

**05-03-2021**

**PLANNING COMMISSION  
MEETING  
SUPPLEMENTAL PACKET**

**City of Afton**  
**3033 St. Croix Trl, P.O. Box 219**  
**Afton, MN 55001**

# **Planning Commission Memo**

## **Meeting: May 3, 2021**

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: April 29, 2021

Re: Impact Power Solutions Conditional Use Permit and Variance Application for a Solar Garden on the eastern portion of lot 6 of the new Afton Business Park subdivision at the property with PID# 06.028.20.24.0004, located in the southeast quadrant of Manning Avenue and Hudson Road. -  
**Supplemental**

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The City Engineer's report regarding the Impact Power Solutions conditional use permit and variance application was not included in the agenda packet. The Engineer's report is attached.



## Memorandum

To: **Ron Moore, City Administrator**

From: **Jeff Pearson, Engineer**

Date: **March 12, 2021**

Re: **Conditional Use Permit Submittal  
Afton Business Park – Lot 6 Solar Farm #1  
Plan Review Comments**

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We have reviewed the CUP Plans provided by New Energy Equity, LLC dated 03/10/2021 for portions of Lot 6 in the Afton Business Park.

This is a preliminary review of items that must be addressed. These items are subject to additional comments that may follow in subsequent submittals. Based on preliminary review of the Conditional Use Permit Submittal, we offer the following comments.

### **Procedural Comments:**

1. Prior to the start of any construction, permits may need to be obtained from the following agencies:
  - o MPCA Construction General Permit
  - o Valley Branch Watershed District
  - o City of Afton Stormwater Management Permit
2. Provide a maintenance plan to ensure that the ponding basins will be inspected and maintained long term. The plan at a minimum shall include the following:
  - o Who will conduct maintenance
  - o Inspection frequency
  - o Maintenance necessary to ensure effective performance
  - o Maintenance intervals
  - o Removal of settled materials
  - o Maintenance of vegetation

### **Preliminary Plan Comments:**

1. Show and label all underlying drainage and utility easements per final plat.

### **Drainage, Grading, Erosion Control Comments:**

1. Provide an Erosion Control Plan for review prior to approval of building permit.
2. Provide final grading plans with proposed contours, flow arrows, and tie-ins to existing grades at grading limits. Include contour information for the proposed stormwater management basin.
3. Existing ground contour is mislabeled in tree area (Sheet PV7).

4. The slopes per the existing contours in the tree area (Sheet PV7) do not match slopes called out on Sheet PV1. It appears existing grades exceed the allowable 13% for clear cut areas. Provide updated slope information in areas of tree removal.

**City of Afton**  
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**Afton, MN 55001**

# **Planning Commission Memo**

## **Meeting: May 3, 2021**

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: April 29, 2021

Re: Sunvest Conditional Use Permit Application for a Solar Garden on the central portion of lot 6 of the new Afton Business Park subdivision at the property with PID# 06.028.20.24.0004, located in the southeast quadrant of Manning Avenue and Hudson Road. - **Supplemental**

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The City Engineer's report regarding the Sunvest conditional use permit application was not included in the agenda packet. The Engineer's report is attached.



## Memorandum

To: **Ron Moore, City Administrator**

From: **Jeff Pearson, Engineer**

Date: **April 23, 2021**

Re: **Conditional Use Permit Submittal  
Afton Business Park – Lot 6 Solar Farm #3 (SV CSG AFTON 1)  
Plan Review Comments**

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We have reviewed the Site Plan provided by Sunvest Solar, Inc. dated 01/14/2021 for portions of Lot 6 in the Afton Business Park.

This is a preliminary review of items that must be addressed. These items are subject to additional comments that may follow in subsequent submittals. Based on preliminary review of the Conditional Use Permit Submittal, we offer the following comments.

### **Procedural Comments:**

1. Prior to the start of any construction, permits may need to be obtained from the following agencies:
  - o MPCA Construction General Permit
  - o Valley Branch Watershed District
  - o City of Afton Stormwater Management Permit
2. Provide a maintenance plan to ensure that the ponding basins will be inspected and maintained long term. The plan at a minimum shall include the following:
  - o Who will conduct maintenance
  - o Inspection frequency
  - o Maintenance necessary to ensure effective performance
  - o Maintenance intervals
  - o Removal of settled materials
  - o Maintenance of vegetation

### **Preliminary Plan Comments:**

1. Show and label all underlying drainage and utility easements per final plat.
2. Update proposed underlying lot lines, right-of-way, easements, streets, etc. per overall Afton Business Park plat and construction plans.

### **Drainage, Grading, Erosion Control Comments:**

1. Provide an Erosion Control Plan for review prior to approval of building permit.
2. No surface water treatment pond/basin is shown. Provide ponding and stormwater management calculations report.
3. Provide final grading plans with proposed contours, flow arrows, and tie-ins to existing grades at grading limits. Include contour information for the proposed stormwater management basin.

**City of Afton**  
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# **Planning Commission Memo**

## **Meeting: May 3, 2021**

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: April 29, 2021

Re: DIVOCSG Conditional Use Permit Application for a Solar Garden on the western portion of lot 6 of the new Afton Business Park subdivision at the property with PID# 06.028.20.24.0004, located in the southeast quadrant of Manning Avenue and Hudson Road. - **Supplemental**

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The City Engineer's report regarding the DIVOCSG conditional use permit application was not included in the agenda packet. The Engineer's report is attached.

## Memorandum

To: **Ron Moore, City Administrator**

From: **Jeff Pearson, Engineer**

Date: **April 16, 2021**

Re: **Conditional Use Permit Submittal  
Afton Business Park – Lot 6 Solar Farm #2  
Plan Review Comments**

We have reviewed the Site Plan provided by Gordian Energy Systems, LLC dated 04/15/2021 for portions of Lot 6 in the Afton Business Park.

This is a preliminary review of items that must be addressed. These items are subject to additional comments that may follow in subsequent submittals. Based on preliminary review of the Conditional Use Permit Site Plan Submittal, we offer the following comments.

### **Procedural Comments:**

1. Prior to the start of any construction, permits may need to be obtained from the following agencies:
  - o MPCA Construction General Permit
  - o Valley Branch Watershed District
  - o City of Afton Stormwater Management Permit
2. Provide a maintenance plan to ensure that the ponding basin will be inspected and maintained long term. The plan at a minimum shall include the following:
  - o Who will conduct maintenance
  - o Inspection frequency
  - o Maintenance necessary to ensure effective performance
  - o Maintenance intervals
  - o Removal of settled materials
  - o Maintenance of vegetation

### **Preliminary Plan Comments:**

1. Laydown Yard is outside of property limits. Is a use agreement in place with adjacent property?
2. Existing three-phase lines are called out on Lot 5/6 boundary. Who is constructing these?
3. Permanent structures can not be constructed within the Drainage and Utility Easements. Two rows of panels are shown within the south D&U easement.

### **Drainage, Grading, Erosion Control Comments:**

1. Provide an Erosion Control Plan for review prior to approval of building permit.
2. Provide final grading plans with proposed contours, flow arrows, and tie-ins to existing grades at grading limits. Include contour information and calculations report for the proposed stormwater management basin.