

June 3, 2008

The Scandia Planning Commission held their regular monthly meeting on the above date. The following were in attendance: Chairman Chris Ness, Commissioners Tom Krinke, Christine Maefsky, Susan Rodsjo, Peter Schwarz and TKDA Planner Berry Farrington. Chairman Ness called the meeting to order at 7:46 p.m.

**APPROVAL OF AGENDA, MINUTES**

**Commissioner Schwarz, seconded by Commissioner Krinke, moved to approve the agenda as presented. The motion passed unanimously.**

**Commissioner Maefsky, seconded by Commissioner Rodsjo, moved to approve the May 6, 2008 Planning Commission minutes. The motion passed unanimously.**

**DAN AND RENEE LEE—CONDITIONAL USE PERMIT FOR WIND ENERGY CONVERSION SYSTEM AT 19703 OLINDA TRAIL (RESOLUTION 06-03-08-01)**

Dan and Renee Lee, 19703 Olinda Trail, have submitted a Conditional Use Permit application to allow construction of a wind energy conversion system. TKDA Planner Berry Farrington presented the planner's report in which approval is recommended in that the applicant meets the standards outlined in Section 10.35.5 of the Scandia Zoning Regulations. The parcel size, setbacks, structure height and system features have all been met. Ms. Farrington suggested an addition to condition #3 of draft resolution 06-03-08-01 that the fence not exceed twelve feet in height.

Chair Chris Ness opened the public hearing.

- William O'Hara, adjacent property at 19565 Old Marine Trail, expressed his opposition, primarily due to the view he will have of the wind generator. *Mr. O'Hara:* Has the DNR been notified? *Planner Farrington:* Yes, but no written comments were submitted. *Mr. O'Hara:* Has placement to the north of Lee's home been considered? *Mr. Dan Lee:* Yes, but the proposed site is at the highest point on the property, making it the most efficient site for the wind generator. Placing the structure out of the neighbor's scenic view of the lake was a consideration in the placement.
- Randy Simonson, 14925 Oakhill Road, stated that the city should support alternative energy systems such as this.

As there were no other comments, Chairman Ness closed the public hearing.

Chairman Ness confirmed that the total height of the system will be 98 feet, just under the 100 feet limit allowed in the ordinance. Commissioner Schwarz questioned if a certified engineer should be involved in the construction, as the applicant intends to do the installation himself. Mr. Lee stated that the footing diagrams have been provided by an engineer and used in a similar tower. Commissioner Krinke inquired about noise. Mr. Lee replied that it will not produce any more noise than the rustling of trees. Commissioner Maefsky asked if previously approved wind generators in the city were certified by an engineer. Chairman Ness answered that all have been. Commissioner Rodsjo addressed safety issues. Building Official Thorp stated the applicant must

construct a fence and has indicated that he will place "High Voltage" signage on the tower as a deterrent. Chairman Ness felt that a condition should be written into the resolution requiring a locked anti-climb device, as stated in the ordinance. Councilmember Harnetty asked if this wind tower fits into rural character. Commissioner Rodsjo stated that the structure may not look appealing, but a balance of environmental issues should be sought and it is an allowed use on the property. Commissioner Maefsky felt that concern for the environment and stewardship for the land are rural characters and doesn't have an objection with this application. Commissioner Schwarz asked if the tower can be placed to the north, among the outbuildings. Mr. Lee informed the Commission that as the land sits twenty feet lower at that point, the amount of power generated due to the loss of wind would not make this generator feasible. Planner Farrington advised that if a variance were needed for additional height, it would be questioned if an alternative site could be used, which there is. Mayor Seefeldt inquired if the necessary braking devices will be in place. Mr. Lee stated that both a manual and automatic system will be installed.

**Commissioner Maefsky, seconded by Chairman Ness, moved to recommend to the City Council approval of draft resolution 06-03-08-01 with the following amendments: 1) construction of a wood fence between six and twelve feet in height; 2) installation of a locked anti-climb device, with no climbing apparatus within twelve feet of the ground. Chairman Ness moved to amend this to include inspection by a qualified engineering firm after installation. Second by Commissioner Krinke. Voting yes: Schwarz, Rodsjo, Ness, Krinke. Voting no: Maefsky. A vote was taken on the original motion, which passed unanimously.**

**Commissioner Schwarz, seconded by Commissioner Krinke, moved to adjourn.**

The meeting adjourned at 8:28 p.m.

Respectfully submitted,

Brenda Eklund  
Deputy Clerk