THE HUB OF SIBLEY COUNTY

GAYLORD

CITY OF GAYLORD
Planning and Zoning Commission Agenda
Wednesday, March 13, 2024
5:30 p.m., City Hall, 332 Main Avenue

1. Call Meeting to Order

2. Roll Call –
   - **Orlin Grack, Chairman** **O**
   - **Jerry Gasow, Vice-Chairperson** **O**
   - **Steve Boerner** **O**
   - **William Schulte** **O**
   - **Alice Strobel, Secretary** **O**
   - **Chad Muchow, Council Member** **O**
   - **Scott Kuphal, Council Member** **O**

3. Approve Agenda

4. Open Forum - Comments from Citizens (3-minute time limit)

5. Approve Minutes of February 21, 2024 meeting

6. Public Hearings
   A. SynerGen Gaylord LLC – Petition for Rezoning
   B. SynerGen Gaylord LLC – Conditional Use Permit

7. New Business
   A. SynerGen Gaylord LLC – Petition for Rezoning
   B. SynerGen Gaylord LLC – Conditional Use Permit

8. Old Business
   A. Rezoning City Property – 2019 Recommendation

9. Monthly Building Permit Report

10. Other Items of Discussion

11. Next meeting – 5:30 p.m., April 10, 2024

12. Adjourn

THE HUB OF SIBLEY COUNTY

GAYLORD

CITY OF GAYLORD
PLANNING & ZONING COMMISSION MEETING MINUTES
February 21, 2024

Members Present: Orlin Grack, Steve Boerner, Jerry Gasow, Alice Strobel, Chad Muchow, and Scott Kuphal
Members Absent: William Schulte
Staff Present: Steve Helget, City Administrator
Others Present: Dawn Kratzke, Mayor

1. **Call Meeting to Order**
The meeting was called to order by Grack at 5:30 p.m.

2. **Approve Agenda**

Motion was made by Kuphal to approve the agenda. Seconded by Strobel and unanimously carried.

3. **Open Forum** - None

4. **Minutes**

Motion was made by Boerner to approve the minutes from the January 10, 2024 meeting. Seconded by Gasow and unanimously carried.

5. **Public Hearings**

A. 2040 Comprehensive Plan Future Land Use Map Amendment

Grack opened the hearing at 5:33.

Helget stated at the January 10th regular P & Z meeting, the Commission approved a motion to rezone Lots 1, 2, and 3, Block 1, Mud Lake First Addition Replat to "A" Agricultural / Rural Residence District. According to the Future Land Use Map, Lots 2 and 3 are guided toward Medium Density Residential development. Proposed is to amend the Map to have that area guided toward "Rural Reserve" development. The Comprehensive Plan defines Rural Reserve as follows:

This land use category consists of large lot rural residential and agricultural uses that are currently not served by city infrastructure and resources. These areas are not likely to develop within the lifespan of this plan and represent a reserve of developable land that the City will tap into in the future as growth necessitates the expansion of the City Limits and Annexation Area.

Proposed is to amend the section of the Future Land Use Map where Lots 2 and 3, Block 1, Mud Lake First Addition Replat are located. Proposed is not to change the future use of Lot 1 which is currently guided to "Institutional". Part of the Institutional definition includes publicly owned land, and the use is generally public in nature and includes government facilities. Lot 1 is owned by the City and currently has a stormwater holding pond located on it.

There were no citizen questions, comments, or objections to the proposed amendment to the Future Land Use Map.

Motion was made by Muchow to close the public hearing. Seconded by Strobel and unanimously carried, the hearing was closed at 5:40.

6. **Old Business** - None

7. **New Business**

A. 2040 Comprehensive Plan Future Land Use Map Amendment

Following some discussion:

Motion was made by Gasow to approve amending the 2040 Comprehensive Plan Future Land Use Map and to recommend such to the City Council. Seconded by Boerner and unanimously carried.

8. **Monthly Building Permit Report**

The Commission reviewed the January Building Permit report.

9. **Other Items of Discussion**

Grack inquired about the proposed Duval Companies multi-family housing development. Helget stated the proposal is to develop a 16-unit facility at the intersection of Lincoln Ave. and Melro St. The City Council has agreed to apply for a Workforce Housing grant through MN Housing for the development.

Helget stated the City may be receiving a rezoning application and a conditional use permit application for a property located on the east end of Highway 5. Proposed is to develop a solar garden on the property.

10. **Next Meeting**

The next P & Z meeting is scheduled for 5:30 p.m., March 13, 2024.

11. **Adjourn**

There being no further business, motion was made by Strobel to adjourn the meeting. Seconded by Boerner and unanimously carried. The meeting was declared adjourned at 6:06.

Respectfully submitted,

Steven Helget
Zoning Administrator

THE HUB OF SIBLEY COUNTY

GAYLORD

TO: Planning & Zoning Commission

FROM: Steve Helget, Zoning Administrator

SUBJECT: SynerGen Gaylord LLC – Petition for Rezoning

DATE: March 13, 2024

SynerGen Gaylord LLC is petitioning for the rezoning of a property for the purpose of developing up to a 4.9-megawatt community solar garden. The property in question is owned by Apex Farms LLC and abuts MN Highway 5 on the east side of Gaylord. The property is located outside of the city limits but is located within the Orderly Annexation boundary.

The subject property is legally described as follows:

> That part of the West 1574.08 feet (as measured perpendicular to and parallel with the west line) of the South Half of the Southwest Quarter of Section 27, Township 113, Range 28, Sibley County, Minnesota, lying south of the southerly right-of-way line of the Railroad.
> This tract contains 25.25 acres and is subject to any and all easements of record.

The applicant is requesting the property be rezoned from I-2, Medium Industrial District to "A" Agricultural / Rural Residence District. Solar gardens are allowed in the "A" District as a conditional use.

The 2040 Comprehensive Plan Future Land Use Map guides the subject property to Rural Reserve which is define as:

> *This land use category consists of large lot rural residential and agricultural uses that are currently not served by city infrastructure and resources. These areas are not likely to develop within the lifespan of this plan and represent a reserve of developable land that the City will tap into in the future as growth necessitates the expansion of the City Limits and Annexation Area.*

PUBLIC HEARING

The Planning & Zoning Commission is to hold a public hearing and provide an opportunity for public input. Enclosed is a copy of the "Public Hearing Process" steps. The public hearing notice has been published and distributed to property owners within 350 feet of the subject parcel.

The following are possible considerations for approving / denying the petition for rezoning:

1. Vision for future commercial / industrial growth along Highway 5
2. Highway 5 Gateway to the Community
3. MnDOT's plan to reconfigure Highway 19 and Highway 5 intersection. One of the options for reconfiguring the intersection, routes Highway 19 through the subject property.
4. Current limited amount of industrial property available for development.
5. Extending utilities to the east for future growth on the south side of Highway 5 would have to pass by the subject property with no potential return on investment for at least the life of the community solar garden.
6. Other local locations for community solar garden development.

ACTION

The Planning & Zoning Commission will review and discuss the Petition for Rezoning application and may consider a MOTION to recommend approval or denial of rezoning of the property described above.

Application Fee: $500.00

Permit No. R2024-01

CITY OF GAYLORD

PETITION FOR REZONING

Applicant's Name: Synergen Gaylord LLC	Telephone: 212-920-6675 Email: lneuman@synergensolar.com
Address (Street, City, State, ZIP): 600 Reisterstown Road Pikesville MD 21208	
Property Owner's Name (if different than above): Apex Farms LLC	Telephone: 507-995-0555 Email: eckberg.tiling@gmail.co

I (We) the undersigned owner(s) of the property in question, do hereby petition the Gaylord Planning and Zoning Commission and the Gaylord City Council to amend the current zoning classification.

1. **Legal description of property proposed to be rezoned (attach separate sheet, if necessary):**

Section 27 Township 113 Range 28
4.90 AC OF S 1/2 OF SW 1/4
SURV 1854

2. **Proposed is to rezone the property from** I-2 **District to** A Agricultural /Rural Res. **District.**

3. **Briefly describe the proposed use for the property and reason(s) for rezoning.**

See Attached letter

4. **List any other information pertinent to the rezoning request.**

APPLICANT'S SIGNATURE — **DATE** 2/22/2024

Max Eckberg

OWNER'S SIGNATURE (if different than above) — **DATE** 02/15/24

Accepted by: Steve Helget Date: 2/22/24 Cash Receipt# 50845

To: The Gaylord Planning Commission and City Council

To accompany the submission of a Petition for Rezoning and Application for Conditional Use Permit

About SynerGen Solar LLC
SynerGen Solar LLC is an accomplished solar development company headquartered in Baltimore, MD that is focused on developing community solar and utility-scale solar projects in selected states nationwide. Our current focus is on Minnesota and we have registered SynerGen Gaylord LLC as our business entity in Gaylord. We have been in business for over 8 years and are members of MNSEIA, the MN Solar Energy Industries Association.
We have developed the largest operating community solar brownfield project in Maryland's pilot program – a 6.6 MW solar facility located on an 89-acre closed rubble fill (attached photo). The project was awarded Project of the Year in 2019 by Maryland/DC/Virginia Solar Energy Industry Association, and was also one of two projects statewide selected to be written up as a case study by the Maryland Department of Planning.
We are currently developing an additional 42 MW of community solar projects in Maryland, Maine and New Mexico, including a 6 MW project on a closed landfill in Caribou, ME, and 13 MW of community solar projects on closed solid waste landfills in New Mexico (Otero County and Curry County).
We are also developing 140 MW of utility-scale projects in Maine and 360 MW of utility-scale projects in New Mexico.
Our website is www.synergensolar.com

Our intention is to build a community solar garden (CSG) in accordance with the revised regulations that went into effect on January 1, 2024. Under 25-year contracts, a new set aside requires that 30% of each garden's generation capacity be subscribed by low- to moderate-income (LMI) households. A total of 55% of each garden's capacity, must be subscribed by LMI households, affordable housing, and 'public interest' groups (such as nonprofits and libraries).
The company submitted a distributed generation interconnection pre-application. The report we received provided an estimate of the site capacity that would be acceptable range for a community solar project which has a 5MW maximum size.
Despite the uncertainties, this report encouraged us to sign a lease agreement with the owner of Apex Farms LLC, which is the subject property of these applications.
Before we could submit the interconnection application to Xcel, we learned that the subject property was zoned as I-2 for medium industrial uses. Because we understand that this property has been used for farming and the owner is supportive of a zoning change to allow the installation of a solar project, we are making this petition to rezone the property from I-2 to "A" Agricultural/Rural Residence District.
Although we will not know the capacity allowed until we receive the Xcel report on the final interconnection application, we have determined that the site could support 4.9MW. This would be the maximum size of the installation and it is anticipated that the final configuration will depend on discussions with the landowner. The development and construction period is expected to take 9-14 months including the interconnection process and permitting. The company has not yet chosen a company/sub-contractor to provide engineering, procurement and construction (EPC) services for this project.
Since the northern section of the property runs along Route 5, which is an important entry route into Gaylord, we are planning to install a buffer to block the visibility of the solar panels, if required. It should be noted that the racking system is less than 7½ ft tall and that the railroad will also provide an intervening distance to the solar array.

600 Reisterstown Road, Suite 310 | Pikesville, MD | 21208

The CSG owner is responsible for operations and maintenance (O&M),which is a crucial part of ensuring that a solar power system generates the highest possible power. Although solar panels have no moving parts, are relatively quiet and are generally kept clean by periodic rainfall, prudent O&M practice requires:

- Continuous live system remote monitoring and alert evaluation
- Corrective maintenance and system repairs
- Scheduled preventative maintenance and system testing
- Array/panel cleaning
- Emergency response and dispatch
- Weed and vegetation control

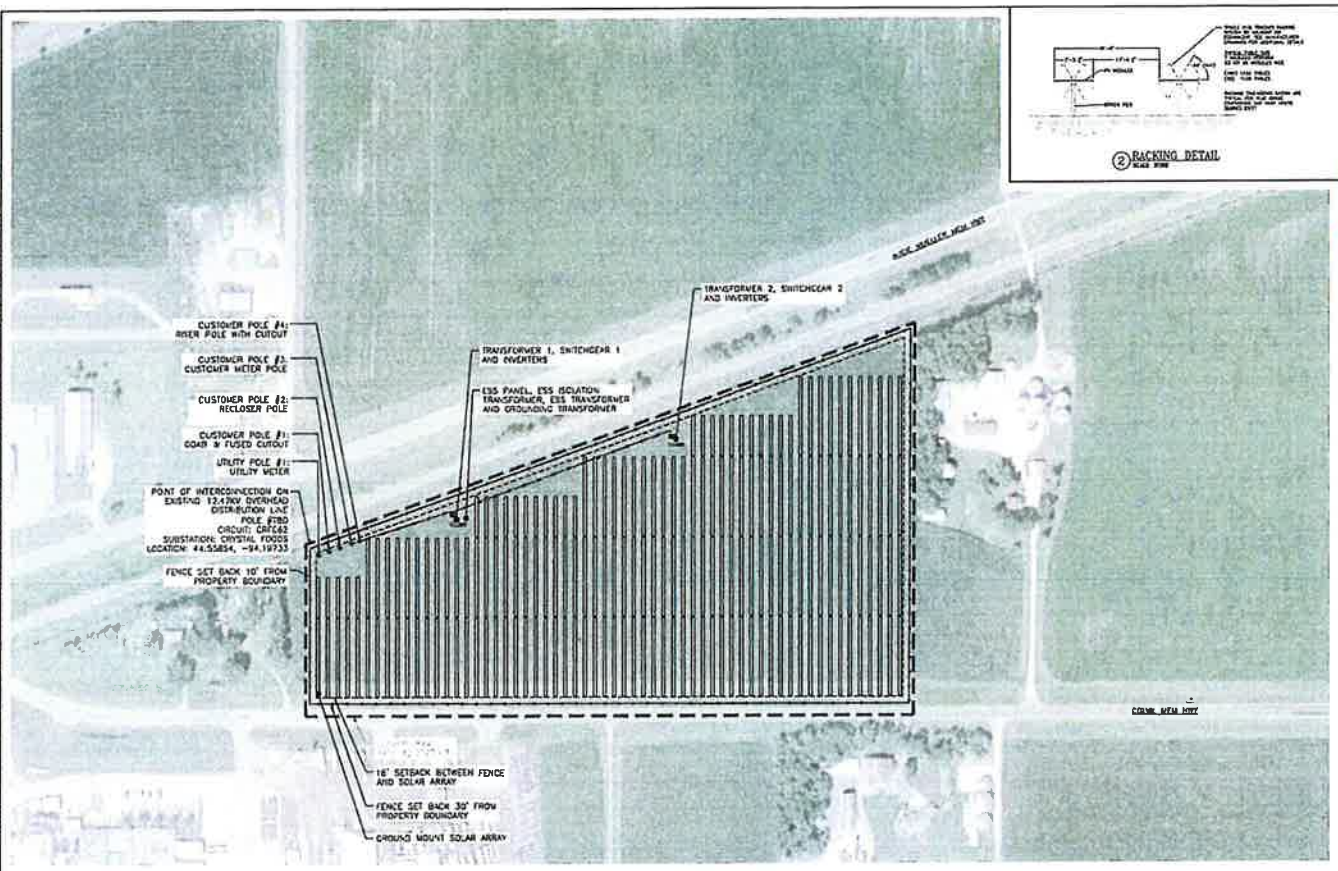
At the expiration of the permit, the solar panels will be decommissioned. The solar installation owner will be responsible for removal of all above ground equipment and underground equipment and to restore and reclaim the site to substantially similar pre-construction topography and topsoil quality to the extent practical.
Solar power has proven to be an environmentally friendly source of energy. Solar panels make no noise and produce no harmful emissions that contribute to climate change, unlike burning fossil fuels. At the end of 2023, Minnesota had 1,917 MW of solar Installed providing 3.71% of the state's electricity which is enough to power over 250,000 homes.

Thank you for your consideration of these applications.

SynerGen Gaylord LLC

Hillel Halberstam
Managing Member

600 Reisterstown Road, Suite 310 | Pikesville, MD | 21208



2 RACKING DETAIL

1 SITE PLAN

OVERALL ARRAY PLAN

G100

SOLAR GROUND MOUNT SYSTEM AT GAYLORD

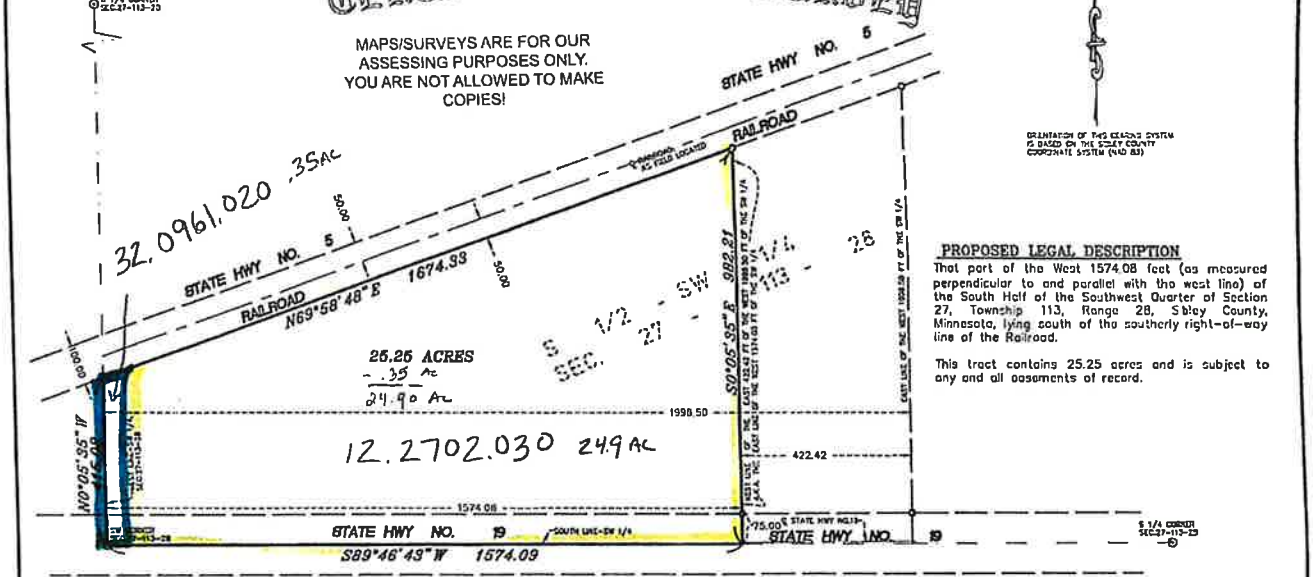
PURE POWER

SYNERGON SOLAR

SURV 1854

CERTIFICATE OF SURVEY

MAPS/SURVEYS ARE FOR OUR ASSESSING PURPOSES ONLY. YOU ARE NOT ALLOWED TO MAKE COPIES!



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SIBLEY COUNTY COORDINATE SYSTEM (NAD 83)

PROPOSED LEGAL DESCRIPTION

That part of the West 1574.08 feet (as measured perpendicular to and parallel with the west line) of the South Half of the Southwest Quarter of Section 27, Township 113, Range 28, Sibley County, Minnesota, lying south of the southerly right-of-way line of the Railroad.

This tract contains 25.25 acres and is subject to any and all easements of record.

243392

A243392

Office of County Recorder/Registrar SIBLEY COUNTY MN

I hereby certify that this document was filed in this office and duly recorded on

December 18, 2017 10:00 AM

Kathy Dietz, Recorder by KD $0

Well Certificate Attached ( ) Well Record N/A

Abstract Yes ( ) No (X)

Pages. 1

SUV#1854

SIBLEY SURVEYORS INC
335 MAIN AVE
GAYLORD, MN 55334

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the state of Minnesota.

DATE 12-14-17 REGISTRATION NO. 15475

LAND SURVEY FOR
GLADYS FENSKE
PART OF THE S 1/2 - SW 1/4
SEC 27, T.113, R 28, DRYDEN TOWNSHIP
SIBLEY COUNTY, MINNESOTA

- ⊙ DENOTES SIBLEY CO MONUMENT
- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES IRON PIPE SET BY RLS NO 15475

SCALE 1 INCH = 200 FEET

DEC17 FILE NO 3837

SIBLEY SURVEYORS, INC

Scanned by TapScanner

THE HUB OF SIBLEY COUNTY

GAYLORD

City of Gaylord
Notice of Public Hearing

Notice is hereby given that the City of Gaylord Planning & Zoning Commission will conduct two public hearings related to a single property on Wednesday, March 13, 2024, at 5:30 p.m. or soon thereafter in the Council Chambers at the Gaylord City Hall.

Considered will be a Petition for Rezoning application and a Conditional Use Permit application as submitted by Synergen Gaylord LLC, for the property owned by Apex Farms LLC. The property is zoned I-2, Medium Industrial District.

The property is legally described as follows:

That part of the West 1574.08 feet (as measured perpendicular to and parallel with the west line) of the South Half of the Southwest Quarter of Section 27, Township 113, Range 28, Sibley County, Minnesota, lying south of the southerly right-of-way line of the Railroad.

This tract contains 25.25 acres and is subject to any an all easements of record.

The first public hearing will be to consider a petition to rezone the property from I-2, Medium Industrial District to "A" Agricultural / Rural Residence District.

The second public hearing will be to consider a Conditional Use Permit to allow the applicant to develop a 5-megawatt Community Solar Garden. A conditional use permit is required in the "A" Agricultural / Rural Residence District for solar gardens.

Pertinent information is available for review at the City Hall between the hours of 8:00-4:30, Monday through Friday. If you have any questions regarding this matter or wish to make comment prior to the hearing, please contact the City Office at 507-237-2338 or in writing to: City of Gaylord, 332 Main Avenue, P.O. Box 987, Gaylord, MN 55334 by no later than noon on Tuesday, March 12th.

BY: Gaylord Planning & Zoning Commission
ATTEST: Steve Helget, City Administrator

Published in The Gaylord Hub February 29, 2024

THE HUB OF SIBLEY COUNTY

GAYLORD

March 1, 2024

Re: Notice of Public Hearing – Synergen Gaylord LLC for the property owned by Apex Farms LLC Rezone Application.

Notice is hereby given that on Wednesday March 13, 2024, at 5:30 p.m. the Planning & Zoning Commission will hold a Public Hearing in the Council Chambers at the Gaylord City Hall. The purpose of the Public Hearing is to consider a petition to amend the Zoning Ordinance by changing the zoning of the property described as:

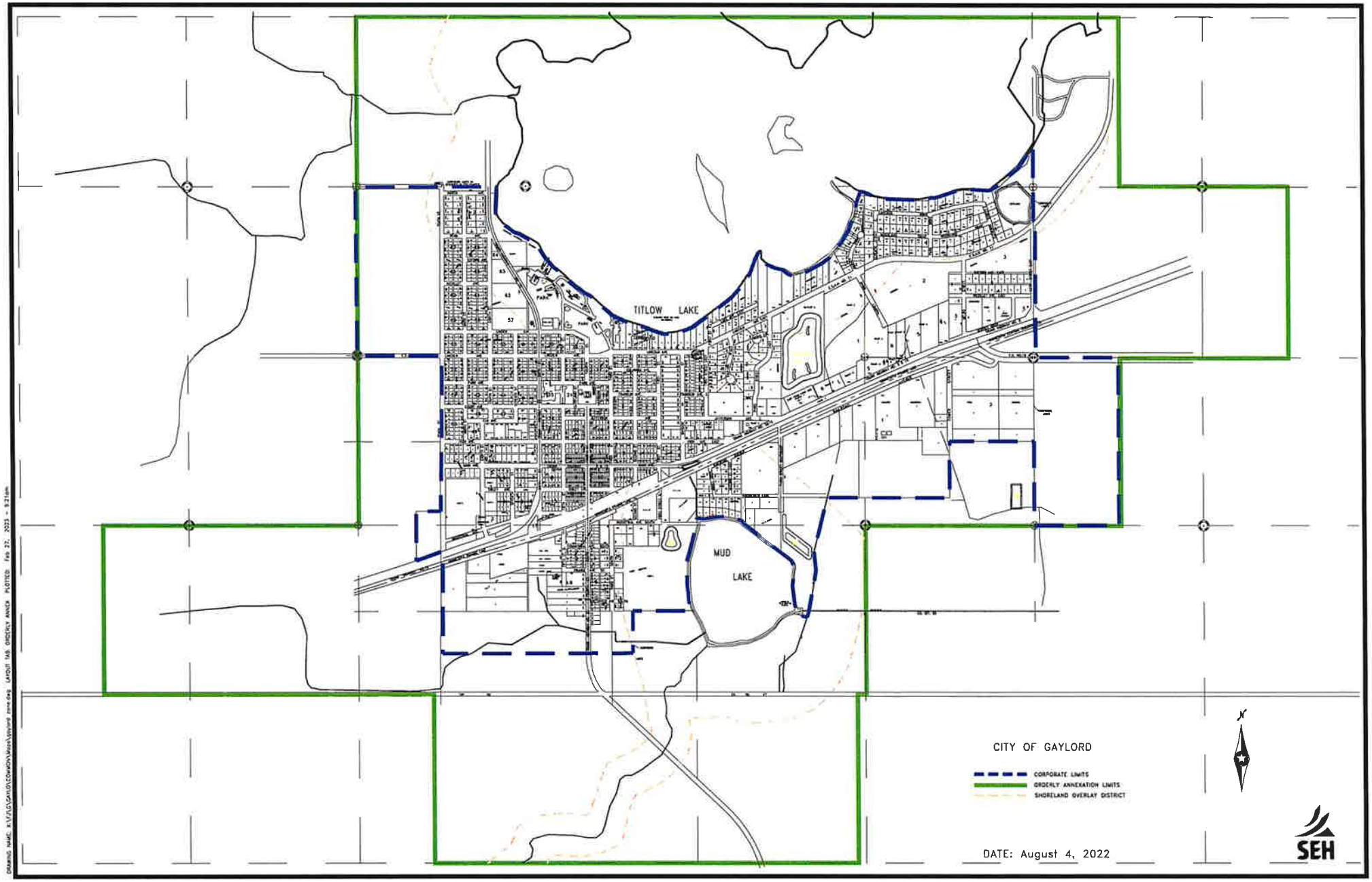
That part of the West 1574.08 feet (as measured perpendicular to and parallel with the west line) of the South Half of the Southwest Quarter of Section 27, Township 113, Range 28, Sibley County, Minnesota, lying south of the southerly right-of-way line of the Railroad.
This tract contains 25.25 acres and is subject to any and all easements of record.

The request is to change the zoning of this parcel from an I-2, Medium Industrial District to "A" Agricultural / Rural Residence District. A map of the parcel in question is shown below.

Written comments may be submitted prior to the Public Hearing at the office of the City Administrator, 332 Main Avenue, PO Box 987, Gaylord, MN 55334.

Per the authority of
Steve Helget
City Administrator

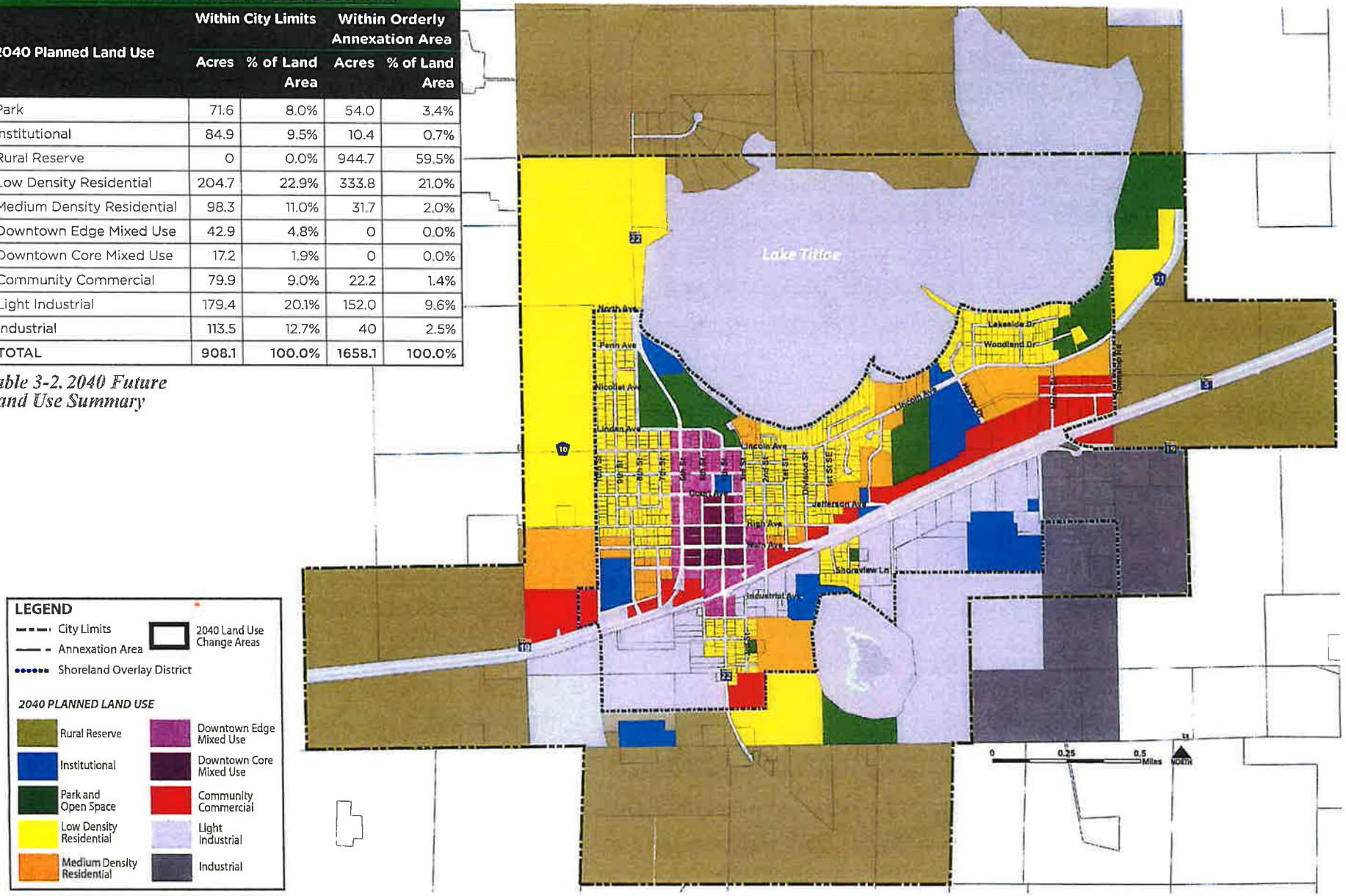
Posted: March 01, 2024
Published: February 29, 2024

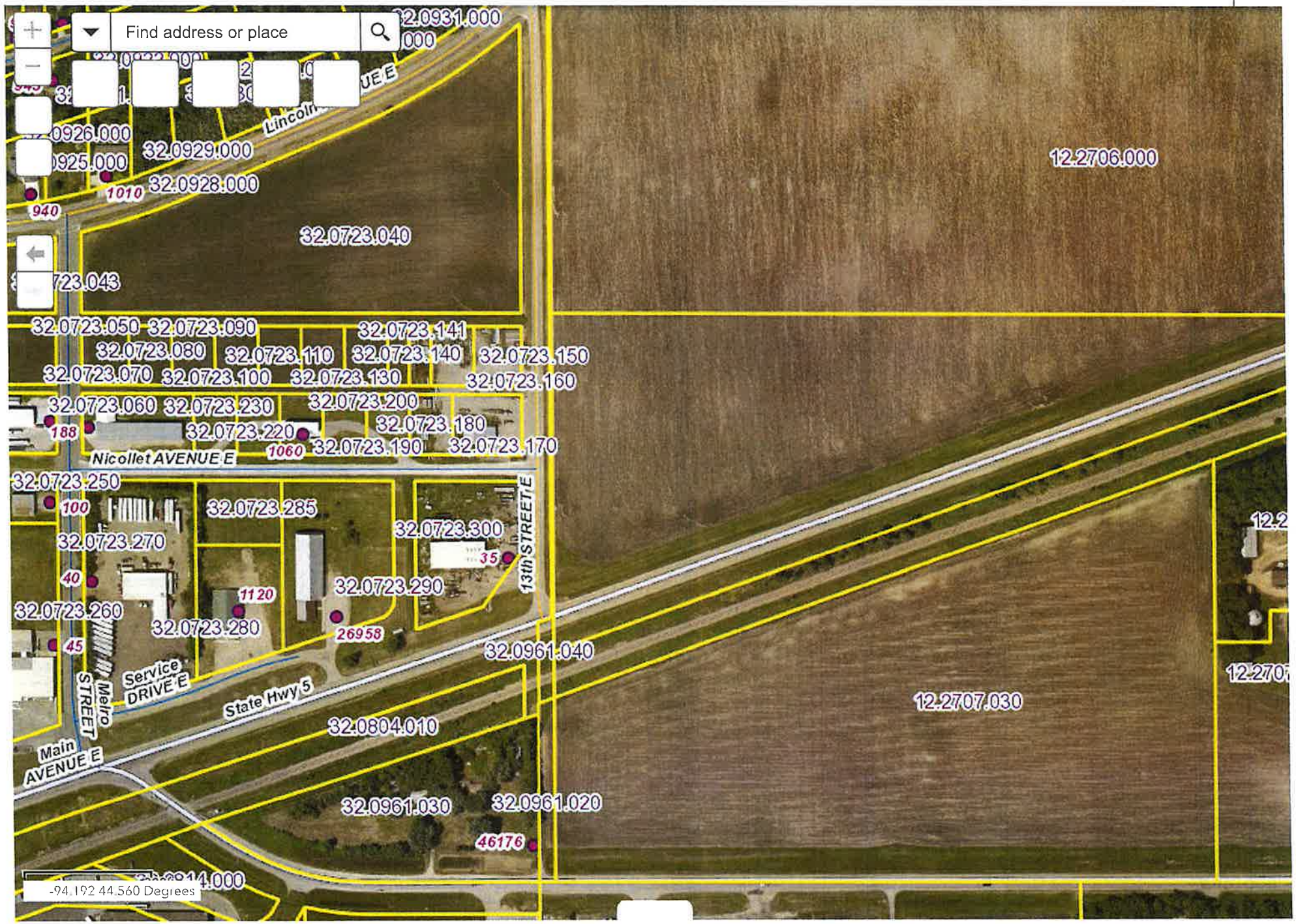

TITLOW LAKE
MUD LAKE
CITY OF GAYLORD
CORPORATE LIMITS
ORDERLY ANNEXATION LIMITS
SHORELAND OVERLAY DISTRICT
DATE: August 4, 2022
SEH

2040 FUTURE LAND USE PLAN SUMMARY				
2040 Planned Land Use	Within City Limits		Within Orderly Annexation Area	
	Acres	% of Land Area	Acres	% of Land Area
Park	71.6	8.0%	54.0	3.4%
Institutional	84.9	9.5%	10.4	0.7%
Rural Reserve	0	0.0%	944.7	59.5%
Low Density Residential	204.7	22.9%	333.8	21.0%
Medium Density Residential	98.3	11.0%	31.7	2.0%
Downtown Edge Mixed Use	42.9	4.8%	0	0.0%
Downtown Core Mixed Use	17.2	1.9%	0	0.0%
Community Commercial	79.9	9.0%	22.2	1.4%
Light Industrial	179.4	20.1%	152.0	9.6%
Industrial	113.5	12.7%	40	2.5%
TOTAL	908.1	100.0%	1658.1	100.0%

Table 3-2. 2040 Future Land Use Summary

Figure 3-3. 2040 Future Land Use Plan




Sibley County Parcel Viewer
with Web AppBuilder for ArcGIS
Find address or place
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32.0928.000
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Service DRIVE E
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32.0804.010
Main AVENUE E
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Public Hearing Process

1. **INTRODUCTION**
   Mayor or Chairperson explains public hearing process

2. **HEARING OPENS**
   Mayor or Chairperson opens the public hearing

3. **STAFF PRESENTATION**
   City staff presentation: review and recommendation

4. **APPLICANT PRESENTATION**
   Applicant presentation (if desired by Applicant)

5. **QUESTIONS**
   Council/Commission questions (not discussion) for Applicant and/or City staff

6. **PUBLIC COMMENT**
   Public comment taken

7. **RESPONSE**
   Staff and/or Applicant given opportunity to respond

8. **CLOSE HEARING**
   Motion to close the public hearing

9. **DISCUSSION**
   Council/Commission discussion – public comment is no longer allowed unless recognized by the Mayor/Chairperson

10. **COUNCIL/COMMISSION TAKES ACTION**
    Council/Commission takes action – motion and/or direction

Public Hearing Process Tips

- Agendas are available by the Monday prior to a meeting – download agenda from www.exploregaylord.org or request copy from City Hall.

- Review staff reports, meet with staff if you would like. Staff reports are generated for most agenda items and include background, applicable standards for review, potential discussion issues, and options for action including proposed findings, conclusions, and conditions of approval. Staff reports are typically available when agendas become available.

- Be informed about applicable standards, ask staff if you have questions.

- Public hearings are for presenting facts not opinions and your time for speaking may be limited in duration; therefore, be factual, be concise, and be prepared. Groups attending together with similar opinions should consider a spokesperson for the entire group.

- Be prepared to speak at a microphone and behind a podium. First state your name and address, then your remarks. It is typically most appropriate and productive to address your comments to the Council or Commission and not the applicant or person providing testimony.

- Respect the difficult task decision makers have when attempting to balance competing interests.

- Contemplate these thoughts: civility equals power; reasonable people can disagree; respect enhances credibility.

- If the Council or Commission does not take the action you desire, know that it does not mean no one listened to you. Those testifying at public hearings should be given a fair opportunity and the Council or Commission should be given respect for their service and responsibility for making hard decisions.

THE HUB OF SIBLEY COUNTY

GAYLORD

THE HUB OF SIBLEY COUNTY

GAYLORD

TO: Planning & Zoning Commission

FROM: Steve Helget, Zoning Administrator

SUBJECT: Conditional Use Permit: SynerGen Gaylord LLC

DATE: March 13, 2024

Applicant:	SynerGen Gaylord LLC
Subject Property Address:	Highway 5 East
Legal Description:	See enclosed Survey
Zoning Classification:	I-2, Medium Industrial District
Request:	Conditional Use Permit to develop up to a 4.9-megawatt community solar garden.

BACKGROUND

SynerGen Gaylord LLC is requesting a conditional use permit for the purpose of developing up to a 4.9-megawatt community solar garden. The property in question is owned by Apex Farms LLC and abuts MN Highway 5 on the east side of Gaylord. The property is located outside of the city limits but is located within the Orderly Annexation boundary.

PUBLIC HEARING

The Planning & Zoning Commission is to hold a public hearing and provide an opportunity for public input. Enclosed is a copy of the "Public Hearing Process" steps. The public hearing notice has been published and distributed to property owners within 350 feet of the subject parcel.

General Criteria for Approval of Conditional Use Permits

Per Section 153.219 of the Zoning Code, no conditional use shall be recommended by the Gaylord Planning and Zoning Commission unless the Commission shall find:

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the immediate vicinity;
   POTENTIAL FINDING: The 2040 Comprehensive Plan guides the subject property to Rural Reserve. The property abutting the subject property is industrial and agricultural.

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area;
   POTENTIAL FINDING: Adjacent uses are industrial/agricultural in nature. Extending utilities for future growth past the subject may not be cost effective.

3. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
   POTENTIAL FINDING: City water and sanitary sewer utilities are not necessary for the community solar garden development. Access road to the property will be provided through private property. Storm drainage will be provided on the property.

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;
   POTENTIAL FINDING: Construction of the community solar garden will include establishing parking and staging areas for vehicles and equipment storage and laydown. The laydown areas will be used for pre-assembly of components, materials storage, and staging. These areas will also provide construction worker parking.

5. Adequate measures have been or will be taken to prevent or 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 the manner that no disturbance to neighboring properties will occur;
   POTENTIAL FINDING: The community solar garden will not generate any carbon or other harmful emissions. The community solar garden will not create dust and emit noise beyond the applicant's property boundary.

6. Soil conditions are adequate to accommodate the proposed use;
   POTENTIAL FINDING: The soils on the solar energy project site are typical of soils in the area. The site will be engineered to adequately handle the soils on site.

7. Proper facilities are provided which would eliminate any traffic congestion or traffic hazard which may result from the proposed use;
   POTENTIAL FINDING: Traffic related to the community solar garden will be limited to construction and maintenance of the solar panels and electrical system.

8. The density of any proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable Zoning District;
   POTENTIAL FINDING: Not applicable because it is not a residential development.

9. The intensity of any proposed commercial or industrial development is not greater than the intensity of the surrounding area or not greater than the intensity characteristic of the applicable Zoning District;
   POTENTIAL FINDING: The intensity of the community solar garden will be limited to the subject property. Noise from the solar panels may extend past the property lines.

10. The proposed use is compatible with the city land use plan;
    POTENTIAL FINDING: The proposed use is permitted in the I-2 District as a conditional use and complies with the City's Comprehensive Plan Future Land Use Map.

11. There is a demonstrated need for the proposed use.
    POTENTIAL FINDING: The need for a community solar garden in this location could be disputed. Other better uses of the property such as commercial or industrial development may be better suited for the city's future growth to the east of the current city limits.

CONDITIONS OF APPROVAL

If the Planning & Zoning Commission recommends approval of the conditional use permit to the City Council, staff recommends the following conditions be included with the approval. These conditions may be subject to modification depending upon the outcome of the Planning & Zoning Commission's discussion and action.

1. The approved conditional use to construct a Community Solar Garden is applicable to the property located on Highway 5 East, owned by Apex Farms LLC and illustrated on the certificate of survey attached hereto as Exhibit A.

2. The property description is identified on the certificate of survey attached hereto as Exhibit A.

3. The Community Solar Garden is illustrated on the Overall Array Plan attached hereto as Exhibit B.

4. Storm water runoff resulting from the construction of the Community Solar Garden shall be contained on the subject property.

5. Within 1-year of construction completion of the Community Solar Garden the applicant shall install a barrier around the property consisting of trees of the size, variety, and number as determined by the City of Gaylord.

6. This approval is subject to all applicable laws, codes, regulations and ordinances, and violation thereof shall be grounds for revocation.

7. This approval shall expire one (1) year after the date of approval unless the Applicant commences operation of the uses on-site, or unless a petition for an extension has been approved by the City Council.

8. The conditional use permit shall be subject to annual inspection and audit by the City.

9. The City may revoke the conditional use permit upon violation of the conditional use permit standards in the Zoning Code or violations of the conditions of the resolution, subject to the requirements of Section 153.222 "Compliance" of the Zoning Code.

CONDITIONS OF DENIAL

If the Planning & Zoning Commission recommends denying the conditional use permit to the City Council, staff recommends the following conditions be included with the denial. These conditions may be subject to modification depending upon the outcome of the Planning & Zoning Commission's discussion and action.

1. The City's vision for future development of the subject property is commercial / industrial.
2. The City desires to work with MnDOT to reconfigure the Highway 19 and Highway 5 intersection which will very likely include routing Highway 19 through the subject property.
3. There is a limited amount of industrial property available for development in the city. The property location is well suited for industrial development.
4. Extending utilities to the east for future growth on the south side of Highway 5 would have to pass by the subject property with no potential return on investment for at least the life of the community solar garden. Leapfrogging the subject property may have a negative impact on future commercial / industrial growth to the east.
5. There are other local locations better suited for community solar garden development.

ACTION

Following the public hearing, the Planning & Zoning Commission will review and discuss the application and may consider a MOTION to recommend approval or denial of the conditional use permit to the City Council.

Authentication ID: 237D93E0-2B00-EE11-8EF9-6045BDD6B1E9

Application Fee $500.00 Permit No. C2024-01

CITY OF GAYLORD

APPLICATION FOR CONDITIONAL USE PERMIT

Street Location of Property: No address

Legal Description of Property:

Sect 27 Twp 113 Range 28
24.90 AC OF S 1/2 OF SW 1/4
SURV 1854

Owner: Apex Farms, LLC (Name) 409 CREEKVIEW LN, Arlington (Address) 507-995-0555 (Telephone)

Applicant: Synergen Gaylord LLC (Name) 660 Reistertown Rd. Pikesville MD 21208 (Address) 812.920.6475 (Telephone)

Property Zoning: After rezoning: A Agricultural/Rural Residenc

Zoning Code Section:

Description of Request: Installation and operation of a Solar Community Garden

The undersigned hereby represents, that all statements herein and attached are true, the information provided in this application and all other applicable regulations.

Signature of Applicant: [signature] **Date:** 2/22/2024

Signature of Owner: Max Eckberg **Date:** 02/15/24

NOTE: Certificate of Survey showing property lines and location of buildings needs to be included.

Accepted by: Steve Helget **Date:** 2/22/24 **Cash Receipt #** 50845

To: The Gaylord Planning Commission and City Council

To accompany the submission of a Petition for Rezoning and Application for Conditional Use Permit

About SynerGen Solar LLC
SynerGen Solar LLC is an accomplished solar development company headquartered in Baltimore, MD that is focused on developing community solar and utility-scale solar projects in selected states nationwide. Our current focus is on Minnesota and we have registered SynerGen Gaylord LLC as our business entity in Gaylord. We have been in business for over 8 years and are members of MNSEIA, the MN Solar Energy Industries Association.
We have developed the largest operating community solar brownfield project in Maryland's pilot program – a 6.6 MW solar facility located on an 89-acre closed rubble fill (attached photo). The project was awarded Project of the Year in 2019 by Maryland/DC/Virginia Solar Energy Industry Association, and was also one of two projects statewide selected to be written up as a case study by the Maryland Department of Planning.
We are currently developing an additional 42 MW of community solar projects in Maryland, Maine and New Mexico, including a 6 MW project on a closed landfill in Caribou, ME, and 13 MW of community solar projects on closed solid waste landfills in New Mexico (Otero County and Curry County).
We are also developing 140 MW of utility-scale projects in Maine and 360 MW of utility-scale projects in New Mexico.
Our website is *www.synergensolar.com*

Our intention is to build a community solar garden (CSG) in accordance with the revised regulations that went into effect on January 1, 2024. Under 25-year contracts, a new set aside requires that 30% of each garden's generation capacity be subscribed by low- to moderate-income (LMI) households. A total of 55% of each garden's capacity, must be subscribed by LMI households, affordable housing, and 'public interest' groups (such as nonprofits and libraries).
The company submitted a distributed generation interconnection pre-application. The report we received provided an estimate of the site capacity that would be acceptable range for a community solar project which has a 5MW maximum size.
Despite the uncertainties, this report encouraged us to sign a lease agreement with the owner of Apex Farms LLC, which is the subject property of these applications.
Before we could submit the interconnection application to Xcel, we learned that the subject property was zoned as I-2 for medium industrial uses. Because we understand that this property has been used for farming and the owner is supportive of a zoning change to allow the installation of a solar project, we are making this petition to rezone the property from I-2 to "A" Agricultural/Rural Residence District.
Although we will not know the capacity allowed until we receive the Xcel report on the final interconnection application, we have determined that the site could support 4.9MW. This would be the maximum size of the installation and it is anticipated that the final configuration will depend on discussions with the landowner. The development and construction period is expected to take 9-14 months including the interconnection process and permitting. The company has not yet chosen a company/sub-contractor to provide engineering, procurement and construction (EPC) services for this project.
Since the northern section of the property runs along Route 5, which is an important entry route into Gaylord, we are planning to install a buffer to block the visibility of the solar panels, if required. It should be noted that the racking system is less than 7½ ft tall and that the railroad will also provide an intervening distance to the solar array.

600 Reisterstown Road, Suite 310 | Pikesville, MD | 21208

The CSG owner is responsible for operations and maintenance (O&M),which is a crucial part of ensuring that a solar power system generates the highest possible power. Although solar panels have no moving parts, are relatively quiet and are generally kept clean by periodic rainfall, prudent O&M practice requires:

- Continuous live system remote monitoring and alert evaluation
- Corrective maintenance and system repairs
- Scheduled preventative maintenance and system testing
- Array/panel cleaning
- Emergency response and dispatch
- Weed and vegetation control

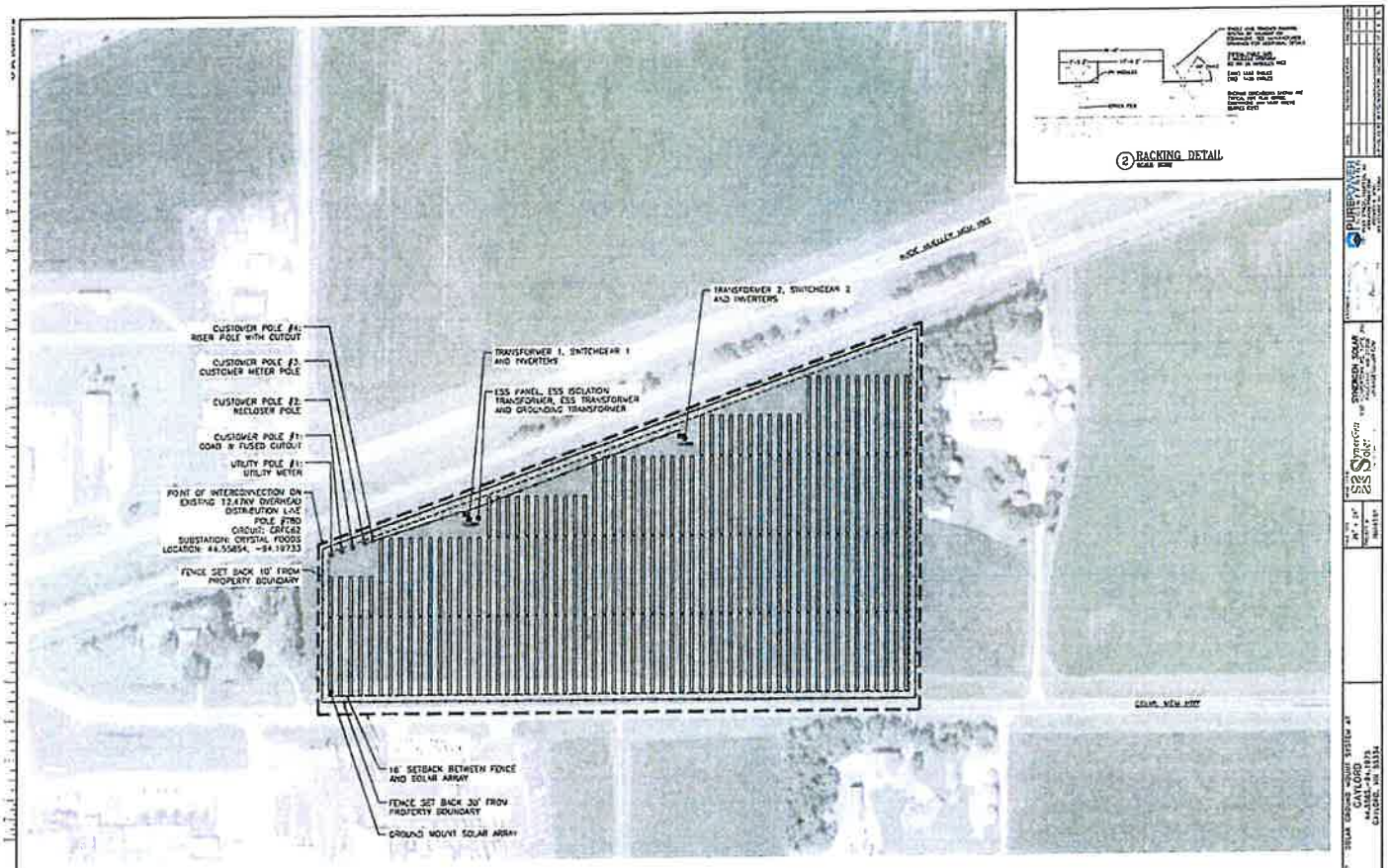
At the expiration of the permit, the solar panels will be decommissioned. The solar installation owner will be responsible for removal of all above ground equipment and underground equipment and to restore and reclaim the site to substantially similar pre-construction topography and topsoil quality to the extent practical.
Solar power has proven to be an environmentally friendly source of energy. Solar panels make no noise and produce no harmful emissions that contribute to climate change, unlike burning fossil fuels. At the end of 2023, Minnesota had 1,917 MW of solar Installed providing 3.71% of the state's electricity which is enough to power over 250,000 homes.

Thank you for your consideration of these applications.

SynerGen Gaylord LLC

Hillel Halberstam
Managing Member

600 Reisterstown Road, Suite 310 | Pikesville, MD | 21208



1 SITE PLAN
SCALE: 1" = 100'

2 RACKING DETAIL
SCALE: NONE

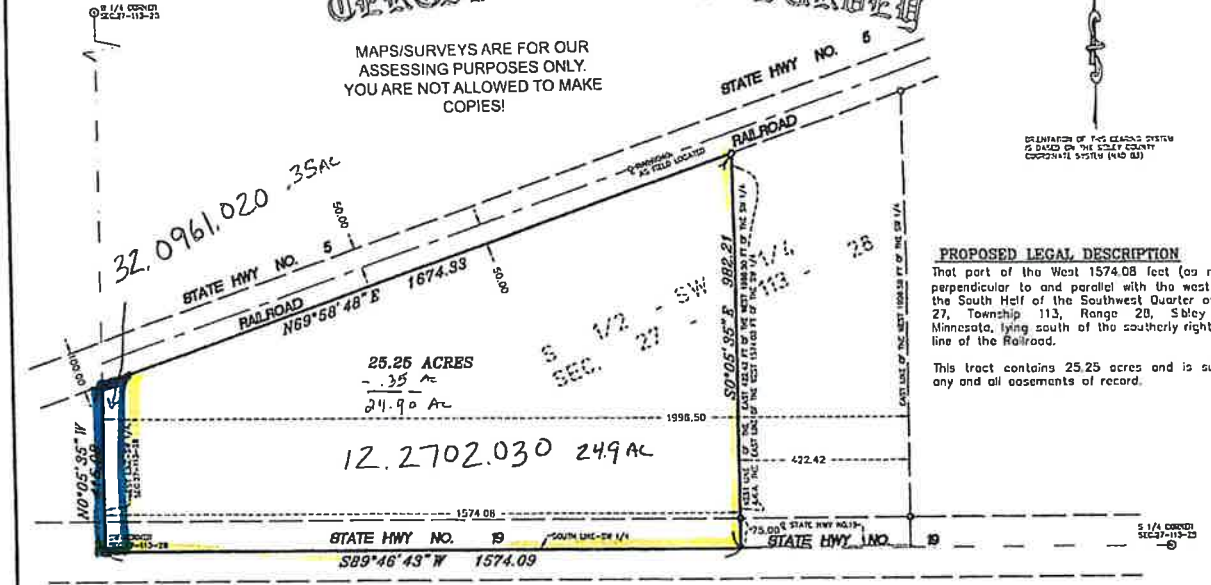
OVERALL ARRAY PLAN

G100

SURV 1854

CERTIFICATE OF SURVEY

MAPS/SURVEYS ARE FOR OUR ASSESSING PURPOSES ONLY. YOU ARE NOT ALLOWED TO MAKE COPIES!



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SIBLEY COUNTY COORDINATE SYSTEM (NAD 83)

PROPOSED LEGAL DESCRIPTION

That part of the West 1574.08 feet (as measured perpendicular to and parallel with the west line) of the South Half of the Southwest Quarter of Section 27, Township 113, Range 28, Sibley County, Minnesota, lying south of the southerly right-of-way line of the Railroad.

This tract contains 25.25 acres and is subject to any and all easements of record.

243392

A243392

Office of County Recorder-Registrar
SIBLEY COUNTY MN

I hereby certify that this document was filed in this office and duly recorded on

December 18, 2017 10:00 AM

Kathy Dietz, Recorder by KD $0

Well Certificate Rec'd ( ) Not Req'd (X)

Abstract Yes ( ) No (X)

Pages. 1

SUV#1854

SIBLEY SURVEYORS INC
335 MAIN AVE
GAYLORD, MN 55334

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the state of Minnesota.

DATE 12-14-17 REGISTRATION NO. 15475

LAND SURVEY FOR
GLADYS FENSKE
PART OF THE S 1/2 - SW 1/4
SEC 27, T 113, R 28, DRYDEN TOWNSHIP
SIBLEY COUNTY, MINNESOTA

⊙ DENOTES SIBLEY CO MONUMENT
● DENOTES IRON MONUMENT FOUND
○ DENOTES IRON PIPE SET OF RLS NO 15475

SCALE 1 INCH = 200 FEET

DCC17 FILE NO 2837

SIBLEY SURVEYORS, INC

Scanned by TapScanner

THE HUB OF SIBLEY COUNTY

GAYLORD

City of Gaylord
Notice of Public Hearing

Notice is hereby given that the City of Gaylord Planning & Zoning Commission will conduct two public hearings related to a single property on Wednesday, March 13, 2024, at 5:30 p.m. or soon thereafter in the Council Chambers at the Gaylord City Hall.

Considered will be a Petition for Rezoning application and a Conditional Use Permit application as submitted by Synergen Gaylord LLC, for the property owned by Apex Farms LLC. The property is zoned I-2, Medium Industrial District.

The property is legally described as follows:

That part of the West 1574.08 feet (as measured perpendicular to and parallel with the west line) of the South Half of the Southwest Quarter of Section 27, Township 113, Range 28, Sibley County, Minnesota, lying south of the southerly right-of-way line of the Railroad.

This tract contains 25.25 acres and is subject to any an all easements of record.

The first public hearing will be to consider a petition to rezone the property from I-2, Medium Industrial District to "A" Agricultural / Rural Residence District.

The second public hearing will be to consider a Conditional Use Permit to allow the applicant to develop a 5-megawatt Community Solar Garden. A conditional use permit is required in the "A" Agricultural / Rural Residence District for solar gardens.

Pertinent information is available for review at the City Hall between the hours of 8:00-4:30, Monday through Friday. If you have any questions regarding this matter or wish to make comment prior to the hearing, please contact the City Office at 507-237-2338 or in writing to: City of Gaylord, 332 Main Avenue, P.O. Box 987, Gaylord, MN 55334 by no later than noon on Tuesday, March 12th.

BY: Gaylord Planning & Zoning Commission
ATTEST: Steve Helget, City Administrator

Published in The Gaylord Hub February 29, 2024

THE HUB OF SIBLEY COUNTY

GAYLORD

March 1, 2024

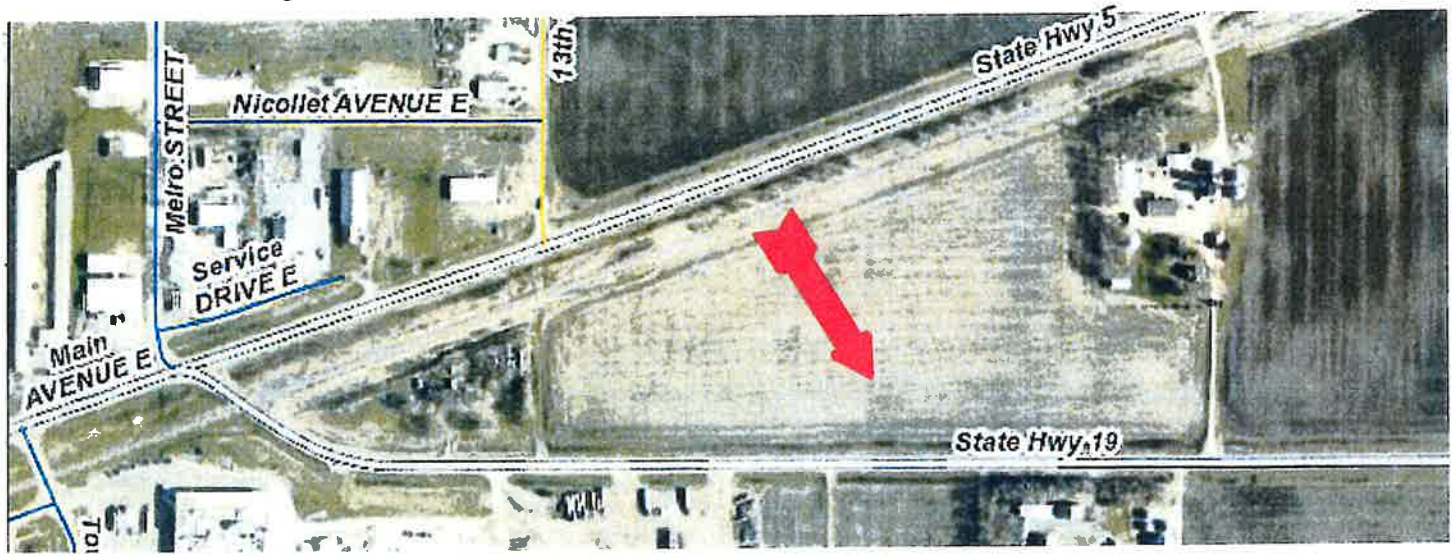
Re: **Notice of Public Hearing – Synergen Gaylord LLC for the property owned by Apex Farms LLC Conditional Use Permit Application.**

Dear Property Owner:

The City of Gaylord Planning & Zoning Commission will conduct a public hearing on **Wednesday, March 13, 2024, at 5:30 p.m.** or soon thereafter in the Council Chambers at the Gaylord City Hall.

The purpose of the hearing is to consider a Conditional Use Permit Application submitted by Synergen Gaylord LLC, for the property owned by Apex Farms LLC, located near 45742 State Highway 19, Gaylord, MN. The property is legally described as: That part of the West 1574.08 feet (as measured perpendicular to and parallel with the west line) of the South Half of the Southwest Quarter of Section 27, Township 113, Range 28, Sibley County, Minnesota, lying south of the southerly right-of-way line of the Railroad.
This tract contains 25.25 acres and is subject to any and all easements of record. The property is currently zoned I-2, Medium Industrial District and the applicant is also requesting to Rezone the property from an I-2, Medium Industrial District to an A, Agricultural/Rural Residence District.

The applicant is proposing to construct and install and operate a Solar Community Garden, which requires a Conditional Use Permit in the A Agricultural/Rural Residence District.



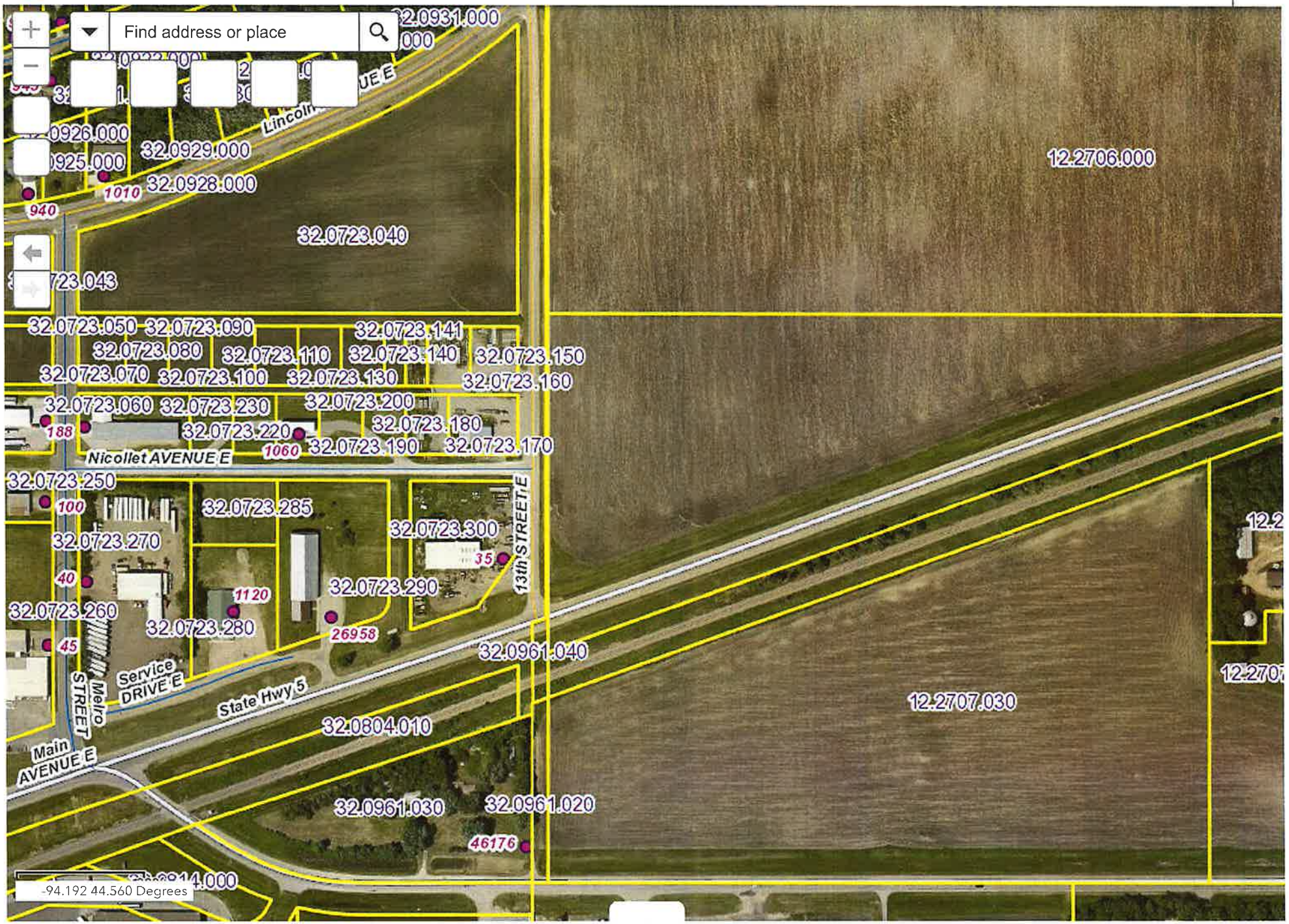
Pertinent information is available for review at City Hall between the hours of 8:00-4:30, Monday through Friday. If you have any questions regarding this matter or wish to make comment prior to the hearing, please contact the City Office at 507-237-2338 or in writing to: City of Gaylord, 332 Main Avenue, P.O. Box 987, Gaylord, MN 55334 by no later than noon on Tuesday, March 12th.

Sincerely,

Steve Helget
City Administrator

Sibley County Parcel Viewer

with Web AppBuilder for ArcGIS



Public Hearing Process

1. **INTRODUCTION**
   Mayor or Chairperson explains public hearing process

2. **HEARING OPENS**
   Mayor or Chairperson opens the public hearing

3. **STAFF PRESENTATION**
   City staff presentation: review and recommendation

4. **APPLICANT PRESENTATION**
   Applicant presentation (if desired by Applicant)

5. **QUESTIONS**
   Council/Commission questions (not discussion) for Applicant and/or City staff

6. **PUBLIC COMMENT**
   Public comment taken

7. **RESPONSE**
   Staff and/or Applicant given opportunity to respond

8. **CLOSE HEARING**
   Motion to close the public hearing

9. **DISCUSSION**
   Council/Commission discussion – public comment is no longer allowed unless recognized by the Mayor/Chairperson

10. **COUNCIL/COMMISSION TAKES ACTION**
    Council/Commission takes action – motion and/or direction

Public Hearing Process Tips

- Agendas are available by the Monday prior to a meeting – download agenda from www.exploregaylord.org or request copy from City Hall.

- Review staff reports, meet with staff if you would like. Staff reports are generated for most agenda items and include background, applicable standards for review, potential discussion issues, and options for action including proposed findings, conclusions, and conditions of approval. Staff reports are typically available when agendas become available.

- Be informed about applicable standards, ask staff if you have questions.

- Public hearings are for presenting facts not opinions and your time for speaking may be limited in duration; therefore, be factual, be concise, and be prepared. Groups attending together with similar opinions should consider a spokesperson for the entire group.

- Be prepared to speak at a microphone and behind a podium. First state your name and address, then your remarks. It is typically most appropriate and productive to address your comments to the Council or Commission and not the applicant or person providing testimony.

- Respect the difficult task decision makers have when attempting to balance competing interests.

- Contemplate these thoughts: civility equals power; reasonable people can disagree; respect enhances credibility.

- If the Council or Commission does not take the action you desire, know that it does not mean no one listened to you. Those testifying at public hearings should be given a fair opportunity and the Council or Commission should be given respect for their service and responsibility for making hard decisions.

THE HUB OF SIBLEY COUNTY

GAYLORD

THE HUB OF SIBLEY COUNTY

GAYLORD

TO: Planning & Zoning Commission

FROM: Steve Helget, Zoning Administrator

SUBJECT: Rezoning City Property – 2019 Recommendation

DATE: March 13, 2024

At the September 4, 2019 Planning & Zoning Commission meeting, the Commission held a public hearing to consider rezoning parcel number 32.0723.040 which abuts Lincoln Ave. and is owned by the City of Gaylord. Proposed was to rezone the property from R-2, Multiple- Family Residential District to B-3, Highway Commercial. The motivation for the rezoning was consideration for a hotel to be developed on the City's property. The Commission approved the rezoning of the property, but its recommendation was never taken to the City Council.

Staff recently researched Council minutes and did not find this rezoning recommendation ever brought to the Council. Therefore, the property is still zoned R-2.

Proposed is to discuss whether the Commission desires their original recommendation to rezone the property to B-3 to continue to the Council for consideration.

Enclosed is a copy of the September 4, 2019 minutes and an aerial photo of parcel 32.0723.040.

Planning and Zoning Meeting
Wednesday, September 4th 2019
5:30pm, City Hall

Members Present- Orlin Grack, Jerry Gasow, Dana Holsapple, Steve Boerner, Bill Schulte.
Council Members Present- Tony Padilla, absent Chad Muchow
Staff Present- City Administrator (CA), Lory Young.

1. Call meeting to order-
    a. Meeting called to order at 5:30pm by Chairperson Orlin Grack.
2. Consider 09/04/2019 Agenda-
    a. Motion made by Jerry Gasow to approve agenda
    b. Second by Tony Padilla
    c. Motion passed
3. Approval of Minuets
    a. Meeting minutes - no minuets to approve
4. Public Hearings-
    a. Rezoning of city property in school addition.
        i. A petition was brought to the council to rezone parcel id 32.0723.040, this is the new addition for the schools. Currently it is zoned R-2 multifamily residential. Proposed new zoning would be B-3 Commercial. A zoning map was reviewed by the council to show the current land that is zoned B-3. By re-zoning the said parcel it would expand the commercial zoning to Lincoln Ave. This would make the entire area commercial vs residential with possibility of commercial. There is also a small lot that is included in the request again to square off the commercial area. Current proposal for the property is a Hotel. At this time a sight plan is being drawn up by the hotel company.
            1. Motion to approve was proposed by Jerry Gasow
            2. Motion Second by Steve Boerner
            3. All in Favor- motion passed

5. Other Discussion Items-
    a. Review of CUP for Mud Gardens approved on 3/20/2019- Dave Coughlan was present to explain the error in the feet Vs Yard measurement set back. At the time of proposal the P&Z committee agreed to move forward with the solar garden as long as certain setbacks from homes were agreed upon. All parties involved agreed and DNR CUP was completed with certain areas unable to be built upon. With this discovery and the financial strain to move around or go over these wet lands the Eco Village will not be able to be completed at this location. It was brought to the table that the set back on the north side would be changed from 30 ft. to 50 ft. All other setbacks will remain the same. The engineers Dave is working with inquired about the setback's Dave provided as in yards vs ft. Dave was informing us about the error and requesting that it be set back to feet and not yards in the paper work. The change in location of the solar panels was a topic of discussion, previously where there was to be and Eco village will now house solar panels. Tony Padilla requested we mail out a notice to the home owners that there has been a change. Positives of the change is no wetlands will be lost as this was a concern for the habitat, also the current home owners will not have the traffic of a new development. The total acres of land being used for solar panels will be less and certain area of the land are unusable, however the lease for the land will stay the same. All 16 acres will be leased and maintained by the solar garden company.

Sibley County Parcel Viewer
with Web AppBuilder for ArcGIS
Parcel ID or Address
Woodland DRIVE
Park DRIVE
7th STREET E
Lincoln AVENUE E
Harvey DRIVE
Nicollet AVENUE E
13th STREET E
Service DRIVE E
Melro STREET
State Hwy 5
Tower STREET
Main AVENUE E
32.0893.000
32.0914.010
32.0924.000
32.0931.000
32.0892.000
32.0919.000
32.0922.000
32.0908.000
32.0871.000
32.0897.000
32.0921.000
32.0913.000
32.0909.000
32.0872.000
32.0927.000
32.0930.000
32.0873.000
32.0899.000
32.0925.000
32.0929.000
32.0879.000
32.0882.000
32.0884.000
32.0900.000
32.0926.000
32.0928.000
32.0883.000
32.0899.010
32.0723.040
32.0819.000
32.0818.000
32.0841.000
32.0793.050
32.0723.043
32.0723.090
32.0723.141
32.0723.050
32.0723.080
32.0723.110
32.0723.140
32.0723.041
32.0723.070
32.0723.120
32.0723.150
32.0723.240
32.0723.210
32.0723.170
32.0723.060
32.0723.230
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32.0723.180
32.0723.042
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32.0723.260
32.0723.300
32.0723.280
32.0723.270
32.0793.010
32.0723.330
32.0723.340
32.0723.320
32.0961.04
32.0723.350
32.0723.310
32.0793.070
32.0961.02
32.0961.030
32.0804.010
32.0814.000
32.0793.060
32.0793.040

2024 BUILDING PERMIT REPORT

DATE	PERMIT#	NAME	ADDRESS	PURPOSE	PERMIT FEE	PLAN CHECK FEE	PENALTY	SURCHARGE FEE	SITE INSPECTION	TOTAL	VALUE
01/04/23	GL24-001	Douglas G. Solmonson	210 8th St.	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$25,586.60
01/12/24	GL24-002	Wolverine Meadows	630Harvey Drive	replace 2 Boilers	$397.57	$258.42	$0.00	$15.00	$0.00	$670.99	$30,000.00
01/12/24	GL24-003	Rick Harbarth	320 High Ave	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$11,200.00
01/25/24	GL24-004	Viviana Flores	519 9th St	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$16,500.00
01/26/24	GL24-005	Rick and Tammy Pomplun	315 Court Ave	Windows	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$6,000.00
01/31/24	GL24-006	Eric Sandberg	308 Lincoln Ave E	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$17,000.00
02/08/24	GL24-007	Dietz Properties	112 3rd Street	Commerial Alterations	$75.00	$48.75	$0.00	$5.85	$0.00	$129.60	$2,000.00
02/08/24	GL24-008	Dietz Properties	112 3rd Street	Plumbing	$75.00	$48.75	$0.00	$1.00	$0.00	$124.75	$500.00
02/08/24	GL24-009	EJ's Bar & Grill	450 Main Ave E	Commercial Repair of Wall	$75.00	$48.75	$0.00	$1.50	$0.00	$125.25	$3,000.00
02/14/24	GL24-010	Jerry's Home Quality Foods	417 Main Ave	Commerial Alterations	$878.62	$571.10	$0.00	$48.75	$0.00	$1,498.47	$97,500.00
02/08/24	GL24-011	Jerry's Home Quality Foods	417 MainAve	Plumbing	$75.00	$48.75	$0.00	$1.50	$0.00	$125.25	$3,000.00
	GL24-012	Fred Latzke	301 Shoreview Lane	Heating			$0.00		$0.00		$76,000.00
	GL24-013	Fred Latzke	301 Shoreview Lane	Plumbing			$0.00		$0.00		$31,850.00
02/09/24	GL24-014	Wallace Radoush	511 1st St E	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	
02/15/24	GL24-015	Rick Fredin	230 Lincoln Ave E	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$14,000.00
02/16/24	GL24-016	Antonio Herrera	314 2nd St.	Furnace	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$8,276.00
02/28/24	GL24-017	Jerry's Home Quality Foods	417 Main Ave	Fire Suppression	$75.00	$48.75	$0.00	$1.00	$0.00	$124.75	$1,000.00
	GL24-018	City of Gaylord	94 Industrial Ave S.	Furnace							$5,300.00
02/20/24	GL24-019	Andrew Swenson	751 Woodland Drive	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$16,500.00
02/21/24	GL24-020	Brian Gardner	115 4th St. S.	Service Door Replacement	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$3,958.00
02/27/24	GL24-021	Gail Estenson	316 7th St.	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$40,000.00
	GL24-022	Red Brick Properties	414 Manin Ave	Plumbing/Water Heaters	$75.00	$48.75	$0.00	$1.00	$0.00	$124.75	$2,000.00
02/22/24	GL24-023	Dale Breuer	214 4th St. S.	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$8,620.04
02/22/24	GL24-024	Dale Breuer	214 4th St. S.	Siding	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$1,929.94
02/27/24	GL24-025	Josh Klein	511 7th St.	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$15,500.00
02/27/24	GL24-026	Micah Snyder	620 6th St.	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$18,715.00
03/04/24	GL24-027	Brandon Ische	516 4th St	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$18,000.00
	GL24-028	Autumn Glen LLC	36 & 40 Jefferson Ave	Re-Roof, Siding & Windows	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$237,000.00
03/04/24	GL24-029	Tom Mattfeld	718 Hiagh Ave W.	Re-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$39,000.00
03/06/24	GL24-030	Nick & Bethany Iliff	34 Court Ave	Plumbing	$87.52	$0.00	$87.52	$2.00	$0.00	$177.04	$4,000.00

2024 BUILDING PERMIT REPORT

DATE	PERMIT#	NAME	ADDRESS	PURPOSE	PERMIT FEE	PLAN CHECK FEE	PENALTY	SURCHARGE FEE	SITE INSPECTION	TOTAL	VALUE
	GL24-031	Kendal & Lori Messner	715 Main Ave	Windows & Bath Remodel							$15,121.00
	GL24-032	Kendal & Lori Messner	715 Main Ave	Plumbing							$12,034.00
03/07/24	GL24-033	Heather Zellman	458 3rd St.	Zre-Roof	$60.00	$0.00	$0.00	$1.00	$0.00	$61.00	$14,000.00