



**MINUTES OF THE PROCEEDINGS OF THE PLANNING
COMMISSION OF THE CITY OF STACY IN THE COUNTY
OF CHISAGO AND THE STATE OF MINNESOTA
PURSUANT TO DUE CALL AND NOTICE THEREOF**

**REGULAR MEETING
MARCH 20, 2018, 7:00p.m.
30955 FOREST BOULEVARD STACY MN**

Call to Order

The meeting was called to order by Chair M. Ness at 7:00pm.

Roll Call

Present: Jim Ness, Mark Ness, and Marie Noe

Absent: Michelle Boeck

Others Present: Ian Santos-Meeker, Amy Schutt, Cal Houdek, Sandra Knight, Chuck Welte, and Eric Hansen

Agenda

Motion by J. Ness to approve the agenda as presented.
Second by M. Noe. Members J. Ness, M. Noe, and M. Ness
voted yes. Chair M. Ness declared the motion carried.

Approval of Minutes

Motion by J. Ness to approve the minutes as presented. Second by
M. Noe. Members J. Ness, M. Noe, and M. Ness voted yes. Chair
M. Ness declared the motion carried.

Council Update

This item handled out of order by motion of M. Ness. Second by J.
Ness and carried.

The council approved the ordinance regarding day care in the
Central Business District and General Business District.

Public Hearing 7:05-7:10p.m.

Chair M. Ness called the Public Hearing to order at 7:05p.m. the
purpose of the public hearing is to gather public input on amending
city code chapter 155 Fire Code.

There was no public comment.

Chair M. Ness closed the Public Hearing and reconvened the
Planning Commission meeting at 7:10p.m.

Public Hearing 7:20-7:50p.m.

Chair M. Ness called the Public Hearing to order at 7:20p.m. the
purpose of the public hearing is to gather public input on an
application for property located at 30149 Stacy Ponds Drive (Hi-Lo
Properties, LLC) requesting a conditional use permit for installation
of a 152.1 KW ground mounted solar array.

Public Comment:

Sandra Knight, 30089 Forest Boulevard; Ms. Knight expressed
the following concerns regarding the request:

- Her barn sits 14 feet from the property line, when Hi-Lo was built she was told a living barrier would be placed between her and the property; the trees have died and she looks right at the business.
- Worried about the negative impact on her horses.
- Noise
- Glare
- High wind impact on the panels and their safety.
- Impact on her property value and ability to sell in the next year or so.

Chuck Welte, 6141 300th Street: Mr. Welte stated his concerns:

- Noise
- Glare
- The trees that create the barrier need to be maintained.
- He is not against the project; somethings need to be worked out.

Representatives from IPS Solar; Ian Santos-Meeker, and Eric Hansen commented on the concerns expressed from the public and planning commission members:

Noise: at one-time certain companies' inverters were very loud; he can definitely provide information on the inverters that would be used in this project. There will be two converters each with a 4-inch fan. They noise will occur most frequently in the winter. The sound created from the fan in the inverter would create noise similar to a central air conditional unit. He said that they have installed several solar projects within 15 miles of Stacy; he can provide the locations so that the commission could go and hear the noise. He will provide the locations to the City Clerk.

Visibility: the panels will sit at a maximum of 18 inches from the ground and be surrounded by a four-foot fence; it would be hard to see them while driving by. The panels will be set at 10 degrees.

Glare: the goal of the solar panels is to absorb light and not reflect it; the framing around the panels is aluminum and small. The majority of the glare will be blocked by the trees. The glare created from the panels is similar to that created by a black top road or water.

High Wind: the project will be approved through the State of Minnesota Professional Engineer; they have never experienced an issue with the panels and the wind. The panels are anchored utilizing a ballast system.

There was no other public so Chair M. Ness closed the public hearing and reconvened the Planning Commission meeting at 7:50p.m.

New Business

Action on Public Hearing – Fire Code

This item handled out of order by motion of J. Ness. Second by M. Ness and carried.

Motion by J. Ness to recommend to the council to approve the changes to Chapter 155 as presented. Second by M. Noe. Members J. Ness, M. Noe, and M. Ness voted yes. Chair M. Ness declared the motion carried.

Action on Public Hearing – Hi-Lo Properties LLC

Motion by J. Ness to recommend that the council approve the conditional use permit for Hi-Lo Properties LLC for installation of a solar array with the following conditions:

1. Evergreen type trees with a five-foot minimum height be planted between the building and western property line between the building and south property line; and be maintained. The trees shall be manicured in such a manner that they go to the ground.
2. That the trees along the south and east be maintained at their current level.
3. Build a visually solid fence around the array.
4. Comply with all state, federal, county, and local regulations.
5. Project signed off by a Minnesota Professional Engineer.
6. Provide the city a copy of their liability policy.

Second by M. Noe. Members J. Ness, M. Noe and M. Ness voted yes. Chair M. Ness declared the motion carried.

Old Business

Sign Ordinance

This item handled out of order by motion of M. Ness. Second by M. Noe and carried.

The commission reviewed changes to the sign code with the city attorney; the clerk was directed to make changes as discussed.

Open Discussion

None

Adjourn at 9:05 p.m.

Chair M. Ness declared the meeting adjourned at 9:05p.m.

Sharon MT Payne