

Planning Commission Agenda
Tuesday, December 10th, 2019 ~ 5:30 p.m.
City Hall

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 11.12.2019 Regular Meeting
4. Public Hearing
- A.
5. Old Business
- A.
6. New Business
- A. Solar projects
7. Other
- A. Report:
8. Adjourn

Please call 732-7318 if you are unable to attend.

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, December 10th, 2019 - 5:30 P.M. City Hall

Present: Chairman Matt Rockne, Commissioner Bev Weness, Commissioner Matt Brenden, Commissioner Bev Holzheu, and Commissioner Brian Grudem. Staff: Ryan Soukup and Kim Simonson.

1. **Chairman Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Weness, second Grudem to adopt the agenda. Approved 5-0-0.**
3. **Minutes: Motion Grudem, second Holzheu to approve the Planning and Zoning Commission minutes of November 12th, 2019. Approved 4-0-1 (Rockne abstaining).**
4. **Public Hearing**
5. **Old Business:**
6. **New Business:**

A. Solar Projects: Soukup spoke to the Commission about the City's plan to purchase land for a future industrial park expansion. There have been several sites looked at. One of the sites considered is also being considered for a solar project. There are some issues with using that land which are not clearly addressed in the current solar ordinance. The current ordinance specifies rear yard of a parcel can only have up to 25% coverage by panels. However, bare land does not have a building in which to designate the rear yard. The property owner has had soil borings and such done. Soukup suggested the Commission consider a moratorium on solar projects until some of these unanticipated situations could be considered and addressed. One of the concerns Soukup expressed is how will roads and accesses flow around solar projects allowed within City limits as such large projects can potentially impede growth and development. Rockne asked if the City was in competition for this land and Soukup replied no. The Commission was clear they did not want to do anything to promote any kind of City interest in the property. Rockne said the original ordinance was formed to complement existing buildings or business. He also said that if a permit were received before a moratorium was established then the project would be grandfathered in. Brenden suggested setting a year moratorium but plan on getting it done earlier. **Motion Brenden, second Weness to recommend a one year moratorium on solar projects in order to examine subd. 5 and 6 of the solar project ordinance. Approved 5-0-0.**

7. **Other**
8. **Adjourn**

Meeting ended at 6:01 pm.