

Minutes of the Dodge County
PLANNING COMMISSION MEETING
October 1, 2008

The regular meeting of the Planning Commission was called to order by Galen Johnson at 7:00 PM on Wednesday, October 1, 2008. Present were Planning Commission members Galen Johnson, John Allen, Rhonda Toquam, Harlan Buck, and Richard Wolf. Also present were County Commissioner Dave Hanson and Compliance Officer Melissa DeVetter.

Motion by Harlan Buck, seconded by Richard Wolf, to approve the agenda and the September 2008 minutes. Motion passed unanimously.

Renewable Energy Systems – CUP #08-026

The public hearing is to consider an application for a Conditional Use Permit to establish a Meteorological Tower 190 feet in height in the Agricultural District. The property is 120 acres located in the E 1/2 of the SW 1/4 of Section 19, Vernon Township. Renewable Energy Systems Americana, Inc is the applicant and Robert Kooiman is the property owner.

Jeff Broberg from McGhie & Betts was present to explain this proposal. The purpose of a met tower is to measure the wind speed and wind direction. This will determine the suitability for a wind farm location. Guy wires for the tower are placed at 152 feet with a concrete base. This is a temporary tower for 2 – 3 years depending on the data collected.

Galen Johnson commented that the Vernon Township was not present.

Dave Savage from Renewable Energy System stated he was at the township meeting and the township had no problems with the proposal.

Melissa DeVetter stated this proposal meets all the county's criteria.

Robert Kooiman, land owner, indicated he is 100% in favor of wind development and wants to see this project to proceed.

Motion by Harlan Buck, seconded by Rhonda Toquam, to close the public hearing. Motion passed unanimously.

Harlan Buck indicated he was out to the site and sees no problem with it.

Rhonda Toquam inquired if there is a building site.

Melissa DeVetter indicated it is an abandoned building site.

Jeff Broberg stated it just a driveway.

Motion by Harlan Buck, seconded by John Allen, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. Dodge County Zoning Permit be obtained before construction.
2. Meteorological Tower be decommissioned within 60 days following the discontinuing use.
3. The temporary Meteorological Tower shall be removed within 7 years from the date of Zoning Permit issuances. If additional time is needed the permit shall be reviewed by the Planning Commission.

The motion was passed unanimously.

Other Business

Melissa DeVetter addressed the inquiry from last months meeting about the county's promise to Robert Snaza's in regards to his race track proposal. Staff did look into the recorded minutes to see if any thing was promised to him. It just indicated the staff to "work with applicant".

Galen Johnson stated that it was agreed that nothing was promised because the proposal was for a zoning change.

Harlan Buck commented he would have to move his race track any way.

Mary Greening inquired if the Planning Commission was in favor of changing the meeting time to the daytime scheduled. The November meeting would still held at 7:00 p.m., but in December the meeting time would change to 1:00 p.m. The Planning Commission indicated yes. So in December the meeting time will change to 1:00 p.m.

John Allen inquired about the wood chips for the bio-filter.

Melissa DeVetter commented all the bio-filters but one have been completed. They still need to do the calculation on the tests.

Adjourn

Motion by Rhonda Toquam, seconded by Richard Wolf, to adjourn. Motion passed unanimously. The meeting was adjourned at 7:20 P.M.