



on July 27, 2017. The Commission will conduct a public hearing and consider any public comments prior to recommending action to the City Council.

Vice-Chairperson Payne opened the public hearing.

Mr. Kohout presented the four handouts presented by the applicants to the Commission. Mr. Kohout reviewed the items and noted he received on August 1 a site plan showing a solar panel array between the CUNA mutual facility and residences to the north, approximately 100 feet from the northern property boundary line.

Mr. Kohout confirmed for the Commission there were no letters or comments received ahead of the meeting in support of or against the application.

Mr. Larry Steffen, of Eagle Point Solar Company, presented site plans of phase one and phase two drawings showing site locations for the solar panel arrays. He confirmed contact with Waverly Utilities has been made and they have preliminarily approved the proposed plans. He showed the phase one being east of the CUNA facility, between the building and the pond. Phase two, he said, would include either expansion of the phase one or be located to the north of the CUNA facility. At this point in time, he said, CUNA has not committed to the northern location. There were handouts showing typical stationary solar panel dimensions and applications from around the State they have done previously. The panels are sought to be 9 feet tall and rows spaced 25 feet apart. He stated there will be poles and space around the poles to mow and maintain the area.

Ms. Olson confirmed with Mr. Steffen the location is sought to be 850 feet from Highway 3 and may not be visible from the road due to existing vegetation. The potential for phase two, Mr. Steffen stated, would be 750 feet from Highway 3. Ms. Olson stated her support for the project as shown on the submitted site plans.

There was discussion about screening from the north adjacent residential properties. Mr. Kohout confirmed for the Commission the Code does not require screening and that the Commission may include conditions of approval, should it be seen as needed.

Mr. Dane considered the northern array location with housing and noted there is a six foot high berm and vegetation present, combined with the 100 feet distance, may be sufficient and screening may not be needed.

Ms. Jackie Hansen, 2312 W. Bremer Ave., questioned glare onto adjacent roadways. Mr. Steffen confirmed the angle of installation would not produce a glare to the travelling public on the roadways. Ms. Hansen questioned potential negative health impacts of a solar array in proximity to residential housing. Mr. Steffen confirmed he is not aware of negative health impacts of such an application.

Ms. Edna Brunkhorst, 104 Willow Circle, wanted to know more about view shed impacts and safety of children and others on or around the solar array as proposed.



2. PD amendment to be reviewed with the Commission at the September Commission meeting.

E. New Business:

None

F. Adjournment:

Motion By: Olson  
Move that the Planning and Zoning Commission meeting be adjourned.  
Meeting adjourned at 7:40pm.

Respectfully Submitted,  
Ben Kohout, Secretary