

**Minutes of the Dodge County
PLANNING COMMISSION MEETING
July 6, 2011**

The regular meeting of the Planning Commission was called to order by John Allen at 7:00 PM on Wednesday, July 6, 2011. Present were Planning Commission members Harlan Buck, Jon Balzum, John Allen, Galen Johnson, Walter Wyttenbach, Gene Hallaway and Richard Wolf. Also present were County Commissioner Lyle Tjosaas, and Zoning Administrator, Melissa DeVetter.

Motion by Harlan Buck, seconded by Galen Johnson, to approve the agenda and the June 2011 minutes. Motion passed unanimously.

Lawren Castner CUP #11-01

The public hearing is to consider an application for a Conditional Use Permit to establish a non-commercial Wind Energy Conversion System (WECS) less than 40 kW in the Agricultural District. The property is 114.74 acres located in the NE ¼ of the SE ¼ of the NW 1/4 of Section 4, Mantorville Township. Lawren Castner is the applicant and the property owner.

Lawren Castner and Dave Eid from Renewable Energy SD were present to explain this proposal. Mr. Castner stated he wants to put up a wind generator for his personal use and income.

Kevin Dohrmann, Mantorville Township had no objection to this proposal.

Motion by Richard Wolf, seconded by Jon Balzum, to close the public hearing. Motion passed unanimously.

Galen Johnson stated that this proposal seem pretty straight forward since our ordinance requires the same for this one as it does for the larger turbines.

Melissa DeVetter stated yes, it is very similar.

Dave Eid, Renewable Energy SD has help Mr. Castner in locating a site for a wind turbine on his property. The elevation is good and it's at the appropriate distance from the grain bins. This is a good add on to make an existing farm site more efficient.

Gene Hallaway inquired on the location of the turbine.

Lawren Castner pointed out the location on the map.

Walter Wytttenbach inquired on the height of the tower.

Lawren Castner stated the tower height is 164 feet to the hub.

Galen Johnson inquired if the maximum height was 185 feet.

Dave Eid stated yes, that is correct.

Walter Wytttenbach inquired what the rotor diameter was.

Dave Eid stated that the rotor width is 49 feet.

Galen Johnson inquired if there will be overhead power lines to the grid.

Dave Eid stated that the power lines will be buried underground running directly east to the bin site and will tie in there.

John Allen inquired if there will be a concrete base.

Dave Eid stated that they do a soil sample at every site. The sample will be sent off to Sable Towers and their engineers will design a footing packet for Mr. Castner soil type. They usually end up with 38 to 45 yard of concrete with about 1200 pounds of rebar. The towers are rated to withstand a straight wind up to 125 mph.

John Allen inquired if Mr. Castner will have to have a switching station at his place or will it go right to the power grid.

Dave Eid stated that there will not be a switching station. All of the energy will be exported to the power lines. So whether the turbine is turning or not, it will not affect Mr. Castner. The line is tied directly into the grid and the grid acts as the storage for his energy. At the end of the month what he generates minus what he uses is what he gets paid.

Galen Johnson inquired if they will remove the concrete once the life of the project is over.

Dave Eid stated that there will be a 24 foot square pad that's about 10 feet under the ground and on top of the pad are 3 pillars that come up about 18 feet.

Galen Johnson inquired if it just the pillars that will be removed.

Lawren Castner indicated yes.

Galen Johnson inquired about the decommissioning plan.

Melissa DeVetter stated that a decommissioning plan is not required for a non-commercial WECS. The decommissioning agreement is between RES and Mr. Castner.

Motion by Galen Johnson, seconded by Jon Balzum, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. The permittee shall be required to follow all pre-construction and post-construction processes and meet all performance standards of Chapter 21 of the Dodge County Zoning Ordinance.
2. A Dodge County Zoning Permit shall be obtained before construction of the turbine.
3. Copies of all final inspection reports for the concrete, electrical and structure shall be submitted to the Environmental Services Department to be included with a copy of the CUP.
4. Copies of the interconnection agreement shall be submitted to Dodge County prior to construction.
5. Nuisance complaints shall result in review of the permit by the Planning Commission and County Board.

The motion was passed unanimously.

Other Business

Brian & Cassi Garness – CUP #10-06 (extension)

Melissa DeVetter stated that Mr. Garness requests an extension on their CUP for one year due to financial reasons. Time just ran out for them to start construction.

Motion by Jon Balzum, seconded by Harlan Buck to approve an extension of one year for reasons stated with the following conditions.

1. A Dodge County Zoning Permit shall be obtained before construction.
2. The Agricultural Use Covenant shall be signed and recorded in the Dodge County Recorder's Office prior to construction. A copy of the recorded document is required to be submitted to the Dodge County Environmental Services Department to file with the CUP.
3. The septic system must meet the requirements of Dodge County's sewage and wastewater treatment ordinance.
4. An address shall be obtained from the Dodge County Highway Department.

Motion passed unanimously.

Adjourn

Motion by Walter Wyttenbach, seconded by Galen Johnson, to adjourn. Motion passed unanimously. The meeting was adjourned at 7:20 P.M.