

**City of Mayer**  
**Planning Commission**  
Meeting Minutes  
Tuesday, July 7, 2015

**Commission Members Present:** Chairperson Tom Stifter, Les Hahn, Don Wachholz, Rod Maetzold and Council Liaison Bruce Osborn. Commission member Krista Goedel arrived at 6:37 PM.

**Commission Members Absent:** Patty Lanting

**Others Present:** City Council member Erick Boder

**Staff Present:** Planning Consultant John Anderson of Municipal Development Group, Inc.

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**CALL MEETING TO ORDER**

Meeting called to order at 6:30 PM by Chairperson Stifter.

**ADOPT AGENDA**

A motion to approve the agenda was made by Council Liaison Bruce Osborn and seconded by Commissioner Wachholz. Motion carried 5/0.

**APPROVAL OF MINUTES**

A motion to approve the June 2, 2015 Planning Commission minutes was made by Commissioner Wachholz and seconded by Commissioner Maetzold. Motion carried 5/0.

**DISCUSSION REGARDING CHANGES TO THE ALTERNATIVE ENERGY SYSTEMS ORDINANCE BY ADDING LANGUAGE REGARDING SOLAR FARMS AND COMMUNITY SOLAR ENERGY SYSTEMS (SES).**

At 6:33 PM Planning Consultant Anderson presented the information about adding language to the alternative energy systems section relating to solar farms and community SES. The Planning Commission then proceeded to discuss the language.

Council Liaison Osborn stated that the state legislature just approved limiting solar farms to only one megawatt but will allow five solar farms to be strung together on one system. It is expected this will limit the overall size of solar farms.

Council member Boder asked about solar farms and what will happen if the lease has not yet expired and the solar panels useful life has passed. He also asked about how the panels would be removed if they were no longer being used.

Council Liaison Osborn stated that solar farms need to be in the Xcel Energy service area since they are the only company providing the tax incentives and that solar farms also need to be next to phase 3 power.

Consultant Anderson stated that the draft language regarding solar farms does have a section on decommissioning and that it does allow the City to require a bond, letter of credit or cash escrow to be put in place to guarantee that once the solar farm is no longer in use it is correctly disposed of and removed from the site. Consultant Anderson also stated that language is also proposed that adds solar farms to the screening language for adjacent residential uses.

A motion to call for a public hearing at the August 4, 2015 Planning Commission meeting was made by Commissioner Hahn and seconded by Commissioner Wachholz. Motion carried 6/0.

**NEXT MEETING**

Next scheduled meeting is Tuesday, August 4, 2015.

**COMMISSIONERS REPORT**

Commissioner Hahn stated that bushes and shrubs along the sidewalk next to the two house by the bank needed trimming since they overhang on the sidewalk and make it hard to even walk on the sidewalk.

**ADJOURNMENT**

A motion was made by Council Liaison Bruce Osborn and seconded by Commissioner Goedel, to adjourn the meeting at 7:07 PM. Motion carried 6/0.