



Legislation Details (With Text)

File #:	PC M2021-023	Version:	1	Name:	
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File created:	4/8/2021	In control:		Planning Commission	
On agenda:	4/15/2021	Final action:			
Title:	Public Hearing for Consideration of a Conditional Use Permit Application from DivoCSG 17 LLC for a 1MW Community Solar Garden.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. 1 - Public Hearing Notice & Location Map				

Date	Ver.	Action By	Action	Result
4/15/2021	1	Planning Commission	close the Public Hearing	Pass

Date: April 15, 2021

To: Members of the Planning Commission

From: Mikayla Schmidt, City Planner

Public Hearing for Consideration of a Conditional Use Permit Application from DivoCSG 17 LLC for a 1MW Community Solar Garden.

Action Requested:

The Planning Commission is asked to conduct a public hearing to gather input on the requested Conditional Use Permit application from DivoCSG 17 LLC for a 1MW Community Solar Garden to be located at PID 43-02700-50-030.

Summary Report:

DivoCSG 17 LLC has applied for a Conditional Use Permit for a 1MW Community Solar Garden to be located at PID 43-02700-50-030. Consideration of a recommendation to City Council is scheduled following the public hearing.

Public hearing notices were mailed to property owners within 350' of PID 43-02700-50-030 on March 5, 2021. A copy of the public hearing mailing and location map are attached. The public hearing notice was published in the Northfield News on Wednesday, March 3, 2021.

The following is the procedure of the public hearing per the City Council's adopted Rules of Business:

Public Hearing Procedure:

A Public Hearing is used by the Planning Commission to solicit the public's comments on various projects or City operation procedures.

- A. The Chair will open the hearing by identifying the subject.
- B. Staff Presentation - staff will give a presentation on the subject.
- C. Applicant's Presentation - if needed.
- D. Public Input - The public will have the opportunity to speak for or against the issue. The public may ask questions, make comments, voice support, agree or disagree with the issue.

- 1. The Chair will recognize a speaker and comments/conversation will be between the Chair and speaker; and between the Chair and Commissioners.
- 2. The speaker must give their name, address, and if representing a business, must give the name of the business or corporation. If an Attorney or consultant is representing a client, the client must be identified for the record.
- 3. Speakers will be allowed to speak a maximum of two (2) minutes per item (not including interpreter's time).

E. Questions or Clarifications from Planning Commission - After the public input of the public hearing is completed, the Planning Commission may request questions or clarifications prior to closing the public hearing. This section will be used when there are questions related to the topic on which the public hearing is being held. Questions should be succinct and avoid being rhetorical or leading in nature. Subsequent actions of the Planning Commission provide for opportunities for further questions or clarifications from the Planning Commission.

F. Any material to be entered into the record shall be noted. Any written communication presented to the Planning Commission during a Planning Commission meeting shall be read into the record or summarized for the record or simply delivered to the Planning Commission, as the Planning Commission may determine. They shall then be recorded in the minutes by title and filed with the minutes.

G. Motion to Close Hearing - The Chair will state if there is an extension of time for public input into the hearing. If not, the City Council will make a motion, second, and vote on closing the public hearing.

City Planner Mikayla Schmidt will be giving a presentation on the CUP request. The relevant background materials and information for this item are included in the agenda item immediately following the public hearing to consider action on the application. There will not be a separate staff presentation for that agenda item and there will not be separate testimony for that for the applicant or public at that time.

Alternative Options:

None.

Financial Impacts:

None.

Tentative Timelines:

The recommendation from the Planning Commission is planned to be brought to Council on at one of their May 2021 meetings.