

**Planning Commission Meeting Sunrise Township
Royal Wilcox Community Center, Sunrise
Tuesday, October 8, 2019**

The Sunrise Township Planning Commission meeting was called to order by Chairperson Greg Strom at 7:00 p.m. The Pledge of Allegiance was recited.

Planning Commission Members Present:

Greg Strom
Charlotte Wilcox
Ted Krause
Brian Geisbauer
Tom Chaklos

Clerk: Wendy Kowalke
Ex-Officio: Eric Leivian

Others Present:

Carl Peter "Pete" Johnson TJ Ozomoru
Eric Leivian Kevin Denker

Adopt Meeting Agenda: Motion by Tom Chaklos, second by Ted Krause to adopt the October 2019 agenda. Motion carried.

Meeting Minutes approval of September 2019: Motion by Tom Chaklos, second by Ted Krause to accept the September 2019 meeting minutes. Motion carried.

Melissa & Kevin Denker Subdivision of 22 Acres into 4 lots (Melissa absent): Each lot is 5.5 acres. Wondering if the drain field area needs to be in the 1 acres buildable. A developer's agreement is not needed because there is no new road. Motion by Charlotte Wilcox, second by Ted Krause approve the preliminary plat subject to:

1. The plat be revised to reflect 2 approaches onto CR 57 (Government Road) for 2 shared driveways; one for lots 1 and 2 and one for lots 3 and 4; and no approaches on 470th Street; and
2. Requirement that the plat language include a perpetual maintenance agreement governing the shared private driveways.
3. Alternative option: In the event that Chisago County will not approve 2 approaches on CR 57, then Sunrise Township would require a shared driveway for lots 3 and 4 to be placed as far west as feasible on 470th. Due to the steep grade Sunrise Township is not in favor of any approaches on 470th Street for safety reasons.

Motion carried.

Keith Johnson (absent) – Flodquist Community Solar Garden LLC – IUP for 1 MW Community Solar Garden: TJ Ozomoru was present to discuss the Flodquist Community Solar Garden. Oasis Road (CR 9) and 375th Street. The entire south side will be screened and the entire east side will be screened. Equipment pad is being moved to the North.

Motion by Tom Chaklos, second by Charlotte Wilcox to accept the IUP with the following conditions:

1. Decommission Plan: Escrow should be 125%, of decommissioning costs posted before construction begins, held by the county, specified time frame for decommission work (12 months). Decommissioning plan require the removal of all structures, foundations and pilings regardless of depth below grade.
2. If project owner does not remove any temporary construction structures, Chisago County would have the right remove any temporary construction structures 12 months after going on-line and costs for removal will be paid from the escrow funds for the decommissioning.

3. Memorandum of Lease must be recorded with Chisago County recorder prior to the project going on-line.

Motion carries with 2 opposed (Ted Krause and Brian Geisbuaer.

Motion by Tom Chaklos, second by Ted Krause to adjourn at 8:15 p.m. Motion carried.

Attest: Wendy Kowalke, Clerk

Chair, Greg Strom