



Meeting Agenda  
City of Mora, Planning Commission  
**5:30 p.m. Monday, May 8, 2023**  
Mora City Hall

Mora City Hall  
101 Lake Street S  
Mora, MN 55051  
Kanabec County,  
Minnesota

*City of Mora Code of Ordinances, Chapter 32: The role of the Planning Commission is to serve the City Council in an advisory capacity on matters relating to citizen requests for action, zoning changes and review, Comprehensive Plan reviews, capital improvement reviews, and other actions as deemed necessary to carry out the functions of a pro-active Planning Commission.*

1. Call to Order
2. Oath of Office:  
Lance Strande will pledge the oath of office for a three-year term expiring Dec. 31, 2025
3. Roll Call:    ☐ Jody Anderson            ☐ Sheldon Shepard            ☐ Lance Strande  
                     ☐ Sara Treiber                    ☐ Tim Dahlberg
4. Adopt Agenda *(No item of business shall be considered unless it appears on the agenda for the meeting. Board members may add items to the agenda prior to adoption of the agenda.)*
5. Minutes
  - a. Approve minutes from February 13, 2023
6. Open Forum  
*(Individuals may address the committee about any item not contained on the regular agenda. There is a maximum of fifteen (15) Minutes set aside for open forum. A maximum of three (3) minutes is allotted per person. The Planning Commission will take no official action on items discussed at the forum, with the exception of referral to staff for future report.)*
7. Public Hearings:
  - a. 118 9<sup>th</sup> St. Conditional Use Permit (CUP) request for Roof Mounted Solar System
    - i. Recommend approval/denial of request
  - b. 200 9<sup>th</sup> St. Conditional Use Permit (CUP) request for Roof Mounted Solar System
    - i. Recommend approval/denial of request
8. Other Business (none)
9. Reports  
*(In addition to the items listed below, each board and staff member will be given the opportunity to share information.)*
10. Adjournment  
The next meeting of the Planning Commission is scheduled for **5:30 p.m. Monday, June 12, 2023**



**City of Mora Planning Commission  
Minutes  
5:30 p.m. Monday, February 13, 2023  
Mora City Hall, 101 Lake St, Mora, MN 55051**

Pursuant to due call and notice thereof Sheldon Shepard called to order the regular meeting of the Planning Commission at 5:35 p.m. Monday, February 13, 2023, in the Mora City Hall council chambers.

**2. Oath of Office:** Dahlberg and Shepard took the Oath of Office.

**3. Roll call:**

Commissioners present: Sheldon Shepard, Sara Treiber, Tim Dahlberg, Jody Anderson

Commissioners absent: Lance Strande

Staff present: City Administrator Glenn Anderson, Community Development Director Kirsten Faurie

**4. Adopt Agenda:** MOTION made by Treiber, seconded by J. Anderson and unanimously carried to adopt the agenda as presented.

**5. Election of Officers:**

MOTION by J. Anderson to select Shepard as Chairperson. Seconded by Treiber and unanimously carried.

MOTION by Dahlberg to select Treiber as Vice Chairperson. Seconded by J. Anderson and unanimously carried.

MOTION by Treiber to select Faurie as Secretary. Seconded by Dahlberg and unanimously carried.

**6. Approval of Minutes:**

- a. MOTION made by Treiber, seconded by Shepard and unanimously carried to approve the December 12, 2022 minutes as presented.

**7. Open Forum:** No one spoke during open forum

**8. Old Business:** None

**9. Public Hearings:** None

**10. New Business:** None

**11. Reports:**

- a. Commissioners reviewed the 2022 Summary of Construction activity. Discussion followed regarding what new construction activity might look like in 2023 considering inflation, rising interest rates and a possible recession.

**12. Adjournment:** MOTION to adjourn by Dahlberg, seconded by J. Anderson, and unanimously carried to adjourn the Planning Commission meeting at 5:46 p.m. The next regular meeting of the Planning Commission is scheduled for **5:30 p.m. Monday, March 13, 2023.**

\_\_\_\_\_  
Commission Chair

Attest: \_\_\_\_\_  
Kirsten Faurie,  
Community Development Director





# MEMORANDUM

TO: Planning Commission  
 FROM: Kirsten Faurie, Community Development Director  
 SUBJECT: Public Hearing - Conditional Use Permit to allow a *Solar Energy System* to be located in the R-1 Single Family Residential District  
 DATE: May 8, 2023

## SUMMARY

The Planning Commission will conduct a public hearing to consider a request for a Conditional Use Permit to allow a Solar Energy System to be located in the R-1 Single Family Residential District.

## SITE & APPLICATION INFORMATION

Applicant:	Green2 Electric
Property Owner:	Mora Independent School District No. 332
Location:	<b>118 9<sup>th</sup> St. N. Mora, MN, 55051</b>
Current Zoning:	R-1 Single Family Residential District
Adjacent Zoning:	North: R-1 Single Family Residential District South: R-3 Multiple Dwelling District & R-1 Single Family Residential District East: R-1 Single Family Residential District West: R-1 Single Family Residential District
Comp. Plan Designation:	Public/Semi-Public/Institutional
Date Application Complete:	April 6, 2023
Public Hearing Conducted:	May 8, 2023
60-Day Review Period:	June 5, 2023

## DISCUSSION

Green2 Electric, applicant, and Mora Independent School District No. 332, property owner, have applied for a Conditional Use Permit (CUP) to allow a *Solar Energy System* to be located in the R-1 Single Family Residential District.

**The subject site is located at 118 9<sup>th</sup> St. N (Mora High School).** The proposed includes the installation of a 39.9 kw solar array, including 6148 solar panels mounted on the roof of the school.

The Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. As such, the city has developed standards for the reasonable capture and use of solar energy and related systems. The Zoning Code provides general standards for *Solar Energy Systems* and those standards which are applicable to the proposed system include:

### Electrical

- An exterior utility disconnect switch shall be installed at the electric meter serving the property.
- Solar energy systems shall be grounded to protect against natural lightning strikes in conformance with the National Electrical Code as adopted by the State of Minnesota.

- No solar energy system shall be interconnected with the local electric utility company until the utility company has reviewed and commented upon it. The interconnection of the solar energy system with the utility company shall adhere to the National Electrical Code as adopted by the State of Minnesota.

#### **Color**

- All roof mounted solar energy systems shall use colors that are the same or similar with the color of the roof material of the building on which the system is mounted.

#### **Location – Roof Mounting**

- The solar energy system shall comply with the maximum height requirements of the applicable zoning district.
- The solar energy system shall not extend beyond the perimeter of the exterior walls for the building on which it is mounted and must meet the setback requirements for the zoning district.
- The solar energy system shall be located as to minimize glare directed toward an adjoining property or street.

The proposed *Solar Energy System* has been reviewed by city and utility staff as well as the city's electrical engineer. Staff finds that the proposed system complies with the general standards for roof mounted Solar Energy Systems and no concerns have been identified.

The property owner is required by the Zoning Code and the state to enter into an interconnection agreement with the local electric utility company (MMU) and obtain a building permit prior to installation. The applicant submitted an interconnection application and the city's electrical engineer has approved the application.

A public hearing notice was published in the April 20, 2023 edition of the *Kanabec County Times* and notices were mailed to all property owners within 350 feet of the subject property. Staff did not receive any comments regarding the proposed *Solar Energy System* as of May 4.

#### **FINDINGS**

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Zoning Code Section 150.036 (Conditional Uses), Subd. E (Standards) states that, "In considering an application for Conditional Use Permit, the Planning Commission shall make its recommendation upon the finding that the application complies with each of the standards set forth below and, where applicable, any conditional standards for specific uses set forth in the provisions of a specific zoning district." The city shall not grant a Conditional Use Permit without making certain findings. The criteria required for the granting of Conditional Use Permits are listed below with proposed findings for the Planning Commission's consideration.

**Criteria #1**      The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use.

**Finding #1**      *The Zoning Code identifies the proposed use of Solar Energy System as a Conditional Use within the R-1 Single Family Residential District and the proposed use complies with all district regulations. The Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. Therefore, the proposed use is consistent with the intent of the Zoning Code and R-1 Single Family Residential District.*

Criteria #2 Finding #2	The use is in keeping with the Comprehensive Plan and the policies thereof. <i>The city's current Comprehensive Plan, adopted in 2021, does not address the use of Solar Energy Systems. However, the proposed use aligns with the Comprehensive Plan goals to: improve and protect the physical environment of the community as a setting for human activities, making it more attractive, healthful and efficient; and maintain a high level of public services in an efficient manner that minimizes the tax burden on Mora's residents, businesses and industries.</i>
Criteria #3 Finding #3	The use will not cause undue traffic congestion or hazards. <i>Given that the proposed Solar Energy System is located on a structure roof more than 500 feet from a roadway, the proposed use will have no impact on traffic and will not cause undue traffic congestion in the general area.</i>
Criteria #4 Finding #4	The use will be adequately served by public utilities and all other necessary public facilities and services. <i>The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.</i>
Criteria #5 Finding #5	The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties. <i>The proposed Solar Energy System is located on a structure roof with little to no visibility from adjacent properties. There is no evidence to suggest that the appearance will have an adverse effect upon adjacent properties.</i>
Criteria #6 Finding #6	The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land. <i>The proposed use will have little to no visibility from adjacent residential properties. The city believes that the proposed use is compatible by virtue of its roof-top location.</i>
Criteria #7 Finding #7	The use will not jeopardize the public's health, safety or general welfare. <i>There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.</i>

#### OPTIONS

1. Recommend approval of the Conditional Use Permit with conditions as presented or amended.
2. Recommend denial of the Conditional Use Permit, providing specific reasons for the recommendation of denial for the written record.
3. Make no recommendation at this time, deciding to either continue the public hearing for additional public comment or table the request for further consideration.

#### STAFF RECOMMENDATION

Staff recommends approval as presented.

#### ACTION REQUESTED

Motion to approve Resolution **No. PC2023-0511** as presented or amended.

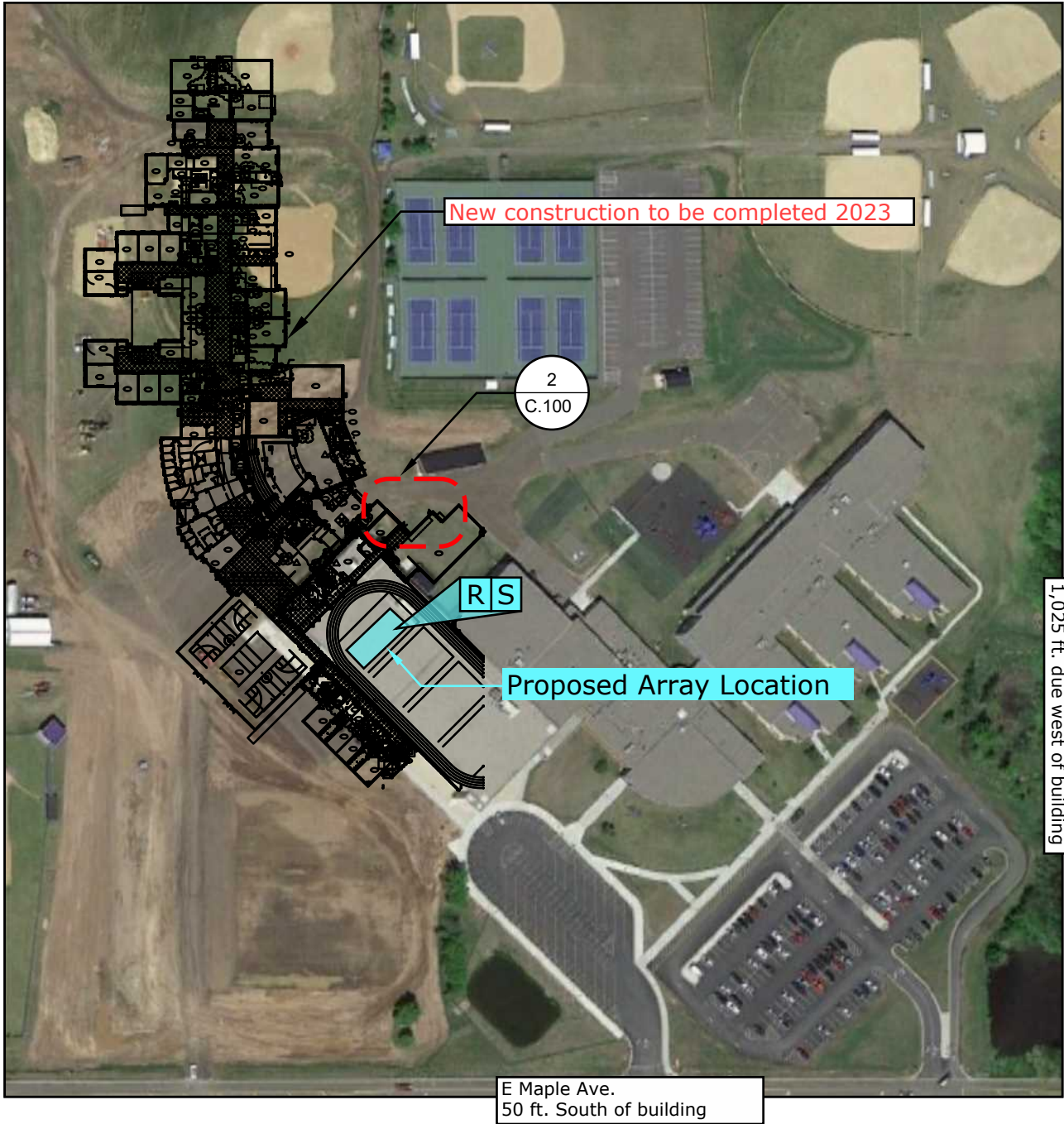
#### ATTACHMENTS

1. Site plan showing placement of proposed Solar Energy System
2. Proposed Resolution **No. PC2023-0511**




General Notes

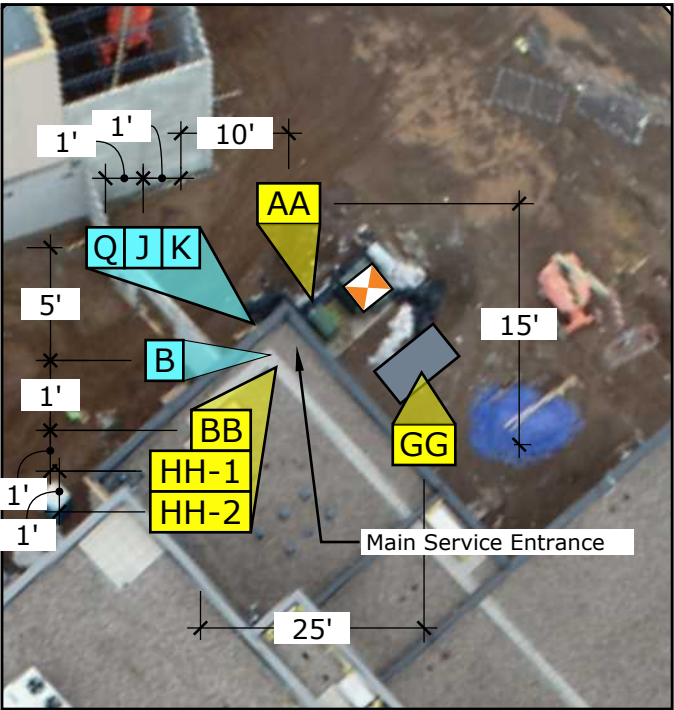
- 1.All equipment is placed on one line diagram and installed per NEC requirements
- 2. PV Production Meter & Utility AC Disconnect are located together in a readily accessible within 10' of the Main Service Meter.
- 3. 24/7 keyless access shall be provided for all Utility equipment.
- 4. All serviceable equipment shall be installed more than 10 feet from a roof edge or similar fall risk.
- 5. All testing shall be performed by qualified personnel, with proper personal protection equipment.
- 6. No overhead clearance issues.



1 Overall Site Plan  
SCALE: 1' = 200'

EQUIPMENT KEY	
SYSTEM COLOR CODE	
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Existing Electrical Equipment
<span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Proposed System
PROPOSED SYSTEM SUMMARY	
Solar Size (AC)	39.9kW
Solar Size (DC)	59.2kW
DC/AC Ratio	1.48
Set Inverter Power Factor	0.98 leading
Set Inverter Active Power	(1) 39.9kW
Roof Slope	0
Azimuth	140

EXISTING EQUIPMENT	
AA	Existing Main Service Meter (Utility-owned, bi-directional)
BB	Existing Switchgear Main Service Disconnect
	Utility Transformer
HH	Automatic Transfer Switch
GG	Generator
PROJECT SPECIFIC EQUIPMENT	
B	Main PV Disconnect (breaker)
J	PV Production Meter (utility-owned)
K	Utility AC Disconnect
Q	Inverter
R	Optimizers
S	Modules



2 Enlarged Plan - PV Equipment  
SCALE: 1" = 30'



**Installer**  
iDEAL Energies/  
Green<sup>2</sup> Electric, LLC.

8318 Pillsbury Ave S  
Bloomington, MN 55420  
612-928-5008  
  
Electrical Contractor  
License #EA791017

**Project Name**  
ISD 332 - Mora High School

**Utility Customer of Record**  
ISD 332 - Mora Public School  
District

**Installation Address**  
118 9th St. North  
Mora, MN 55051

**Proposed System**  
Application #  
Meter # 82852680  
Total AC Size - 39.9kW  
Total DC Size - 59.2kW  
VAC/PHASE - 480/277, 3PH

**Building Svc. Voltage**  
480/1277 3PH / 4W  
Secondary Interconnection  
Utility XFMR Max AIC = 33,900A  
Mora Municipal Utilities

**DRAWN BY**  
AW | DN

**CHECK BY**  
BB | AW

ISSUE		
#	Date	Description
1	05/20/2022	Application
2	02/01/2023	Utility Application
3		

**DESCRIPTION**  
Site Plan

**C.100**



RESOLUTION NO. PC2023-0511

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA,  
RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING A  
SOLAR ENERGY SYSTEM TO BE LOCATED IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT  
AS REQUESTED BY GREEN2 ELECTRIC**

WHEREAS, Green2 Electric, applicant, and Mora Independent School District No. 332, property owner,, submitted an application dated received April 6, 2023 and considered complete on April 6, 2023 for a Conditional Use Permit allowing a *Solar Energy System* to be located in the R-1 Single Family Residential District; and

WHEREAS, the subject property is located at **118 9<sup>th</sup> St. N., and**

WHEREAS, the subject property is legally described as:

PID 22.00290.50  
E ½ of NE ¼ of NW ¼ and NW ¼ of NE ¼, Ex S 80' of N 503' of E 12' thereof  
Kanabec County, Minnesota  
Section 11 Township 039 Range 024

WHEREAS, notice was provided and on April 14, 2023, the Planning Commission conducted a public hearing regarding this application, at which it heard from the Community Development Director and invited members of the public to comment; and

WHEREAS, the Planning Commission has made the following findings as required by Zoning Code §150.036 Conditional Uses, Subd. E Standards:

- |             |  |
|-------------|--|
| Criteria #1 | The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use.  |
| Finding #1  | <i>The Zoning Code identifies the proposed use of Solar Energy System as a Conditional Use within the R-1 Single Family Residential District and the proposed use complies with all district regulations. The Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. Therefore, the proposed use is consistent with the intent of the Zoning Code and R-1 Single Family Residential District.</i> |
| Criteria #2 | The use is in keeping with the Comprehensive Plan and the policies thereof.  |
| Finding #2  | <i>The city's current Comprehensive Plan, adopted in 2021, does not address the use of Solar Energy Systems. However, the proposed use aligns with the Comprehensive Plan goals to: improve and protect the physical environment of the community as a setting for human activities, making it more attractive, healthful and efficient; and maintain a high level of public services in an efficient manner that minimizes the tax burden on Mora's residents, businesses and industries.</i>   |
| Criteria #3 | The use will not cause undue traffic congestion or hazards.  |

- Finding #3      Given that the proposed Solar Energy System is located on a structure roof more than 500 feet from a roadway, the proposed use will have no impact on traffic and will not cause undue traffic congestion in the general area.*
- Criteria #4      The use will be adequately served by public utilities and all other necessary public facilities and services.
- Finding #4      The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.*
- Criteria #5      The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties.
- Finding #5      The proposed Solar Energy System is located on a structure roof with little to no visibility from adjacent properties. There is no evidence to suggest that the appearance will have an adverse effect upon adjacent properties.*
- Criteria #6      The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
- Finding #6      The proposed use will have little to no visibility from adjacent residential properties. The city believes that the proposed use is compatible by virtue of its roof-top location.*
- Criteria #7      The use will not jeopardize the public's health, safety or general welfare.
- Finding #7      There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.*

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA, AS FOLLOWS:

That the Planning Commission recommends approval of the Conditional Use Permit with the following conditions:

1. The Solar Energy System shall be installed in conformance with the plans and specifications dated received April 6, 2023. Any major deviation, as determined by city staff, shall require further review and approval by the City Council.
2. The property owner is required to enter into an interconnection agreement with Mora Municipal Utilities.
3. A service / meter upgrade may be necessary. The expense of equipment and labor shall be the responsibility of the property owner.
4. The Solar Energy System shall be installed in a manner that does not create glare for neighboring dwellings or traffic.
5. The applicant and/or property owner shall coordinate with Mora Municipal Utilities electric utility staff regarding:
  - a. Installation and location of required visible, lockable disconnect and metering equipment and associated labeling.
  - b. Verification of inverter equipment and related protection per submittal.
  - c. Acceptance testing of the installation prior to commercial operation.
  - d. Involvement of electric utility staff during power switchover.

6. The Solar Energy System shall be certified by Underwriters Laboratories, Inc. and comply with the requirements of the International Building Codes and Minnesota State Building Codes.
7. Issuance of a building permit is required prior to installation. The manufacturer's specifications must be submitted with the building permit application.
8. The manufacturer's specifications must be on-site and available to city and utility staff at all times during installation and inspections.
9. This Conditional Use Permit shall be utilized and all conditions shall be met within one year of recording or the Conditional Use Permit shall become null and void.
10. If the Solar Energy System becomes inoperable for 12 successive months, the system shall be deemed abandoned and a public nuisance. The property owner shall remove the abandoned system and all associated equipment at their expense after obtaining a demolition permit. Removal must be completed within 90 days following the 12 month period.

Adopted by the Planning Commission of the City of Mora, Minnesota, this 8<sup>th</sup> day of May, 2023.

Sheldon Shepard \_\_\_\_\_  
Jody Anderson \_\_\_\_\_  
Sara Treiber \_\_\_\_\_

Lance Strande \_\_\_\_\_  
Tim Dahlberg \_\_\_\_\_

\_\_\_\_\_  
Sheldon Shepard  
Chair

ATTEST:

\_\_\_\_\_  
Kirsten Faurie  
Community Development Director





# MEMORANDUM

TO: Planning Commission  
 FROM: Kirsten Faurie, Community Development Director  
 SUBJECT: Public Hearing - Conditional Use Permit to allow a *Solar Energy System* to be located in the R-1 Single Family Residential District  
 DATE: May 8, 2023

## SUMMARY

The Planning Commission will conduct a public hearing to consider a request for a Conditional Use Permit to allow a Solar Energy System to be located in the R-1 Single Family Residential District.

## SITE & APPLICATION INFORMATION

Applicant:	Green2 Electric
Property Owner:	Mora Independent School District No. 332
Location:	<b>200 9<sup>th</sup> St. N. Mora, MN, 55051</b>
Current Zoning:	R-1 Single Family Residential District
Adjacent Zoning:	North: R-1 Single Family Residential District South: R-3 Multiple Dwelling District & R-1 Single Family Residential District East: R-1 Single Family Residential District West: R-1 Single Family Residential District
Comp. Plan Designation:	Public/Semi-Public/Institutional
Date Application Complete:	April 6, 2023
Public Hearing Conducted:	May 8, 2023
60-Day Review Period:	June 5, 2023

## DISCUSSION

Green2 Electric, applicant, and Mora Independent School District No. 332, property owner, have applied for a Conditional Use Permit (CUP) to allow a *Solar Energy System* to be located in the R-1 Single Family Residential District.

**The subject site is located at 200 9<sup>th</sup> St. N (Mora Elementary School).** The proposed includes the installation of a 39.9 kw solar array, including 6148 solar panels mounted on the roof of the school.

The Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. As such, the city has developed standards for the reasonable capture and use of solar energy and related systems. The Zoning Code provides general standards for *Solar Energy Systems* and those standards which are applicable to the proposed system include:

### Electrical

- An exterior utility disconnect switch shall be installed at the electric meter serving the property.
- Solar energy systems shall be grounded to protect against natural lightning strikes in conformance with the National Electrical Code as adopted by the State of Minnesota.

- No solar energy system shall be interconnected with the local electric utility company until the utility company has reviewed and commented upon it. The interconnection of the solar energy system with the utility company shall adhere to the National Electrical Code as adopted by the State of Minnesota.

#### **Color**

- All roof mounted solar energy systems shall use colors that are the same or similar with the color of the roof material of the building on which the system is mounted.

#### **Location – Roof Mounting**

- The solar energy system shall comply with the maximum height requirements of the applicable zoning district.
- The solar energy system shall not extend beyond the perimeter of the exterior walls for the building on which it is mounted and must meet the setback requirements for the zoning district.
- The solar energy system shall be located as to minimize glare directed toward an adjoining property or street.

The proposed *Solar Energy System* has been reviewed by city and utility staff as well as the city's electrical engineer. Staff finds that the proposed system complies with the general standards for roof mounted Solar Energy Systems and no concerns have been identified.

The property owner is required by the Zoning Code and the state to enter into an interconnection agreement with the local electric utility company (MMU) and obtain a building permit prior to installation. The applicant submitted an interconnection application and the city's electrical engineer has approved the application.

A public hearing notice was published in the April 20, 2023 edition of the *Kanabec County Times* and notices were mailed to all property owners within 350 feet of the subject property. Staff did not receive any comments regarding the proposed *Solar Energy System* as of May 4.

#### **FINDINGS**

---

Zoning Code Section 150.036 (Conditional Uses), Subd. E (Standards) states that, "In considering an application for Conditional Use Permit, the Planning Commission shall make its recommendation upon the finding that the application complies with each of the standards set forth below and, where applicable, any conditional standards for specific uses set forth in the provisions of a specific zoning district." The city shall not grant a Conditional Use Permit without making certain findings. The criteria required for the granting of Conditional Use Permits are listed below with proposed findings for the Planning Commission's consideration.

**Criteria #1**      The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use.

**Finding #1**      *The Zoning Code identifies the proposed use of Solar Energy System as a Conditional Use within the R-1 Single Family Residential District and the proposed use complies with all district regulations. The Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. Therefore, the proposed use is consistent with the intent of the Zoning Code and R-1 Single Family Residential District.*



Criteria #2 Finding #2	The use is in keeping with the Comprehensive Plan and the policies thereof. <i>The city's current Comprehensive Plan, adopted in 2021, does not address the use of Solar Energy Systems. However, the proposed use aligns with the Comprehensive Plan goals to: improve and protect the physical environment of the community as a setting for human activities, making it more attractive, healthful and efficient; and maintain a high level of public services in an efficient manner that minimizes the tax burden on Mora's residents, businesses and industries.</i>
Criteria #3 Finding #3	The use will not cause undue traffic congestion or hazards. <i>Given that the proposed Solar Energy System is located on a structure roof more than 500 feet from a roadway, the proposed use will have no impact on traffic and will not cause undue traffic congestion in the general area.</i>
Criteria #4 Finding #4	The use will be adequately served by public utilities and all other necessary public facilities and services. <i>The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.</i>
Criteria #5 Finding #5	The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties. <i>The proposed Solar Energy System is located on a structure roof with little to no visibility from adjacent properties. There is no evidence to suggest that the appearance will have an adverse effect upon adjacent properties.</i>
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Criteria #7 Finding #7	The use will not jeopardize the public's health, safety or general welfare. <i>There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.</i>

#### OPTIONS

1. Recommend approval of the Conditional Use Permit with conditions as presented or amended.
2. Recommend denial of the Conditional Use Permit, providing specific reasons for the recommendation of denial for the written record.
3. Make no recommendation at this time, deciding to either continue the public hearing for additional public comment or table the request for further consideration.

#### STAFF RECOMMENDATION

Staff recommends approval as presented.

#### ACTION REQUESTED

Motion to approve Resolution **No. PC2023-0512** as presented or amended.

#### ATTACHMENTS

1. Site plan showing placement of proposed Solar Energy System
2. Proposed Resolution **No. PC2023-0512**

General Notes

- 1.All equipment is placed on one line diagram and installed per NEC requirements
- 2. PV Production Meter & Utility AC Disconnect are located together in a readily accessible location
- 3. 24/7 unescorted, keyless access shall be provided for all Utility equipment.
- 4. All serviceable equipment shall be installed more than 10 feet from a roof edge or similar fall risk.
- 5. All testing shall be performed by qualified personnel, with proper personal protection equipment.
- 6. No overhead clearance issues.

EQUIPMENT KEY	
SYSTEM COLOR CODE	
<div></div>	Existing Electrical Equipment
<div></div>	Proposed System

PROPOSED SYSTEM SUMMARY	
Solar Size (AC)	39.9kW
Solar Size (DC)	59.2kW
DC/AC Ratio	1.48
Set Inverter Power Factor	0.98 leading
Set Inverter Active Power	(1) 39.9kW
Roof Slope	0
Azimuth	180

EXISTING EQUIPMENT	
AA	Existing Main Service Meter (Utility-owned, bi-directional)
BB	Existing Switchgear Main Service Disconnect
<div></div>	Utility Transformer

PROJECT SPECIFIC EQUIPMENT	
B	PV System Main Disconnect (Fused bucket)
J	PV Production Meter (utility-owned)
K	Utility AC Disconnect
Q	Inverter
R	Optimizers
S	Modules



**Installer**  
iDEAL Energies/  
Green<sup>2</sup> Electric, LLC.

8318 Pillsbury Ave S  
Bloomington, MN 55420  
612-928-5008

Electrical Contractor  
License #EA791017

**Project Name**  
ISD 332 - Mora Elementary  
School

**Utility Customer of Record**  
Trailview School

**Installation Address**  
200 9th St. N.,  
Mora, MN 55051

**Proposed System**  
Application # TBD  
Meter # 328559635  
Total AC Size - 39.9kW  
Total DC Size - 59.2kW  
VAC/PH - 480/277; 3PH

**Building Svc. Voltage**  
480/277, 3PH / 4W  
Secondary Interconnection  
Utility XFMR Max AIC = 33,400

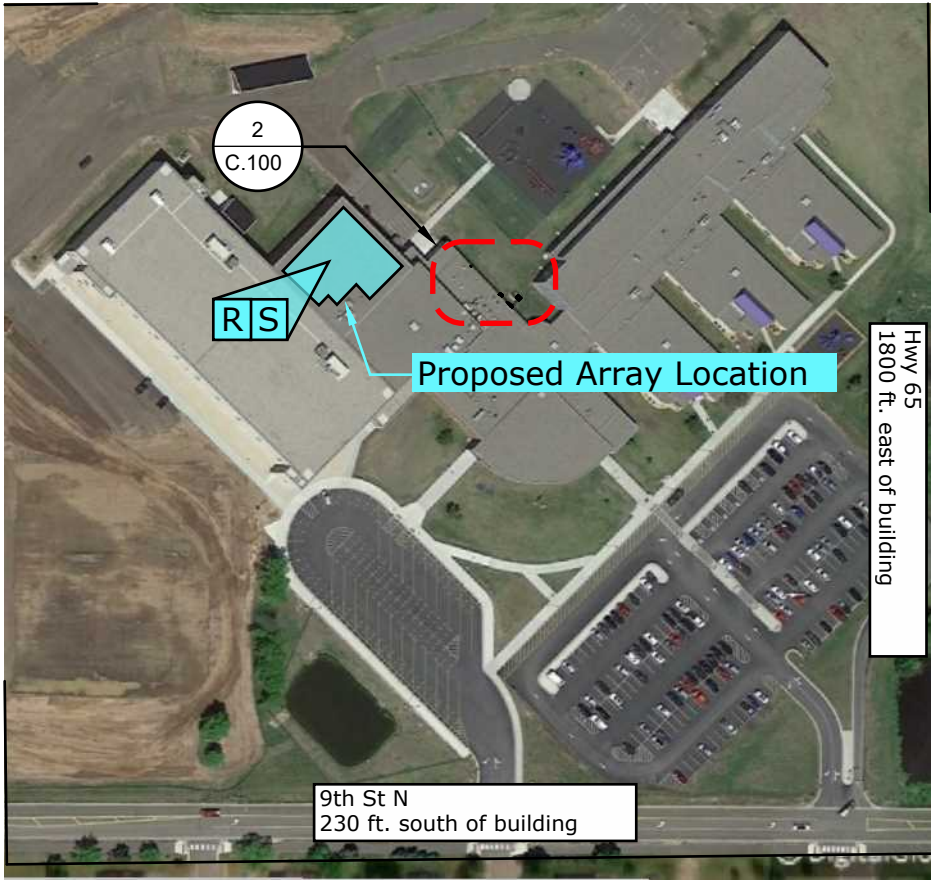
**DRAWN BY**  
AW | SR

**CHECK BY**  
BB | AW

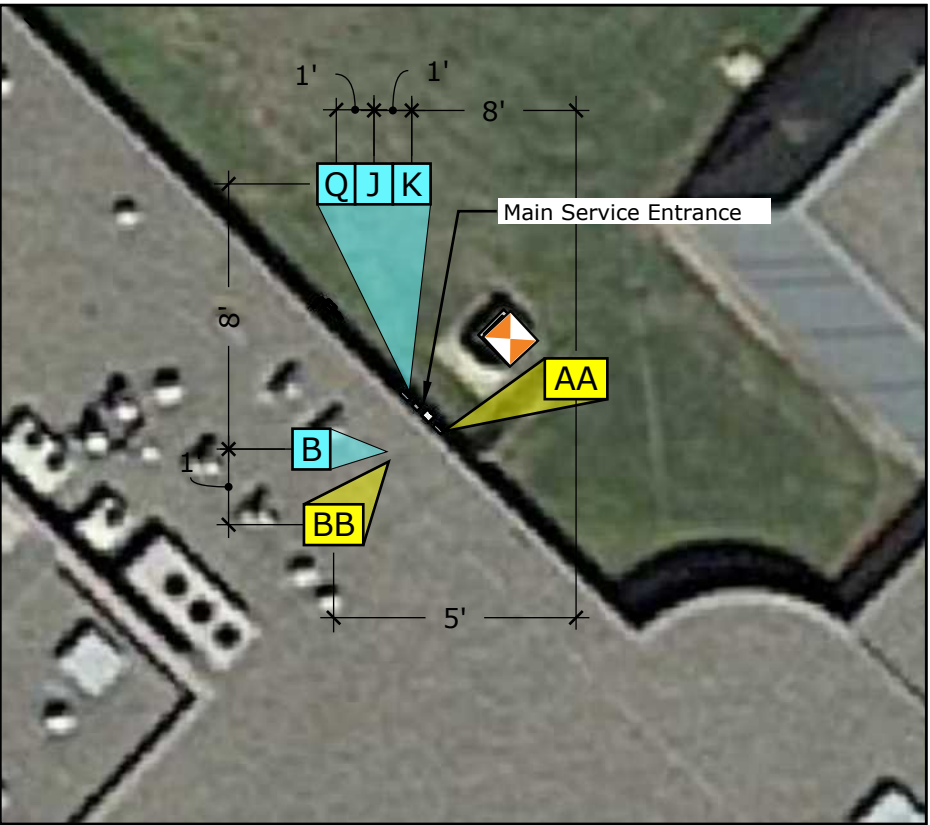
ISSUE		
#	Date	Description
1	05/20/2022	Application
2	08/16/2022	Utility Application
3		

**DESCRIPTION**  
Site Plan

C.100



Overall Site Plan



Enlarged Plan - PV Equipment





RESOLUTION NO. PC2023-0512

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA,  
RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING A  
SOLAR ENERGY SYSTEM TO BE LOCATED IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT  
AS REQUESTED BY GREEN2 ELECTRIC**

WHEREAS, Green2 Electric, applicant, and Mora Independent School District No. 332, property owner,, submitted an application dated received April 6, 2023 and considered complete on April 6, 2023 for a Conditional Use Permit allowing a *Solar Energy System* to be located in the R-1 Single Family Residential District; and

WHEREAS, the subject property is located at **200 9<sup>th</sup> St. N., and**

WHEREAS, the subject property is legally described as:

PID 22.00290.50  
E ½ of NE ¼ of NW ¼ and NW ¼ of NE ¼, Ex S 80' of N 503' of E 12' thereof  
Kanabec County, Minnesota  
Section 11 Township 039 Range 024

WHEREAS, notice was provided and on April 14, 2023, the Planning Commission conducted a public hearing regarding this application, at which it heard from the Community Development Director and invited members of the public to comment; and

WHEREAS, the Planning Commission has made the following findings as required by Zoning Code §150.036 Conditional Uses, Subd. E Standards:

- |             |  |
|-------------|--|
| Criteria #1 | The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use.  |
| Finding #1  | <i>The Zoning Code identifies the proposed use of Solar Energy System as a Conditional Use within the R-1 Single Family Residential District and the proposed use complies with all district regulations. The Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. Therefore, the proposed use is consistent with the intent of the Zoning Code and R-1 Single Family Residential District.</i> |
| Criteria #2 | The use is in keeping with the Comprehensive Plan and the policies thereof.  |
| Finding #2  | <i>The city's current Comprehensive Plan, adopted in 2021, does not address the use of Solar Energy Systems. However, the proposed use aligns with the Comprehensive Plan goals to: improve and protect the physical environment of the community as a setting for human activities, making it more attractive, healthful and efficient; and maintain a high level of public services in an efficient manner that minimizes the tax burden on Mora's residents, businesses and industries.</i>   |
| Criteria #3 | The use will not cause undue traffic congestion or hazards.  |

- Finding #3      Given that the proposed Solar Energy System is located on a structure roof more than 500 feet from a roadway, the proposed use will have no impact on traffic and will not cause undue traffic congestion in the general area.*
- Criteria #4      The use will be adequately served by public utilities and all other necessary public facilities and services.
- Finding #4      The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.*
- Criteria #5      The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties.
- Finding #5      The proposed Solar Energy System is located on a structure roof with little to no visibility from adjacent properties. There is no evidence to suggest that the appearance will have an adverse effect upon adjacent properties.*
- Criteria #6      The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
- Finding #6      The proposed use will have little to no visibility from adjacent residential properties. The city believes that the proposed use is compatible by virtue of its roof-top location.*
- Criteria #7      The use will not jeopardize the public's health, safety or general welfare.
- Finding #7      There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.*

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA, AS FOLLOWS:

That the Planning Commission recommends approval of the Conditional Use Permit with the following conditions:

1. The Solar Energy System shall be installed in conformance with the plans and specifications dated received April 6, 2023. Any major deviation, as determined by city staff, shall require further review and approval by the City Council.
2. The property owner is required to enter into an interconnection agreement with Mora Municipal Utilities.
3. A service / meter upgrade may be necessary. The expense of equipment and labor shall be the responsibility of the property owner.
4. The Solar Energy System shall be installed in a manner that does not create glare for neighboring dwellings or traffic.
5. The applicant and/or property owner shall coordinate with Mora Municipal Utilities electric utility staff regarding:
  - a. Installation and location of required visible, lockable disconnect and metering equipment and associated labeling.
  - b. Verification of inverter equipment and related protection per submittal.
  - c. Acceptance testing of the installation prior to commercial operation.
  - d. Involvement of electric utility staff during power switchover.

6. The Solar Energy System shall be certified by Underwriters Laboratories, Inc. and comply with the requirements of the International Building Codes and Minnesota State Building Codes.
7. Issuance of a building permit is required prior to installation. The manufacturer's specifications must be submitted with the building permit application.
8. The manufacturer's specifications must be on-site and available to city and utility staff at all times during installation and inspections.
9. This Conditional Use Permit shall be utilized and all conditions shall be met within one year of recording or the Conditional Use Permit shall become null and void.
10. If the Solar Energy System becomes inoperable for 12 successive months, the system shall be deemed abandoned and a public nuisance. The property owner shall remove the abandoned system and all associated equipment at their expense after obtaining a demolition permit. Removal must be completed within 90 days following the 12 month period.

Adopted by the Planning Commission of the City of Mora, Minnesota, this 8<sup>th</sup> day of May, 2023.

Sheldon Shepard \_\_\_\_\_  
Jody Anderson \_\_\_\_\_  
Sara Treiber \_\_\_\_\_

Lance Strande \_\_\_\_\_  
Tim Dahlberg \_\_\_\_\_

\_\_\_\_\_  
Sheldon Shepard  
Chair

ATTEST:

\_\_\_\_\_  
Kirsten Faurie  
Community Development Director