

**WAYZATA PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JULY 20, 2015**

AGENDA ITEM 1. Call to Order, Roll Call and Approval of Minutes.

Chair Vanderheyden called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Vanderheyden, Young, Gruber, Gonzalez, Ramy, and Iverson. Absent and excused was: Commissioner Gnos. Director of Planning and Building Management Gadow, City Attorney Schelzel and Planning Intern Peters were also present.

Chair Vanderheyden stated the minutes to be reviewed are from the July 6, 2015 workshop meeting.

Chair Vanderheyden stated on page 3, line 1, the word “would” should be changed to “may”.

Commissioner Ramy made a motion, Seconded by Commissioner Iverson, to approve the July 6, 2015 workshop meeting minutes, as amended by the Chair. The motion carried unanimously.

AGENDA ITEM 2. Workshop Items:

a. Alternative Energy Ordinance Discussion

Mr. Gadow stated the Commission expressed interest in discussion on the topic of alternative energy, and review of local ordinances on wind turbines and other forms of energy. The purpose of this workshop session is to discuss some general parameters for a potential draft Wayzata ordinance, and identify questions and areas for additional research.

Mr. Peters presented information on geothermal, ground source heat pump systems (GSHPs), solar energy and wind energy. He reviewed ordinances from Woodbury, Maplewood, Delano, Ramsey, and Watertown. The ordinances reviewed generally required a building permit for these energy sources, only closed loop circuits were allowed in all zoning districts and the codes contained abandonment language. For solar energy, these ordinances look at where it will be mounted, the height, and the ground coverage. Some communities require a Conditional Use Permit for wind energy and most communities state wind energy units are allowed in specific zones only, there is a limit of one unit per parcel and there must be a manufacturer’s warranty or maintenance agreement in place. One thing to consider with wind energy is the maximum height of the hub and how high the blades would go.

Commissioner Ramy asked why some communities were only choosing to address one type of alternative energy, such as wind only.

1 Mr. Gadow stated there was not a lot of legislative history to explain why these cities chose the
2 sources they did.

3
4 Commissioner Gonzalez asked what the definition was for an Interim Conditional Use and what
5 the limitation would be for time. She asked why the City would chose an Interim Conditional
6 Use Permit over a variance or Conditional Use Permit.

7
8 Ms. Gadow explained an Interim Use Permit is something that was included in several city
9 ordinances years ago. Wayzata has moved away from using the Interim Use Permit but that it
10 had included things such as the outdoor market in the Shopping District.

11
12 Commissioner Gonzalez clarified the Interim Use Permit is not something that would go with
13 the land or property.

14
15 Mr. Gadow stated he would recommend staying away from the Interim Use and instead identify
16 the areas in the City that these items could be permitted, such as allowing roof mounted solar and
17 geothermal units as permitted in all districts, and wind or ground mounted solar a conditional use
18 in designated districts or areas of the City.

19
20 Commissioner Gruber asked if the City had a time frame for establishing these ordinances.

21
22 Mr. Gadow stated there is no time frame established at this time.

23
24 Commissioner Gonzalez asked if community solar gardens should be added to the definitions,
25 and if this was something the City would want to allow.

26
27 Mr. Gadow stated Legislature had reviewed community solar gardens and this would be
28 something the City should discuss and review as part of the overall ordinance.

29
30 Commissioner Young asked if there were any applications coming to the City pertaining to
31 alternative energy that would require the City to establish a particular Ordinance first.

32
33 Mr. Gadow stated he was not aware of any local wind energy unit applications and the City will
34 occasionally see applications for roof mounted solar energy systems. There has been interest in
35 geothermal but he is not aware of anyone moving forward with this currently. The City is
36 looking at the possibility of adding a solar component if there were a parking ramp constructed
37 on Mill Street. He suggested the Commission start by discussing what systems would be a good
38 fit for Wayzata, where they would allow these systems and what systems would not be a fit for
39 the City. He clarified there are some State requirements that allows for solar. The Ordinance
40 should be designed to provide clarity and guidance for those interested in putting in these
41 systems. The community is more concerned about the wind energy systems and where the City
42 would allow these systems.

43
44 Chair Vanderheyden asked if it would be reasonable to address all three (3) energy systems in
45 the same ordinance. He recommended the Commission start discussions with geothermal
46 systems. He agreed with the example ordinances that open looped systems should not be

1 allowed. This would allow the option of field implementation or drilled implementation. He
2 stated the Commission should discuss and decide if this could be laid in a lake or a body of
3 water.

4
5 Mr. Gadow stated he did not believe the City would have jurisdiction over decisions regarding
6 the lake. The Lake Minnetonka Conservation District or the Minnehaha Watershed District may
7 have jurisdiction over any geothermal involving Lake Minnetonka. Staff would look into this
8 further.

9
10 Chair Vanderheyden stated the field system and the drilled system should be permitted uses.

11
12 Commissioner Gruber suggested that the Commission invite an expert in each alternative energy
13 area to make a presentation to the Commission regarding these systems so the Commission can
14 be have a better understanding of the systems and what concerns they should be addressing.

15
16 Mr. Gadow stated Staff could arrange this for the Commission.

17
18 Commission Gonzalez stated when the Bay Center was originally presented there were plans to
19 include geothermal energy. She asked if this had been done, if it was working for them and what
20 their experience has been with the systems.

21
22 Mr. Gadow stated he would talk with the Bay Center to get more information on their experience
23 with the geothermal system they use. He clarified he is not requesting the Commission to draft
24 an ordinance at this time, but rather to provide feedback on what the Commission would like
25 more information on, or if there are other things that the Commission would be interested in
26 addressing, such as height and setbacks.

27
28 Commissioner Iverson asked if communities had provided incentives to residents to install these
29 types of systems and how this had worked for those communities.

30
31 Mr. Steve Tyacke, 292 Grace Point Court, Wayzata, stated it is important to review the City's
32 Comprehensive Plan because this does provide guidance and specifics on alternative energy.

33
34 Chair Vanderheyden stated after reviewing the sample ordinances he did have concerns on the
35 height for roof mounted wind systems.

36
37 Commissioner Ramy asked what the thoughts would be on allowing only one system for a set
38 area or if these systems should be allowed for each parcel.

39
40 Commissioner Iverson stated it may be more advantageous to plan for fewer and larger systems
41 and place these systems in centralized areas to allow several people to benefit from them rather
42 than several smaller systems.

43
44 Chair Vanderheyden stated some of these systems do not generate enough power to distribute
45 over a large area.

46

1 Commissioner Gonzalez stated the City of Ramsey Ordinance Wind Energy references clean
2 wind versus dirty wind and that they must be a certain height over surrounding obstacles and
3 four (4) energy conversion systems that can be used. She would like to have more information
4 on these systems in order to understand what each one does and how they differ. She stated she
5 would also like to have information on the flight paths of migrating birds in order to understand
6 how these wind systems may impact these.

7
8 Commissioner Gruber suggested that Commissioners put together a list of key questions that
9 they would like to have answered then Staff can work on finding experts in these areas to meet
10 with the Commission and discuss these questions and concerns.

11
12 Commissioner Iverson stated she would like more information on the noise generated by these
13 systems.

14
15 Commissioner Young stated the Commission could be comprehensive with the ordinance but if,
16 after the overview with the experts, the Commission may find there is a need to split these
17 different energy sources into separate ordinances.

18
19 Chair Vanderheyden stated Ramsey addressed the use of alternative energy systems on City
20 property and leasing City property. He would recommend the City not get involved with
21 allowing these systems on City property for private use.

22
23 Commissioner Iverson asked at what point the Commission would receive community input and
24 feedback.

25
26 Mr. Gadow stated once the experts have talked with the Commission, they would be able to plan
27 what to include in a draft ordinance and how to communicate this to get feedback from the
28 community.

29
30 Commissioner Young requested Mr. Peters forward a copy of the ordinances from Excelsior for
31 review.

32
33 Commissioner Gonzalez asked what the State guidelines were for each of these systems.

34
35 Mr. Peters clarified according to the State provisions, the City would not be able to ban these
36 systems but the City would be able to put restrictions on them in regard to height and location.

37
38 Chair Vanderheyden stated he like the tables included in the Watertown Ordinance on pages 4
39 and 5, and the drawing on page 10 in regard to the height of solar panels. He stated he also liked
40 the general and environmental standards section in the City of Maplewood Ordinance on page 7
41 and 8. He did feel some of these environmental standards were excessive for residents.

42
43
44 **AGENDA ITEM 3. Other Items:**

45
46 **a. Review of Development Activities**

1
2 Mr. Gadow stated the August 3 agenda would potentially include an application for a side yard
3 setback variance for a garage addition, and one for a variance for a fence height along Bushaway
4 Road. National Night Out is August 4. Staff is preparing a draft version of the
5 Telecommunications Ordinance for a public hearing on August 18.

6
7 **b. Other Items**
8

9 Commissioner Gonzalez provided an update from the July 14 Heritage Preservation Board
10 meeting. She stated they would be having a workshop on October 9 to showcase recently
11 renovated homes. She suggested possibly having someone familiar with alternative energy
12 sources available for this meeting.
13

14 Mr. Gadow provided an update on City Council actions to deny the variance request for a tennis
15 court and the 250 Bushaway Road subdivision was postponed to July 21.
16
17

18 **AGENDA ITEM 4. Adjournment.**
19

20 There being no further business, Commissioner Gruber made a motion, seconded by
21 Commissioner Ramy, to adjourn the meeting. The motion passed unanimously.
22

23 The meeting was adjourned at 8:00 p.m.
24

25 Respectfully submitted,
26

27 Tina Borg
28 *TimeSaver Off Site Secretarial, Inc.*