

EUREKA TOWNSHIP PLANNING COMMISSION

June 14, 2016

Eureka Town Hall

7:00 to 9:00 p.m.

AGENDA

1. Meeting Summary for May 10 meeting
2. Solar Energy Systems Ordinance
 - Solar Ordinance -- Review Public Hearing comments
 - Discuss potential changes and next steps for draft ordinance
3. Township 2040 Comprehensive Plan
 - Review updates to Draft Chapter 5 (Transportation) from discussion on March 29
 - Review draft Water Supply Plan (part of Chapter 6)
 - Review Wastewater Element (Chapter 6)
 - Discuss requirements and approach to Local Surface Water Management Plan
4. Next Meeting—July 12 (Does the PC want a summer month off?)

**Eureka Township Planning Commission
Meeting Summary
May 10, 2016**

Attendees: Nancy Sauber, Chair, Fritz Frana, Randy Wood, Ralph Fredlund, Planning Commission members; Sherri Buss, TKDA, Planner; List of public hearing attendees (to be attached)

1. Meeting summary from March 29, 2016

The Commission reviewed the meeting summary for the March 29 meeting (provided by the Township Clerk) and approved the summary.

2. Solar Ordinance

The Planning Commission held a public hearing on the draft ordinance. The Town Clerk recorded the comments and kept the official hearing record. The comments included the following:

- Generally support the sections regarding accessory solar systems
- Opposition noted to solar facilities as primary uses
- Concerns about the appearance of the large solar facilities and impacts on Township appearance and rural character
- Concerns about potential tree removal to create large solar systems
- Difficult to enforce screening requirements now for other uses—the Township has significant areas of high ground where the systems could be very visible, and screening may not be feasible
- Large systems and visual impacts may contradict rural character goals and policies in Comp Plan
- Particular concerns about potential for multiple large solar installations concentrated in some areas of the Township
- Does not fit with requirements for Ag Uses
- Should consider raising the permitted size of accessory systems to 15-20 kw to allow for electric cars and future uses
- Up to 100 kw for accessory uses was supported

The Commission will discuss the comments and ordinance based on the public open house comments, and make recommendations at the meeting on June 14.

3. Township 2040 Comprehensive Plan Discussion

The Commission continued the discussion related to Airlake Airport and its Comprehensive Plan. The Commission reviewed the changes to the Land Use section and map based on Metro Council staff recommendations, and approved the maps.

The Commission asked follow up questions to the meeting with the Metro Council staff on March 29, and discussed the Metro Council list of studies and items needed if the Town wants to provide sewer service to Airlake Airport. The Commission noted that the Town Board will discuss these issues in June. The Commission heard comments regarding the need for long-term planning related to land use issues.

4. Next Meeting

The next meeting of the Planning Commission may be held on June 14. The Commission will review the draft Transportation Chapter and Water Resources Chapter at that meeting.