



Sibley County Zoning

Property Assessing & Zoning Department
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**Sibley County
Planning & Zoning Commission/Board of Adjustment
Public Hearing Minutes
May 4, 2020**

The Sibley County Planning & Zoning Commission/Board of Adjustment convened via conference call due to COVID-19 concerns on Monday, May 4, 2020 at 6 p.m. pursuant to notice given as required by law.

Members of the Planning & Zoning Commission Present: Bruce Froehlich, Bruce Lilienthal, Terry Morrison, Darrel Mosel, Brad Perschau, Joy Cohrs

Members of the Planning & Zoning Commission Absent: None

Members of the Board of Adjustment Present: Mike Mueller, Marlin Rose, Darrel Mosel

Members of the Board of Adjustment Absent: None

Also Present: Laura Hacker, County Assessor; David Schauer, County Attorney; Geoff Beranek, Property Assessing and Zoning

Guests Present: Applicant Randy Schwecke, Applicant Dale Lindquist, Applicant Loren Busse, Chuck Beisner, Mark Zweig, Lance Kloempken, David Rohde-Washington Lake Township Supervisor

Geoff Beranek took roll call.

Bruce Lilienthal called the Planning & Zoning Commission meeting to order.

A motion to approve the Planning & Zoning Commission April 6, 2020 meeting minutes was made by Bruce Froehlich, seconded by Terry Morrison and passed unanimously via roll call vote.

A motion to approve the Board of Adjustment April 6, 2020 meeting minutes was made by Marlin Rose, seconded by Mike Mueller and passed unanimously via roll call vote.

Geoff Beranek introduced Variance #472 submitted by applicant Randy Schwecke to reduce the front yard setback.



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Randy Schwecke explained the need for replacing the barn.

Marlin Rose asked about the capacity of the barn.

Randy Schwecke explained the barn was for show pigs and size of the pigs.

Mike Mueller asked about the holding capacity of the current barn and how it relates to the size of the proposed barn.

Randy Schwecke answered the current barn is not in working order and the proposed barn would be smaller than the current barn.

The public hearing was opened for public comment. There were no public comments and the public hearing was closed.

Findings were read and found to be met via roll call vote.

A motion to approve Variance application #472 was made by Mike Mueller, seconded by Darrel Mosel and passed unanimously via roll call vote.

Geoff Beranek introduced CUP #1156 to allow for a large solar energy system.

Chuck Beisner of SolarClub 1 explained the site plan and the proposed project.

The public hearing was opened.

David Rohde commented the township approved with the comment that vegetation will be maintained.

Lance Kloempken commented on weed control, tile lines, zoning districts, tax classifications, when the township approved, and access.

Laura Hacker, County Assessor addressed the property tax classification question.

Chuck Beisner and Mark Zweig addressed the tile line concerns.

Geoff Beranek addressed the setbacks for the A-General Agriculture District.



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David Rohde addressed the question on when the Township considered it.

Discussion on fencing and setback of fencing was had.

Discussion of the approval/denial of a Conditional Use Permit process was had.

Lance Kloempken recommended a mowing schedule should be added as a condition.

Chuck Beisner and Mark Zweig discussed mowing and types of vegetation that could be seeded around the panels.

The public hearing was closed.

Bruce Froehlich asked about the decommissioning of the site.

Chuck Beisner gave an overview of the decommissioning plan.

Joy Cohrs commented the decommissioning plan provided met the County requirements.

Brad Pershau questioned if the pasture was part of the site plan and if any wetlands were part of the site plan.

Geoff Beranek stated the Wetland Delineation Report supplied with the application had been review by the Sibley County SWCD.

Bruce Lilienthal asked about any other projects in the state that SolarClub 1 had worked on and if the projects all follow the same basic design.

Chuck Beisner stated the closest project was near Stewart, MN and that the capacities of the projects were all similar.

Bruce Lilienthal commented he would recommend clipping as needed.

Terry Morrison asked about the total acres the project would encompass.

Chuck Beisner gave a breakdown of acres for what would be fenced in, acres of panel coverage, etc.



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Terry Morrison asked about the duration of the lease.

Mark Zweig stated the lease is for 25 years but could be extended as long as the system was viable.

Terry Morrison asked about the decommissioning bond and disposal of the panels.

Mark Zweig explained the bond and reuse/recycling of the panels.

Findings were read and found to be met via roll call.

A motion to approve CUP #1156 was made by Bruce Froehlich, seconded by Joy Cohrs and passed unanimously via roll call vote.

Geoff Beranek introduced Subdivision Plat #62 for a two-parcel subdivision.

Public hearing was opened. There was no public comment and the public hearing was closed.

A motion to approve Subdivision Plat #62 was made by Joy Cohrs, seconded by Terry Morrison and passed unanimously via roll call vote.

Geoff Beranek gave a staff update.


A motion to adjourn was made by Terry Morrison, seconded by Brad Perschau and passed unanimously via roll call vote.

Meeting was adjourned at 7:04pm.

Attest:




Board of Adjustment, Chair



Date



Planning & Zoning Commission, Chair



Date