

October 13, 2022

CITY OF WASHBURN SPECIAL PLAN COMMISSION MEETING

5:30PM Washburn City Hall

COMMISSION MEMBERS: Dave Anderson, Felix Kalinowski, Leo Ketchum-Fish, Mary Motiff, Michael Malcheski, Matt Simoneau

ABSENT: Nicolas Suminski

MUNICIPAL PERSONNEL: Scott Kløver-City Administrator, Tammy DeMars-Treasurer/Deputy Clerk

Meeting called to order at 5:30 pm by Motiff, attendance as recorded above.

Discussion & Action on Site Plan Approval to Install Free Standing Solar System, Request for Special Exception(s) to Adjust Setback Pursuant to 8-549(d), and Allow Front Yard Placement Pursuant to 8-549(e) - Northern Lights Services 706 Bratley Drive-Next Energy System Petitioner – Northern Lights Health Center, would like to place a free standing solar system on their property, this requires site plan approval, the standards outlined in article 8-549 have been met in all but 8-549(d) Setback and 8-549(e) Placement in yard. Solar systems are not allowed in the front yard, without a special exception from Plan Commission and if exception is granted Appendix B-Dimensional Standards require a 30' front yard setback, unless a special exception is granted from Plan Commission.

Site plan review, Section 7-75 Basis of decision reviewed: 1 -Effects of the project on traffic safety and efficiency and pedestrian circulation, both on -site- and off-site. *None Found*; 2-Effects of the project on the natural environment – *None* 3-Effects of the project on surrounding properties *None* 4-Compliance with the general site design principles enumerated in s. 8-163 – *Complies if special exception is granted*. 5-Compliance with the design principles for parking lots enumerated in s. 127-3 *Not applicable, not a parking lot*. 6-Compliance with other applicable requirements contained in this chapter; and 7-Any other factor that relates to the purposes of the chapter set forth in s. 1-5 or as allowed by state law.

Special Exception request to allow placement in the front yard and adjustment of setback requirements; Article 7, Section 7-154 Basis of decision was reviewed – (1) Size of the property in comparison to other properties in the area; *property is comparable to adjoining which is primarily wooded*. (2) The extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter; *the issuance of this exception would be neutral*. (3) Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception; *the shape and location of the existing structure on the property limits the potential placement of panels on the property in relationship to cost and productivity with the sun angles*. (4) The nature and extend of anticipated impacts to the natural environment that could potentially occur if the special exception were granted; *There are no negative impacts. Clean energy will be a benefit to the environment*. (5) The nature and extent of anticipated positive and negative effects on properties in the area; *The positives out weight the negatives. The property does not have a visually discernable rear or side yard available, and the setback is still 10 feet from the property line which will not interfere with plowing*. (6) Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception, *No negative effects*. (7) A factor specifically listed under a section of this chapter authorizing the issuance of a special exception; *It is specifically stated that the Plan Commission may, on a case-by-case basis grant a special exception as outlined in Article 8-549*. (8) Any other factor that relates to the purposes of this chapter set forth in s. 1-5 or as allowed by state law. *n/a*

Motion by Ketchum-Fish to approve the site plan and special exception request to allow solar panels in the front yard, and to be allowed a 10' setback, second by Anderson. Motion carried unanimously.

Motiff adjourned meeting at 6:52pm.

Respectfully Submitted,
Tammy DeMars
City Treasurer/Deputy Clerk