



Conditional Use Permit Request from MN CSG 2019-77 LLC for a 1MW Solar Garden

CITY COUNCIL

MAY 4, 2021

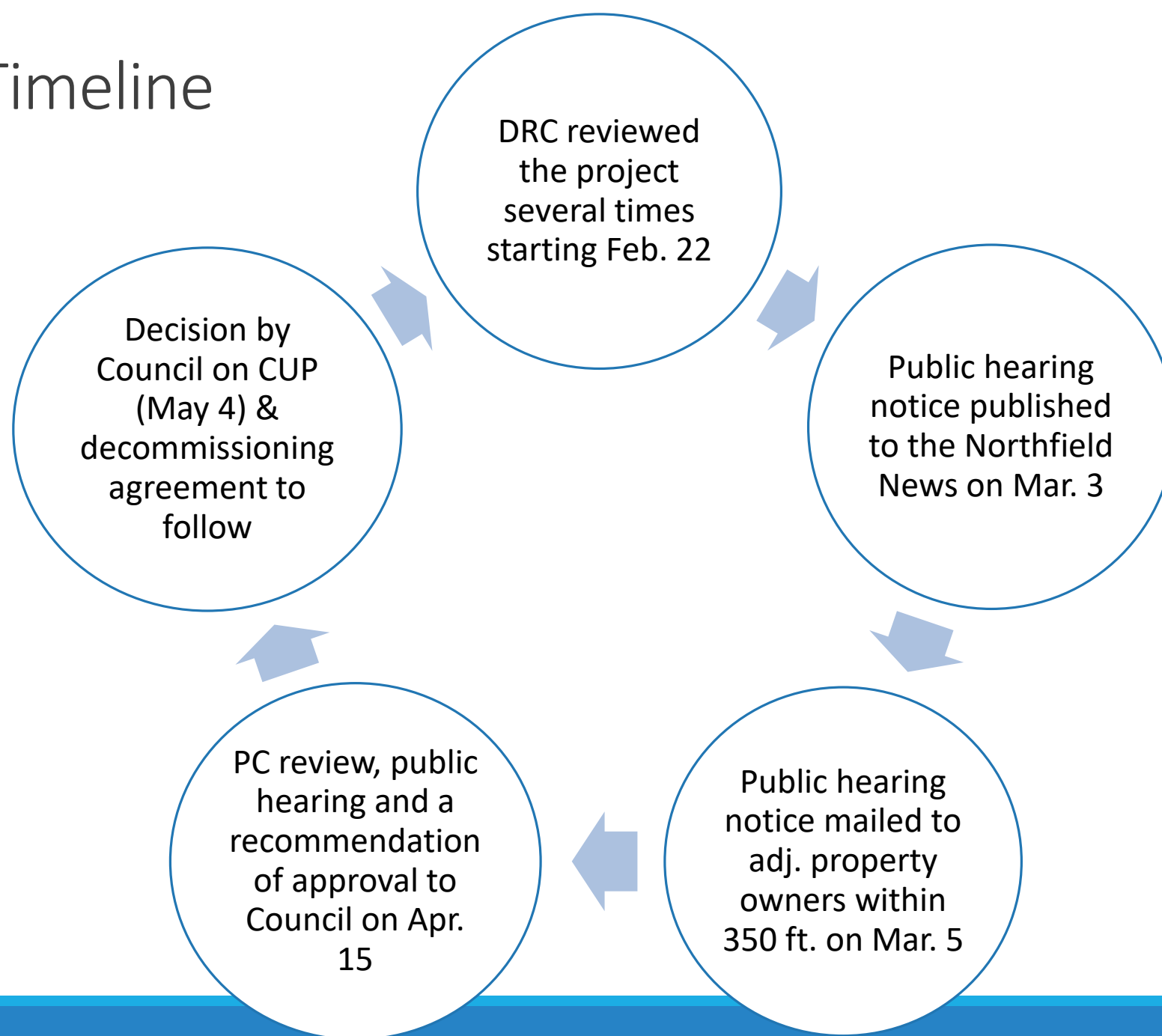
MIKAYLA SCHMIDT, CITY PLANNER

Location Map

- Located west of the Northfield Hospital, Benedictine Living Community and existing solar gardens
- Located in Dakota County
- Parcel is zoned Agricultural



Review of Timeline



Additional Conditions for the CUP

Coordinate with adjacent CSG applicants on access

Provide off-street parking and staging

New power lines installed to serve the site shall be underground to the greatest extent possible

Fencing shall be of a design to allow small animals access in and out of the CSG

Interior setback of 50 feet

Incorporate a 50 foot wildlife corridor on the west side of the CSG and mid-way towards the south of the CSG to provide an east/west corridor

Plant native bushes and trees along the exterior and interior of the site

Cover crop in the footprint of the CSG and wildlife corridors with low-growth cover crops and pollinator friendly seed mix

Additional Conditions for the CUP

On-site stormwater management provided to be long and linear

Project is subject to other city approvals

Applicant, property owner and City shall enter into a decommissioning agreement

The CUP will be recorded within 180 days or approval

Applicant shall provide a plan for restoration of areas compacted during construction and native planting for the site

Stormwater discharge rates shall not be greater than existing conditions and be evenly distributed, which shall meet this condition on an ongoing basis through the life of the project

If the CSG remains nonfunctional or inoperative for longer than one year the system is presumed abandoned and the applicant or owner of the property shall remove the abandoned system

Take action on the CUP application from MN CSG 2019-77 LLC for a 1MW Community Solar Garden

Staff is recommending approval of the CUP to Council given the analysis of the CUP criteria and additional conditions.

