

**Planning Commission Meeting Sunrise Township  
Royal Wilcox Community Center, Sunrise  
Tuesday, March 6, 2018**

The Sunrise Township Planning Commission meeting was called to order by Vice Chairperson Charlotte Wilcox at 7:03 p.m. The Pledge of Allegiance was recited.

**Planning Commission Members Present:**

Clerk: Wendy Kowalke

Tom Chaklos  
Charlotte Wilcox  
Ted Krause  
Charles (Chuck) Sinn

**Planning Commission Members Absent:**

Greg Strom

**Others Present:**

Dennis Decheine  
Erica Forsman

**Adopt Meeting Agenda:** Motion by Tom Chaklos, second by Ted Krause to adopt the March 6, 2018 agenda. Motion carried.

**Meeting Minutes approval of October 2017:** Motion by Tom Chaklos, second by Ted Krause to accept the October, 2017 meeting minutes. Motion carried.

**USS Kost Trail Solar LLC (solar garden located at 37170 Kost Trail, North Branch, MN 55056) – Dennis and Sharon Decheine:** Eric Forsman representative of US Solar which is an Owner / Operator of solar gardens. US Solar is based out of Minneapolis, MN. Went through the steps with Xcel. Field Wetland Study and Finding of Aggregate Impact to the North Star Facility is required by Chisago County which will delay this project until May. *They are appealing the Finding of Aggregate Impact to the North Star Facility.* This site is planned for fall construction of 2018. The whole property is 34 acres with 20 tillable. The Solar area will be 8.04 acres of land. This will be a 1 MW system. Pollinator friendly. Fencing is going to be a rural farm style fence. Landscaping plan has been updated to meet the new County Ordinance which requires there be 2 rows of trees one be coniferous, 6 feet at planting. They are voluntarily offering updating. This solar garden is separated from the North Star by at least 2 parcels. US Solar has a 25 year lease with Dennis Decheine and have a signed contact with Xcel Energy to buy energy from this project for 25 years. *Motion by Tom Chaklos, second by Ted Krause to recommend to the Sunrise Town Board to accept this Administrative Appeal because the Aggregate Impact Rule does not apply to this application because there is no line of sight, it is approximately 1300 feet and there is woods between the North Star Facility for this project and request USS Kost Trail Solar follow their revised plan and notify all adjoining property owners by certified mail at least 10 days prior to the Sunrise Town Board and Chisago County meetings.* Motion carried.

Motion by Chuck Sinn, second by Ted Krause to adjourn at 7:50 p.m. Motion carried.

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Attest: Wendy Kowalke, Clerk

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Vice Chair, Charlotte Wilcox