



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Planning Commission
Government Center - Board Room
509 West 5th St, Red Wing MN 55066

Virtual Meeting Notice

Virtual Meeting Notice: The Goodhue County Planning Advisory Commission will be conducting a meeting on October 18, 2021 at 6:00 p.m. Due to concerns surrounding the spread of COVID-19, the meeting and all public hearings will be conducted both in person at the Goodhue County Government Center and virtually via GoToMeeting. COVID-19 CDC recommendations will be followed at the meeting including social distancing protocols and requiring masks for all attendees appearing in person.

The public may monitor the meeting from a remote site by logging into <https://global.gotomeeting.com/join/648613421> or calling 1 866 899 4679 beginning at 5:50 PM or any time during the meeting. Access Code: 648-613-421

Public Comments: Interested persons may submit comments by phone, in writing, or via email before noon on Monday, October 18, 2021. To submit your comments please email them to samantha.pierret@co.goodhue.mn.us or mail them to the Land Use Management Department at 509 West 5th Street, Red Wing, MN 55066. Comments received by this deadline will be read into the record during the public hearing for that item, including name and address.

6:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. September 20, 2021 Planning Commission Meeting Minutes

Documents:

[MINUTES_SEPTEMBER2021_PAC_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: Request For CUP For Non-Metallic Mineral Extraction Facility (Richard O'Brien And Sheila O'Brien Trusts)
Request for CUP, submitted by Richard O'Brien and Sheila O'Brien Trusts (Owners) for

a Non-Metallic Mineral Extraction Facility. Proposed activities include a sand/aggregate pit and associated processing/transport equipment and facilities. Parcels 39.034.0500 and 39.034.0800. TBD White Pines Road SE Pine Island, MN 55963. The W ½ of the SE ¼ and Part of the E ½ of the SW ¼ of Section 34 TWP 109 Range 15 in Pine Island Township. A1 Zoned District.

Documents:

[PACPACKET_OBRIEN_REDACTED.PDF](#)

2. PUBLIC HEARING: CUP Request For A Utility-Scale Solar Energy System (SES) Request submitted by Impact Power Solutions (Brian Keenan, Applicant) and Heimer Family Trust (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.24 acres. Parcels 39.011.0100 and 39.011.0200. TBD HWY 60 BLVD Mazeppa, MN 55956. The E ½ of the NE ¼ of Section 11 TWP 109 Range 15 in Pine Island Township. A-1 Zoned District.

Documents:

[PACPACKET_HEIMER.PDF](#)

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

**PLANNING COMMISSION
GOODHUE COUNTY, MN
September 21, 2021 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Marc Huneke in the Basement IT Conference Room at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present virtually via GoToMeeting: Marc Huneke, Tom Gale, Richard Miller, Darwin Fox, Chris Buck, Howard Stenerson, Todd Greseth, and Richard Nystuen

Commissioners Absent: Carli Stark

Staff Present: Land Use Director Lisa Hanni (Virtual), Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Kathy Bauer

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Fox to approve the meeting agenda.

Motion carried 8:0

2. Approval of Minutes

²Motion by Commissioner Fox; seconded by Commissioner Miller to approve the previous month's meeting minutes.

Motion carried 8:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request submitted by Pivot Energy (MN Solar 18 LLC, Applicant) and David & Mary Wickum (Owners) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres.

Pierret presented the staff report and attachments.

Elizabeth Reddington with Pivot Energy stated the application was originally submitted for a 1-Megawatt System, however with Xcel Energy's capacity limits in the area, the system has been downsized to 300-Kilowatt system encompassing about 2 acres.

Chair Huneke Opened the Public Hearing

No one spoke for or against the request.

³After Chair Huneke called three times for comments it was moved by Commissioner Gale and seconded by Commissioner Greseth to close the Public Hearing.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
September 21, 2021 MEETING MINUTES
DRAFT**

Motion Carried 8:0

It was moved by Commissioner Stenerson and seconded by Commissioner Nystuen for the Planning Advisory Commission to:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a CUP, submitted by Pivot Energy (MN Solar 18 LLC, Applicant) and David Wickum (Owner) for a Utility-Scale Photovoltaic Ground 300-Kilowatt Solar Energy System (SES) occupying approximately 8.0 acres.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and Pivot Energy (MN Solar 18 LLC) shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A copy of the NPDES and SWPPP shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicant should specify the seed mix to be used during the Building Permit approval process and shall submit "seed tags" to the Land Use Management Department prior to final inspection;
7. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agricultural Protection District). The Applicant shall request a final inspection by the Zoning Administrator for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion Carried 8:0**Other Discussion**

Commissioner Miller stated Pine Island Township has a proposal for a 1000-acre solar array within 5 sections coming in the near future. Stated concern for taking large sections of farmland out of production for solar arrays.

Chair Huneke asked if the proposal would be on tillable ground.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
September 21, 2021 MEETING MINUTES
DRAFT**

Commissioner Miller answered it is approximately 85-90 percent tillable ground and centered among a group of farmers that are 70+ years of age. Further noted he is not opposed to it but does have some concern about the tillable acreage being used for solar energy.

Commissioner Greseth agreed and stated he hopes that energy companies are looking at other options too and there is protection for agricultural land as well.

Commissioner Buck emphasized the need in looking at what will happen with solar in the future and making a plan for it.

Commissioner Stenerson replied having one big project as the proposed Pine Island one would be, may stop some of the applications for the smaller projects.

Commissioner Greseth asked Reddington why the power had to be reduced for this project to 300 kw.

Reddington replied the reason for the decrease in power was because the distribution grid was maxed out, the substation could not handle the size, and the upgrades would be too costly.

5ADJOURN: Motion by Commissioner Miller and seconded by Commissioner Fox to adjourn the Planning Commission Meeting at 6:27 p.m.

Motion carried 8:0

Respectfully Submitted,

Kathy Bauer, Zoning Administrative Assistant

¹APPROVE the PAC meeting agenda.

Motion carried 8:0

²APPROVE the previous month's meeting minutes.

Motion carried 8:0

³Motion to close the Public Hearing

Motion carried 8:0

⁴APPROVE the CUP request for Utility Scale Solar Energy System

Motion carried 8:0

⁵ADJOURN. Motion to adjourn the meeting

Motion carried 8:0

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Commission
From: Land Use Management
Meeting Date: October 18, 2021
Report date: October 8, 2021

PUBLIC HEARING: Request for CUP for Non-Metallic Mineral Extraction Facility (Richard O'Brien and Sheila O'Brien Trusts)

Request for CUP, submitted by Richard O'Brien and Sheila O'Brien Trusts (Owners) for a Non-Metallic Mineral Extraction Facility. Proposed activities include a sand/aggregate pit and associated processing/transport equipment and facilities.

Application Information:

Applicant(s): Richard O'Brien and Sheila O'Brien Trusts (Owners)
Address of zoning request: TBD White Pines Road SE Pine Island, MN 55963
PID(s): 39.034.0500 and 39.034.0800
Abbreviated Legal: The W 1/2 of the SE 1/4 and Part of the E 1/2 of the SW 1/4 of Section 34 TWP 109 Range 15 in Pine Island Township.
Zoning District: A-1 (Agriculture Protection District)

Attachments and Links:

Applications and revised project summary/maps
Site Map(s)
Goodhue County Zoning Ordinance:
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The Richard O'Brien and Sheila O'Brien Trusts, owners of the subject property have submitted a Conditional Use Permit (CUP) Application proposing to establish a mining site to extract non-metallic mineral aggregates (construction sand/aggregates). The site is proposed to include 38.96 acres of mining located on two parcels. Mining that includes extraction of more than 400 cubic yards per year in the A-1 District is subject to the approval of a Conditional Use Permit by the County Board.

Project Summary:

Staff has met with engineers from G-Cubed to guide the Applicants' preparation of a proposal to conform to County application submittal requirements and pertinent performance standards to operate a Non-Metallic Mineral Extraction Facility in Pine Island Township.

Land Use Management Department Staff have conducted a thorough review of the CUP Application submittals. Three maps required in Article 14 of the County Zoning Ordinance depicting existing site conditions, proposed operations, and reclamation plans were submitted for review along with supplemental narratives describing additional details.

Existing Conditions:

The Applicants prepared the required Map A depicting existing site conditions. Two parcels, both owned by the Applicants, will be affected by the proposed mining operation. Parcel 39.034.0500 owned by the Richard O'Brien RLT consists of approximately 77.20 acres and parcel 39.034.0800 owned by the Sheila O'Brien RLT consists of approximately 61.85 acres. The parcels are in section 34 of Pine Island Township which is zoned A-1, Agriculture Protection District. The eastern parcel (Richard O'Brien RLT) consists mostly of row crop agriculture lands. There is an existing farmstead in the southeast corner of the parcel along White Pines Road. The property is currently registered as a feedlot with the Goodhue County Feedlot Officer. The western parcel (Sheila O'Brien RLT) consists of land used for row crop agriculture.

The nearest residences (both owned by the Richard O'Brien RLT) are approximately 560-feet (parcel 39.034.0500) and 650-feet (parcel 39.034.0601) from the nearest areas to be mined on parcel 39.034.0500. Article 14 specifies that mining operations should be at least 1000-feet from existing dwellings. Setbacks may be reduced to 300-feet if written consent is obtained from the affected property owner. The property owners have submitted written consent to operate the mining operation no less than 300-feet from the existing residences.

Three soil boring logs were provided with the application. The boring locations are shown on Map A Sheet 1A. Existing site geology was submitted as seen on Map A Sheet 1C. The parcels are surrounded by A-1 zoned properties to the north, east, and west mostly used for row crop agriculture. The nearest dwelling not owned by the Applicants is approximately 1,550 feet east of the operation owned by Scott Miller. Section 34 is considered "full" for dwelling development (6 dwellings where a maximum of 4 are allowed).

Land to the south is located in the City of Pine Island and New Haven Township in Olmsted County. Uses include light industrial/commercial operations such as automobile sales and service and storage. The City has zoned these properties C-2, Highway Commercial District. The City has defined the C-2 District as an area "designed and intended to promote the development of uses which require a large concentration of automobile traffic."

Proposed Operations:

The Applicants prepared required Map B depicting proposed operations. Approximately 38.96 acres of the existing 139.05 total acres will be impacted by the mining operation. A 4-foot tall berm at a 3:1 slope is proposed to be established around the perimeter of the quarry as a screening, noise, and dust barrier. This berm will be constructed using overburden from the area to be mined. Three cross-sections are depicted on Sheet 2B Proposed Operations.

The proposed area to be mined complies with all required setbacks in the Zoning Ordinance. A scale and scale house are the only structures proposed to be constructed on-site on the south side of the project area. Employee vehicle parking will be along the access road or within the project site area as operations necessitate. The operation will operate 12 months per year. Hours of operation would be Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday 7:00 a.m. to 12:00 p.m. which is within the hours of operation limitations found in the Zoning Ordinance.

- Noise, Dust, Vibration, and Air Quality:

Impacts from the proposed non-metallic mineral extraction facility may include noise, vibration, and dust. Noise may be expected by the use of heavy equipment from mining, loading, and transport. Noise limitations and mitigation is regulated by the Mine Safety and Health Administration (MSHA). No blasting is proposed for the project.

The operation would be subject to complying with applicable MPCA Noise Standards. Features included in the Proposed Operations Plan such as creating an earthen berm around the perimeter of the mining area that would be seeded to establish vegetative cover would help mitigate dust and noise impacts to neighboring properties.

- Water Resources:

The Applicant has stated that the proposed berm and diversion ditches will divert surface water around the pit while in operation. The pit will act as a water retention pond and all drainage within the pit will flow to the low point. All surface water within the pit will be contained within the construction limits and infiltrate through the floor of the pit.

The operation will not be within 1/4 mile of any public waters. Existing drainage flows from NE to SW to a culvert under Highway 52. The flow of drainage will not be changed during the operation of the quarry except for stormwater inside the quarry which will remain contained.

- Aesthetics:

Aggregate mining is a high-impact land use that results in significant long-term alterations to the landscape in addition to visual impacts for the duration of the mining activity. These may include seeing open pits, major equipment, and hauling trucks.

A 4-foot tall berm will be constructed approximately 650-feet north of White Pines Road. The berm will be vegetated and will be visible from various points on White Pines Road, Highway 52, and 220th AVE. Mining activities will be occurring below grade and will be screened by the proposed vegetated berm. Stockpiles will be limited to 35-feet in height.

Vehicles accessing and leaving the site will utilize White Pines Road (asphalt surface) to access and Highway 52 to the southeast. Two dwellings not owned by the Applicants are accessed from White Pines Road along this route. One owned by the James Miller Trust in Goodhue County and one owned by Donna Hoehne Trust in the City of Pine Island/Olmsted County. Some commercial/industrial uses utilize direct access points onto White Pines Road east of the proposed mineral extraction facility.

- Traffic Safety:

The Applicants have indicated that they expect an average of 25 truck trips per day during operation. The access road to the quarry site is White Pines Road SE, a City of Pine Island maintained road. The Applicants have proposed one entrance and one separate exit point onto White Pines Road at existing field accesses. Accesses are located approximately 2.5-miles northwest of the Olmsted County 31 BLVD/Highway 52 interchange.

- Site Security:

The Applicant noted that berms to be established above the pit will act as site security and a gate will be installed at the entrance along with a sign containing contact information and regulations. The Planning Commission should consider whether fencing should be required in accordance with Article 14 Section 6 Subd. 4(B) *“Fencing, signs, and barriers are required around ponding areas and steep-sloped excavation areas unless, because of their location they are not deemed to create a safety hazard.”*

Reclamation Plan:

The Applicant is proposing to convert the proposed pit into a private lake with a residential subdivision surrounding the lake upon cessation of mining operations. A preliminary depiction of the subdivision layout is provided on Map C. The proposed subdivision would include the entire mined area and portions of the O'Brien property not affected by the mineral extraction operation.

The Applicants prepared a Reclamation Plan which includes removal of any structures, temporary improvements, and spreading salvaged topsoil across disturbed areas above the waterline of the proposed lake at a minimum depth of 6-inches. All disturbed areas will be seeded with an appropriate seed mix for vegetation re-establishment.

Sheet 2B shows proposed future grading at a 1:3 slope with a 6.0% grade running down to the proposed lake within the residential subdivision. The Applicant has indicated they would petition for annexation into the City of Pine Island prior to developing the residential subdivision.

Article 14 Section 6 Subd. 4. S4 and S5 state that reclamation must be completed within 12-months after completion of mineral extraction. Given this required timeline, staff would recommend the Planning Commission and County Board specify as a condition of this CUP that the County Zoning Administrator consider reclamation of the site "complete" upon removal of structures and ancillary equipment, the establishment of stabilized grading at 1:3 slopes, and 70% vegetative growth on all disturbed areas.

Any significant changes to the reclamation plan would need to be reviewed and approved by the Planning Commission as required by Article 14 Section 6S3.

SWCD Comments:

Goodhue Soil and Water Conservation District Director Beau Kennedy and Natural Resource Specialist Chad Hildebrand have reviewed the proposal and provided the following comments:

- *The proposal looks good. The applicant is conveying the water around the facility with a berm and a graded ditch/waterway. We would however recommend that the ditch/waterway be seeded and maintained as a grassed waterway until the water reaches a stable outlet (near HWY 52).*
- *It looks like all surface water will remain on site and not leave the sand pit. They propose pumping water within the facility, but not dewatering the pit offsite. Also, they will be required to follow the NPDES permit requirements if larger issues arise and dewatering the pit is necessary for some reason.*
- *According to the borings the applicant submitted, there will be mining below the water table however, no dewatering is proposed, and with similar sand mine operations, pumping down the water table within the pit is done as needed, and not continuously. We do not see the need to require water quality monitoring on this facility at this time. If operations change that may alter nearby hydrology, we should revisit the permit and make further recommendations at that time.*
- *We see no issues with the reclamation plan.*

Pine Island Township:

Pine Island Township considered the mining operation at their July 21, 2021 meeting. The Township approved the permit request with no additional comments.

City of Pine Island:

Staff reached out to the City of Pine Island for comments on the project. Craig Britton, Pine Island City Engineer provided the following comments to staff:

1. The City of Pine Island has a Future Land Use Map and Comprehensive Plan with an established growth boundary including the properties where the mining operation is being proposed. The residential subdivision being proposed as part of the reclamation plan has the potential to be annexed and developed through the appropriate review and application process including but not limited to a Land Use Plan Amendment, Zone Change, General Development Plan, and Platting processes.
2. The two proposed means of ingress/egress as shown on the submittal documents do not meet the spacing standards established for White Pines Road SE. Access from the subject properties onto White Pines Road SE shall be permitted by the City of Pine Island through a formal submittal process by the applicant.
3. The subject property is adjacent to properties located within the City of Pine Island. The City requests the opportunity to regularly review and comment on the effectiveness of noise and dust mitigation measures taking place on the subject properties during mining operations.
4. The City of Pine Island requests that the majority of the traffic generated by the mining operation be routed on White Pines Road SE, east of the subject properties to reduce traffic congestion at the County Road 11 and White Pines Road SE roundabout.

County responses:

1. *The applicant/owners will need to work with the City of Pine Island to complete the annexation and platting process upon closure of the mining operation if not completed prior to the closure of the mine.*
2. *The applicant/owners will need to obtain an access permit from the City of Pine Island and provide a copy of the approved permit to the County Zoning Administrator prior to beginning mining operations.*
3. *County staff typically reviews mining operations upon receipt of yearly registration documents from operators and/or upon complaint. The City of Pine Island may work with the applicant/operator to establish a review timeline if they choose and the City may submit comments/issues to the County Zoning Administrator at any time during operation.*
4. *The applicant has indicated that routing traffic to the east will not be an issue.*

Security:

Article 14 Section 6 Subd. 1 requires the Applicant to post a letter of credit, bond, or cash escrow for a mineral extraction facility CUP. The security should account for costs of bringing the operation into compliance with the mineral extraction permit requirements including site monitoring and enforcement costs, extraordinary costs of repairing roads due to the special burden resulting from the hauling of materials and traffic associated with the operation, site restoration, and costs the County may incur in enforcing the terms of the Conditional Use Permit including attorney's fees. The bond shall be for a minimum of one year and shall include a provision for notification to the County at least 30 days prior to cancellation or non-renewal. The Applicant has proposed reclamation costs to be \$240,140.00, staff has calculated the required security to be \$240,000.

Findings of Fact:

- The proposed sand pit operation does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values within the immediate vicinity. The quarry would be located within a primarily agricultural area. There are two dwellings within 1,000 feet of the

proposed quarry, both owned by the Applicants, who have submitted written consent for a reduced setback.

- That the establishment of the proposed mining operation is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all standards of the Goodhue County Zoning Ordinance and it does not appear incompatible with adjacent land uses. The quarry would be located in an A-1 Zoned section of Pine Island Township that is considered “full” for dwelling development. Surrounding property located in the City of Pine Island is zoned Highway Commercial District where dwellings are not a permitted use.
- A review of the Applicant’s submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be provided to accommodate the proposed use.
- The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance’s parking requirements.
- The submitted plans detail adequate measures will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance including berming, seeding, hours of operation, and MPCA Noise Standards.

Staff Recommendation:

LUM Staff recommends the Planning Commission

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request from Richard O’Brien and Sheila O’Brien Trusts (Owners) for a Conditional Use Permit to establish a Non-Metallic Mineral Extraction Facility. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Hours of Operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 12:00 p.m. Saturday. Any exceptions must comply with Article 14, Section 6, Subd. 4;
3. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations. Evidence shall be provided to the County of all required permits prior to the start of Mining Operations;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 14 Mineral Extraction and Article 21 Agricultural Protection District;
5. Site Reclamation after completion of mineral extraction shall be performed according to submitted plans, specifications, and narrative in accordance with Article 14 Section 6 Subd. 4S;
6. The operation shall be annually registered with Goodhue County in accordance with Article 14 Section 6 Subd. 2;
7. Security. The applicant/owner (Richard O’Brien and Sheila O’Brien Trusts) of the properties on which the mineral extraction is occurring, shall post a letter of credit, bond, or cash escrow of \$240,000. If the required Security is provided in the form of a “Letter of Credit” or a “Performance Bond”, it shall be subject to review and approval by the County Attorney prior to the start of Mining Operations. Goodhue County shall be listed as the eligible party to access the Security to reimburse the following costs upon failure of the Applicant/Owner to comply with requirements of this Conditional Use Permit;

8. Mineral Extraction and related activities are limited to the 38.96 acres as legally described on the Certificate of Survey for Bruening Rock Products O'Brien Sand Pit (Sheet 1B); and
9. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to constructing any structures on the property.
10. The Applicant shall obtain approval for access to White Pines Road SE from the City of Pine Island and submit said approval to the County Zoning Administrator prior to beginning mining operations.

GOODHUE COUNTY MINERAL EXTRACTION FACILITY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 39.034.0500
39.034.0800

Permit # Z21-0045

PROPERTY OWNER INFORMATION

Last Name **O'Brian** First **Richard** Email:
Street Address **821 White Pines Road SE** Phone:
City **Pine Island** State **MN** Zip **55963**
Operator Name **Bruening Rock Products** Phone:
Contact Person **Ronald Fadness** Email:
Operator Mailing Address **P.O.Box 127, Decorah, IA 52101**
Other contact information (fax, cell, etc)

PROJECT INFORMATION

Site Address (if different than above):
Attach Legal Description as Exhibit "A" Project acreage: **38.96** Contiguous acreage of landowner: **282.98**
Map A: (see checklist for requirements) Map B: (see checklist for requirements) Map C: (see checklist for requirements)

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above-mentioned agent to represent me and my property in the above-mentioned matter.

Signature of Landowner  Date 9/20/2021
Signature of Agent Authorized by Agent (Operator)

TOWNSHIP INFORMATION Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the interim use request.

Signature _____ Title _____ Date _____

Comments:

COUNTY SECTION COUNTY FEE \$ ~~350~~ ^{\$1000⁰⁰} RECEIPT # 17983 DATE PAID 9/21/21
Shoreland _____ Lake/Stream Name _____ Zoning District _____
Date Received _____ Date of Public Hearing _____ DNR Notice _____ City Notice _____
Referred to Technical Panel? Date _____ Recommendation received (date) _____

Action Taken: _____ Approve _____ Deny

RECEIVED

SEP 21 2021

Land Use Management



GOODHUE COUNTY MINERAL EXTRACTION FACILITY CONDITIONAL/INTERIM USE PERMIT APPLICATION

APPLICANT FINDINGS OF FACT AND SUPPORTING INFORMATION REGARDING CONDITIONAL/INTERIM USE PERMIT

A.1 Narrative Information:

- 1. See above
- 2. See above
- 3. See above
- 4. Type of material to be extracted: Construction Sand/Aggregates
- 5. Mode of Operation (screening, drying, and storage of material): Material will be excavated Utilizing common construction equipment. Wet material will be stockpiled on-site until dry enough to run through screener. Dry material will be processed through a screener to sort material by size. All material will be stored on-site within the surveyed boundary. Stockpiles will be in various locations throughout the operation.
- 6. Estimated quantity of material to be extracted: 4,500,000 Tons of Sand/Aggregates
- 7. Plans for blasting: Currently Blasting isn't planned. If blasting is required a licensed blasting contractor will be utilized in compliance with federal and state laws.

* Seismic Monitoring. If blasting, submit a pre-blast survey performed by MN Licensed Engineer of surrounding dwellings and buildings within 1/2 mile prior to initial blasting. Yearly seismic surveys will be offered and conducted by the applicant's engineer if blasting has occurred within the previous year.

- 8. Other information to explain the facility in detail: The site is proposed to be a sand / aggregate pit. All material will be stored on-site until it is hauled to the final use. Final reclamation is proposed to be a residential housing development surrounding a private lake.



GOODHUE COUNTY MINERAL EXTRACTION FACILITY CONDITIONAL/INTERIM USE PERMIT APPLICATION

9. Operation Timeframe:

Hours of operation per day: 7-7 M-F & 7-12 Sat.

Days per week: 6

Months of the year: 12

Prospected number of years: 30

10. Describe all vehicles and equipment to be used: Typical Construction equipment shall be utilized to extract the material from the ground. Screeners will be utilized to sort the material into stockpiles for various aggregate products. Material will be loaded into DOT certified trucks/trailers to be hauled off-site.

11. Vehicles accessing the site:

Access 1:

Average Vehicles per day: 25

Peak Vehicle per day: 40

Access 2:

Average Vehicles per day: 25

Peak Vehicle per day: 40

Access 3:

Average Vehicles per day: _____

Peak Vehicle per day: _____

Access 4:

Average Vehicles per day: _____

Peak Vehicle per day: _____

A.2 Complete the following either here or attach a map

1. Existing land uses on the subject property: Existing Land Use is Agriculture

2. Zoning District: A1-Agricultural Protection

Comp Plan Designation (if different): _____

3. Soil, vegetation, mineral content and topography of the subject property: Soils are Dakota Silt Loam which is silt loam over gravelly sand to sand at 0 to 3 % slopes.

Vegetation is currently agricultural row crops.

GOODHUE COUNTY MINERAL EXTRACTION FACILITY CONDITIONAL/INTERIM USE PERMIT APPLICATION

4. Attach at least 3 soil boring logs with description of subsurface materials of the property. With description of the subsurface materials on the subject property. (Article 14, Section 5 Subdivision 2.

C)

a. If washing or processing is not proposed and if groundwater is not encountered at a depth of 15 feet, below the bottom of the proposed pit floor, the applicant need not extend borings farther.

b. If washing or processing are proposed: install 3 monitoring wells to evaluate the hydro-geologic environment. More may be required after review. (Article 14 Section 5, Subdivision 2.L)

5. A general description of surface waters, existing drainage patterns and groundwater conditions within ¼ mile of the subject property. No public waters existist within 1/4 mile of the site. The existing drainage is generally flowing from NE to SW to a culvert under US Highway 52. Groundwater water was found 34' below the surface whic is constitant with the Geologic Atlas of Goodhue County. Groundwater flow according to the Geologic atlas is North-Northeast.

6. Depth, quantity, quality and intended use of the mineral deposits on the subject property: Site borings indicate 4 to 6 feet of overburden above marketable sand and aggregate products. Borings were completed 40 to 50 feet in depth and were logged to still be within a marketable material layer.

7. Other permits required (attach): Once IUP approved the pit will be added to Bruening Rock Products NPDS permit for industrial mining.

8. Describe the site hydrology and drainage characteristics during each phase of mineral extraction including plans to control erosion, sedimentation and water quality of storm water runoff. Overburden will be removed from the pit area and utilized to create the screening berm around the pit. This berm will be vegetated once completed. The berms will act as surface water diversion to prevent water from running into the pit while in operation. All surface water within the pit will be contained within the construction limits and infiltrate through the floor of the pit. There will be no storm water runoff.



GOODHUE COUNTY MINERAL EXTRACTION FACILITY CONDITIONAL/INTERIM USE PERMIT APPLICATION

- 9. If proposed changes to existing drainage, describe proposed mitigation plans to control downstream off site damage caused by any increase to the natural flow of water or any diversion of the exiting natural flow of water, write NA if not changing drainage: Current drainage patterns are generally flowing northeast to southwest. With the exception of the pit self containing stormwater the proposed flow of stormwater will be northeast to southwest. Water will be diverted around the pit to the existing culvert under US Highway 52

- 10. Describe action to be taken to mitigate impacts related to wetlands, erosion, noise, air pollution, surface water contamination, traffic, dust, or vibrations. There are no wetlands present. Erosion will be stormwater erosion will be mitigated by being contained 100% within the pit. The diversion berms and ditches will be inspected periodically to minimize erosion. There will be noise produced by the heavy equipment utilized to extract and sort the material. This is typical of any construction activity and will be minimized with the construction of the screening berm around the site. Stockpiles will be contained within the perimeter berm which will reduce the potential of any dust pollution caused by wind. Watering of access roads may be necessary to limit dust pollution.

- 11. Description of site screening, landscaping, and security fencing. A 4' tall screening berm is proposed. A gate will be installed at the entrance of the facility. This is rural pit with limited visibility or access from the public. A perimeter fence is not proposed but can be added if it is determined to be necessary.

- 12. Describe method for handling complaints including how to they should be received and method for resolution. Complaints should be directed to Ronald Fadness, General Counsel of Bruening Rock Products, Inc. (563) 382-2933. All complaints will be investigated and resolution sought out.

- 13. See A.2- 4

6
GOODHUE COUNTY MINERAL EXTRACTION FACILITY CONDITIONAL/INTERIM USE PERMIT APPLICATION

14. Attach minimum of 3 cross-sections showing the extent of overburden, extent of mineral deposits, the water table, and any evidence of the water table in the past. See Sheet 2B
15. Description of methods to control the weight of the vehicles and methods to ensure vehicles do not travel on roads with weight limits lower than the weight of the vehicles. A scale will be constructed at the entrance/exit of the pit. All vehicles will be weighed entering and exiting to ensure they are within limits.
16. Description of methods to prevent mud and debris from being tracked onto public roads. The entrance and exit of the pit will be maintained with clean gravel.
17. Contingency Plan. Attach a plan for responding to spills and berm/earthen dam failure, or accidental release of chemicals, process water, or tailings.
18. See A.1-7
19. Description of site security and property boundary signage to be utilized at the facility. There will be a permiter berm screening visibility of the pit along with a sign at the entrance of the pit with contact information and regulations.
20. Attach map of the location of public schools, churches, campgrounds, nursing homes, and platted residential properties within 1 mile of this proposal's property lines. See Sheet 1D
21. Describe local public monies or subsidies anticipated to be used in the establishment, operation, monitoring, or reclamations aspects of the proposal. The proposed reclamation plan is to develop a residential subdivision around the private lake created in the aggregate extraction process. Private funding will be used to finalize the reclamation.

A.3 If dewatering submit plan showing: **DEWATERING IS NOT PROPOSED.**

- A. Dewatering points and elevations
- B. Hydro-geologic parameters of the unit dewatered including hydraulic conductivity, transmissivity, and storativity.
- C. Proposed volume and rate of dewatering
- D. Discharge point
- E. Duration of dewatering

O'Brian Sand Pit – Bruening Rock Products Application Supplemental

- **Contingency Plan – Section 5Q**

In the case of a failure of the perimeter berm caused by erosion or blowout all stormwater would be retained within the pit boundary and filtered out through the sand within the site. The perimeter berm failure would be repaired immediately and seeded within 7 days. The drainage pattern within the site will be to the center of the disturbed area which would prevent sediments from eroding from the site.

There is no processing proposed that would produce process water, or tailings. Fueling and oil changes are contracted to vendors who service equipment daily. Oil changes are performed with equipment which extracts used oil from engines mechanically which significantly reduces the chance of spillage. With the exception of the petroleum products in the construction equipment there should be no other form of chemical contamination on-site. If a fuel spill would happen, mitigation measures including: observing safety precautions, stopping the spill, calling 911 if fire or public safety hazards are created, containing the spilled material, reporting the spill to the Minnesota Duty Officer and clean up. Spill containment and emergency preparedness can minimize damage and cost of cleanup. Materials such as containment sorbent and pads may be kept on-site during construction and mining operations. Any spill greater than five gallons of petroleum requires the operator to contact the Minnesota Duty Officer at (651) 649-5451 or (800) 422-0798 and report the spill.

- **Project Phasing – Section 6M**

This project is less than 40 acres and will be completed in 1 phase. The mining operation shall begin with stripping topsoil and placing it in the perimeter berms as proposed on map 2A. The excavation of the sand will begin at the end of the access road where the scale and scale house are proposed then continue in a counter clockwise direction until all marketable material is extracted. Reclamation will commence upon completion of the mining process.

- **Weed Control – Section 6N**

The operator will mow vegetation within the quarry to control weeds and maintain a reasonable appearance of the site.

- **Waste Disposal. – Section 6O**

An waste generated from the mining operation shall be disposed of in accordance with Federal, State, and county requirements.

O'Brian Sand Pit – Bruening Rock Products Reclamation Estimate

The proposed end use of the O'Brian Pit is a private 23-acre lake surrounded by a residential subdivision to be platted within the City of Pine Island.

Once quarry operations have been completed the operator will be responsible for the removal of all internal roads, scale, scale house, and machinery (miscellaneous removals). The site shall then be graded per the reclamation map (common excavation). Once mass grading is complete 6" salvaged topsoil shall be spread across all disturbed areas with the exception of the 10:1 bench which will remain as a private sandy beach and the area below the water depth (salvaged topsoil respread). Upon completion of topsoil spreading the entire site shall be seeded, mulched, and fertilized in accordance with the latest Minnesota Manual for Erosion Control and MnDot Regulations. Vegetation shall be inspected at 6 months and 12 months, noxious weeds shall be removed and non-vegetated areas reseeded as needed (seed, fertilize and mulch).

Upon reclamation approval from Goodhue County the site will be developed by the owner or sold to a developer to go through annexation and platting process. Below is a cost estimate for final reclamation.

O'Brian Sand Pit - Bruening Rock Products Reclamation Estimate				
ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	9/20/2021 AMOUNT
<u>1</u> Common Excavation (calculated as in place material excavated and placed as onsite to meet reclamation grades)	14700	CY	\$5.00	\$73,500.00
<u>2</u> Salvaged Topsoil Respread (6" average depth)	16940	CY	\$6.00	\$101,640.00
<u>3</u> Seed, fertilize and mulch	21	acre	\$2,500.00	\$52,500.00
<u>4</u> Miscellaneous removals & disposals (internal roads, scale, scale house)	1	LS	\$12,500.00	\$12,500.00
			Total =	\$240,140.00

CUP

Pine Island Township Variance Form

Pine Island Township grants a ^{CUP} variance to BRUENING Rock Products for the purpose

of SAND Mine Sec 34 ^{FARM NO.} 2101 on the date of 7-21-21

Floyd Jackson (Recipient)

Glen Bettes (Chairman Pine Island Township)

David A. Arndt (Clerk Pine Island Township)

Comments:

Rochester

3777 40th Avenue NW
Suite 200
Rochester MN 55901

507.292.8743
Rochester@Widseth.com
Widseth.com

October 7th, 2021

Samantha Pierret, Planning / Zoning Administrator
Goodhue County
509 West 5th Street
Red Wing, MN 55066
P: 651-385-3103
E: samantha.pierret@co.goodhue.mn.us

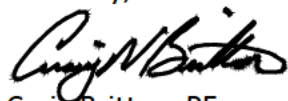
**RE: Bruening Rock Mine Application – White Pines Road SE (PARID’s 39.034.0500 and 39.034.0800)
City of Pine Island Review Comments**

Dear Samantha,

Thank you for the opportunity to review and provide comments on the proposed Bruening Rock Mine along White Pines Road SE on the properties with PARID’s 39.034.0500 and 39.034.0800 within Pine Island Township, Goodhue County.

1. The City of Pine Island has a Future Land Use Map and Comprehensive Plan with an established growth boundary including the properties where the mining operation is being proposed. The residential subdivision being proposed as part of the reclamation plan has the potential to be annexed and developed through the appropriate review and application process including but not limited to a Land Use Plan Amendment, Zone Change, General Development Plan and Platting processes.
2. The two proposed means of ingress / egress as shown on the submittal documents do not meet the spacing standards established for White Pines Road SE. Access from the subject properties onto White Pines Road SE shall be permitted by the City of Pine Island through a formal submittal process by the applicant.
3. The subject property is adjacent to properties located within the City of Pine Island. The City requests the opportunity to regularly review and comment on the effectiveness of noise and dust mitigation measures taking place on the subject properties during mining operations.
4. The City of Pine Island requests that the majority of the traffic generated by the mining operation be routed on White Pines Road SE, east of the subject properties to reduce traffic congestion at the County Road 11 and White Pines Road SE roundabout.

Sincerely,



Craig Britton, PE
City Engineer, City of Pine Island

cc: Elizabeth Howard, City Administrator
Todd Robertson, Public Works Director

WAIVER OF SETBACK REQUIREMENT

WHEREAS, Richard O'Brien and Sheila O'Brien, husband and wife ("the O'Briens"), are the owners of the real estate described as:

See Exhibit A

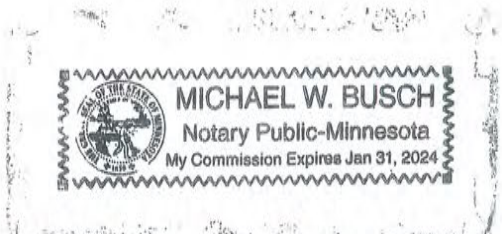
("the Subject Property") which is identified as Goodhue County Parcel Nos. 39.034.0500 and 39.034.0800, and locally known as 815 White Pines Road SE, Pine Island, Minnesota


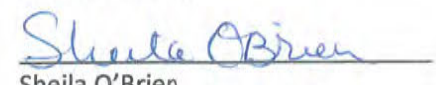
WHEREAS, Bruening Rock Products, Inc. is interested in establishing sand excavation operations on a portion of the Subject Property; and

WHEREAS, Section 14.6.4 of the Goodhue County Zoning Ordinance provides that the required setback between a mineral extraction operation and a dwelling may be reduced from 1,000 feet to 300 feet if agreed to by the owner of the dwelling;

NOW THEREFORE, the O'Briens, on behalf of themselves, their successors and assigns, hereby state as follows.

1. Pursuant to Section 14.6.4 of the Goodhue County Zoning, O'Briens hereby consent to the reduction of the setback requirement between the proposed sand extraction operation and the O'Brien residence to 300 feet.
2. This Waiver of Setback requirement shall run with the land and be recorded in the real estate records of Goodhue County.




Richard O'Brien

Sheila O'Brien

STATE OF MINNESOTA, COUNTY OF GOODHUE

This instrument was acknowledged before me this 8th day of September, 2021, by Richard O'Brien and Sheila O'Brien, husband and wife.


Notary Public

LOG OF TEST BORING



PROJECT NAME: O'Brien Pit
CLIENT/WSB #: 018143-000

PROJECT LOCATION: Pine Island, MN

BORING NUMBER PB-2

PAGE 1 OF 1

DEPTH (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE		MC %	%Fines	OTHER TESTS AND NOTES
						TYPE	No.			
1	TOPSOIL, dark brown		Topsoil							
2										
3	SILTY SAND WITH CLAY AND GRAVEL, brown, moist	SM	Mixed Alluvium							
4										
5										
6	SAND WITH VARIOUS AMOUNTS OF GRAVEL, brown, moist to wet and waterbearing at 37 feet	SP	Coarse Alluvium							
7										
8										
9										
10										
11										
12										
13	Weathered Limestone, buff to tan		Shakopee Formation							
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										
25										
26										
27										
28										
29										
30										
31										
32										
33										
34										
35										
36										
37										
38										
39										
40										

WATER LEVEL MEASUREMENTS

START: 5/07/2021

END: 5/07/2021

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
5/07/2021	12:00 pm	40			None		AUGER 0' - 40'	R. Kurth	MWO
								Notes:	

GEOTECHNICAL-NOTES - WSB.GDT - 5/10/21 14:57 - K:\018143-000\GEOTECH-CMT\GEOTECH\PINE ISLAND - SAND PIT.GPJ

LOG OF TEST BORING



PROJECT NAME: O'Brien Pit
CLIENT/WSB #: 018143-000

PROJECT LOCATION: Pine Island, MN

BORING NUMBER PB-3

PAGE 1 OF 1

DEPTH (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE		MC %	%Fines	OTHER TESTS AND NOTES
						TYPE	No.			
1	TOPSOIL, dark brown		Topsoil							
2	SAND WITH CLAY, dark brown, moist	SP-SC	Coarse Alluvium							
3										
4	SAND WITH VARIOUS AMOUNTS OF GRAVEL, brown, moist to wet and waterbearing at 34 feet	SP								
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										
25										
26										
27										
28										
29										
30										
31										
32										
33										
34										
35										
36										
37										
38										
39										
40										
41										
42										
43										
44										
45										
46										
47										
48										
49										
50	End of Boring 50.0 ft.									

WATER LEVEL MEASUREMENTS

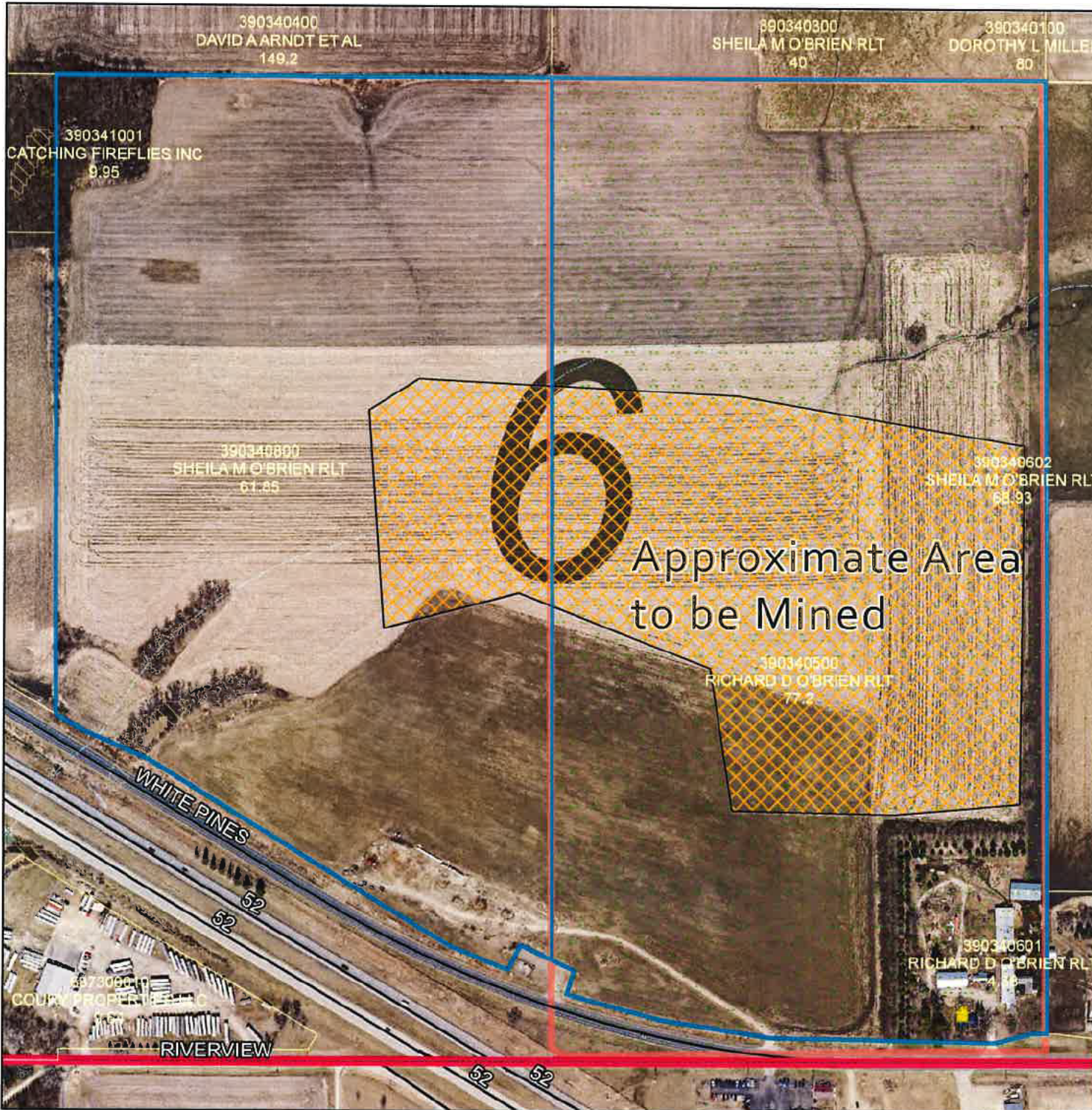
START: 5/07/2021

END: 5/07/2021

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief	Logged By:
								R. Kurth	MWO
5/07/2021	4:00 pm	50			34.0		AUGER 0' - 50'	Notes:	

GEO TECHNICAL NOTES - WSB.GDT - 5/10/21 14:57 - K:\018143-000\GEO TECH\CMIT\GEO TECH\PINE ISLAND - SAND PIT.GPJ

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

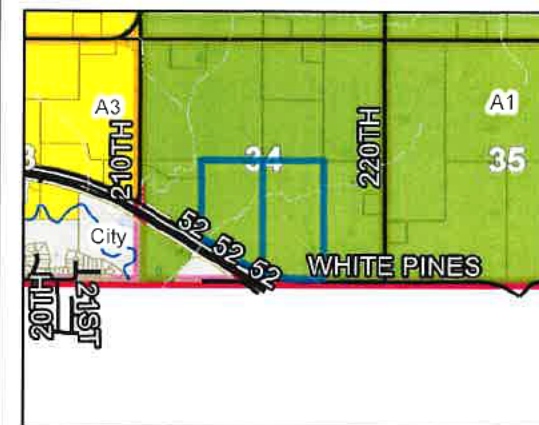
Public Hearing
October 18, 2021

Richard & Sheila O'Brien Trusts
(Owners/Applicants)
A1 Zoned District
The W 1/2 of the SE 1/4 and Part of the
E 1/2 of the SW 1/4 of Section 34
TWP 109 Range 15 in Pine
Island Township.

Request for a Non-Metallic
Mineral Extraction Facility.

Legend

Intermittent Streams	Bluff Impact Zones (% slope)
Protected Streams	20
Lakes & Other Water Bodies	30
Shoreland	FEMA Flood Zones
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	X



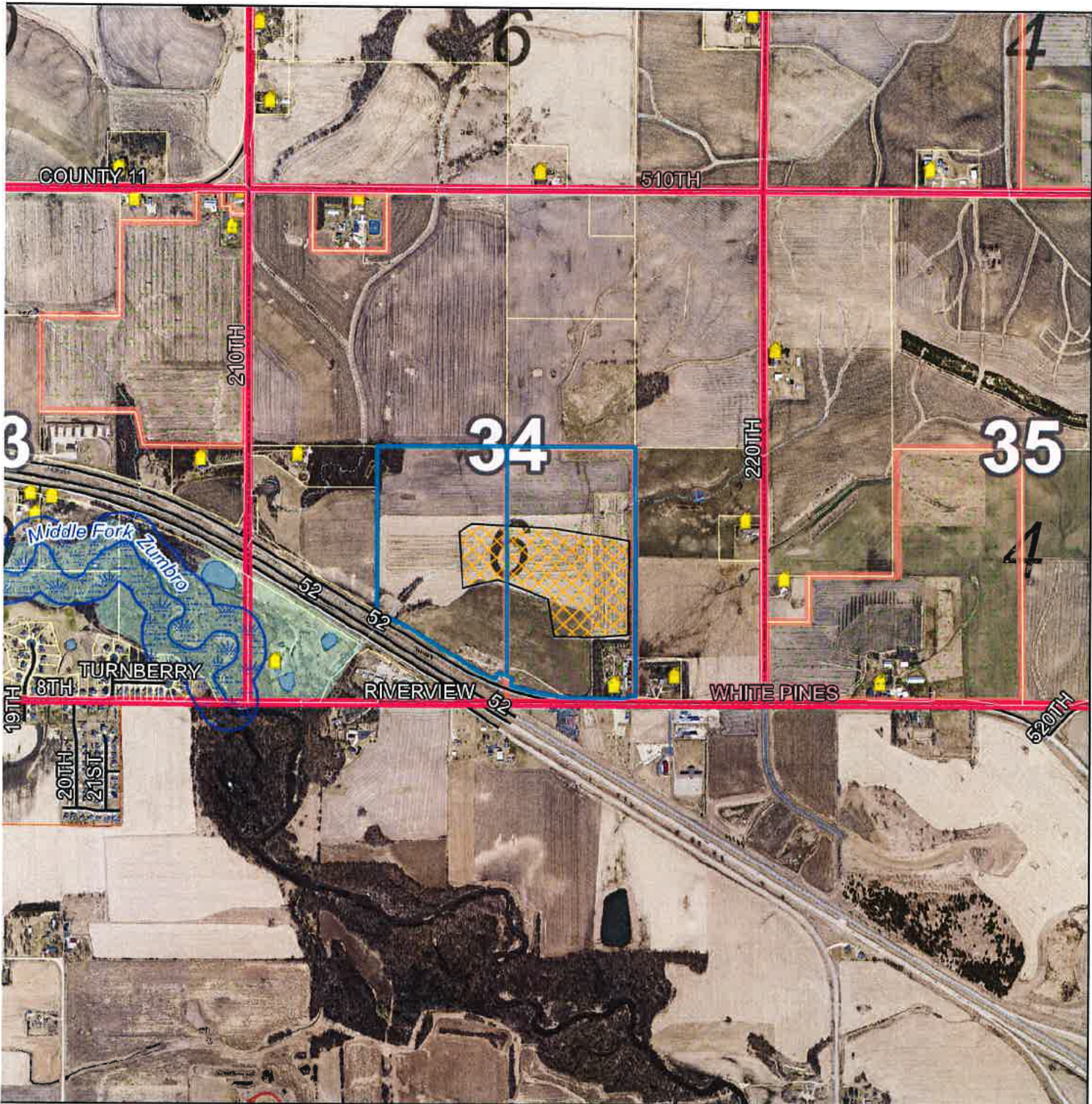
0 145 290 580 870 US Fe

DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2021.

2020 Aerial Imagery
Map Created September, 2021 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

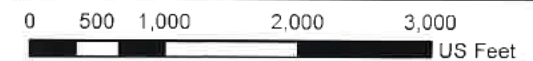
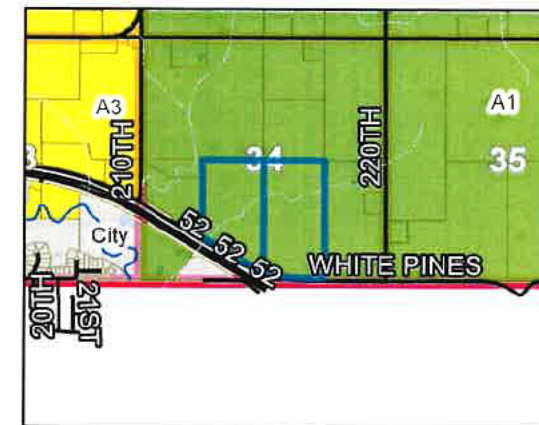
Public Hearing
October 18, 2021

Richard & Sheila O'Brien Trusts
(Owners/Applicants)
A1 Zoned District
The W 1/2 of the SE 1/4 and Part of the
E 1/2 of the SW 1/4 of Section 34
TWP 109 Range 15 in Pine
Island Township.

Request for a Non-Metallic
Mineral Extraction Facility.

Legend

Intermittent Streams	Bluff Impact Zones (% slope)
Protected Streams	20
Lakes & Other Water Bodies	30
Shoreland	FEMA Flood Zones
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	X



DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2021.

2020 Aerial Imagery
Map Created September, 2021 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

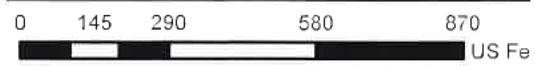
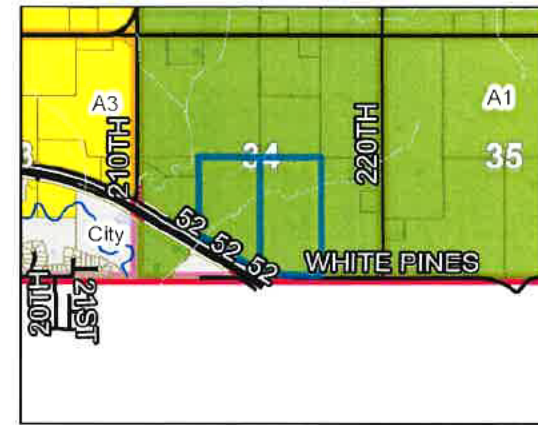
Public Hearing
October 18, 2021

Richard & Sheila O'Brien Trusts
(Owners/Applicants)
A1 Zoned District
The W 1/2 of the SE 1/4 and Part of the
E 1/2 of the SW 1/4 of Section 34
TWP 109 Range 15 in Pine
Island Township.

Request for a Non-Metallic
Mineral Extraction Facility.

Legend

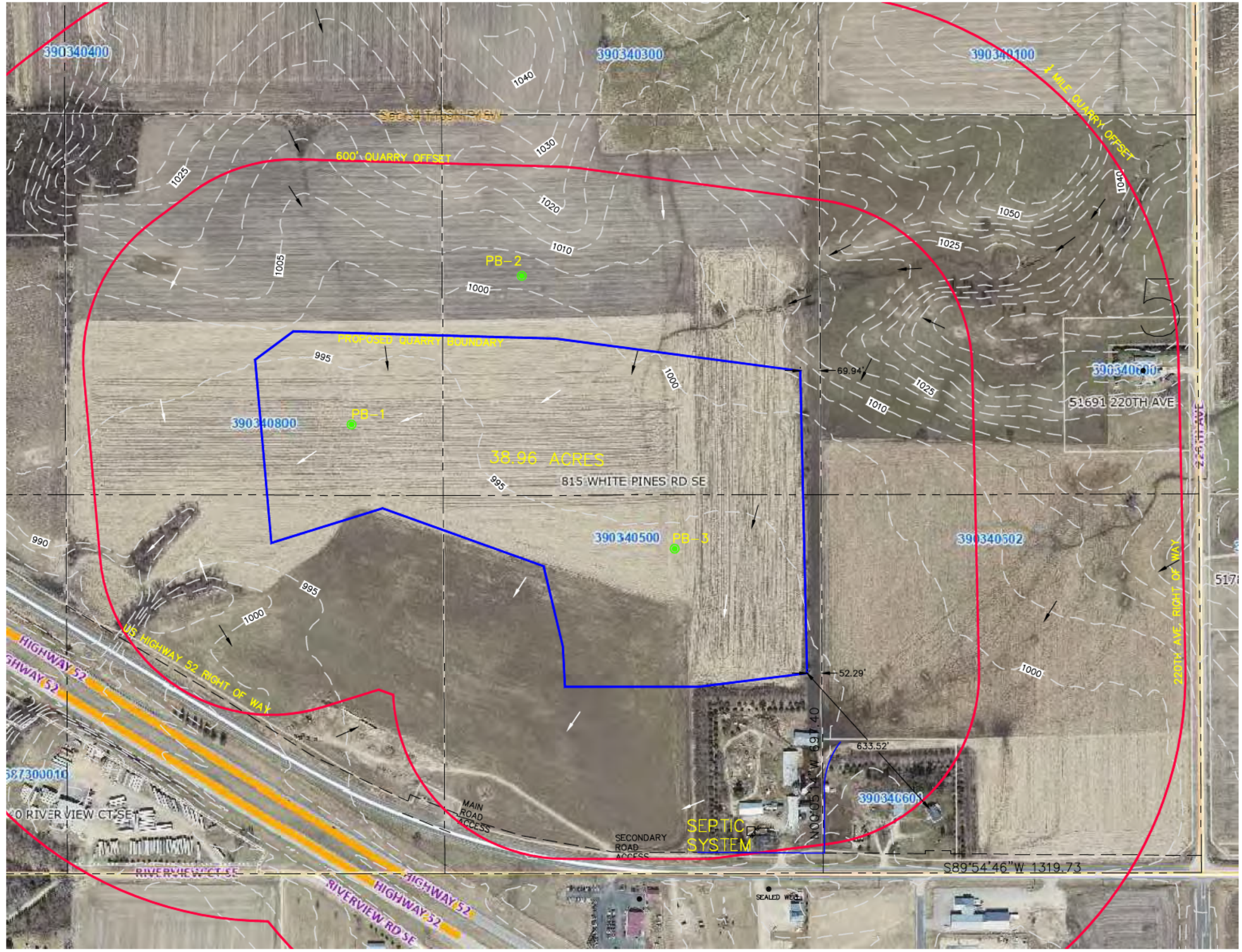
- | | |
|----------------------------|-------------------------------|
| Intermittent Streams | Bluff Impact Zones (>% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | FEMA Flood Zones |
| Historic Districts | 2% Annual Chance |
| Parcels | A |
| Registered Feaslots | AE |
| Dwellings | A0 |
| Municipalities | X |



DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2021.

2020 Aerial Imagery
Map Created September, 2021 by LUM

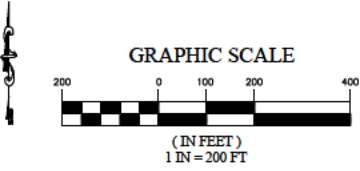




MAP A-EXISTING SITE CONTITIONS

- d. PROPERTY BOUNDARIES SURVEYED – SEE SHEET 1B
- e. EXISTING CONTOURS FROM MN LIDAR
- f. EXISTING VEGETATION – CORN AND BEANS
- g. EXISTING STRUCTURES – NA
- h. EXISTING PIPELINES, POWER LINES AND UTILITIES – NA
- i. EXISTING EASEMENTS – NA
- j. FRONTAGE ON WHITE PINES ROAD, MAINTAINED BY THE CITY OF PINE ISLAND – SHEET 1A
- k. ROAD ACCESS – HWY 52 FRONTAGE ROAD SHEET 1A
- l. EXISTING BLUFF IMPACT ZONE – NA
- m. TEST BORING LOCATIONS – SHEET 1A
- n. THREATENED AND ENDANGERED SPECIES
 - k.a. NORTHERN LONGEARED BAT
 - k.b. LEEDY’S ROSEROOT & PRAIRIE BUSH CLOVER
- o. THICKNESS AND TYPE OF EXISTING TOPSOIL – 2’-4’
- p. NO EXISTING HISTORICAL, CULTURAL, ARCHEOLOGICAL FEATURES IDENTIFIED IN THE SHPO OR COUNTY DATABASE.
- q. NO PREVIOUS MINING HAS BEEN DONE ON THIS SITE.

GEOLOGY SEE SHEET 1C
 HYDROLOGY SEE SHEET 1D



OWNER
 RICHARD OBRIEN
 821 WHITE PINES RD SE
 PINE ISLAND, MN 55963
 507-696-3475

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 GEOFFREY G. GRIFFIN
 REG. NO. 21940
 DATE 09/20/2021

DATE: 8/10/2021
 Prepared For:
 BRUENING ROCK PRODUCTS
 900 MONTGOMERY ST
 DECORAH, IA 52101
 FILE NO.: 21-202

G³
G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
 Ph. 507-867-1666
 Fax. 507-867-1665
 www.g3e.com

DESIGNED: CMP
 DRAWN: TML
 CHECKED: CMP

REVISED	BY	DATE
FOR REVIEW	CMP	8/13/21
FOR REVIEW	CMP	8/26/21
CUP/UP	CMP	9/21/21
REVISIONS	CMP	9/23/21

**PINE ISLAND TOWNSHIP
 GOODHUE COUNTY**

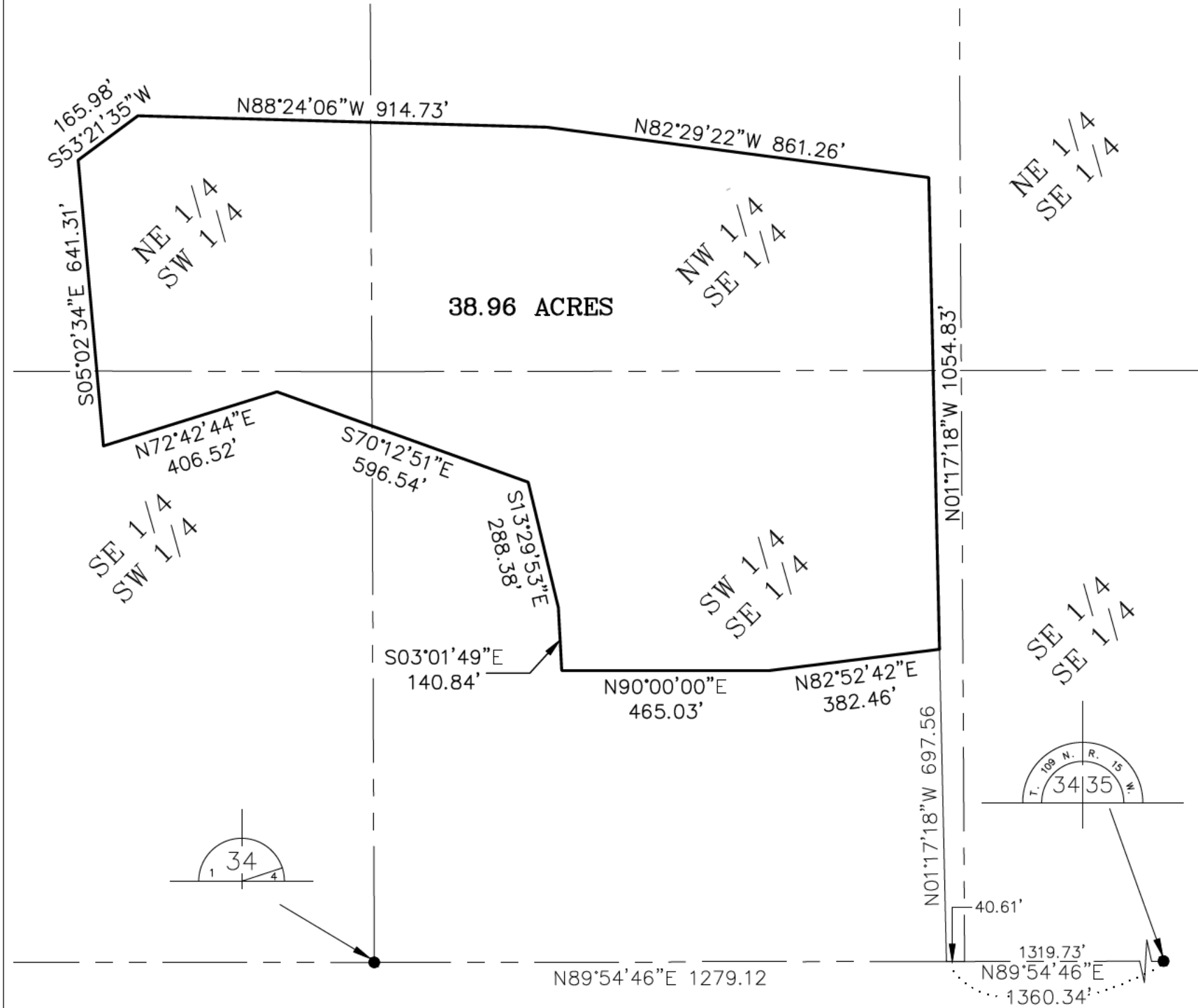
**O'BRIAN SAND PIT
 MAP A-EXISTING SITE CONDITIONS**

NOTE: IMAGE FROM US GOODHUE COUNTY GIS SERVICES

**EXISTING CONDITIONS SHEET 1A
 OF 7 SHEETS**

CERTIFICATE OF SURVEY

SECTION 34
T. 109 N., R. 15 W.



LAND DESCRIPTION:

That part of the East Half of the Southwest Quarter and that part of the West Half of the and Southeast Quarter, all in Section 34, Township 109 North, Range 15 West, Goodhue County, Minnesota describes as follows:
Commencing at the southwest corner of said West Half of the Southeast Quarter of Section 34; thence on assumed bearing of North 89°54'46" East, along the south line of said Southeast Quarter, 1279.12 feet; thence North 01°17'18" West 697.56 feet to the point of beginning; thence continuing North 01°17'18" West 1054.83 feet; thence North 82°29'22" West 861.26 feet; thence North 88°24'06" West 914.73 feet; thence South 53°21'35" West 165.98 feet; thence South 05°02'34" East 641.31 feet; thence North 72°42'44" East 406.52 feet; thence South 70°12'51" East 596.54 feet; thence South 13°29'53" East 288.38 feet; thence South 03°01'49" East 140.84 feet; thence North 90°00'00" East 465.03 feet; thence North 82°52'42" East 382.46 feet to the point of beginning.
The above described parcel contains 38.96 acres and is subject to any easements, covenants, and restrictions of record.

- IRON PIPE WITH PLASTIC CAP
STAMPED LS 21940 SET
- FOUND MONUMENT



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

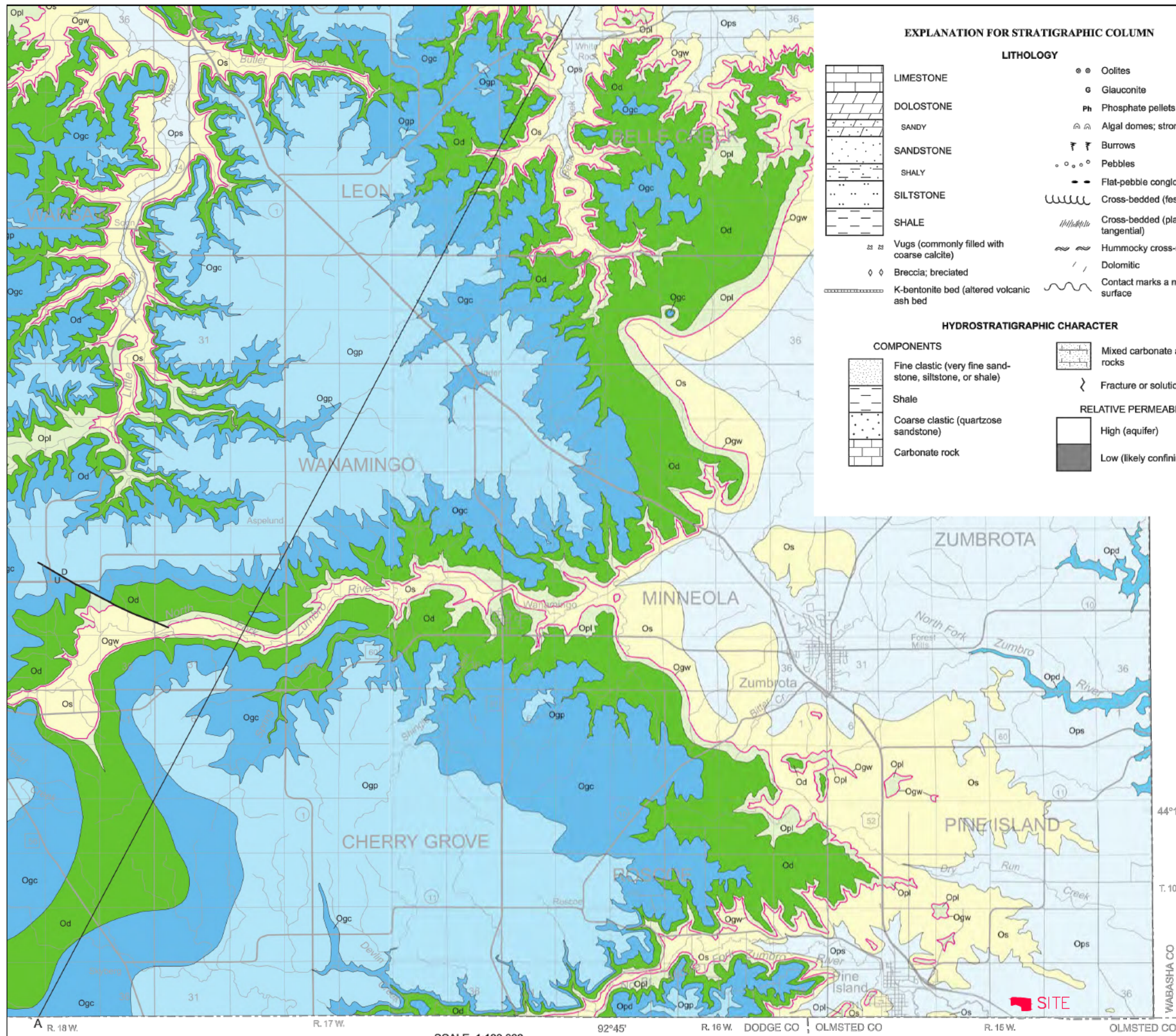
Geoffrey G Griffin
Geoffrey G Griffin
DATE 08/09/2021 REG. NO. 21940

DATE OF SURVEY: 06-28-2021
Prepared For:
Bruenning Rock Products
51691 220TH AVE
Pine Island, MN 55963
SHEET 1 OF 1 FILE NO: 21-202

G³
G-Cubed
ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

PINE ISLAND TOWNSHIP
GOODHUE COUNTY

O'BRIAN SAND PIT
MAP A-EXISTING SITE CONDITIONS
CERTIFICATE OF SURVEY SHEET 1B
OF 7 SHEETS



EXPLANATION FOR STRATIGRAPHIC COLUMN

LITHOLOGY

- LIMESTONE: [Symbol]
- DOLOSTONE: [Symbol]
- SANDY: [Symbol]
- SANDSTONE: [Symbol]
- SHALY: [Symbol]
- SILTSTONE: [Symbol]
- SHALE: [Symbol]
- Vugs (commonly filled with coarse calcite): [Symbol]
- Breccia; brecciated: [Symbol]
- K-bentonite bed (altered volcanic ash bed): [Symbol]

HYDROSTRATIGRAPHIC CHARACTER

COMPONENTS

- Fine clastic (very fine sandstone, siltstone, or shale): [Symbol]
- Shale: [Symbol]
- Coarse clastic (quartzose sandstone): [Symbol]
- Carbonate rock: [Symbol]

RELATIVE PERMEABILITY

- High (aquifer): [Symbol]
- Low (likely confining unit): [Symbol]

LITHOLOGY

- Oolites: [Symbol]
- Glauconite: [Symbol]
- Phosphate pellets: [Symbol]
- Algal domes; stromatolites: [Symbol]
- Burrows: [Symbol]
- Pebbles: [Symbol]
- Flat-pebble conglomerate: [Symbol]
- Cross-bedded (festoon): [Symbol]
- Cross-bedded (planar to tangential): [Symbol]
- Hummocky cross-strata: [Symbol]
- Dolomitic: [Symbol]
- Contact marks a major erosional surface: [Symbol]

STRATIGRAPHIC COLUMN

System or Series	Group, Formation, Member	Map Symbol	Thickness in feet	Lithology	Hydrostratigraphic Character		Natural Gamma Log
					Component	Permeability	
MIDDLE ORDOVICIAN	Galena Group						
	Prosser Limestone	Ogp	70	[Symbol]			
	Cummingsville Formation	Ogc	70-75	[Symbol]			
	Decorah Shale	Od	60-65	[Symbol]			
MIDDLE ORDOVICIAN	Platteville Fm	Opl	10-15	[Symbol]			
	Glenwood Fm	Ogw	5-15	[Symbol]			
LOWER ORDOVICIAN	St. Peter Sandstone	Os	100-115	[Symbol]			
	Shakopee Formation	Ops	160-180	[Symbol]			
	Willow River Member			[Symbol]			
	New Richmond			[Symbol]			
LOWER ORDOVICIAN	Hagar City Member	Opd	105-200	[Symbol]			
	Oneota Dolomite			[Symbol]			
	Coon Valley Member			[Symbol]			
UPPER CAMBRIAN	Jordan Sandstone	Cj	35-100	[Symbol]			
	St. Lawrence Formation		40-50	[Symbol]			
	Reno Member	Csf	165-175	[Symbol]			
	Tomah Mbr			[Symbol]			
	Birkmose Member			[Symbol]			
	Ironton and Galesville Sandstones	Cig	50-65	[Symbol]			
UPPER CAMBRIAN	Eau Claire Formation	Ce	120-140	[Symbol]			
	Mt. Simon Sandstone	Cmt	As much as 250	[Symbol]			

Ops **Shakopee Formation**—160–180 feet thick.
Willow River Member—Thin- to medium-bedded dolostone, sandstone, sandy dolostone, and minor amount of shale. As much as 150 feet thick.
New Richmond Member—Quartzose sandstone as much as eight feet thick overlying intraclastic, oolitic dolostone and sandy dolostone. Basal contact is a disconformity. As much as 50 feet thick.

GEOLOGY

- o. GEOLOGIC UNIT IS OPI – SHAKOPEE FORMATION
- p. DEPTH TO BEDROCK >50'
- q. CONFINING UNITS – NA
- r. FRACTURE PATTERNS AND TRACES – NA
- s. CAVES, JOINTS, FRACTURES, SINKHOLES, STREAM SINKS, AND SPRINGS – NA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 09/20/2021
 GEOFFREY G. GRIFFIN
 REG. NO. 21940

DATE: 8/10/2021
 Prepared For:
 BRUENING ROCK PRODUCTS
 900 MONTGOMERY ST
 DECORAH, IA 52101
 FILE NO.: 21-202

G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING

DESIGNED: CMP
 DRAWN: TML
 CHECKED: CMP

Ph: 507-867-1666
 Fax: 507-867-1665
 www.gse10

REVISED	BY	DATE
FOR REVIEW	CMP	8/13/21
FOR REVIEW	CMP	8/26/21
CUP /UP	CMP	9/21/21
REVISIONS	CMP	9/23/21

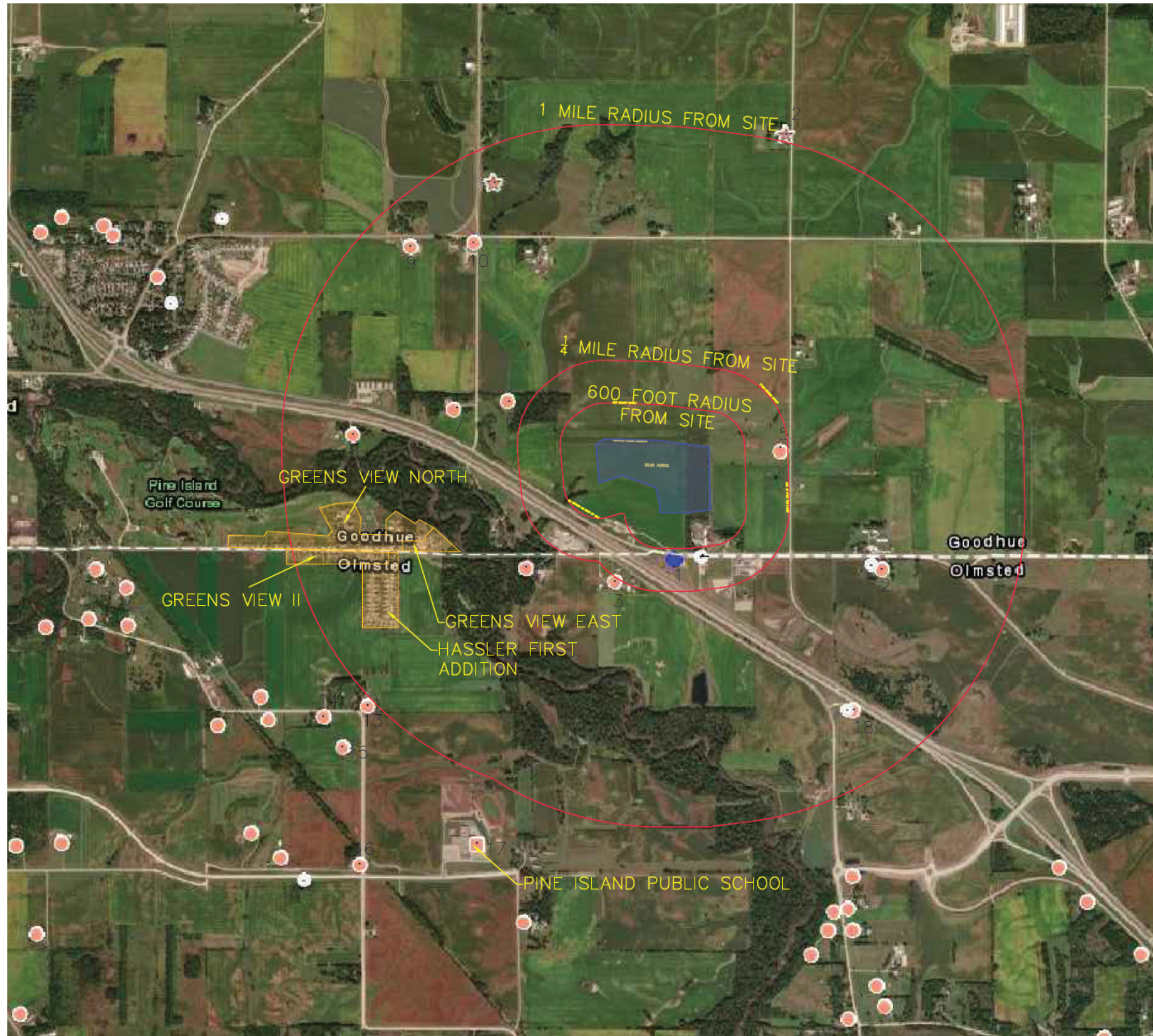
PINE ISLAND TOWNSHIP
GOODHUE COUNTY

NOTE: IMAGE FROM US GEOLOGICAL ATLAS OF GOODHUE COUNTY

O'BRIAN SAND PIT
MAP A—EXISTING SITE CONDITIONS

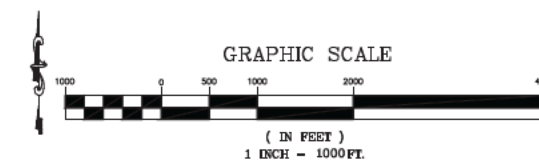
GEOLOGY

SHEET 1C
 OF 7 SHEETS



WELL NUMBER	WELL ID	LAST	FIRST	SWL	DEPTH	AGE
1	686443	Auto	CJ	20	330	2003
2	824313	HOEHNE	DONNA	54	340	2017
3	540525	WITT	BERNARD & DIANE	30	340	1994
4	792886	CASEY	DAVID	46	389	2012
5	187649	STARZ	ED	64	360	1983
6	518689	FOX	BOB	40	330	1992
7	218745	KLINGSPORN	HAROLD	ND	79	1965
8	459891	KOENIG	JERRY	25	380	1990
9	519637	ARNDT	DAVE	80	445	1993
10	576898	IMHOF	CARL	45	396	1996
11	1000004616	KRAUSE	RICHARD	0	135	ND
12	1000004615	SCHROEDER	REUBEN	0	170	ND
13	1000010650	HASSER	SINA	0	88	ND
14	1000010651	BUEGLER	PAUL	0	100	ND
15	638043	KUKSON	DEAN	25	375	2000
16	531246	ORNSBY	RICHARD	55	440	1993
17	807287	PUBLIC SCHOOL	PINE ISLAND	43	250	2015
18	412449	SCOTT	BARB	51	340	1986

- t. DRAINAGE PATTERNS – SEE CONTOURS SHEET 1A
- u. PER GEOLOGIC ATLAS OF GOODHUE COUNTY, PLATE 7, THE WATER TABLE DEPTH IS 20’–50’. THE GROUNDWATER FLOW IS NORTH–NORTHEAST. GROUNDWATER DEPTH WAS CONFIRMED IN SITE BORINGS AT 34’.
- v. WELLS WITHIN 1 MILE DEPICTED ON SHEET 1D DEPTHS ON CHART.
- x. ONE SEPTIC SYSTEM ON FARMSITE SOUTH OF PROPOSED PIT.
- y. NO DESIGNATED TROUT STREAMS WITHIN 600 FT.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 09/20/2021
 GEOFFREY G. GRIFFIN
 REG. NO.: 21940

DATE: 8/10/2021
 Prepared For:
 BRUENING ROCK PRODUCTS
 900 MONTGOMERY ST
 DECORAH, IA 52101
 FILE NO.: 21-202

G³
G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
 Ph. 507-867-1666
 Fax. 507-867-1665
 www.g3e10

DESIGNED: CMP
 DRAWN: TML
 CHECKED: CMP

REVISED	BY	DATE
FOR REVIEW	CMP	8/13/21
FOR REVIEW	CMP	8/26/21
CUP/UP	CMP	9/21/21
REVISIONS	CMP	9/23/21

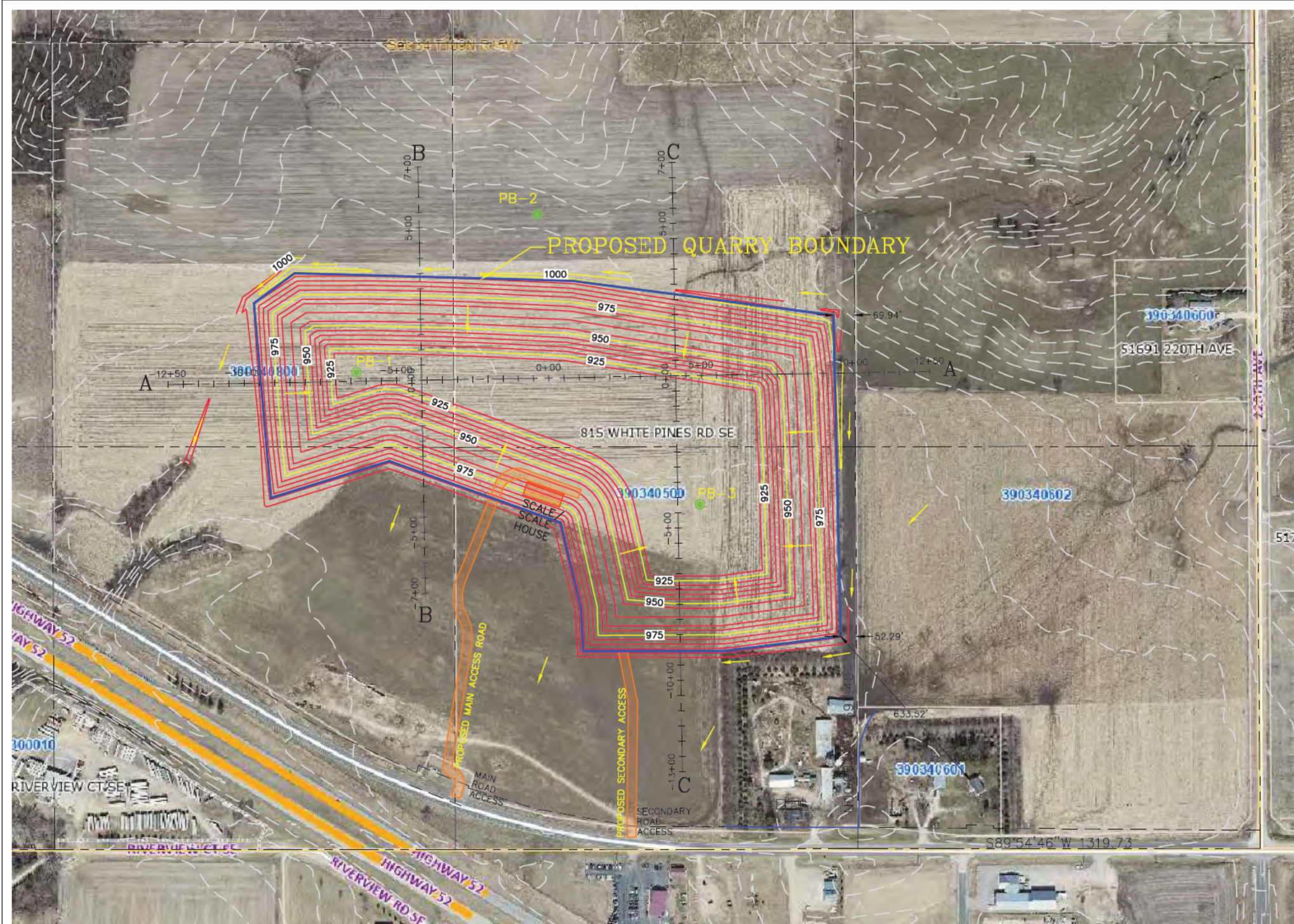
PINE ISLAND TOWNSHIP
 GOODHUE COUNTY

NOTE: IMAGE FROM MN DEPARTMENT OF HEALTH COUNTY WELL INDEX

O'BRIAN SAND PIT
 MAP A—EXISTING SITE CONDITIONS

HYDROLOGY

SHEET 1D
 OF 7 SHEETS

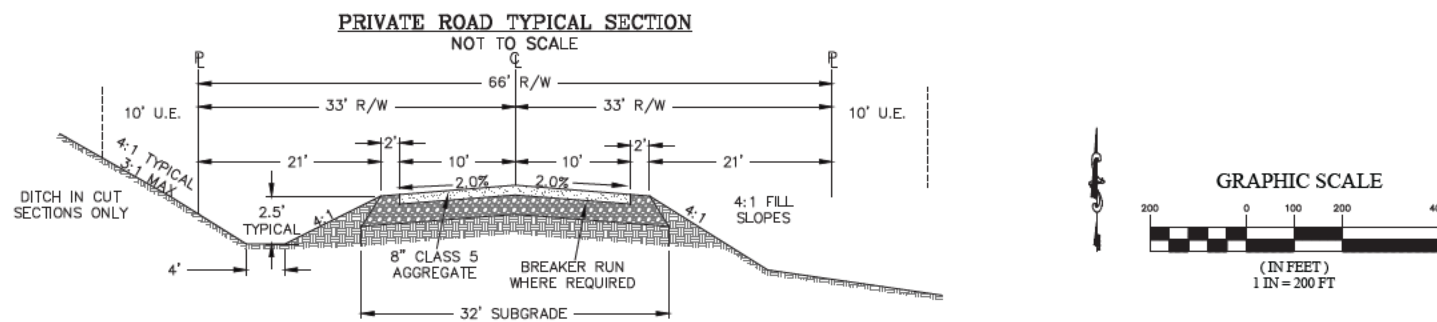


MAP B-PROPOSED OPERATIONS

- a. BOUNDARY SURVEYED – SEE SHEET 1B
- b. ALL EXISTING VEGETATION SHALL REMAIN UNTIL DISTURBANCE IS REQUIRED FOR THE MINING OPERATION.
ALL NON-DISTURBED AREA SHALL REMAIN STABLE FROM EROSION UNTIL THE MINING OPERATION IS PRESENT AT THAT LOCATION. AT WHICH POINT ALL RUNOFF SHALL REMAIN WITHIN THE QUARRY BOUNDARY.
- c. ALL OVERBURDEN SHALL BE PLACED IN STOCKPILES WITHIN THE QUARRY LIMITS. TOPSOIL AND NON-SALEABLE MATERIAL SHALL BE SEEDED WHEN NOT ACTIVE FOR 7 CONSECUTIVE DAY TO LIMIT EROSION.
- d. A SCALE AND SCALE HOUSE WILL BE CONSTRUCTED.
- e. AREA TO BE MINED APPROXIMATELY 39 ACRES AS SURVEYED. SEE CROSS SECTIONS SHEETS 2B AND 2C FOR MINING DEPTH.
- f. SEE CROSS SECTIONS SHEETS 2B FOR OVERBURDEN DEPTHS.
- g. LOCATION OF PROCESSING AREAS AND MACHINERY WILL ALL OCCUR WITHIN THE 38.96 ACRE MINING AREA. ALL VEHICLES WILL BE PARKED WITHIN THE QUARRY BOUNDARY. THESE TASKS ARE NOT STATIONARY AND WILL BE MOVED AS MINING MOVES ACROSS THE SITE.
- h. STORAGE OF MINED MATERIALS WILL ALL OCCUR WITHIN THE 38.96 ACRE MINING AREA. MATERIAL STOCK PILES WILL BE STORED ON THE QUARRY FLOOR AND WILL HAVE A MAXIMUM HEIGHT OF 35 FEET. THEY WILL MOVE THROUGHOUT THE QUARRY AS THE PROCESS MOVES.
- i. ALL VEHICLES SHALL BE PARKED WITHIN THE 38.96 ACRE QUARRY. TYPICALLY ALONG THE ACCESS ROAD BUT MAY MOVE THROUGHOUT AS OPERATIONS REQUIRE.
- j. EXPLOSIVES WILL NOT BE STORED ON-SITE.
- k. FUEL WILL NOT BE STORED ON-SITE.
- l. ALL DRAINAGE WILL BE INWARD. DISTURBED SLOPES NOT IN ACTIVE MINING FOR LONGER THAN 7 DAYS WILL BE SEEDED TO PREVENT EROSION.
- m. THE QUARRY ITSELF WILL ACT AS A WATER RETENTION POND. ALL DRAINAGE WITHIN THE QUARRY WILL FLOW TO THE QUARRY LOW POINT.
- n. ALL DRAINAGE IS WITHIN THE QUARRY. SEE PROPOSED CONTOURS SHEET 2A.
- o. THE INTERNAL ROAD SYSTEM IS SHOWN AS A LOOP FROM THE EXISTING ROAD ACCESS POINTS.
- p. THERE WILL BE NO ADDITIONAL PROPOSED ROAD ACCESS POINTS
- q. MATERIAL FROM THIS SITE WILL BE USED IN MULTIPLE CONSTRUCTION PROJECTS THROUGHOUT SE MINNESOTA. TRUCKS HAULING FROM THE SITE SHALL FOLLOW WEIGHT LIMITS ON ROADS LEAVING THE SITE AND TO THE FINAL DESTINATION. TYPICAL ROUTE WILL BE WHITE PINES ROAD TO HIGHWAY 52.

OWNER
 RICHARD OBRIEN
 821 WHITE PINES RD SE
 PINE ISLAND, MN 55963
 507-696-3475

NOTE: GRADING OUTSIDE OF QUARRY FOR FUTURE RESIDENTIAL DEVELOPMENT. SEE SHEET 3A FOR RECLAMATION PLAN



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 GEOFFREY G. GRIFFIN
 DATE: 09/20/2021 REG. NO. 21940
 FILE NO.: 21-202

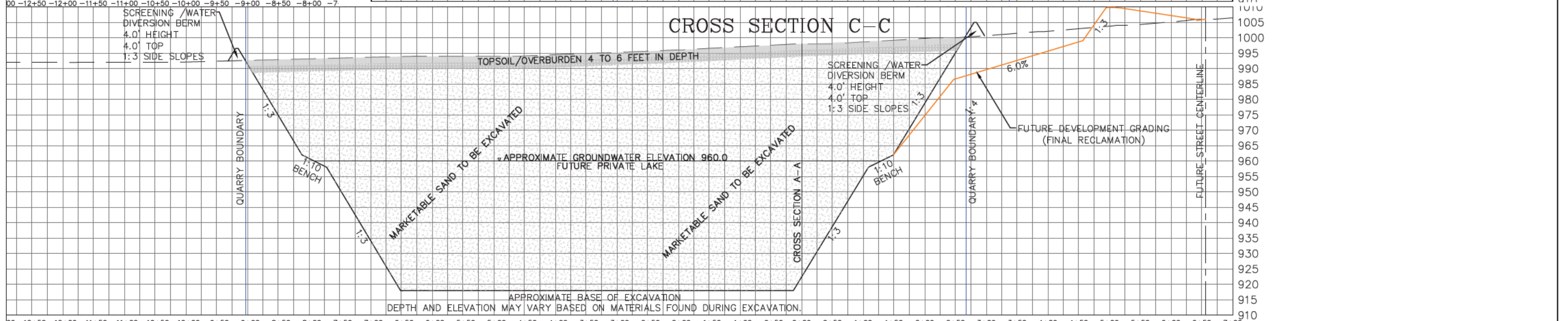
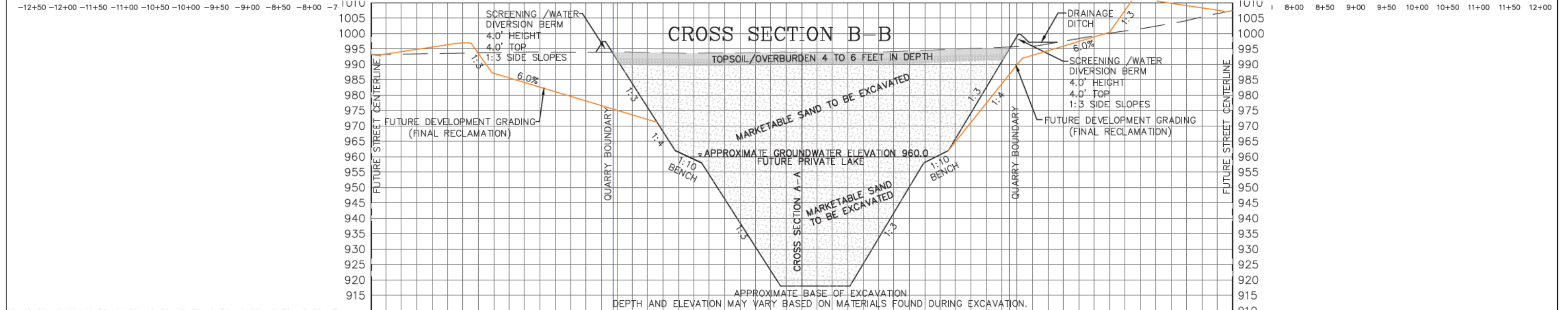
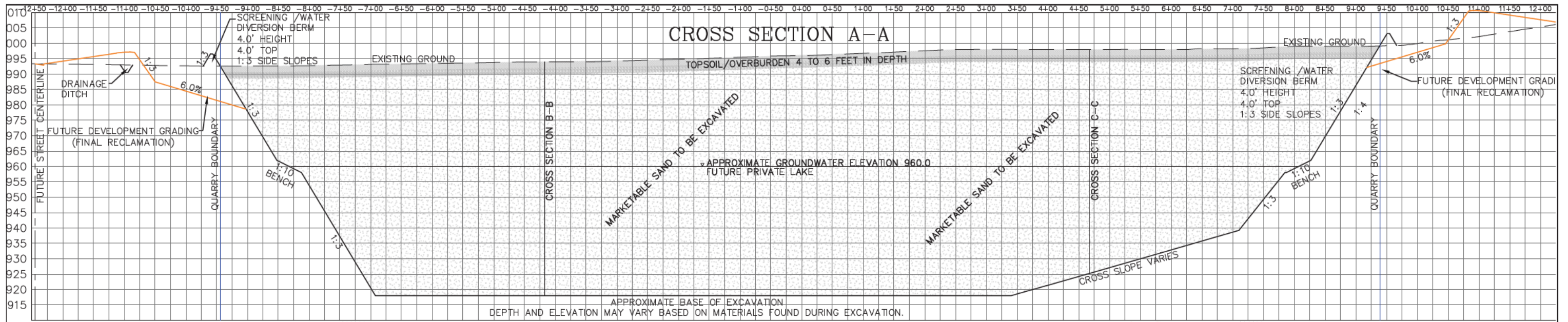
G³
G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
 DESIGNED: CMP
 DRAWN: TML
 CHECKED: CMP
 Ph: 507-867-1666
 Fax: 507-867-1665
 www.g3e.com

REVISED	BY	DATE
FOR REVIEW	CMP	8/13/21
FOR REVIEW	CMP	8/26/21
CUP/UP	CMP	9/21/21
REVISIONS	CMP	9/23/21

PINE ISLAND TOWNSHIP
 GOODHUE COUNTY

O'BRIAN SAND PIT
 MAP B - PROPOSED OPERATIONS
 SHEET 2A
 OF 7 SHEETS



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 09/20/2021 REG. NO. 21940

DATE: 8/10/2021
 Prepared For:
 BRUENING ROCK PRODUCTS
 900 MONTGOMERY ST
 DECORAH, IA 52101

G³
G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
 Ph. 507-867-1666
 Fax. 507-867-1665
 www.g3e.com

DESIGNED: CMP
 DRAWN: TML
 CHECKED: CMP

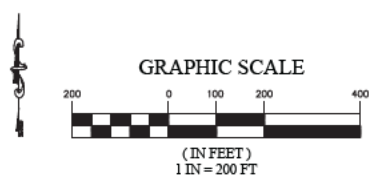
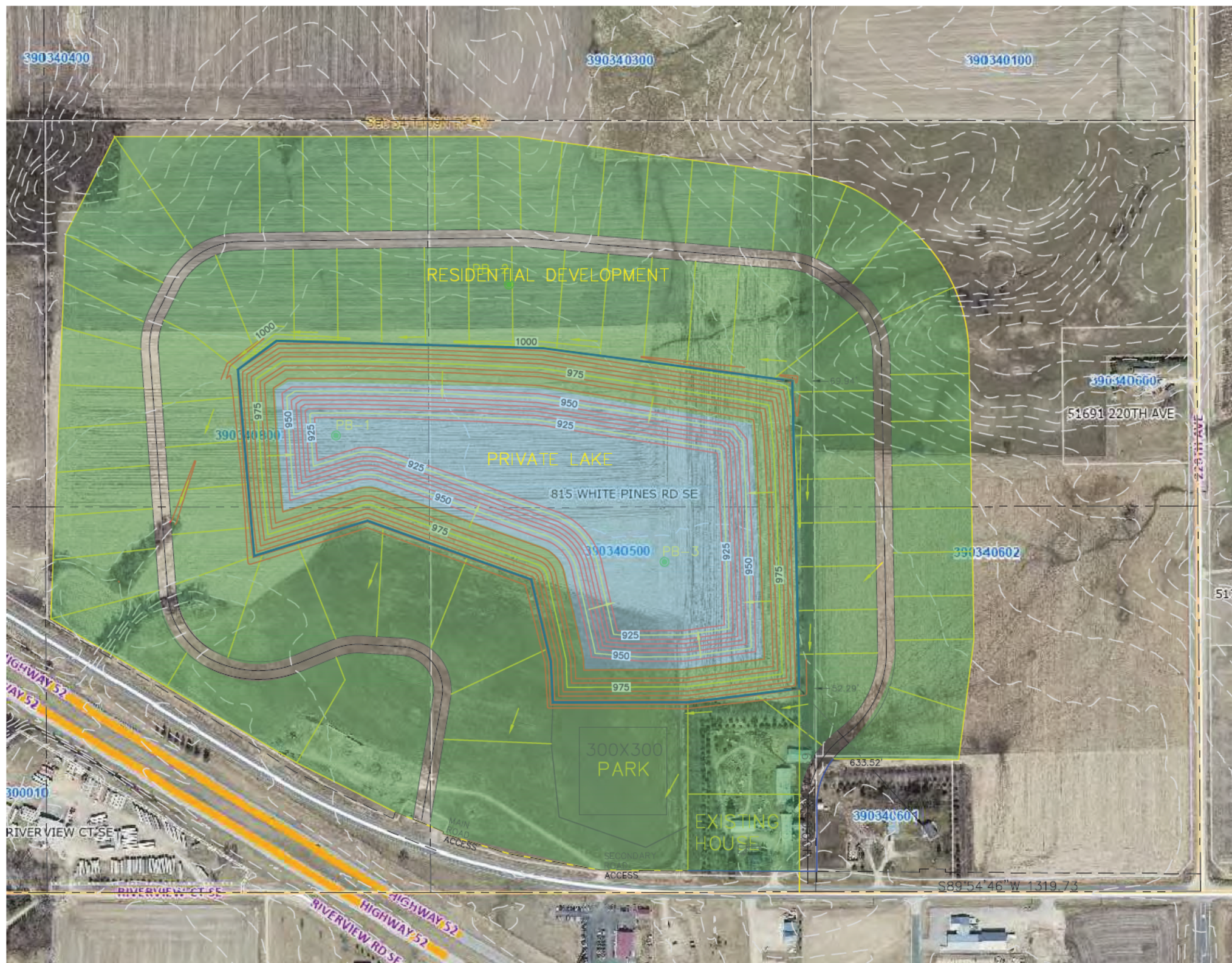
REVISED	BY	DATE
FOR REVIEW	CMP	8/13/21
FOR REVIEW	CMP	8/26/21
CUP/UP	CMP	9/21/21
REVISIONS	CMP	9/23/21

PINE ISLAND TOWNSHIP
 GOODHUE COUNTY

O'BRIAN SAND PIT
 MAP B - PROPOSED OPERATIONS
 SHEET 2B
 OF 7 SHEETS

MAP C-RECLAMATION PLAN

- a. BOUNDARY SURVEYED – SEE SHEET 1B
- b. CONTOURS SHOWN AT 5' INTERVALS. SEE SHEET 2B FOR CROSS SECTIONS.
- c. FINAL LAND USE WILL BE PRIVATE LAKE SURROUNDED BY RESIDENTIAL HOUSING.
- d. ALL DISTURBED AREAS ABOVE THE WATER LEVEL SHALL BE SEEDED WITH MNDOT SEED MIX 35-241 AT A RATE OF 36.5 LBS/ACRE, PER THE 2014 SEEDING MANUAL.
- e. NO PROPOSED STRUCTURES TO BE ERECTED FOR THE MINING OPERATION.
- f. ALL TEMPORARY IMPROVEMENTS WILL BE REMOVED FOR FINAL RECLAMATION.
- g. SALVAGED TOPSOIL SHALL BE SPREAD ACROSS ALL DISTURBED AREAS ABOVE THE WATER LINE AT A MIN. OF 6 INCHES.
- h. SOIL AMENDMENTS SHALL NOT BE REQUIRED.
- i. ALL DISTURBED SOILS SHALL BE SEEDED, MULCHED, FERTILIZED IN ACCORDANCE WITH THE LATEST MINNESOTA MANUAL FOR EROSION CONTROL AND MNDOT REGULATIONS.
- j. DISTURBED SLOPES NOT IN ACTIVE MINING FOR LONGER THAN 7 DAYS WILL BE SEEDED TO PREVENT EROSION. THIS SITE IS LESS THAN 40 ACRES, COUNTY REGULATION OF NO MORE THAN 40 ACRES SHALL BE OPEN MINED IS NOT APPLICABLE.
- k. FINAL VEGETATION SHALL BE INSPECTED AT 6 MONTHS AND 12 MONTHS. IN BOTH OCCASIONS AN AREA WITHOUT VEGETATIVE COVER SHALL BE RESEEDED AND MULCHED.



OWNER
 RICHARD OBRIEN
 821 WHITE PINES RD SE
 PINE ISLAND, MN 55963
 507-696-3475

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 GEOFFREY G. GRIFFIN
 DATE 09/20/2021 REG. NO. 21940

DATE: 8/10/2021
 Prepared For:
 BRUENING ROCK PRODUCTS
 900 MONTGOMERY ST
 DECORAH, IA 52101
 FILE NO.: 21-202

G³
G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
 Ph. 507-867-1666
 Fax. 507-867-1665
 www.g3e10

DESIGNED	CMP
DRAWN	TML
CHECKED	CMP

REVISED	BY	DATE
FOR REVIEW	CMP	8/13/21
FOR REVIEW	CMP	8/26/21
CUP/UP	CMP	9/21/21
REVISIONS	CMP	9/23/21

PINE ISLAND TOWNSHIP
 GOODHUE COUNTY

O'BRIAN SAND PIT
 MAP C – RECLAMATION PLAN
 SHEET 3A
 OF 7 SHEETS

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director



County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Commission
From: Land Use Management
Meeting Date: October 18, 2021
Report date: October 8, 2021

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for CUP, submitted by Impact Power Solutions (Applicant) and the Heimer Family Trust (Owner), for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System occupying approximately 8.24 acres.

Application Information:

Applicant: Impact Power Solutions (Applicant) and Heimer Family Trust (Owner)

Address of zoning request: TBD HWY 60 BLVD, Mazeppa, MN 55956

Parcel(s): 39.011.0100, 39.011.0200

Abbreviated Legal: E ½ of the NE ¼ of Section 11 TWP 109 Range 15 in Pine Island Township.

Township Information: Pine Island Township received the application materials from the applicant and signed the acknowledgement form with “no objections” to the project.

Zoning District: A1 (Agricultural Protection District)

Attachments and links:

Applications and submitted project summary

Site Map(s)

Goodhue County Zoning Ordinance (GCZO):

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The applicant has submitted a CUP request to construct and operate a 1 Megawatt (MW) photovoltaic (PV) utility-scale solar garden on approximately 8.24 acres of leased land located in Pine Island Township that is currently owned by the Heimer Family Trust. The project would be developed in conjunction with the State of Minnesota Solar Garden program and Xcel Energy's Solar Rewards Community Program. The program allows developers to design, permit, own, and operate solar energy systems and sell the generated power directly to consumers. Upon completion, the Solar Garden would connect to Xcel Energy's distribution grid and generate up to 1 MW of energy annually over the next 25 years, with the possibility of 10 years extension.

Novel Energy submitted an application for a CUP request for a utility-scale photovoltaic 1 Megawatt (MW) Solar Energy System occupying 6.5 acres on parcel 39.011.0100 in 2020. The CUP was approved by the County Board on April 7, 2020, however no further action was taken by the Applicant to construct the facility. Therefore, the 2020 CUP expired on April 7, 2021.

Per Goodhue County regulations, Solar Energy Systems (SES) that are the primary use of the land and are designed to primarily provide energy to off-site users or export to the wholesale market may be conditionally permitted as a “Utility-Scale SES” within the County's A1 zoned districts.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the

area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The approximately 8.24-acre site to be leased by the applicant is currently used for row-crop agriculture.

Parcel 39.011.0100 consists of cropland and grass areas with some trees and a wet area which is not classified as a wetland. Parcel 39.011.0200 consists of cropland and pasture area associated with a registered feedlot. A dwelling and associated accessory structures are also located on parcel 39.011.0200.

Adjacent land uses include agriculture and medium density residential.

The nearest residence not owned by the applicants is located approximately 615 feet northeast of the proposed facility and is owned by Brenton Lexvold (Parcel 39.002.1300). The City of Mazeppa is approximately 1.15 miles east of the proposed facility.

- The property is bordered to the south and west by A-1 zoned properties and to the north and east by A-2 zoned properties. Section 11 and all neighboring sections of Pine Island Township are considered “full” for dwelling development.

Solar Array:

- The solar array is proposed to include 3,900 single axis tracking panels installed in 39 rows. Steel and aluminum racks will hold up solar panels, reaching 10 feet above grade at the maximum configuration.

The racking will be installed with piles that are anchored into the ground to an appropriate depth based on soil and geotechnical analysis.

The solar array will interconnect to the power grid via a concrete equipment pad in the northwest corner of the project area, facilitating connection to an existing Xcel Energy circuit.

- A 15 foot wide crushed aggregate access road will be provided to access the leased project area. The Applicant will need to work with MNDOT to permit the new access road onto HWY 60. Emergency vehicle access appears adequate to service the facility.

A recorded ingress/egress easement is not required for the property given the site is to be leased and all land to be crossed to access the site will remain under common ownership.

A separate fire number will be required for the site.

- Once constructed, traffic to the site would be limited to periodic visits by maintenance and landscaping personnel to perform routine maintenance, in addition to any unplanned maintenance.
- The applicant is in the process of combining parcels 39.011.0100 (10 acres) and 39.011.0200 (70 acres) to conform with GCZO setback standards.

Landscaping/Drainage:

- The site slopes generally from southwest to northeast.
- Apart from the meter pad (300 square feet) the entire area within the project boundary will be seeded with a “pollinator friendly” seed mix based on MN Board of Soil and Water Resources guidelines. The Applicant should work with the Goodhue SWCD to determine an appropriate seed mix prior to submitting a Building Permit application.
- A Level 2 wetland delineation was completed in 2019 and is valid for five years. This delineation found no wetlands in the project area. The Applicant notes that stormwater management will be handled by a licensed civil engineering firm and will include the use of BMPs. Goodhue SWCD Water Planner Chad Hildebrand has reviewed the proposal and stated:

- *“There are identified wetlands from the NWI “Seasonally Flooded Basin” but that is out of the project area and the “Potential Wetland” they identified appears to be a concentrated gully or flow and appears to be outside the project area as well.”*
- An erosion control/storm water management plan is customarily submitted for administrative review at the time of building permit application.
- Existing vegetation will be preserved wherever possible. The Applicant noted that vegetative screening is not being proposed due to the distance from adjacent residences and existing vegetation. The Planning Commission should consider whether any screening of the proposed SES is warranted. Additional screening was not required for the CUP issued in 2020.
- An 8-foot tall deer style/fixed knot fence will be constructed around the perimeter of the project area for security.
- Ample room exists on the property to fulfill GCZO off-street parking requirements.
- Construction is expected to last approximately 3 months, with construction expected to begin in 2022.

Maintenance/Decommissioning:

- The project is subject to issuance of a Building Permit and must be constructed according to applicable building code requirements. The project will be inspected by County Building Inspections Staff and the State Electrical Inspector. In addition, Planning and Zoning Staff will inspect the project upon completion to ensure conformance with applicable zoning requirements.

Mowing will be limited and utilized only when necessary for routine maintenance and potential weed and shrub control.

- The applicant has an operations and equipment inspection plan to ensure safety, reliable operation, and production of the system.
- The Applicant has indicated their intent to establish a Decommissioning Agreement between Impact Power Solutions and Heimer Family Trust that includes removal and recycling of all non-biodegradable equipment including concrete foundations, access roads, fencing, cables, and other ancillary facilities owned by the solar garden and the establishment of a financial security. The signed agreement will be secured before the building permit is submitted.

Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board should consider if the County should require financial assurance to cover anticipated decommissioning costs.

Draft Findings of Fact:

The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.

1. The proposed Solar Garden does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use appears harmonious with the established uses in the vicinity.
2. The establishment of the proposed Solar Garden is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance upon combination of parcels, and it does not appear incompatible with adjacent land uses.
3. A review of the applicant’s submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to

serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.

5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance.

Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by Impact Power Solutions (Applicant) and Heimer Family Trust (Owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8.24 acres.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and Impact Power Solutions shall be established prior to Building Permit approval;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall work with the Goodhue Soil and Water Conservation District to determine an appropriate seed mix for disturbed areas of the site and should submit "seed tags" to the Land Use Management department prior to final inspection;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Parcels 39.011.0100 and 39.011.0200 shall be combined into one legal parcel prior to building permit submittal;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agricultural Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations; and
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

RECEIVED

SEP 24 2021

Land Use Management

Permit# 221-0046

Solar Energy System Application

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Heimer Family Revocable Living Trust

PROPERTY OWNER'S ADDRESS:

47239 230th Ave Way, Mazeppa, MN 55956

TELEPHONE:

EMAIL:

APPLICANT OR AUTHORIZED AGENT'S NAME:

Brian Keenan/ Impact Power Solutions

Same as Above

APPLICANT'S ADDRESS:

2670 Patton Rd, Roseville, MN 55113

TELEPHONE:

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:

47239 230th Ave Way, Mazeppa, MN 55

PARCEL #:

39.011.0100

LEGAL DESCRIPTION:

Attached

3. Supporting information

NUMBER OF SOLAR COLLECTORS TO BE INSTALLED

3900

TOTAL SIZE OF PROJECT

1MW AC

DESCRIBE METHOD OF CONNECTING THE ARRAY TO A BUILDING OR SUBSTATION

Attach signed interconnection agreement

4. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- 1. The undersigned is the owner or authorized agent of the owner of this property.
- 2. The information presented is true and correct to the best of my knowledge.
- 3. Other information or applications may be required.

Signature:

Brian Keenan

Date: 09/23/2021

Print name: Brian Keenan

County Section

SES Application Fee:

SES Zoning Permit: \$200

SES CUP/IUP: \$1000

Receipt Number

17989

Date

9/24/21

Building permit #:

Shoreland

Lake/Stream Name

Zoning District

Conditions:

Zoning Administrator Signature

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Visual Impact Analysis. Is the project anticipated to adversely effect visual sightlines of neighboring dwellings, properties or public rights-of-way. Identify measures to avoid, minimize or mitigate visual effects.

See attached narrative for full Project Summary.

2. Proposed stormwater management measures. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after construction. An NPDES permit may be required.

3. Maintenance plan for grounds surrounding the system(s).

4. Anticipated wetlands impacts. Has a wetlands impact study been completed?

5. Proposed decommissioning procedures.

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # _____

Permit# _____

PROPERTY OWNER INFORMATIONLast Name Heimer Family Rev Living Trust First **Karen & Dennis** Email: [REDACTED]

Street Address 47239 230th Ave Way Phone [REDACTED]

City Mazeppa State MN Zip 55956 Attach Legal Description as Exhibit "A"

Authorized Agent Brian Keenan, Impact Power Solutions Phone [REDACTED]

Mailing Address of Landowner: 47239 230th Ave Way, Mazeppa, MN 55956

Mailing Address of Agent: 2670 Patton Rd, Roseville, MN 55113

PROJECT INFORMATION

Site Address (if different than above):

Lot Size 70 & 10 Acres Structure Dimensions (if applicable)

What is the conditional/interim use permit request for? **IMW Community Solar Garden**Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
Please see attached narrative.**DISCLAIMER AND PROPERTY OWNER SIGNATURE***I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.*Signature of Landowner: **Dennis Heimer** Date 09 / 24 / 2021Signature of Agent Authorized by Agent: **Bi Keenan****TOWNSHIP INFORMATION**Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature **Glen Butcher** Title **CHAIRMAN** Date **9-28-21**Comments: **TOWNSHIP #150 RECEIPT # 766073****COUNTY SECTION** COUNTY FEE \$350 RECEIPT # _____ DATE PAID _____

Applicant requests a CUP/IUP pursuant to Article ____ Section ____ Subdivision ____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name _____ Zoning District _____

Date Received _____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: ____ Approve ____ Deny Conditions:



GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

- 1. Description of purpose and planned scope of operations (including retail/wholesale activities).

Please see attached narrative for full Project Summary.

- 2. Planned use of existing buildings and proposed new structures associated with the proposal.

- 3. Proposed number of non-resident employees.

- 4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

- 5. Planned maximum capacity/occupancy.

- 6. Traffic generation and congestion, loading and unloading areas, and site access.

- 7. Off-street parking provisions (number of spaces, location, and surface materials).

- 8. Proposed solid waste disposal provisions.

- 9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.



10. Existing and proposed exterior lighting.

11. Existing and proposed exterior signage.

12. Existing and proposed exterior storage.

13. Proposed safety and security measures.

14. Adequacy of accessibility for emergency services to the site.

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

17. Existing and proposed surface-water drainage provisions.

18. Description of food and liquor preparation, serving, and handling provisions.

19. Provide any other such information you feel is essential to the review of your proposal.

September 24, 2021
Goodhue County Land Use Management
509 W 5th St
Red Wing, MN 55066

Impact Power Solutions (IPS) is requesting a Conditional Use Permit for a period of Thirty-Five years on behalf of MN CSG 2019-46 LLC to construct a 1MW AC photovoltaic community solar garden (solar farm) on approximately 8.24 acres of land in Goodhue County known as PID 39.011.0100 & 39.011.0200. The site was selected due to its physical characteristics, proximity to existing electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation.

1. Design and Interconnection	3
2. Preservation of Agricultural Soils	3
3. Construction.....	4
4. Storm Water Management	4
5. Operations & Emergency Response	4
6. Access, Parking, Road Use and Maintenance.....	4
7. Landscaping	4
8. Fire Prevention.....	5
9. Visual Impact Analysis	5
10. Decommissioning Plan	5
11. Insurance Information.....	5
12. Exhibit List.....	6

1. Design and Interconnection:

The garden will consist of approximately Three thousand nine hundred solar panels. The panels are mounted on a steel and aluminum racking structure that reaches a maximum height of approximately eight feet above grade. The overall installation will not exceed a maximum height of ten feet above grade. The racking system is installed in the ground with pilings (I-beams) that are driven directly into the ground at a depth usually between six feet and ten feet depending on soil conditions. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to one hundred five MPH and fifty pounds per square foot of snow. The garden will have one concrete equipment pad, typically less than three hundred square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads. Demonstrative equipment specifications are attached as **Exhibit C**.

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by directionally bored underground conduit that is housed inside of biodegradable PVC housing which will be installed two feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current power generated by the photovoltaic system to alternating current power, which is then connected to the existing three-phase power distribution line at the point of interconnection.

The solar array will be contained within an area protected by an eight-foot tall deer style fence. It will not create any noise, dust, fumes, glare, or other pollutants or nuisance to surrounding neighbors. There will be signage along the fence, approximately 2' x 2', including utility hazard, company information, and contact information on the fence.

The project as proposed crosses over the boundaries and includes area from two separate parcels. The parcel with PID 39.011.0100 measures 10.0 acres. The parcel with PID 39.011.0200 measures 70.0 acres. Both parcels are owned by the same Heimer Family Trust. IPS will work with the Goodhue County Records office to combine these two parcels into one legal parcel.

2. Preservation of Agricultural Soils

When considering the design of this project we have put significant focus on minimizing potential project effects on future agricultural land use. This plan includes measures that have been developed to maintain and / or improve the quality of soil resource with the expectation that the site can be returned to row crop agricultural use at the end of the project operation. Our goal is to improve and maintain soil health during the operational phase of the project by sustaining soil functions including groundwater recharge, carbon sequestration, water quality and minimizing soil loss due to erosion. Our lease has a 25 year standard operating term with the possibility of 10 years extension. Allowing the land to rest for 35 years will provide an opportunity for it to regain the benefits of natural organic processes that don't happen when the land is constantly worked with modern farming practices.

Agricultural Soil Protection Practices:

1. To the extent practical, the solar facility will be developed without modifying grades.
2. Wherever possible facility roads are laid out over existing farm roads.

3. While the entire site needs to be accessed during construction, routine access patterns will avoid crossing agriculture soils unless necessary.
4. When practical, use lower ground pressure tracked equipment and farm carts to haul construction materials across fields.
5. Pile drivers will be track mounted to lessen the soil compaction caused.
6. Construction equipment travel will be limited in agricultural fields when soils are visibly saturated.
7. Use perimeter roads around fields to avoid crossing fields with heavy equipment such as dump trucks or cement trucks.
8. Cover crops and deep-rooted perennial vegetation will be used to promote the development of soil structure and reduce compaction potential.
9. When trenches need to be installed across farmland, the topsoil will be segregated from the subsoil and substrata. When the trench is backfilled care will be taken to replace topsoil back at the top of the trench.

Maintain Vegetative Cover During Construction - Vegetative cover is important to promote soil health and minimize erosion losses. Maintaining healthy vegetative cover will help reduce the proliferation of noxious and invasive weeds. The goals of maintaining vegetative cover are:

1. Protect soils from erosion losses and promote healthy soil by establishing and maintaining a vegetated surface and healthy root zone during construction and throughout the operational phase.
2. Increase organic matter content of the soil to improve soil structure, increase the pool of nutrients available for cycling and promote long term carbon sequestration.
3. During construction temporary erosion control will be provided by mulching and the use of temporary vegetative cover as well as other measures outlined in the storm water management measures.
4. When possible, seeding will be conducted using the guidelines established by the MN Board of Soil and Water Resources. <http://bwsr.state.mn.us/vegetation-establishment-and-management> At times seeding will occur outside optimal windows however monitoring will be conducted to ensure if the seeding is not successful. The area which failed will be reseeded during the next optimal seeding window.

Establish and Maintain Permanent Vegetative Cover - A properly designed and maintained vegetative cover will improve the surrounding agricultural community, surface and ground water quality, increase biodiversity and improve onsite soil health. The goal is to have a vegetative community that stabilizes the site to minimize erosion. The permanent vegetative cover is designed to be sustainable with low maintenance and high ecological and agricultural significance.

1. The seed mix will be chosen using the guidance of the MN Board of Water and Soil Resources Habitat Friendly Solar Program. <http://bwsr.state.mn.us/minnesota-habitat-friendly-solar-program>
2. During establishment, mowing may be required to initially control undesirable species before they can become established.
3. After successful establishment of the permanent vegetative community, mowing may be required for general maintenance and potential weed and shrub control. Mowing will be limited and only used when necessary. Mowing should not occur within 24 hours after a significant rainfall event when the soil would be susceptible to compaction.

Temporary Roads and Parking Surfaces - Existing roads will be utilized as much as possible for temporary access during construction. Temporary roads that are not located along existing roads and that require heavy equipment to cross agricultural fields during construction will use the following:

1. Install geotextile matting designed for soil separation over exposed topsoil (or subsoil if topsoil is stripped) surface prior to placing a 4 inch layer of crushed rock for the road surface.
2. Complete removal of the temporary access fill and geotextile required for temporary access during construction or decommissioning will be removed upon completion of task.
3. The topsoil and subsoil should be decompacted by tillage after the roads are removed and seeded as described above.

Decompaction

1. At decommissioning in areas where topsoil was stripped to install slabs, pads or gravel access roads they will be removed to expose the original subsoil.
2. This subsoil will then be decompacted up by deep tillage using a deep ripper or heavy duty chisel plow.
3. After the subsoil is decompacted, all stone and rock material 4 inches and larger in size and in greater quantities than surrounding areas, will be removed and disposed of at the edge of the field away from wetlands.
4. Topsoil will then be applied in these areas to match adjacent grades.
5. Agricultural restoration will be completed when soils are not excessively wet, frozen or incapable of vegetative stabilization.

While the above section only relates to agricultural soil management during decommissioning, a separate equipment decommissioning plan is included in the attachments. The goal is to return the site with soil quality comparable or better than before the solar project. In that way the value of the land as prime farmland is retained in full if not made better. IPS is willing to obtain a certification letter from a licensed landscape architect or other soil conservation professional stating that the property will be in as good or better condition for farming by following the measures outlined in this section.

3. Construction:

The construction process typically takes approximately three months. IPS would like to begin construction as soon as April 2022 and complete the project before December 2022. The site will have a portable toilet for workers. No water supply will be required. Any waste or debris will be gathered in a dumpster that will be removed during construction progress as necessary. Multiple truckloads of equipment will be delivered throughout the construction period. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be on site almost every day throughout the construction process. IPS will use appropriate temporary (construction-related) erosion and sediment control best management practices through construction. IPS agrees to the Site Rules attached as **Exhibit D**.

4. Storm Water Management Measures

A licensed civil engineering firm will determine storm water management measures. Measures will include an analysis of the existing topography, the use of erosion control logs and silt fences where necessary, and establishment a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

Any drain tile existing on the site will be identified and maintained.

5. Operations & Emergency Response:

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. It will be monitored remotely through a computer data acquisition system (DAS) so that appropriate personnel can be dispatched to investigate potential problems. Additionally, twice a year qualified solar operations and maintenance crews will perform maintenance on the array and inspect the solar components, array and fence.

Construction, maintenance and decommissioning of the garden will be conducted in accordance with the Innovative Power Systems Safety Manual, which is attached as **Exhibit E**. The proposed contacts for emergency response as well as ongoing maintenance and operations are local and easily accessible. No chemicals will be used, stored, or disposed of on the modules unless they are certified organic cleaning products.

Drainage, weeds, screening, general operations, maintenance, stray voltage or electrical:
Impact Power Solutions Inc.
jamieb@ips-solar.com
612-801-5999

6. Access, Parking, Road Use and Maintenance:

Construction and operation and maintenance crews will access to the site by a fifteen foot wide gravel road that will have an entrance connected to Highway 60 on the north part of the property. Road access will be controlled for erosion control during construction. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area.

7. Landscaping:

The Minnesota Board of Water and Soil Resources has produced guidelines on establishing pollinator friendly solar sites, including “checklists” and other tools. A landscape plan will be developed and included with the Building Permit submission using these guidelines. <http://bwsr.state.mn.us/minnesota-habitat-friendly-solar-program>

8. Fire Prevention:

This solar array will meet the requirements of the 2012 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the international Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NFPA) with safety of the public, contractors, and firefighters as the entire objective. Solar specific Code has been included in the NEC for over a decade. Safety is paramount in our solar PV facilities, as we need them to function optimally for their entire system life.

9. Visual Impact Analysis:

IPS conducted a site visit and visual analysis of the parcel and adjacent parcels to determine if any nearby properties would have their line of site substantially obstructed or impeded by the proposed project. Vegetative screening is not being proposed due to the distance from adjacent residences and existing vegetation. Existing vegetation will be preserved wherever possible. Typically the point of interconnection consists of three electric poles, however IPS is working on a plan to limit the number to two if possible.

10. Decommissioning Plan:

IPS has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the lease. These obligations include removal of all equipment, timelines for removal, owner's rights to remove the solar facility upon failure by the Project Company, and establishment of a monetary security for removal in the form of a bond, escrow, or letter of credit.

The purpose of the security is to ensure there is sufficient money available to return the project site to an appropriate condition at the end of the project's useful life, or earlier. The County will be the designated beneficiary of the fund and will be provided a copy of the document establishing the security before construction commences.

IPS or its successors agree to be responsible for all decommissioning costs, and agree that any future buyer or successor of the project will assume the same decommissioning responsibilities. Installation by IPS will be done with no significant or permanent alterations to the land. Upon removal, the project site shall be restored to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices (BMP) during the decommissioning of the project.

IPS expects that decommissioning will occur 25-35 years after the date that the system becomes operational. Decommissioning will occur in the event that the array is not used for twelve consecutive months. All structures, foundations, electrical equipment all internal or perimeter access roads will be removed. Soils and vegetation will be restored. Disposal of structures and foundations shall meet the provisions of Goodhue County Solid Waste Ordinance or successor ordinance.

Installation by IPS will be done with no significant or permanent alterations to the land. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices will be used during the decommissioning of the project.

Nonfunctioning solar components consist of valuable recyclable materials including silver, semiconductor material, steel, aluminum, copper and plastics that have a significant salvage value. Also, it is more likely that the System components would be used for continued electrical generation than for scrap.

IPS estimates that 125% of the cost to meet the requirements of the decommissioning plan is \$23,682. We propose that IPS or its partners shall submit a financial guarantee by posting a bond for that amount in favor of Goodhue County to satisfy that requirement.

A full schedule of removal and restoration costs is included as **Exhibit F**.

Decommissioning requirements:

The decommissioning party shall:

- a. Obtain any permits required for the decommissioning, removal, and legal disposal of the system components prior to the commencement of the decommissioning activities.
- b. Remove and dispose of all equipment and components.
- c. Remove all hazardous materials (if any) and transport them to be disposed of by licensed contractors at an appropriate facility in accordance with rules and regulations.
- d. If appropriate, grading, and re-vegetation in accordance with permits and in compliance with all applicable rules and regulations.
- e. Preserve and reclaim the soils on the project site to a level of pre-project quality
- f. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations and replacing with soils as needed.
- g. Remove non-biodegradable electrical conduits and backfill trenches with the native soils removed.

Equipment Removal Procedure:

The decommissioning of the project proceeds in reverse order of the installation:

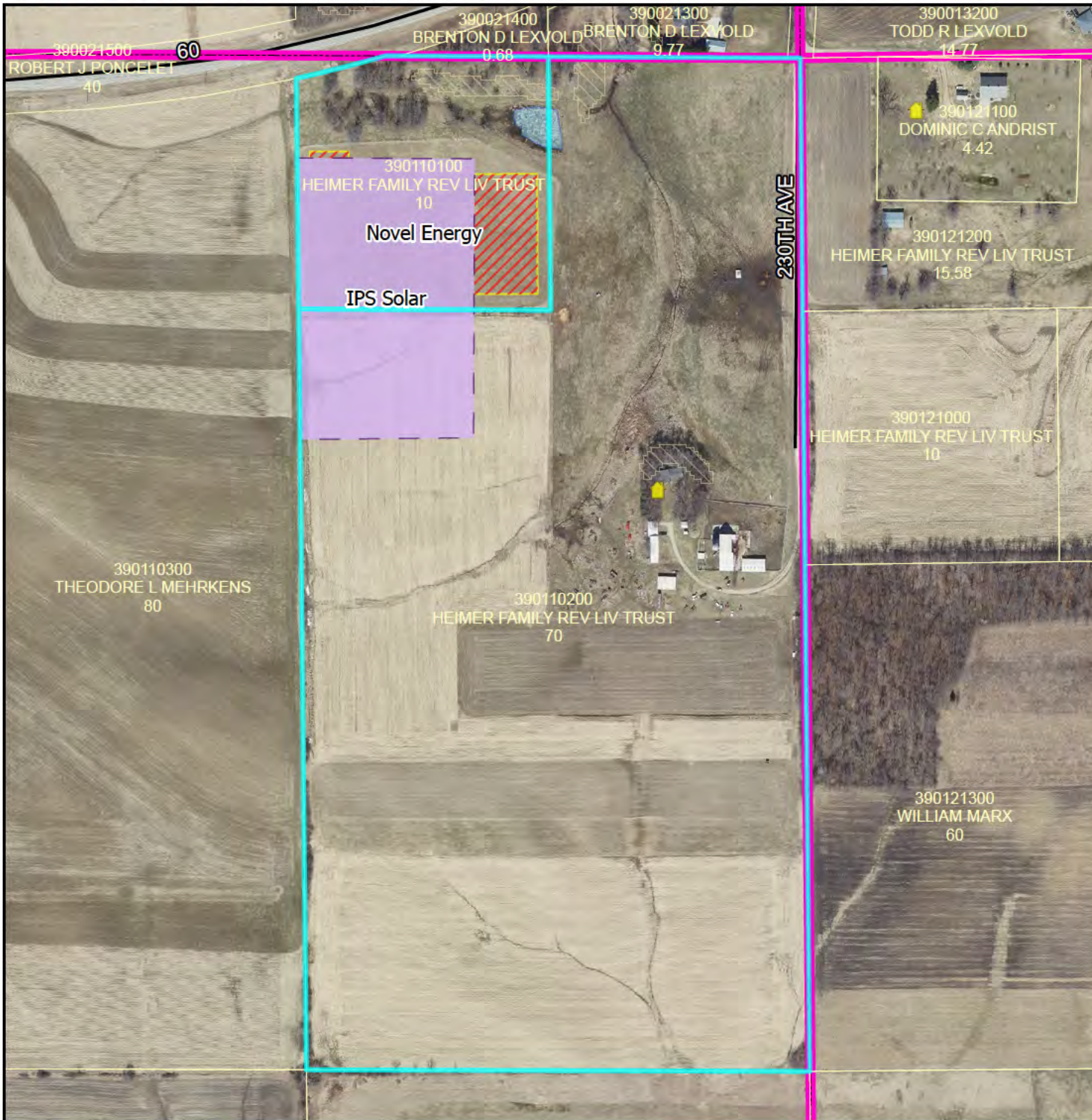
- a. The solar system shall be disconnected from the utility power grid.
- b. PV modules shall be disconnected, unattached, collected, and removed.
- c. Site aboveground and underground electrical interconnection and distribution materials shall be removed and recycled off site by an approved recycler, provided that IPS will not remove one biodegradable underground conduit housing.
- d. PV module support racking shall be removed and recycled off site by an approved recycler.
- e. PV modules support steel and support posts shall be removed and recycled off site by an approved recycler.
- f. Electrical devices, including transformers and inverters, shall be removed and recycled off-site by an approved recycler.
- g. Concrete pads shall be removed and recycled by an approved recycler.
- h. Fencing shall be removed and recycled by an approved recycler.

11. Insurance Information:

IPS's or its successor will provide a certificate of insurance meeting the following requirements:

- Insurance provider must be rated B+ or better by "Best."
- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer's ownership and/or operating of the Generation System under the interconnection agreement.

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
October 18, 2021

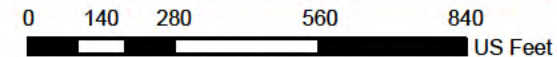
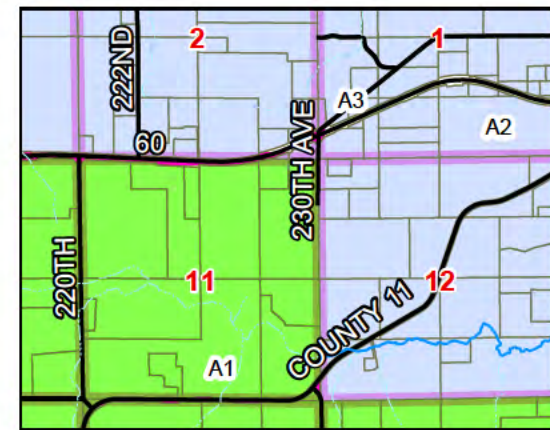
IPS Solar (Brian Keenan, Applicant) and
Heimer Family Trust (Owner)
A1 Zoned District

The E 1/2 of the NE 1/4 of Section 11
TWP 109 Range 15 in Pine Island Township

Request for a Utility-Scale Photovoltaic
1 MW SES occupying approximately
8.24 acres

Legend

	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		20
	Lakes & Other Water Bodies		30
	Shoreland	FEMA Flood Zones	
	Historic Districts		2% Annual Chance
	Parcels		A
	Registered Feedlots		AE
	Dwellings		AO
	Municipalities		X

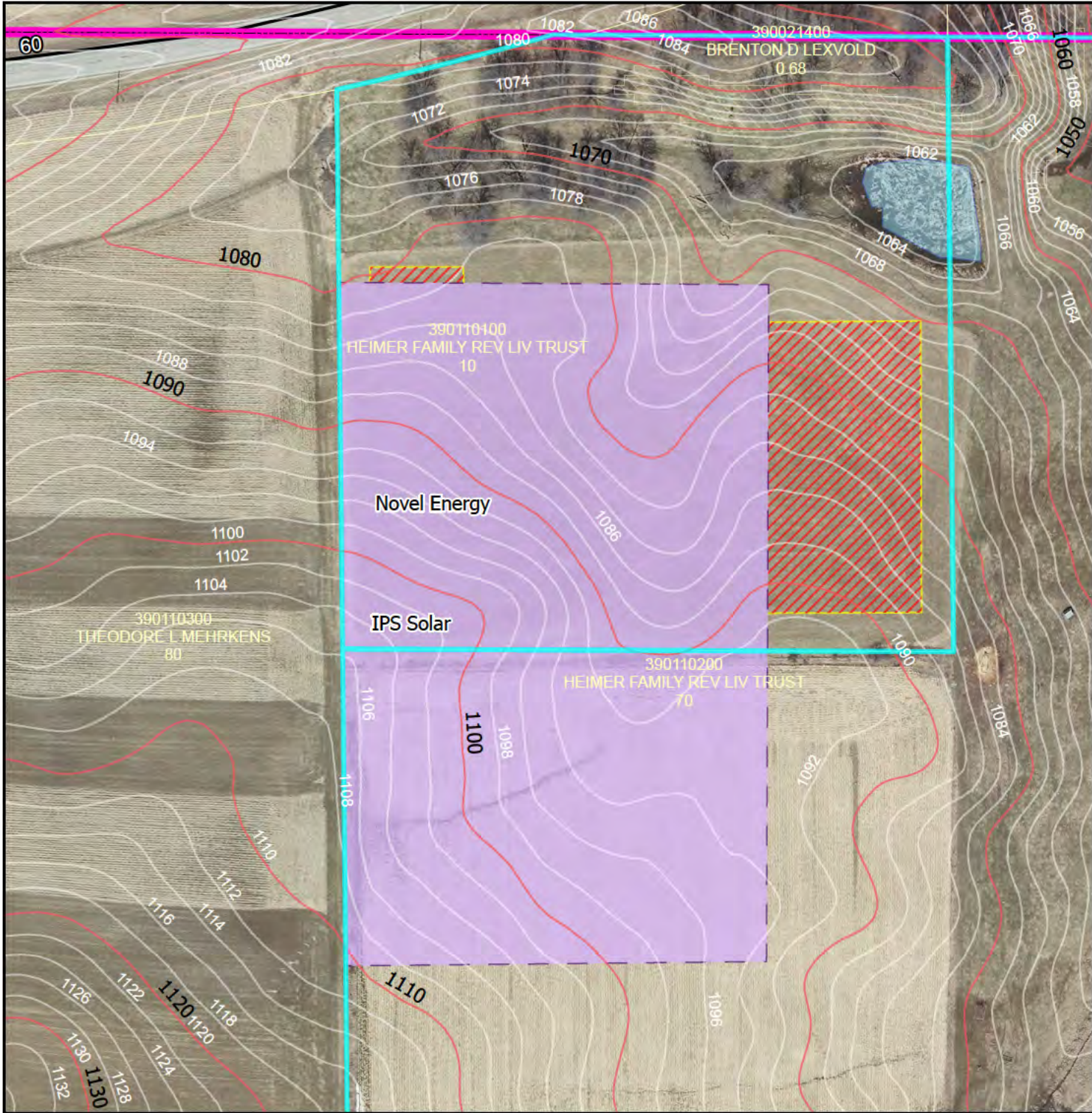


DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2021.

2020 Aerial Imagery
Map Created September, 2021 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
October 18, 2021

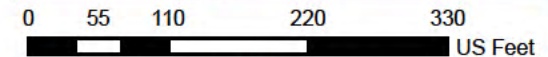
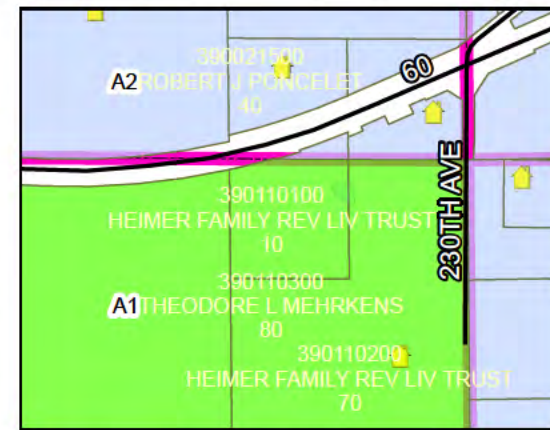
IPS Solar (Brian Keenan, Applicant) and
Heimer Family Trust (Owner)
A1 Zoned District

The E 1/2 of the NE 1/4 of Section 11
TWP 109 Range 15 in Pine Island Township

Request for a Utility-Scale Photovoltaic
1 MW SES occupying approximately
8.24 acres

Legend

Intermittent Streams	Bluff Impact Zones (% slope)
Protected Streams	20
Lakes & Other Water Bodies	30
Shoreland	FEMA Flood Zones
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	X

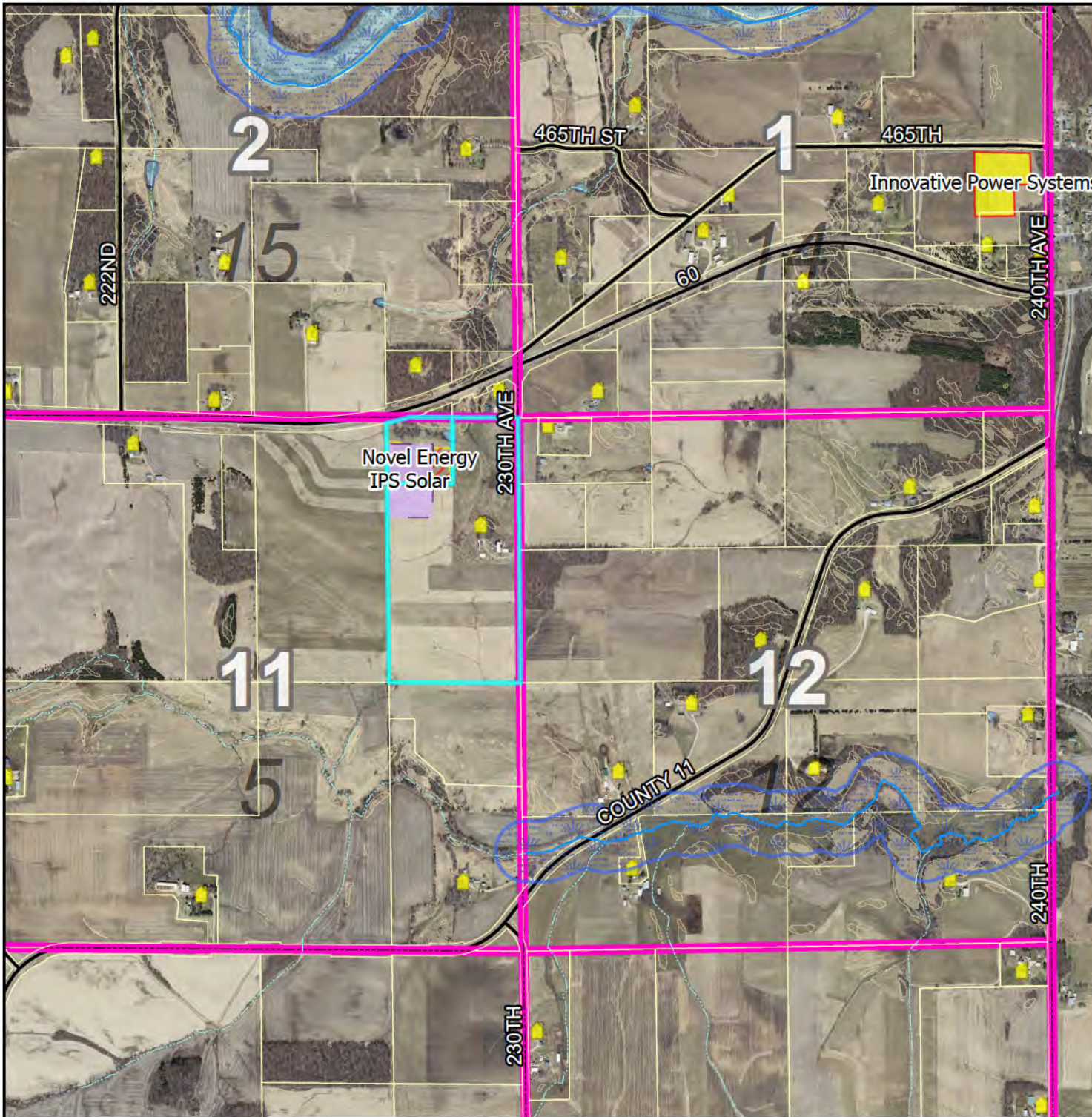


DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2021.

2020 Aerial Imagery
Map Created September, 2021 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
October 18, 2021

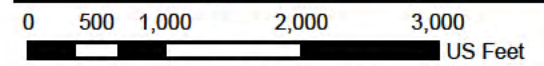
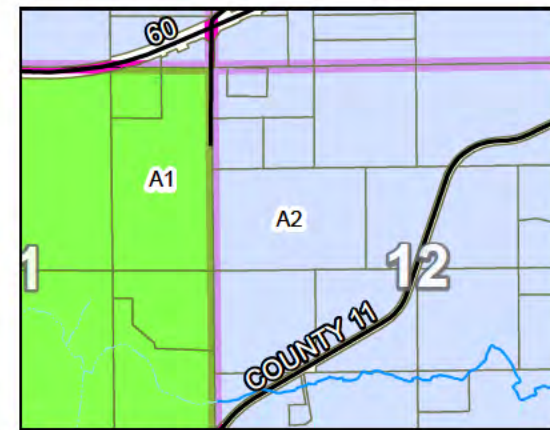
IPS Solar (Brian Keenan, Applicant) and
Heimer Family Trust (Owner)
A1 Zoned District

The E 1/2 of the NE 1/4 of Section 11
TWP 109 Range 15 in Pine Island Township

Request for a Utility-Scale Photovoltaic
1 MW SES occupying approximately
8.24 acres

Legend

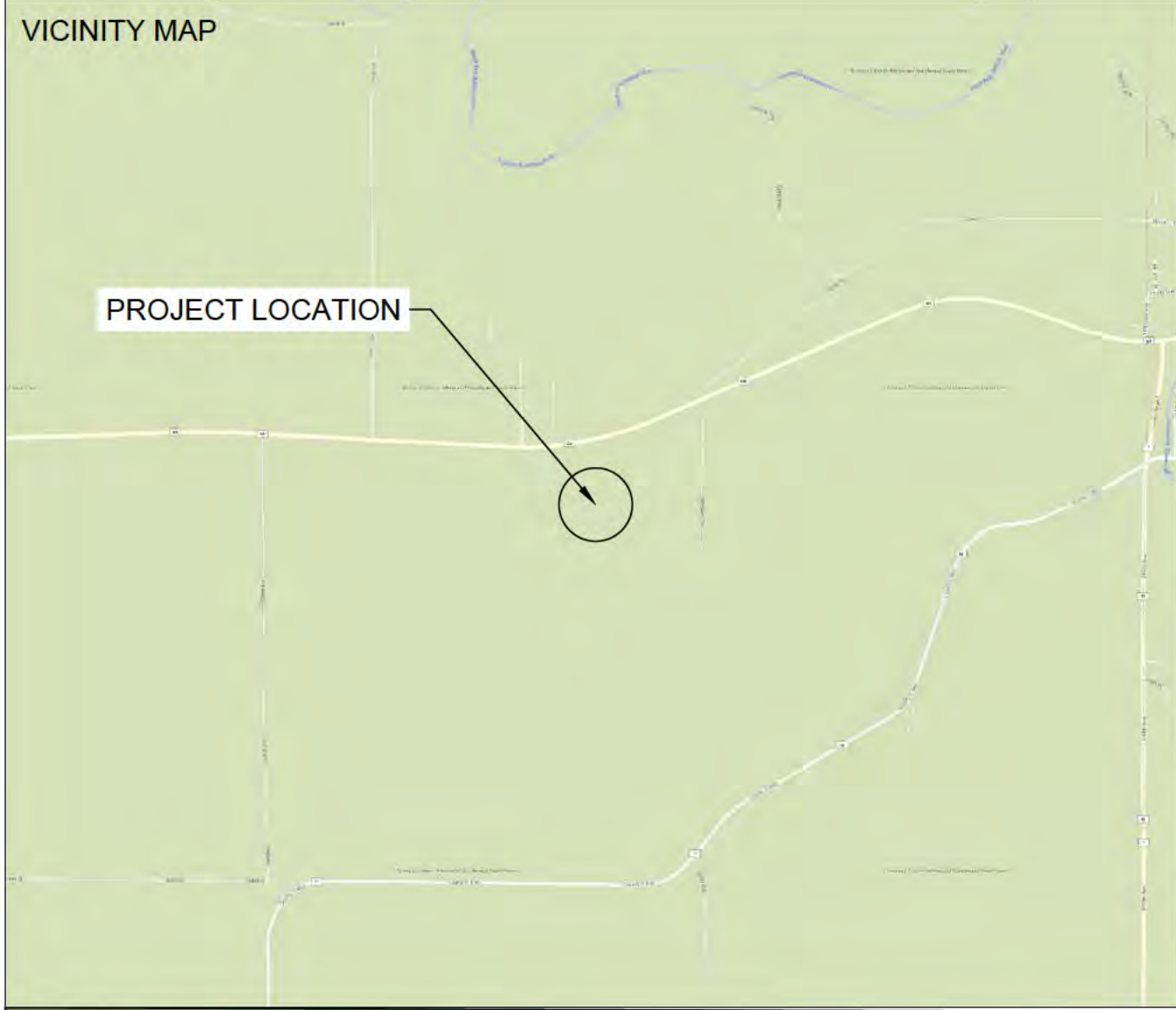
Intermittent Streams	Bluff Impact Zones (% slope) 20
Protected Streams	Bluff Impact Zones (% slope) 30
Lakes & Other Water Bodies	FEMA Flood Zones
Shoreland	2% Annual Chance A
Historic Districts	AE
Parcels	AO
Registered Feedlots	X
Dwellings	
Municipalities	



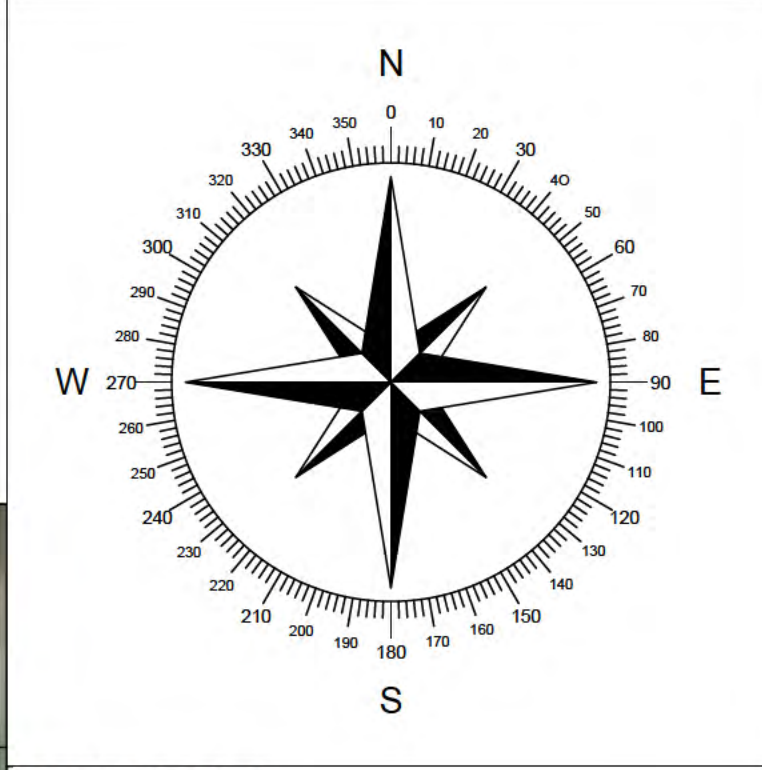
DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2021.

2020 Aerial Imagery
Map Created September, 2021 by LUM





SPACE FOR PE STAMP:



NEW ENERGY EQUITY, LLC
2530 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21041
NEWENERGYEQUITY.COM
443-267-5012

PROJECT ADDRESS
47239 230TH AVE WAY,
MAZEPPA, MN 55956

LAT: 44.2649666687
LONG: -92.575761111

SHEET NOTES:
UTILITY POLES ARE SHOWN FOR INDICATING LOCATIONS ONLY. SPACING BETWEEN POLES, PHYSICAL PROTECTION BARRIER FOR SWITCHBOARDS, ETC. WILL BE ADDED IN THE DRAWINGS PREPARED FOR THE CONSTRUCTION DOCUMENTS

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1.794 MW
SYSTEM SIZE AC	LIMITED TO 1.000 MW
DC/AC RATIO	1.794
AZIMUTH	180°
TILT	+/- 52°
MODULE COUNT	3900
MODULE TYPE	JINKO JK480M-7RL3-TV
MODULE STC RATING	460 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-29°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

CASE NUMBER 03748572

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/ 7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/4/2020
1	SITE PLAN AND 3LD UPDATE	JT	5/25/2021
2	SITEPLAN UPDATE	JT	7/16/2021
3	CUP	ELD	8/19/2021
4			
5			
6			
7			

DRAWN BY
ISHA REGE

PROJECT NAME
HEIMER CSG

DRAWING TITLE
SITE PLAN

SCALE ¹
1" = 80'

SHEET
PV1



SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1.794 MW
SYSTEM SIZE AC	LIMITED TO 1.000 MW
DC/AC RATIO	1.794
AZIMUTH	180°
TILT	+/- 52°
MODULE COUNT	3900
MODULE TYPE	JINKO JK480M-7RL3-TV
MODULE STC RATING	460 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-29°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

CASE NUMBER 03748572

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/ 7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

REVISIONS

#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/4/2020
1	SITE PLAN AND 3LD UPDATE	JT	5/25/2021
2	SITEPLAN UPDATE	JT	7/16/2021
3	CUP	ELD	8/19/2021
4			
5			
6			
7			

DRAWN BY

ISHA REGE

PROJECT NAME

HEIMER CSG

DRAWING TITLE

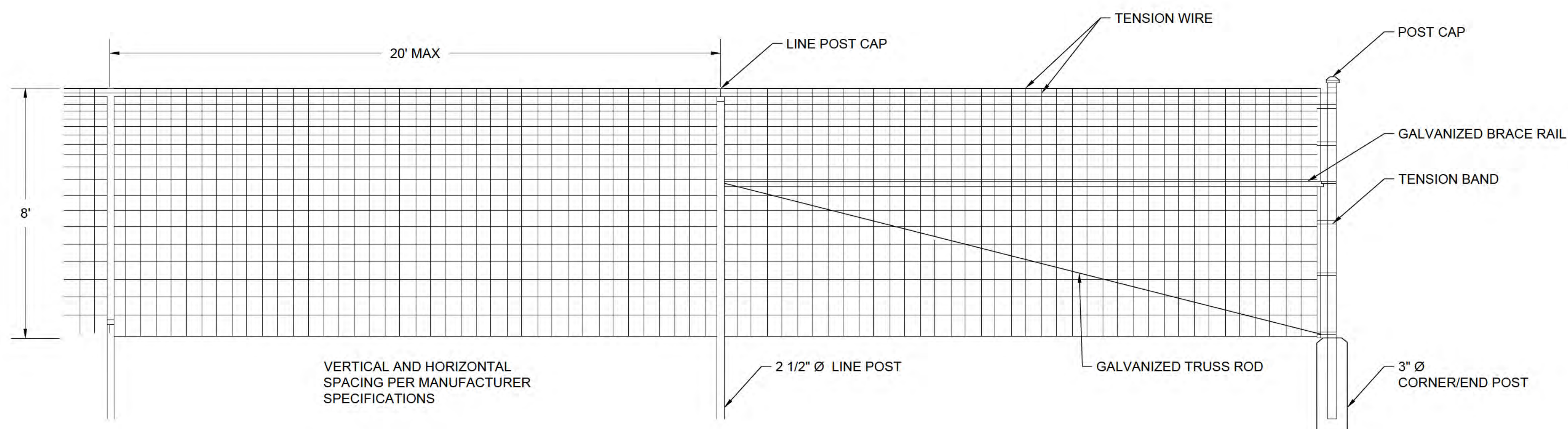
FENCE DETAIL

SCALE ¹

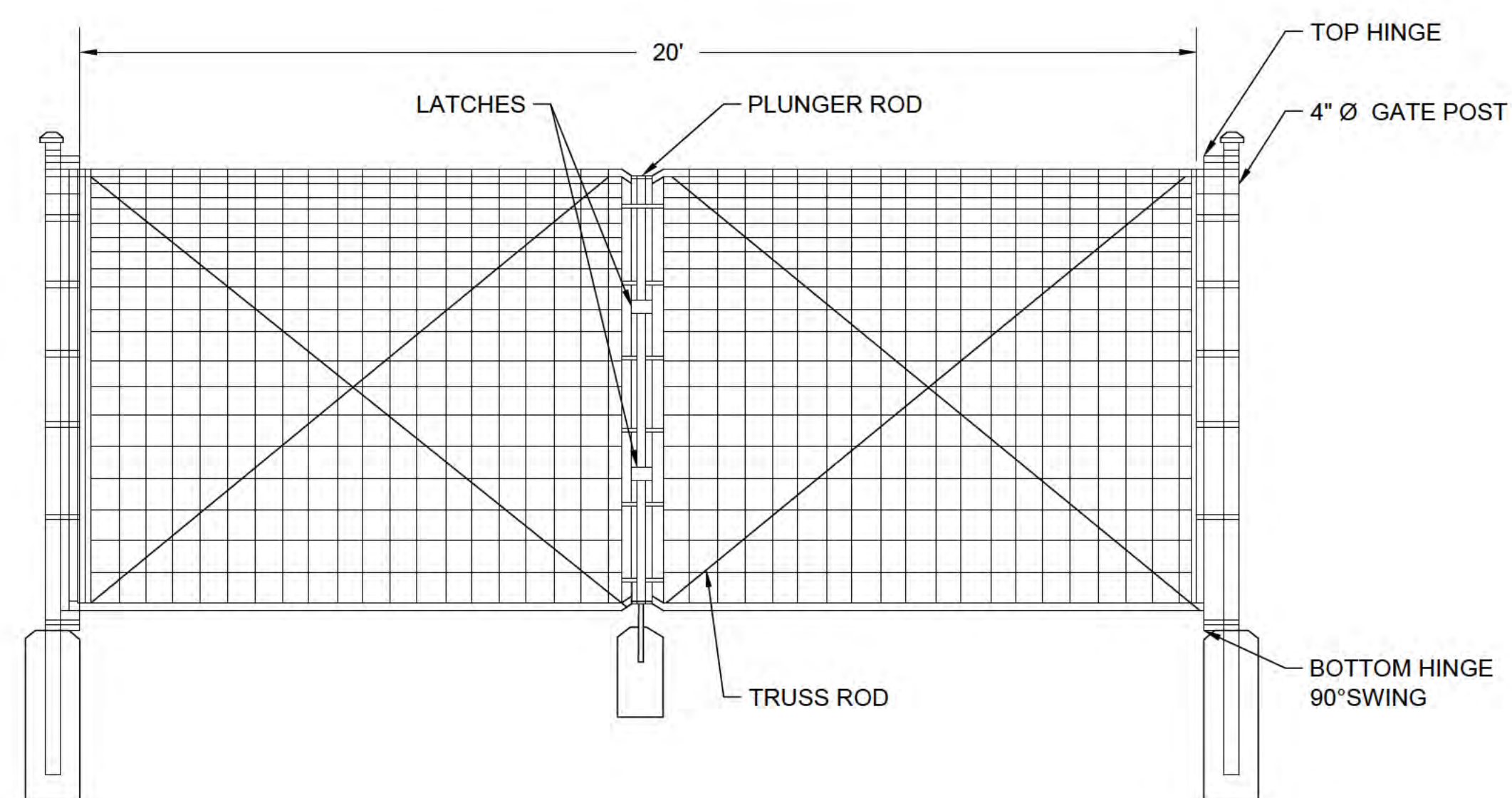
NTS

SHEET

PV3



1 8' FIXED KNOT FENCE NTS



2 8' FIXED KNOT FENCE GATE NTS

NOTE:
1. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. DO NOT SCALE DRAWING

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1.794 MW
SYSTEM SIZE AC	LIMITED TO 1,000 MW
DC/AC RATIO	1.794
AZIMUTH	180°
TILT	+/- 52°
MODULE COUNT	3900
MODULE TYPE	JINKO JKM460M-7RL3-TV
MODULE STC RATING	460 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125KW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-29° C / 31° C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

CASE NUMBER 03748572

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

REVISIONS

#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/4/2020
1	SITE PLAN AND 3LD UPDATE	JT	5/25/2021
2	SITEPLAN UPDATE	JT	7/16/2021
3	CUP	ELD	8/19/2021
4			
5			
6			
7			

DRAWN BY

ISHA REGE

PROJECT NAME

HEIMER CSG

DRAWING TITLE

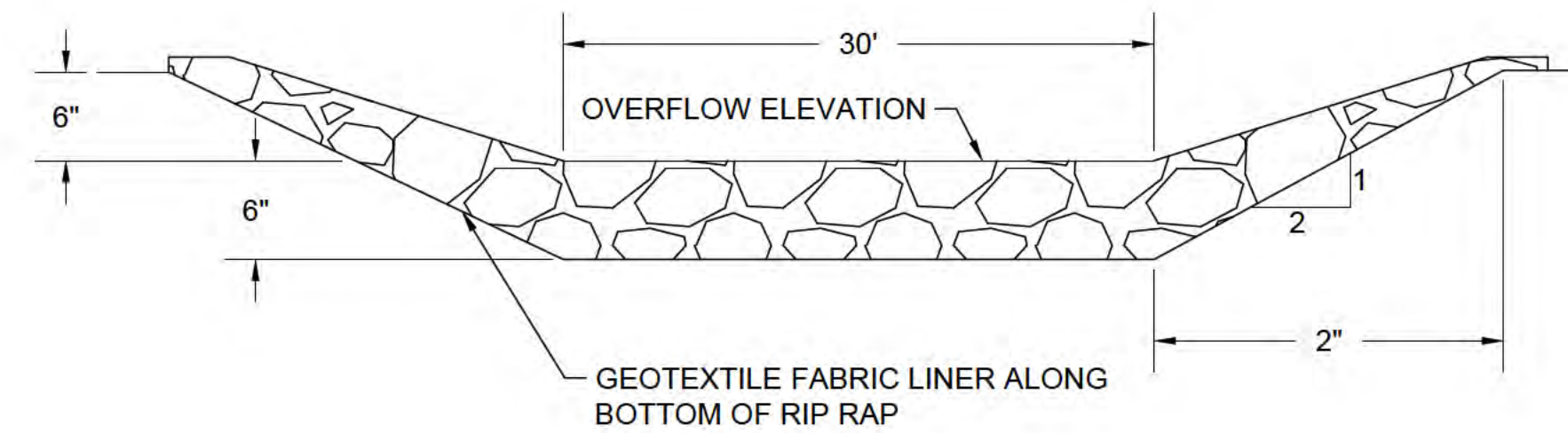
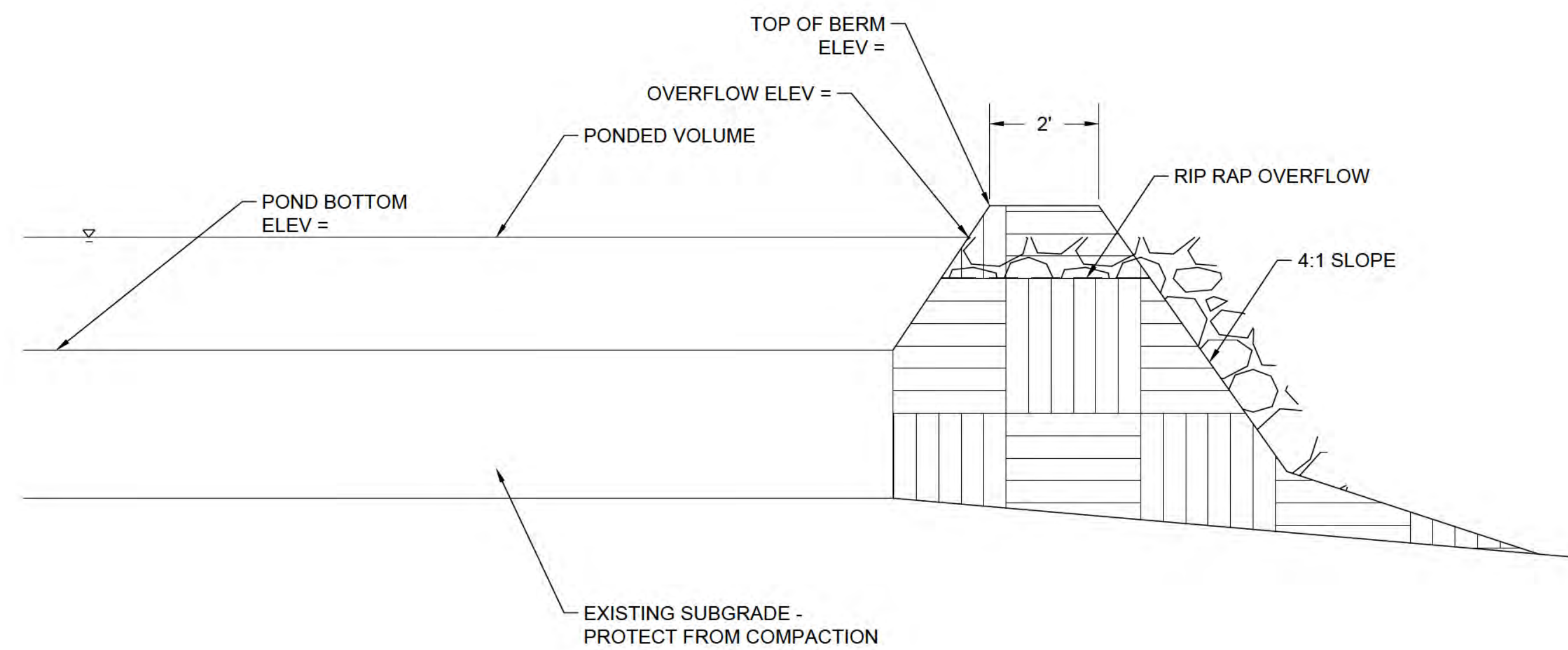
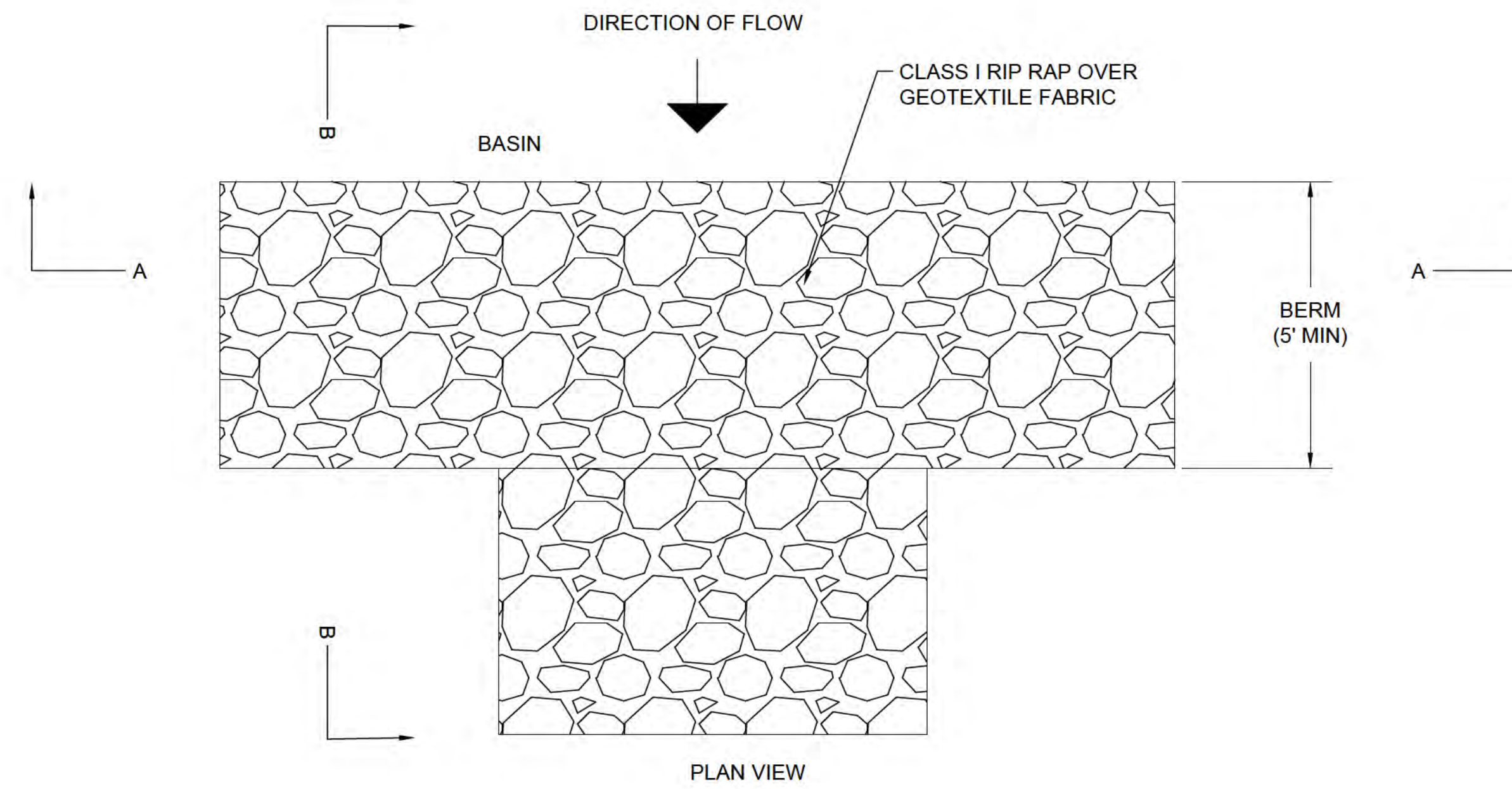
INFILTRATION BASIN DETAIL

SCALE¹

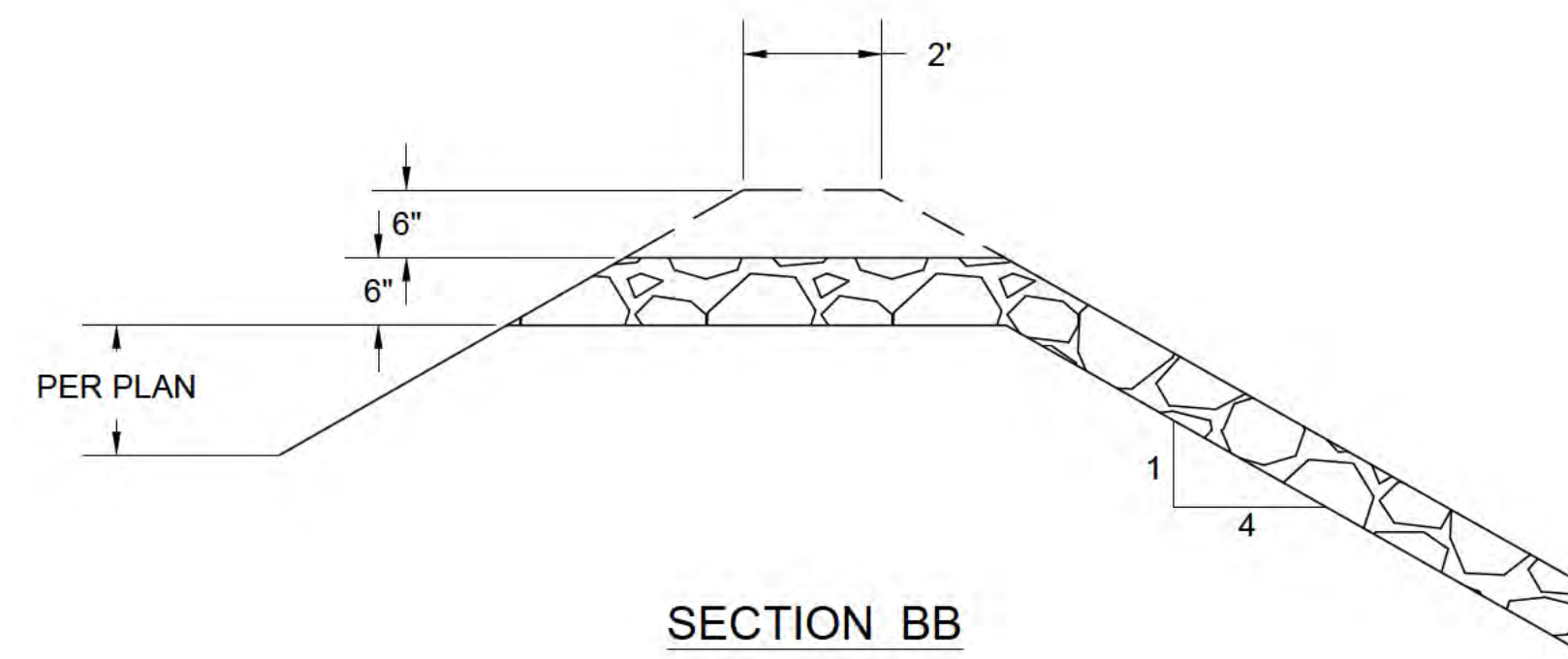
NTS

SHEET

PV4



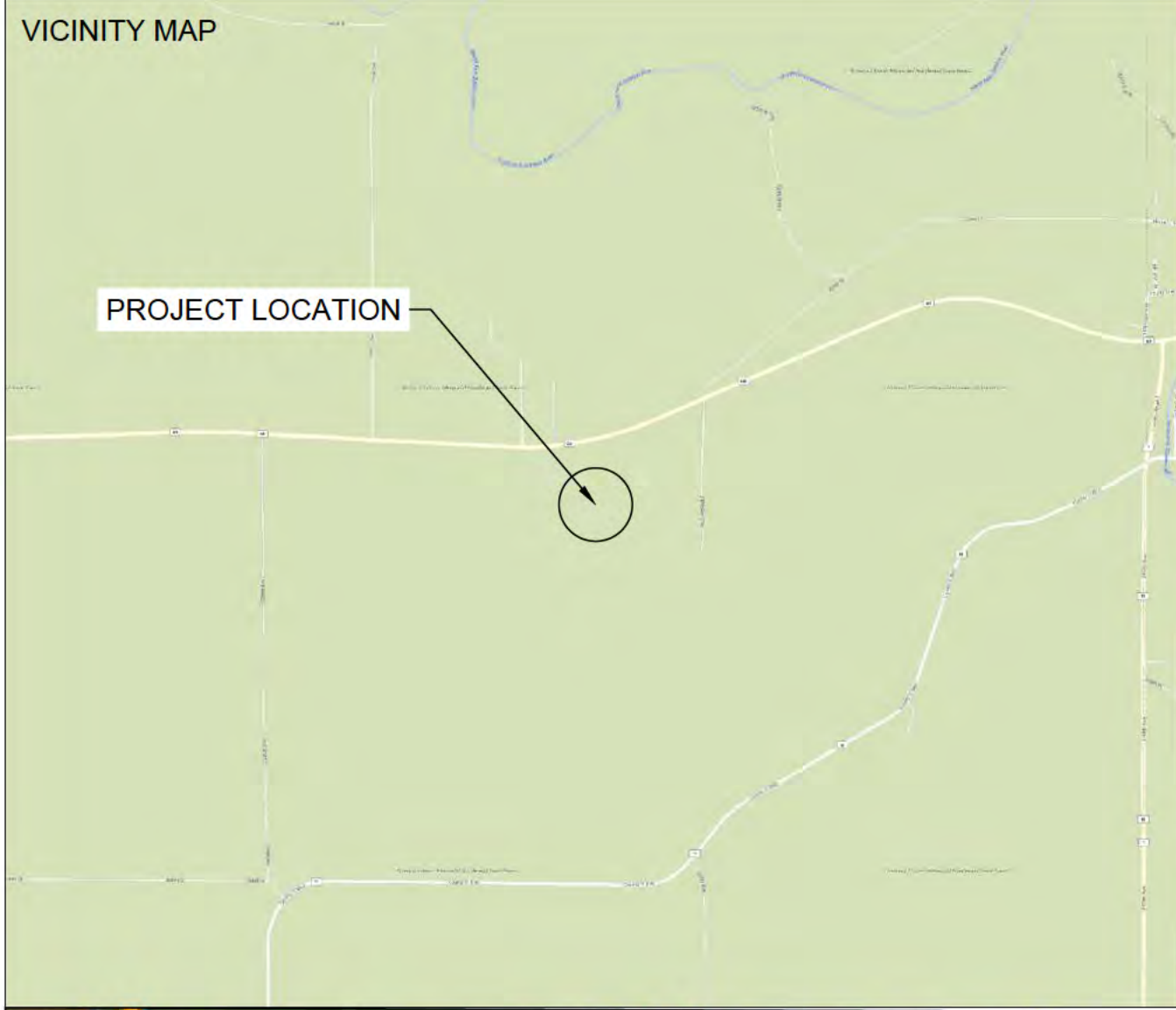
SECTION AA



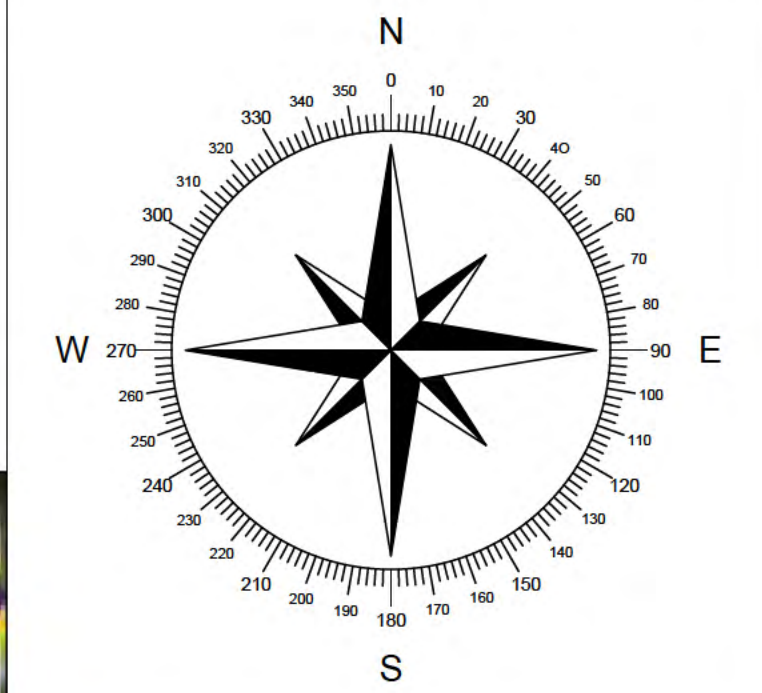
SECTION BB

1 INFILTRATION BASIN
NTS

2 RIP RAP OVERFLOW
NTS



SPACE FOR PE STAMP:



SHEET NOTES:
 UTILITY POLES ARE SHOWN FOR INDICATING LOCATIONS ONLY. SPACING BETWEEN POLES, PHYSICAL PROTECTION BARRIER FOR SWITCHBOARDS, ETC. WILL BE ADDED IN THE DRAWINGS PREPARED FOR THE CONSTRUCTION DOCUMENTS



NEW ENERGY EQUITY, LLC
 2530 RIVA ROAD, SUITE 200
 ANNAPOLIS, MD 21041
 NEWENERGYEQUITY.COM
 443-267-5012

PROJECT ADDRESS
 47239 230TH AVE WAY,
 MAZEPPA, MN 55956

LAT: 44.2649666687
 LONGS: -92.5757611111

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1.794 MW
SYSTEM SIZE AC	LIMITED TO 1.000 MW
DC/AC RATIO	1.794
AZIMUTH	180°
TILT	+/- 52°
MODULE COUNT	3900
MODULE TYPE	JINKO JKM480M-7RL3-TV
MODULE STC RATING	460 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-29°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES

CASE NUMBER 03748572

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

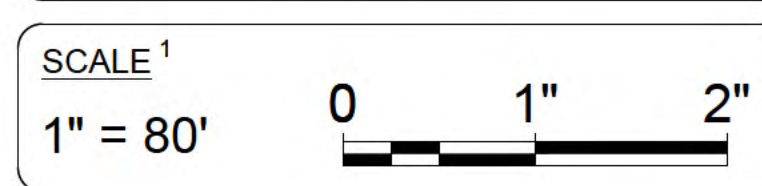
24/ 7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/4/2020
1	SITE PLAN AND 3LD UPDATE	JT	5/25/2021
2	SITEPLAN UPDATE	JT	7/16/2021
3	CUP	ELD	8/19/2021
4			
5			
6			
7			

DRAWN BY
 ISHA REGE

PROJECT NAME
 HEIMER CSG

DRAWING TITLE
 DRAINAGE PATTERNS



SHEET

PV5