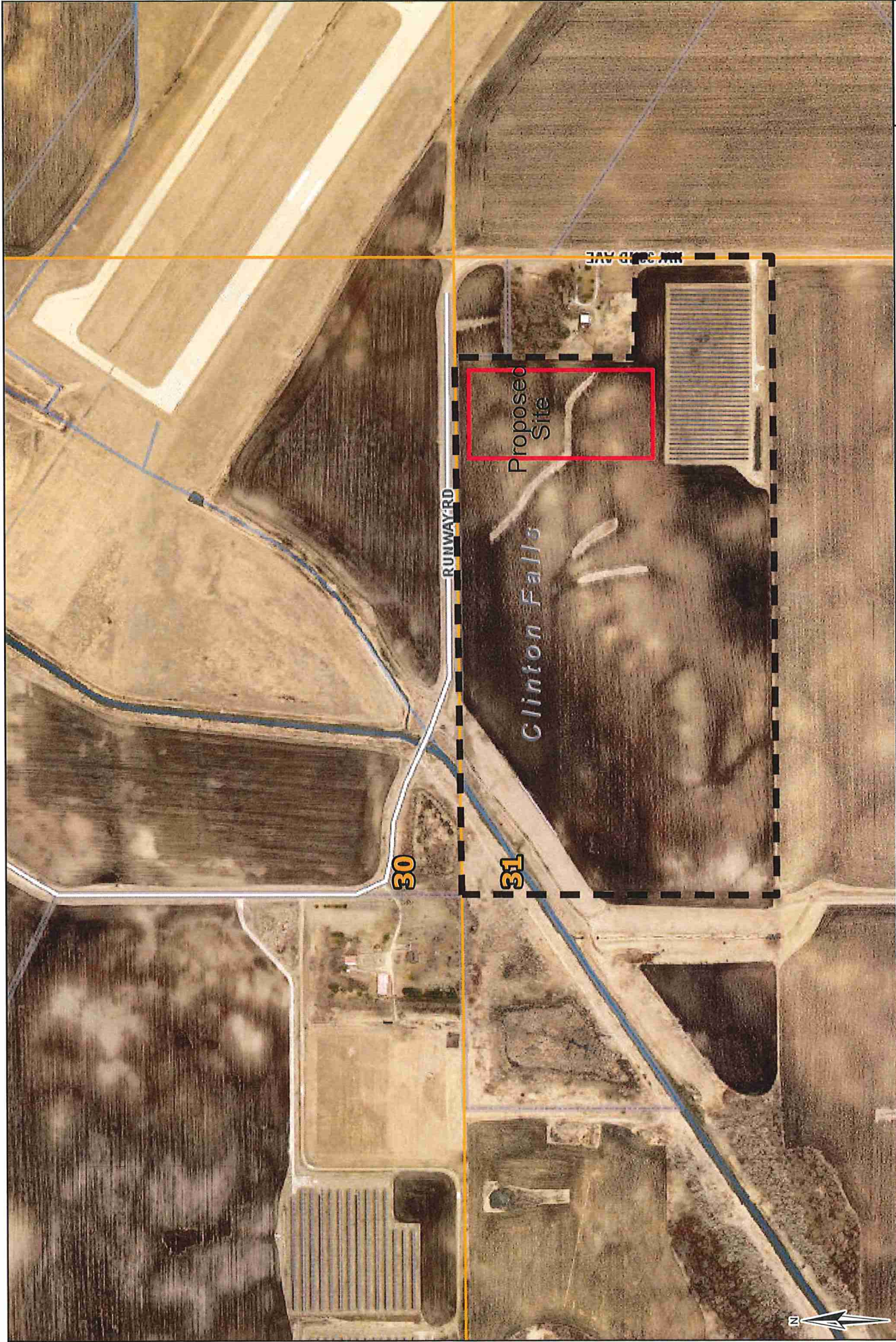
If the planning commission recommends approval of this permit they may want to consider the following conditions.

1. This permit allows for the construction and operation of a 1 MW AC solar energy system in the location identified on the submitted application. Any additional expansion of the project will require the permit to be amended.
2. This permit shall expire on December 31, 2058 all solar components and accessory facilities removed by December 31, 2059.
3. If the project ceases to generate electricity before the permit expiration date, all solar components and accessory facilities shall be removed within one year of the discontinuation of use/operation.
4. The operator shall notify the Steele County planning and zoning office of any changes in management or ownership of the project.
5. Any private drainage tile servicing adjoining properties shall be protected during construction and maintained throughout the life of the project.
6. A wetland determination shall be completed and submitted to the Steele Soil and Water Conservation District. The applicant shall follow all procedures and requirements of the wetland conservation act.
7. The developer shall construct a security fence around the perimeter of the solar panels to deter unauthorized entrance. The fence shall utilize woven wire and be a maximum of 8 feet tall without barbed or razor wire.
8. Permanent vegetative shall be planted within the fenced project area.
9. All noxious weeds shall be controlled throughout the life of the project. If the weeds are not controlled the operator shall allow the county access to the site to implement weed control and the costs assessed back to the property.
10. If required by the township, an access permit shall be obtained from the township.
11. Prior to the start of construction, the developer shall document with the township the condition of the haul road(s) to be used during the construction of the project. Any haul road(s) degradation cause by construction traffic shall be remedied by the developer.

12. All construction crew vehicles must park on the site unless site conditions prohibit it. If vehicles must park on the road because of site conditions, vehicle parking shall be limited to a single side of the road.
13. The developer must obtain a 911 address and sign for the site.
14. The developer shall obtain building permit(s) from the Steele County Building Inspection office.
15. The developer and/or operator is responsible to acquire or maintain any federal, state, or local permits required in the construction, operation, and maintenance of the solar energy system.

Other potential conditions the planning commission may consider:

16. A vegetative screen shall be planted between the fence and the neighboring property to the east. The screen shall consist of healthy, hardy plant materials that provides a minimum screen height of 8 feet and a minimum density of 75% at maturity. An alternative planting plan may be used if approved by the neighboring property owner.

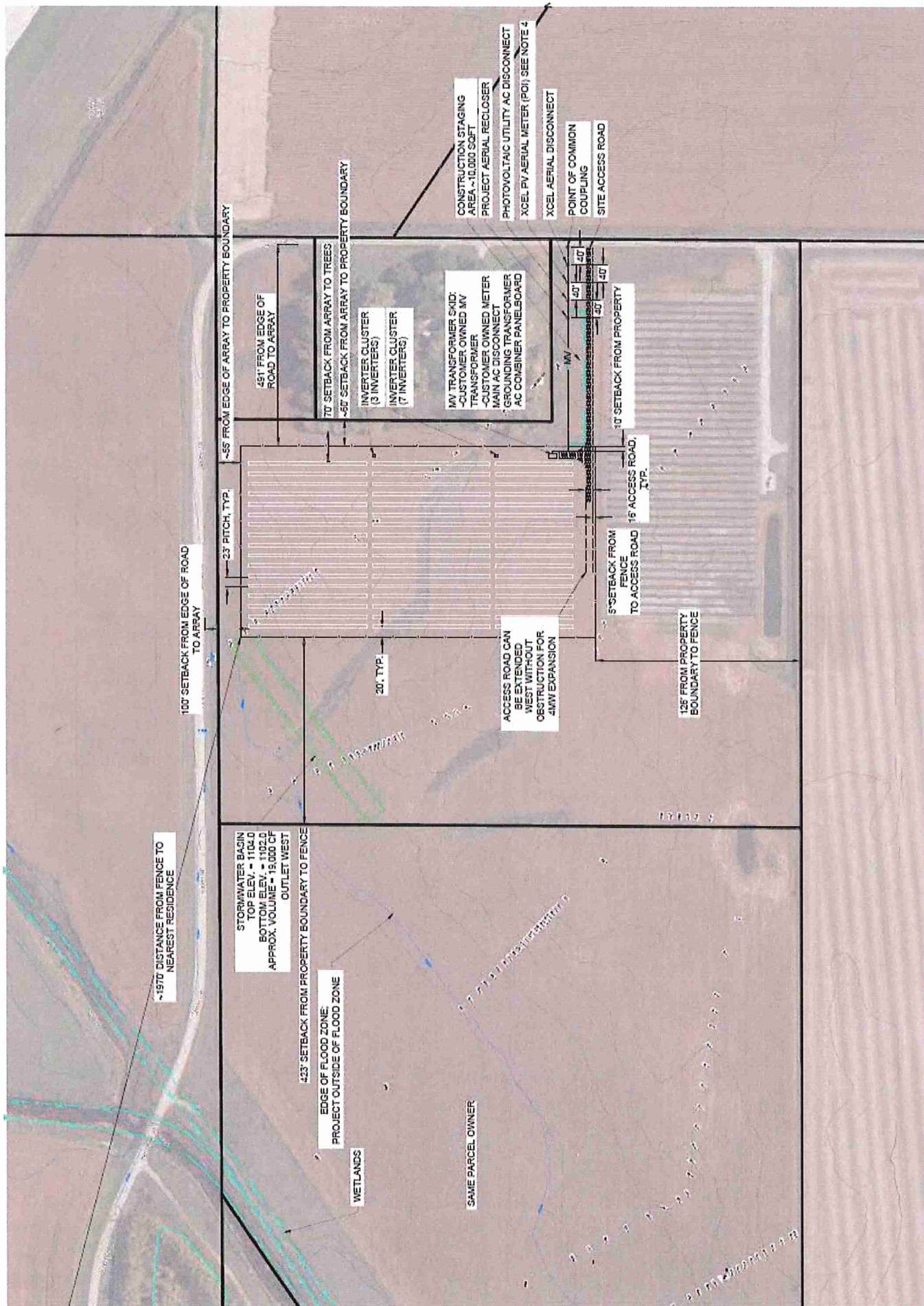


Proposed Solar Site

September 25, 2023

Disclaimer: Steele County, MN makes no representations or warranties, express or implied, with respect to the accuracy or the means of transmission. THE DATA IS PROVIDED AS-IS. NO WARRANTY IS MADE BY STEELE COUNTY, MN FOR THE PERFORMANCE, MERCHANTABILITY, RELIABILITY, OR FITNESS OF THE DATA FOR ANY PURPOSE. STEELE COUNTY, MN shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages arising from the use of the data. Steele County, MN has been advised of the possibility of such potential loss or damage. This data may not be used in a manner that is not intended or for purposes of consequential damages.

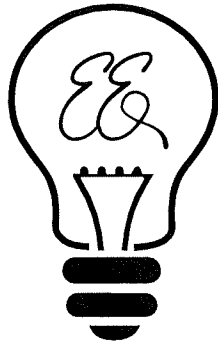
0 0.04 0.08 0.16 mi



Enterprise Energy Project Site

Date:
Land Use Authority:

Thursday, September 7, 2023
Steele County, MN



ENTERPRISE

ENERGY

Application for Conditional Use Permit

Buscho 1MW Community Solar Garden

Enterprise Energy LLC for EESolar17 LLC

Enterprise Energy LLC, a Minnesota limited liability company (“Applicant”) submits this permit application on behalf of EESolar17 LLC, a Minnesota limited liability company and subsidiary of Enterprise Energy. Applicant requests a permit to construct a 1MW Alternating Current community solar garden on land owned by Esther I Buscho Revocable Living Trust and Vernon R. Buscho Disclaimer Trust, Steele County, MN, Tax ID 12-031-1100. The site was selected due to its compliance with the zoning ordinance, its proximity to electrical infrastructure, it’s physical characteristics and suitability for solar development, and landowner participation. The application form is attached. The installation will operate as a “Community Solar Garden” as defined by Minn. Stat. 216B.1641 for a period of at least 25 years, and may continue operation for longer. Section 1528 of the county ordinance relates to the proposed development.

There is a preexisting solar array on the parcel. This project and CUP is unrelated to the existing project.

1. Summary of Project	2
2. Methods of Construction	5
3. Access, Parking, Roads	6
4. Operation	6
5. Landscaping Plan & Visual Impact.....	6
6. Stormwater Management Plan.....	8
7. Decommissioning Plan	8
8. Fire Prevention Plan.....	9
9. Airport Zone.....	9
10. Parcel Legal Description.....	9
11. Exhibit List.....	9



1. Summary of Project

A Community Solar Garden is a solar power plant that allows people who don't have a good spot for solar panels to be treated by the electric utility as though these solar panels are on their property. We lease land somewhere that is good for solar, such as this parcel, and pay to develop and install the Community Solar Garden. When the array puts power into the Grid, it receives a "bill credit" from the electric utility for that amount of power. The bill credit is a right to take that same amount of power out of the electric grid somewhere else in the same electric grid at no cost. We then sell the bill credit to the people who don't have a good spot for solar, thereby allowing them to save money through solar even though they don't have a good spot for solar panels. The people who buy the bill credits are referred to as the "subscribers" since they subscribe to the Community Solar Garden by agreeing to buy the bill credits.

The application is for up to 1 MW (AC) Alternating Current of solar on the property. The installation will consist of approximately three thousand solar panels per MW. The installation will encumber approximately eight acres of land per MW and reach a height that will not exceed fifteen feet above grade, approximately 5-10 feet.

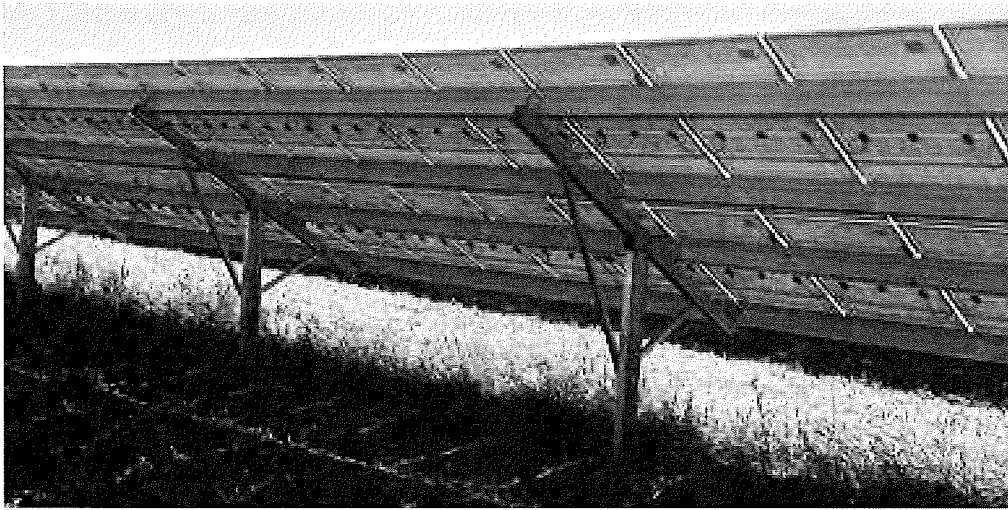
The solar panels are screwed to a steel racking system that holds them in rows. The rows are either arranged into an immobile configuration from East to West, facing the South at an approximately 30-degree angle, or they are arranged into rows from North to South, and pivot on a single axes following the sun from East to West. This project will utilize a tracker system.



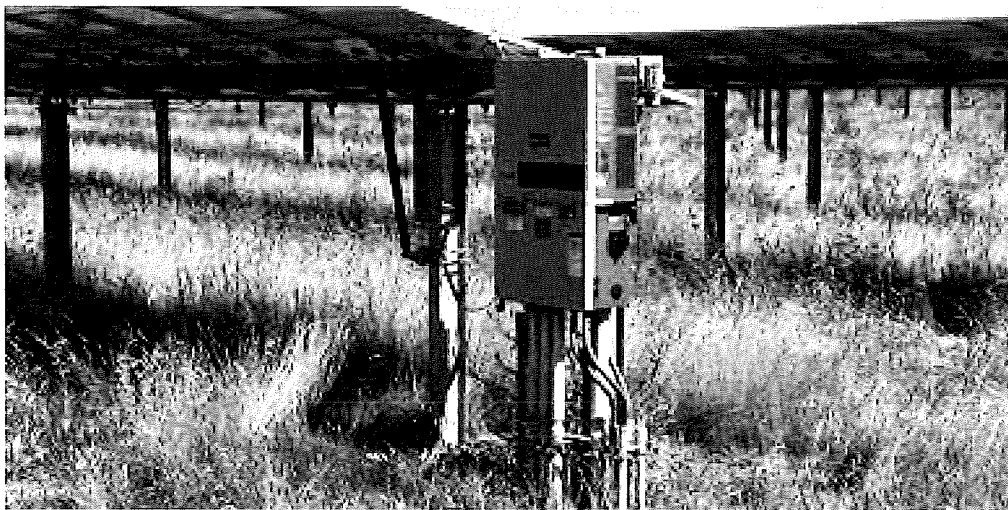
The racking system is attached to driven I-beam that secures the installation to the ground. The I-Beam is driving directly into the ground to a depth of approximately 7 feet and does not require concrete footings. The racking and footings are within accepted processional standards



given the local soil and climate, and are professional engineered to withstand winds exceeding 150 MPH.

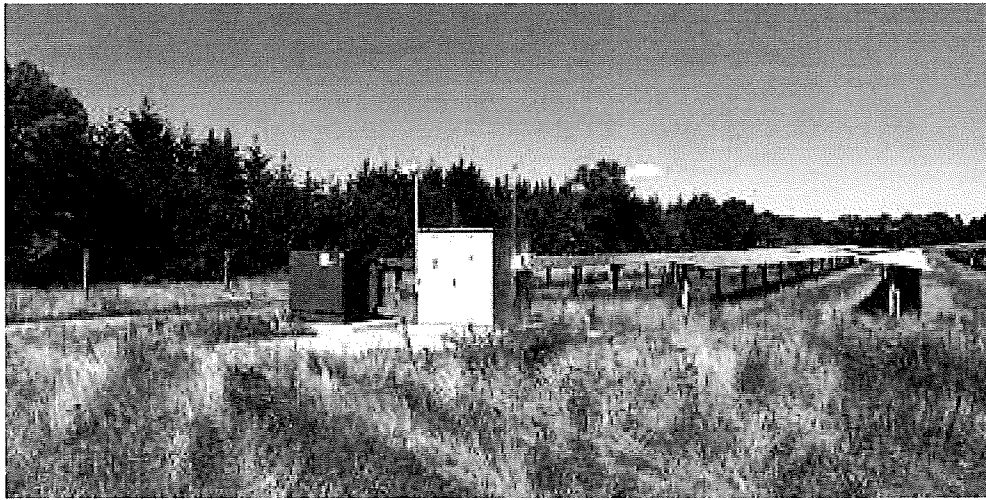


Solar panels produce direct current (DC) electricity. The electrical grid uses alternating current (AC) electricity. The power produced from the array will be run through an “Inverter” that changes the power from direct current to alternating current. The process of inverting the electricity loses some efficiency. Therefore, it will produce more DC power than AC. This conversion is expressed as a DC/AC ratio. This project will have roughly a 1.5 DC/AC Ratio, meaning that for every MC AC that it produces, it produces 1.5MW direct current.

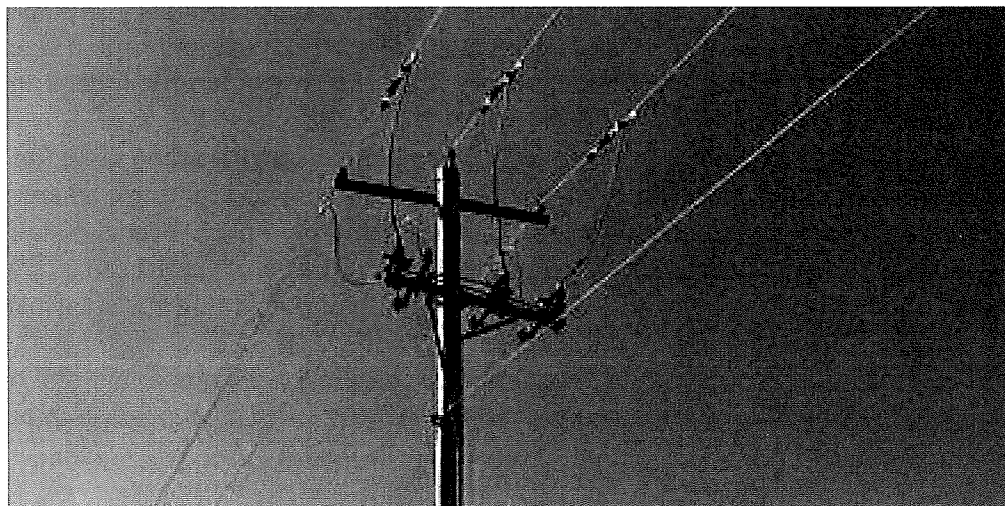


A community solar garden has one concrete equipment pad that takes up about 200 sf. The solar panels are connected by underground electric conduit that leads to the equipment pad where metering equipment is mounted. The amount of electricity that is produced by the solar development is measured by the solar development owner and the electric utility. The power

production and equipment are monitored 24/7 by a satellite or cellular based security system. An emergency shutoff switch is also on site.



After the power is metered at the equipment pad, it interconnects into the electric utility's existing three phase distribution power distribution network. The solar installation includes a pole that houses overhead wires and leads to another pole that is controlled by the electric utility.



The solar array will be contained within a 6 foot tall chain link security fence as described by the site plan. The fence will meet electrical code requirements and prevent people from trespassing, while allowing birds, insects, rodents, and other wildlife to pass through.



2. Methods of Construction

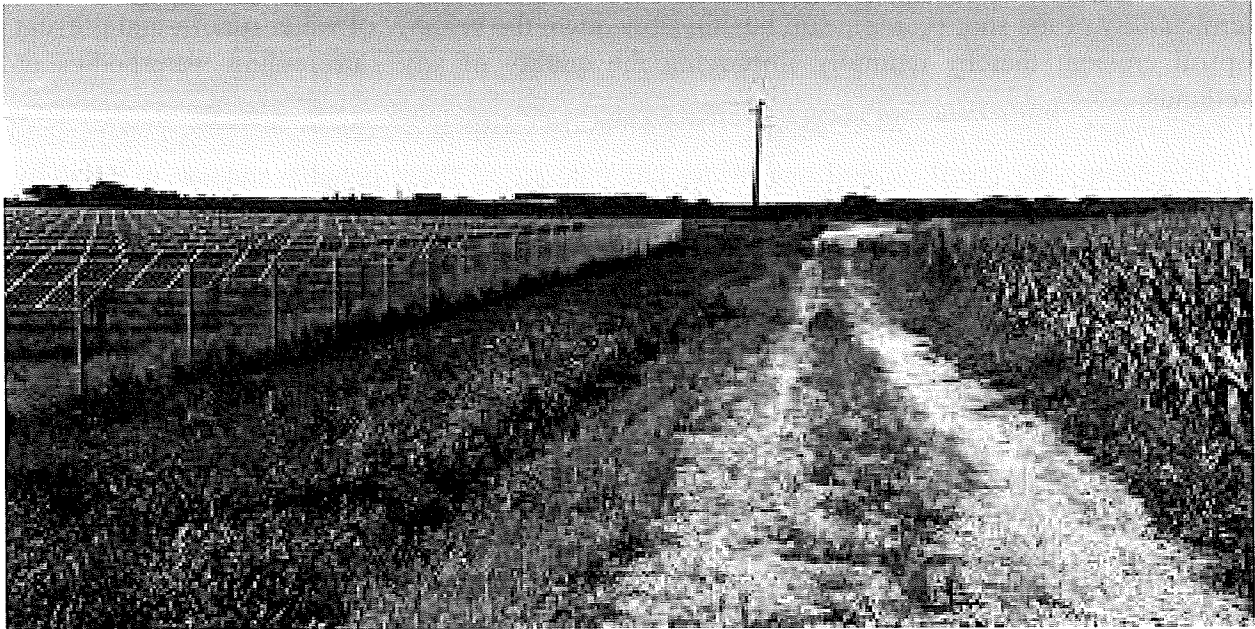
We would like to begin construction as soon as summer 2024 and complete before winter. However, the actual construction process will only take about three months. We haven't set an exact groundbreaking date yet. The construction process begins with preliminary site testing for soil conditions for footings, as well as environmental, historical, and cultural diligence. A construction trailer and portable toilet will be placed on site when we begin groundbreaking.

Construction happens in phases, typically with two phases occurring at the same time when the first phase is halfway done. The first phase of the installation is the footings. There will be rows I-beams sticking out of the ground. When about half of the field has I-beams installed, the racking system begins being placed on the I-beams completed portion of the I-beams. When the racking is installed on about half of the field, electricians will begin installing the solar panels on the completed portion. When the solar panels about installed about halfway through the field, electricians will begin wiring the system together. After the installation is complete it will undergo about a month of testing from the installer and the electric utility before it becomes commercially operational.

Construction will not require a water supply. All waste and debris from the project will be gathered on site and disposed of.

3. Access, Parking and Roads

Access to the site will be by a packed class five gravel road approximately fifteen feet wide with a 20-foot entrance. Construction parking will be located entirely within the parcel. No additional parking is required. Multiple semi truckloads of equipment such as solar panels and steel racking will be delivered through the construction process. Multiple pickup trucks, workers, passenger vehicles, bobcats and equipment will be on site most days during construction.



4. Operation

Access to the site will be minimal after construction. An engineer will need to access the property by pickup truck at least twice a year to examine the equipment. Maintenance crews will be on site at least twice a year to manage the vegetative cover and remove weeds.

The array will be monitored 24/7 265 days a year by a computer monitoring system that measures the power being produced on site. If a problem arises, the system will alert the system owner so that appropriate personnel can be dispatched to the site to resolve the issue.

The development will be owned and operated by an owner operator selected by the Developer. We have not determined who the owner will be yet, or if it will be sold at all.

5. Landscape Plan & Visual Impact



The Minnesota state legislature has passed a law that encourages solar developers to plant solar arrays in pollinator friendly plantings, Minn Stat. 216B.1642. The Minnesota Board of Water and Soil Resources has issues guidelines for the establishment of such pollinator habitat underneath solar developments, including tools evaluating the establishment and maintenance of the pollinator plantings.

We propose to submit a vegetation management plan in compliance with the abovementioned guidelines. The vegetative management plan will create wildlife habitat for birds, rodents, and insects that cannot live in farmed soils due to pesticides, as well as carnivorous animals that eat them. Unlike row crops, the vegetative cover will have deep roots that will improve the permeability of the soil, promote soil health, slow down the velocity of water runoff, and prevent topsoil erosion, thereby naturally improving the quality of any surrounding waterbodies or wetlands.

The Minnesota board of Soil and Water has recognized these benefits outside of solar by creating the CREP program, which pays farmers to remove farmland from agricultural production to create wildlife habitat like this solar installation creates for free. Removing overworked farmland from production and returning it to wildlife habitat is a windfall for the community and farmers. However, some opponents to solar have used the removal of agricultural land from production as a pretext for opposing solar installations. If the permitting authority prefers to keep the land in agricultural production, we will leave it in production by growing hay on the property for animal feed.

The array will not be visible to nearby homes. The home to the east already has vegetation obstructing the view of the solar array. The preexisting project does not have vegetative screening. However, screening can be added to this project if requested by the Planning Commission or Board.



6. Stormwater Management Plan

Stormwater management measures will be determined by a Minnesota licensed civil engineer as part of a full civil design set, which will be submitted for a building permit, and be subject to review and approval by environmental staff. The plan may include a SWPPP, stormwater runoff calculations, identify water retention basins, and utilize measures such as erosion control logs, silt fences, and infiltration basins. The stormwater management plan will comply with local laws and rules, as well as the Minnesota Board of Soil and Water, DNR, MPCA, and other state and federal requirements.

No County drain tile or cross property tile is located on the parcel. The property owner installed agricultural tile, but it does not extend beyond the boundaries of the land under common ownership. Under the lease agreement with the landowner, the developer assumes responsibility for any tile damaged during construction. The developer will identify the location of tile and either avoid hitting it or replace it to restore drainage to its preexisting condition.

7. Decommissioning Plan

The solar tenant and its successors shall be responsible for decommission of the solar installation upon the expiration of the lease, land use permits, or the cessation of power generation for a period longer than 12 months, at which point the solar installation will be deconstructed and removed. All footings, electrical components and underground wires, fences, and other solar equipment will be removed, and the land can be restored to agricultural production.

The solar installation will comply with any decommissioning security requirements or procedures that are required by the land use authority. The land lease for solar installation contains



a contractual obligation for the solar tenant to decommission the solar installation and restore the property. It also requires that the tenant post a security for removal in the form of a bond, escrow, or letter of credit prior to construction, payable to the property owner, in the event that the land use authority does not require one. The purpose of the security is to ensure that sufficient money is set aside to remove the solar installation before it is built.

Developer will commission a decommissioning plan as required by section 1528.06 in a form acceptable to county staff prior to the issuance of a building permit.

8. Fire Prevention Plan

The solar installation will comply with the international building code, including sections 605.11-605.11.2 regarding the location of underground electrical conduit, the national electric code, and all local electric and fire codes and ordinances. The solar installation will have emergency contact information posted on a sign at the fence entrance. The local fire department will be given an emergency key to the security fence. Solar production will be monitored 24/7 for electrical and mechanical issues.

9. Airport Zone

The development is within the airport zone for the Owatonna Airport. There is preexisting solar on the same parcel in the same airport zone located closer to the airport than this proposed project. In order to obtain clearance from the airport we submitted an application to the FAA for a Notice of Proposed Construction for their review and an FAA Glare Study. Results of the glare study will be made available to the planning commission before the public hearing.

10. Legal Description

12-031-1100

All that part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 108 North, Range 20 West, Steele County, MN.

EXCEPT: Commencing at the Northeast corner of said Section 31; thence South 0 degrees East, assumed bearing, 225 feet along the East line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ to the true point of beginning; thence South 0 degrees East 538 feet along the East line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence North 90 degrees West 412 feet; thence North 0 degrees East 538 feet; thence North 90 degrees East 412 feet to said true point of beginning. (PID 12.031.1101)

EXCEPT: Beginning at the Northeast corner of said NE $\frac{1}{4}$; thence South 0 degrees 19 minutes 00 seconds West, assumed bearing, 225.00 feet along the East line of said NE $\frac{1}{4}$; thence North 89 degrees 41 minutes 00 seconds West 412 feet; thence North 0 degrees 19 minutes 00 seconds East 220.59 feet to the North line of said NE $\frac{1}{4}$; thence North 89 degrees 42 minutes 14 seconds East 412.02 feet to beginning. (PID 17-042-1102)



ENTERPRISE
ENERGY

11. Exhibit List

- a. Site Plan (Site Map)
- b. Demonstration Equipment Specifications
- c. Application Form
- d. Vesting Deed
- e. Decommissioning Plan

