

Memorandum

To: Sunfish Lake Mayor Dan O'Leary and City Council Members

From: Lori Johnson, City Planner

Date: October 2, 2024

Re: Sunfish Lake – Planner's Report for the October 8 , 2024, City Council Meeting
WSB Project No. 024343-000

Planning Commission Meeting: A Planning Commission meeting was not held in September and there will not be a meeting in October.

1. Solar proposal at St. Anne's: Separate staff report provided.
2. 205 Salem Church Road/145 Salem Church Road: Mark and Katherine Sullivan are the property owners of both lots, and they are proposing to realign the property line between the two properties as there are improvements associated with 205 Salem Church Road that are over the property line between the two properties. An application has been submitted but the fees/escrows for the project have not. Once those are obtained, staff will begin reviewing.
3. Ordinance Updates: The City Attorney and I had our first monthly meeting to discuss proposed ordinance changes for the first four sections of the zoning ordinance. The goal was to have a work session at the Planning Commission meeting in October to go over these chapters. This timeline has been pushed back to November to give staff and the Commission more time for review of the chapters prior to the group discussion. You will be updated on this work as it progresses, and you will be invited to the Planning Commission meeting for discussion. Staff will ensure that the meetings are properly posted so all City Council members can attend if they choose.
4. Septic System Overlay District Ordinance: Staff presented proposed ordinance changes to the Planning Commission at their meeting on August 15. The proposed changes included creating a septic system overlay district, adding a definition of "riparian lots", changing the minor variance administration section and reducing the septic system setback in the Shoreland Overlay District to 75 feet. The Planning Commission reviewed the ordinance and suggested a few changes. Additionally, the City Engineer would like to add some language in the ordinance pertaining to engineering review of septic sites within this overlay district. The Planning Commission tabled the discussion and directed that the ordinance changes come back to them at their October meeting. Given that some aspects of this septic ordinance are predicated on information in the first four new chapters of the zoning ordinance, the Planning Commission was notified that this chapter would also be discussed in November when the general ordinance discussion is held.
5. Imagine 2050: The City Council was made aware of the draft policy initiatives in the Metropolitan Council's regional planning document, Imagine 2050, that would certainly impact Sunfish Lake. The most controversial aspect of this document is that all residential land use designations would be required to plan for more than one type of housing unit. If

anyone has any questions on this document, please let me know. I believe Mayor O'Leary went to the public hearing on this draft policy on September 25 to represent the city.

6. 2058 Charlton Road: The property owners went through the minor site plan approval process to construct a split rail fence on their property. No concerns were raised by the City Council or neighboring properties. The owners were given permission to install the fence with the proper building permits.

Planning Memorandum

To: Mayor O’Leary and the Sunfish Lake City Council

From: Lori Johnson, AICP, City Planner

Date: October 2, 2024, for October 8, 2024, City Council meeting

Re: 2035 Charlton Road
WSB Project No. 026110-000

GENERAL INFORMATION

Applicant: Apadana LLC

Property Owner: St. Annes Episcopal Church

Project Location: 2035 Charlton Road—PID 380300050030

Acreage: 6.54

Existing Land Use: IN (Institutional)—Church

Zoning: INS (Institutional)

Surrounding Land Use/Zoning: Surrounded by Single Family Homes/R-1 Zoning

Deadline for Agency Action:	Application Complete Date:	07.05.24
	60 Days:	09.03.24
	City Council:	09.10.24
	Extension Letter Mailed:	07.24.23
	120 Days:	11.09.24

Attachments: Location Map
Aerial
Site/Permit Plans (2 sets dated 02.22.24 and 08.30.24)
Angle Optimization of Ground Mount
Solar Analysis Report
Photos (2)
Public Comment (Email)

Pertinent Zoning Sections: Section 1230 Alternative Energy Systems
Section 1242 INS (Institutional) District
Section 1217.01 H Accessory Screening Requirements

CONSIDERATIONS RELATED TO THE REQUEST**1. Overview: Conditional Use Permit Request for Ground Mounted Solar**

St. Annes Episcopal Church is requesting to install a solar array on the church property at 2035 Charlton Road. The array will consist of two rows of panels that are 93 feet 8 inches by 12 feet 8 inches. The rows are separated by 57 feet 9 inches. The arrays will be located in the side yard of the property along Highway 62.

The Zoning Ordinance allows solar arrays with the approval of a conditional use permit as stated in Section 1230.03A(2) which states the following:

“Ground mounted solar energy systems in accordance with the standards in this section are a conditional use in all zoning districts.”

Furthermore, the ordinance sets up performance standards for the installation of ground mounted solar systems in Section 1230.03 E, which are as follows:

“E. Ground Mounted Systems: Ground mounted solar energy systems may be approved by conditional use permit in accordance with the following standards:

1. Visibility: Ground mounted solar energy systems are required to adhere to accessory screening requirements from adjacent properties and public right-of-ways as provided in Section 1217.01 of this Article. The system may not negatively impact views of abutting properties or serve to distract from the open natural setting of the community.

2. Height: Ground-mounted solar energy systems shall not exceed twelve (12) feet in height when oriented at maximum tilt in all zoning districts.

3. Setbacks: Ground-mounted solar energy systems shall comply with accessory structure setbacks in the applicable zoning district and may not extend into setbacks when oriented at minimum design tilt.

4. Location: Ground mounted solar energy systems are not permitted in front yards.

5. Maximum Coverage: The surface area of pole or ground mount systems shall not exceed half the building footprint of the principal structure.”

As a reminder, conditional use permits are essentially permitted uses on which the City Council can place conditions of approval. There is little discretion on whether to approve a conditional use permit, but there is discretion on the types of conditions that can be added to the approval of such use.

Location: The location of the array is in the side yard of the property along Highway 62. Even though this is a double fronted lot, the INS (Institutional) zoning district does not designate specific requirements for corner lots with regard to accessory setbacks. Thus, the property takes access from Charlton Road, which is considered a front yard. Furthermore, there will be equipment related to the array adjacent to the principal building, which includes an electrical room, solar AC equipment, and a utility transformer. These items will not be visible to the traveling public due to their location being immediately adjacent to or within the building.

Size: The size of each array is 93’8” by 12’8 inches and the arrays are separated by 57’9”. The ordinance requires that this array does not exceed half of the floor area of the principal structure. The principal structure footprint is 14,566 square

feet while the solar project encompasses roughly 685 square feet per array. The size of the array is allowed according to the zoning ordinance.

Tilt/Height: The applicant has provided an analysis of the proposed tilt of the panels that explains the optimum tilt angle of the array. The array will be tilted at 35 degrees toward the church building and not Highway 62. The array will be adjacent to but not face any adjacent roadways. Glare will not be an issue on Highway 62 or the adjacent Charlton Road. The overall height of the panels/mounts is 12 feet which is the maximum height allowed by ordinance.

Setbacks: The ordinance requires any ground mounted solar array to meet accessory structure setbacks established by ordinance. The accessory structure setbacks in the INS (Institutional) zoning district are as follows:

C. Accessory Structure(s) Setbacks:

1. Front Yard: One Hundred (100) feet.
2. Side Yard: Twenty-Five (25) feet.
3. Rear Yard: Twenty-Five (25) feet.

Once again, this is a double-fronted lot with access from Charlton Road and frontage on Highway 62. The zoning ordinance specifically calls out corner side yard setbacks for principal structures, which would be 100-feet from both front yards (corner). The ordinance does not address corner side yard setbacks for accessory structures in this zoning district, thus, if the ordinance does not address this issue, it indicates that the corner side yard requirement does not exist in this district for accessory structures.

The array must meet a 25-foot setback on the north, south and west sides of the site. The setback on the north side of the site is proposed at approximately 90 feet and the setbacks to the south and west far exceed 100 feet.

The array must meet a 100-foot setback on the east side of the lot. A setback of 100 feet is proposed on the east side of the lot.

Visibility: Ground mounted solar systems must adhere to the screening requirements of the accessory structure chapter of the zoning ordinance. Section 1217.01 H states that *“accessory buildings, structures, and uses shall be screened from neighboring properties and the public right-of-way and the design and positioning of any such building, structure, or use shall minimize the impact upon abutting properties.”*

One of the proposed solar arrays meets the requirements and intent of this section of the ordinance. The western array is in an area surrounded by trees on the north, west and east sides, and the church building on the south side. This array will be minimally visible from Highway 62 and Charlton Road at least in the summer months. Additionally, the panels will be tilted towards the church. Given the height of the array, it would be difficult to construct a fence high enough to

completely block this array from public view, and fencing could affect the purpose of the array in general, which is to be located where the maximum amount of sunlight can be obtained without obstruction.

The eastern array is in a location that is not protected by trees on the north side of the site. It is at the Council's discretion to add a condition to the approval that would require a row of evergreen trees on the north property line to block the view of the array from the road. A row of evergreen trees at the north property line adjacent to the one array would not likely obstruct the sunlight hitting the array.

Safety: The Alternative Energy Systems Ordinance (Section 1230) also provides requirements for safety standards in the way of specific certifications, utility connections, abandonment procedures and easements. Please review this section of the ordinance for more information. A condition of approval is that the applicant provide proof of meeting these requirements prior to issuance of a building permit.

Engineering: The City Engineer has reviewed the plans and since there is no grading activity proposed with this installation, the only comment he has provided is that the applicant must verify the posts and directional drilling associated with the project will not interfere with the septic drain field. A condition has been added to this affect.

Public Notice: The required public notice was provided for this application. To date, one comment (email) has been received on this application. The content of the email was to object to this proposal. A copy of the email has been provided in the packet.

Public Hearing: The Planning Commission held a public hearing on August 15, 2024. A site visit was also conducted before the Planning Commission meeting. During the site visit and the Planning Commission meeting, a question was posed regarding the placement of the arrays next to the septic system and drain field. Steve Kleist, the City's septic inspector, attended the meeting and stated that structures must be a minimum of 10 feet from the sewage tanks and a minimum of 20 feet from the drain field.

The Planning Commission motioned to recommend approval of the conditional use permit with the condition that the applicant provide the city with a site plan that has the accurate location of the septic system and drain field, and that indicates the solar array will meet the setback requirements as stated in the above paragraph.

Since the public hearing was held, the applicant has located the septic system and drain field on the site plan. The location of the system has dictated that the plan reviewed by the Planning Commission be altered to meet the required setbacks. The plan reviewed by the Planning Commission included the two arrays parallel to one another directly north of the building. The new plan, which is consistent with the information in this report, indicates that one array will be north of the building while the other array has been moved farther to the west to accommodate the required setbacks. The western array is located 18 feet one inch from the septic system and 21 feet 9 inches from the drain field. The new

site plan meets all requirements for setbacks and staff recommends approval of the new plan.

Please note that staff is still waiting to hear from the applicant whether or not tree removal is part of this new plan. The City Council will be updated on this issue at the City Council meeting.

2. Conditional Use Permit Review Criteria

The Planning Commission, as its basis of recommendation, and the City Council, as its basis for decision on major projects, shall evaluate the effects of the proposed conditional use. This review shall include, but is not limited to the following:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. The proposed use's compatibility with present and future uses of the area.
3. The proposed use's conformity with all performance standards contained herein.
4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

RECOMMENDATION

Based on the foregoing considerations and applicable ordinances, staff finds that the proposal for the solar array at St. Anne's Church meets all requirements of the zoning ordinance regarding such use including the rational for the approval of a conditional use permit. Staff recommends approval of the Conditional Use Permit for the solar array subject to the following conditions of approval:

1. Construction shall occur in substantial conformance with the plans presented at the 10.08.2024 City Council meeting.
2. The applicant must obtain all other permits as may be required.
3. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
4. The applicant must adhere to and remain in compliance with the requirements of this Resolution, applicable performance standards, and such other requirements as may apply.
5. All conditions of the site plan review must be complied with, shall run with the land, and shall not in any way be affected by the subsequent sale, lease or other change from current ownership of the Property.
6. This Resolution is subject to the condition that all representations, written and oral, made by the Applicant and its agents and representatives to the City contained in and concerning the Applicant's application for the site plan review must have been true,

- complete and accurate at the time they were made, and that they remain true and accurate for the duration of the development.
7. By undertaking the activities approved by the requests, the Applicant agrees to all conditions.
 8. The applicant must verify the posts and directional drilling associated with the project will not interfere with the septic system and drain field. Prior to any permit being issued for such array, the applicant must field locate and mark the septic drain field and the septic tank to ensure the survey accurately reflects the location of each, and that setbacks will be met.
 9. The applicant must provide information that indicates the requirements for ground mounted solar arrays associated with Section 1230.03 C(4) have been or will be met with this project. This information must be submitted prior to the issuance of a building permit.
 10. The solar arrays must be tilted towards the church building throughout the life of the project.
 11. The solar arrays must not exceed 12 feet in height.
 12. Expansion of this installation requires a conditional use permit amendment.

**CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 24-XX

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE PROPERTY
AT 2035 CHARLTON ROAD, SUNFISH LAKE, DAKOTA COUNTY, MINNESOTA.**

WHEREAS, Apadana, LLC (“Applicant”), and St. Annes Episcopal Church (“Property Owner”) submitted an application for the approval of a Conditional Use Permit to allow for the construction of a two-row solar array at 2035 Charlton Road, Sunfish Lake, Dakota County, Minnesota, legally described as:

PT OF N 1/2 OF N 74.82 R OF SW 1/4 COM 741 FT E OF NW COR E 857.19 FT S 18D
30 M W 285 FT S 12D 45M W 364.8 FT W 598.89 FT N 46 FT NW TO PT ON S R/W
STH #110 44.8 FT DUE E OF W 741 FT W 44.8 FT N TO BEG

PID: 380300050030

(“the Property”); and

WHEREAS the Sunfish Lake Planning Commission held a public hearing on August 15, 2024; and

WHEREAS, upon hearing the staff presentations, applicant testimony, and public testimony, the Planning Commission closed the public hearing and recommended to the City Council approval of the conditional use permit on a vote of 5-0; and

WHEREAS, the City Council considered the application on October 8, 2024, and

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Sunfish Lake hereby approves the conditional use permit for a solar array at St. Annes Episcopal Church at 2035 Charlton Road with the following **Conditions of Approval**:

1. Construction shall occur in substantial conformance with the plans presented at the 10.08.2024 City Council meeting.
2. The applicant must obtain all other permits as may be required.
3. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
4. The applicant must adhere to and remain in compliance with the requirements of this Resolution, applicable performance standards, and such other requirements as may apply.
5. All conditions of the site plan review must be complied with, shall run with the land, and shall not in any way be affected by the subsequent sale, lease or other change from current ownership of the Property.

6. This Resolution is subject to the condition that all representations, written and oral, made by the Applicant and its agents and representatives to the City contained in and concerning the Applicant's application for the site plan review must have been true, complete and accurate at the time they were made, and that they remain true and accurate for the duration of the development.
7. By undertaking the activities approved by the requests, the Applicant agrees to all conditions.
8. The applicant must verify the posts and directional drilling associated with the project will not interfere with the septic system and drain field. Prior to any permit being issued for such array, the applicant must field locate and mark the septic drain field and the septic tank to ensure the survey accurately reflects the location of each, and that setbacks will be met.
9. The applicant must provide information that indicates the requirements for ground mounted solar arrays associated with Section 1230.03 C(4) have been or will be met with this project. This information must be submitted prior to the issuance of a building permit.
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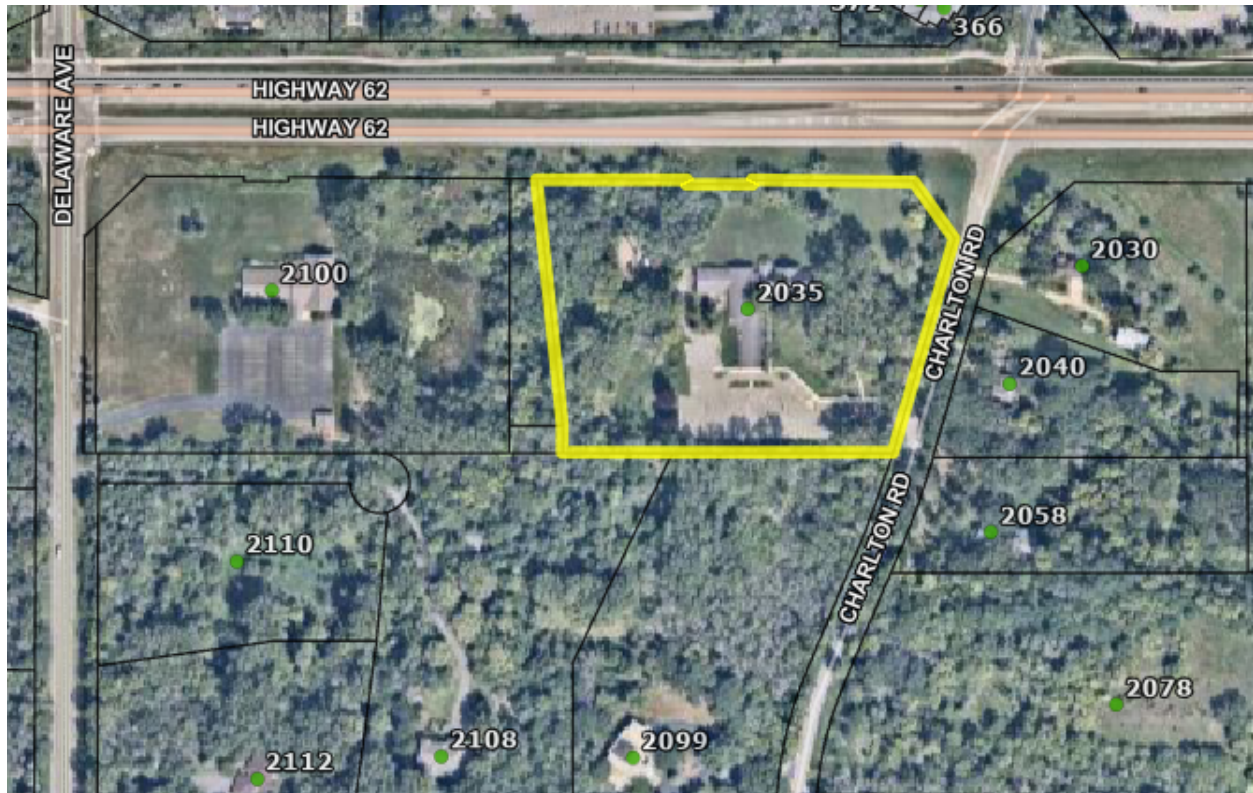
This resolution is adopted by the City Council of the City of Sunfish Lake this 8th day of October 2024.

Dan O'Leary, Mayor

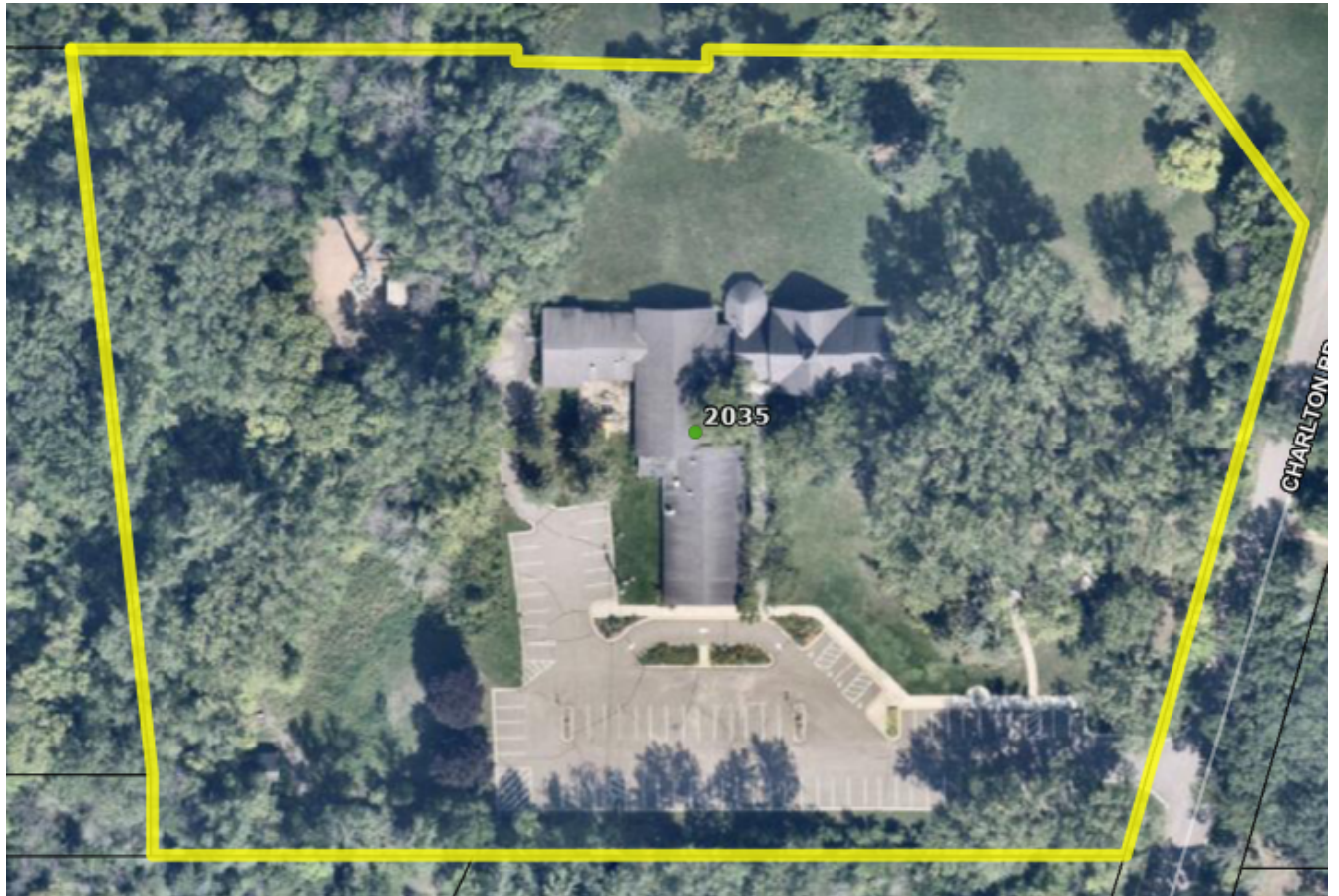
Attest:

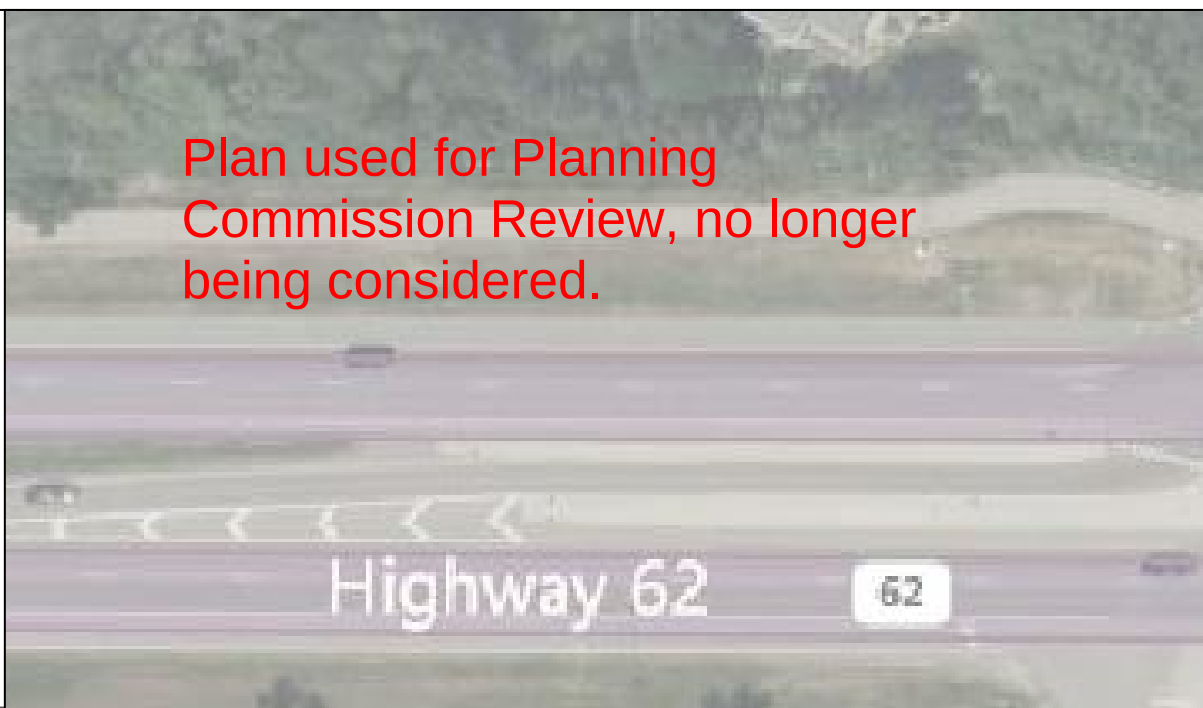
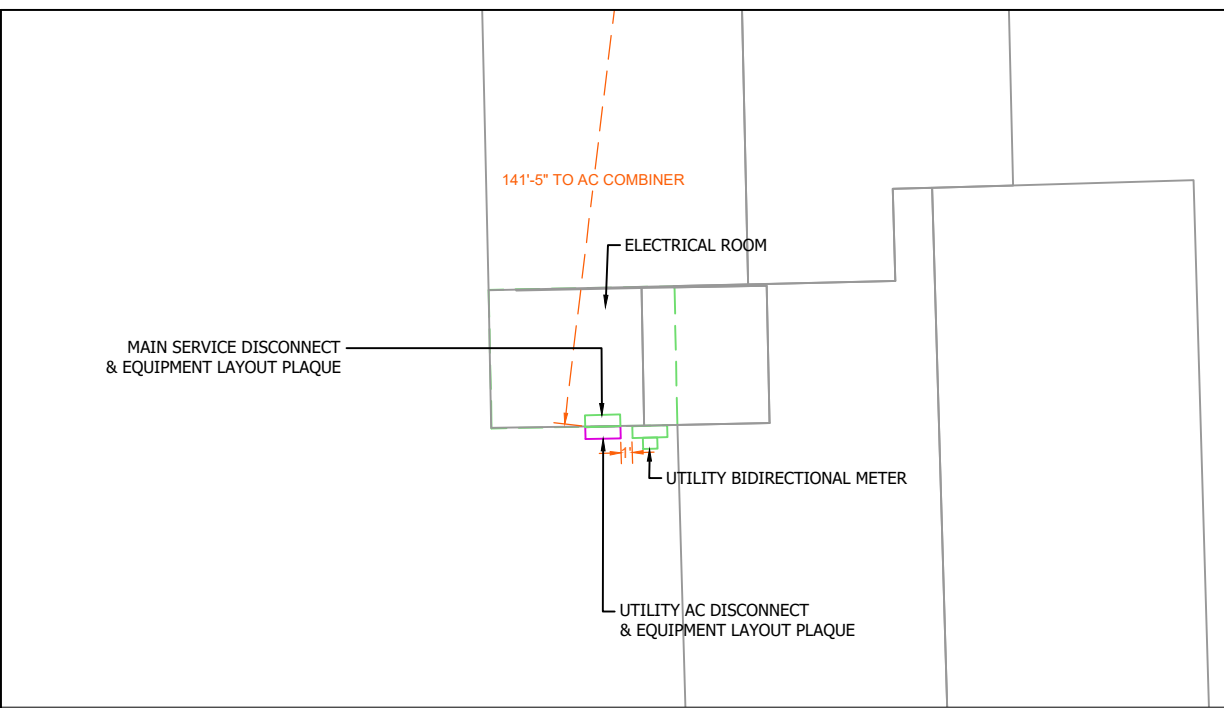
Christy Wilcox, City Clerk

Location Map for 2035 Charlton Road



Aerial for 2035 Charlton Road





INDEX	
INDEX NO.	DESCRIPTION
SP1	SITE PLAN
SP2	MEASUREMENTS
E1	ONELINE
E2	LABELS
E3	DC WIRING
E4	SPECIFICATION SHEETS
APPLICABLE CODES: 2023 NATIONAL ELECTRICAL CODE 2020 MINNESOTA FIRE CODE 2020 MINNESOTA BUILDING CODE ALL LOCAL ORDINANCES AND REQUIREMENTS DESIGN CRITERIA: WIND SPEED: 109 MPH GROUND SNOW LOAD: 50 PSF HIGH DESIGN TEMPERATURE = 32 DEG C LOW DESIGN TEMPERATURE = -26 DEG C	

ST ANNE'S EPISCOPAL CHURCH

SYSTEM INFORMATION:
DC SYSTEM SIZE: 52.320 kW
AC SYSTEM SIZE: 39.976 kW
DC/AC RATIO: 1.308
TILT: 35°
AZIMUTH: 180°

(96) ZNSHINE SOLAR 545W
ZXM7-SHLDD144-545

(4) SOLAREEDGE 10.0KW
SE10000H-US (240V, 1PH)

(96) SOLAREEDGE S650B OPTIMIZERS

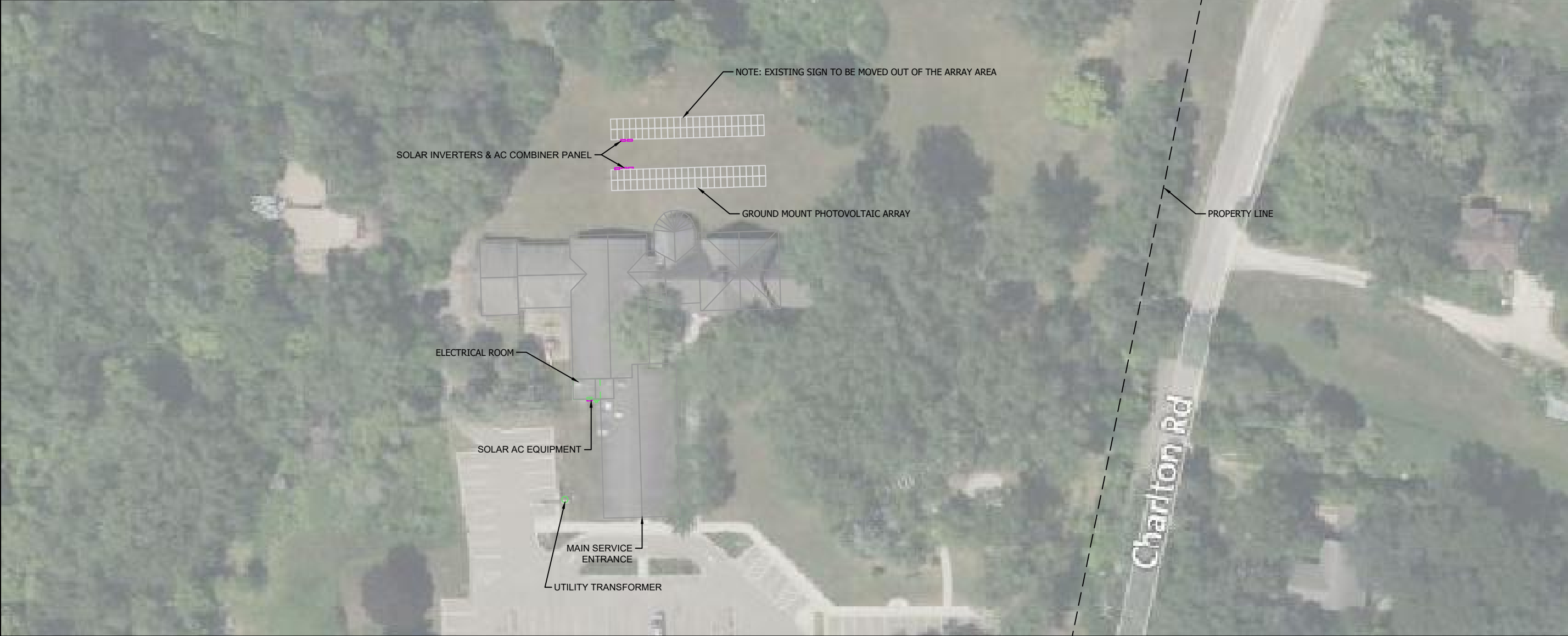
APA GROUND MOUNT RACKING

SITE INFORMATION:
ADDRESS: 2035 CHARLTON RD
SUNFISH LAKE, MN 55118
AHJ: MN-CITY OF SUNFISH
UTILITY: XCEL ENERGY
CASE NUMBER: 05714815

1

EQUIPMENT SPACING

Scale: 3/16" = 1'-0"



REVISIONS			
#	DESCRIPTION	REV	DATE
1	PERMIT PLAN	A	1/29/2024
2	CORRECTED ELEC EQUIPMENT LOCATION & OPTIMIZER P/N	B	2/14/2024
3	REMOVED PRODUCTION METER	C	2/22/2024
4			
5			
6			
7			
8			

APADANA SOLAR

APADANA SOLAR TECHNOLOGIES
3401 NEVADA AVE N
NEW HOPE, MN 55427
612-803-9000
SOLAR@APADANATECHNOLOGY.COM

ENGINEER OF RECORD:

DRAWING TITLE:

SITE PLAN

SCALE:

AS NOTED

SHEET:

SP1

2

SITE PLAN

Scale: 1/32" = 1'-0"

35 degrees is an optimal tilt for solar groundmounts for several reasons:

- 1) Minnesota is located at a latitude of approximately 45 degrees. The general rule of thumb for optimal solar panel tilt is to set the tilt angle close to the latitude of the location. A tilt angle of 35 degrees is slightly less than the latitude but is still within the optimal range for capturing maximum sunlight throughout the year.
- 2) At a 35-degree tilt, the solar panels are positioned to efficiently capture sunlight during both summer and winter. In summer, the sun is higher in the sky, and in winter, it is lower. A 35-degree tilt strikes a good balance, ensuring that the panels receive ample sunlight during the lower sun angles of winter without losing too much efficiency during the summer.
- 3) Minnesota experiences significant snowfall during winter. A 35-degree tilt allows snow to slide off more easily compared to lower tilt angles, reducing the time the panels are covered by snow and unable to generate electricity.
- 4) Studies and practical installations in Minnesota have shown that a 35-degree tilt angle results in optimal annual energy production. This angle maximizes the solar irradiance captured by the panels over the entire year, ensuring the best performance and return on investment.

New plans as of 08.30.24

MAIN SERVICE DISCONNECT
& EQUIPMENT LAYOUT PLAQUE

ELECTRICAL ROOM

UTILITY BIDIRECTIONAL METER

UTILITY AC DISCONNECT
& EQUIPMENT LAYOUT PLAQUE

1 EQUIPMENT SPACING

Scale: 3/16" = 1'-0"

Highway NO. 110
Highway 62

PROPERTY LINE

SEPTIC DRAINFIELD

SEPTIC TANKS

SOLAR INVERTERS
& AC COMBINER PANEL

GROUND MOUNT PHOTOVOLTAIC ARRAY

EXISTING OUTLET

EXISTING CHURCH

ELECTRICAL ROOM

SOLAR AC EQUIPMENT

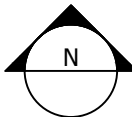
MAIN SERVICE
ENTRANCE

UTILITY TRANSFORMER

EXISTING HOUSE

2 SITE PLAN

Scale: 1/32" = 1'-0"



APPLICABLE CODES:
2023 NATIONAL ELECTRICAL CODE
2020 MINNESOTA FIRE CODE
2020 MINNESOTA BUILDING CODE
ALL LOCAL ORDINANCES AND REQUIREMENTS

DESIGN CRITERIA:
WIND SPEED: 109 MPH
GROUND SNOW LOAD: 50 PSF
HIGH DESIGN TEMPERATURE = 32 DEG C
LOW DESIGN TEMPERATURE = -26 DEG C

CIVIL NOTES:
CIVIL UNDERLAY WAS PROVIDED BY REHDER & ASSOCIATES,
INC. UNDER THE FOLLOWING STRUCTURAL ENGINEER:

I hereby certify that this plan was prepared by
me or under my direct supervision and that I
am a duly Licensed Professional Engineer under
the laws of the State of Minnesota.

Name Nicholas P. Adam Date _____
Reg. No. 43856

ST ANNE'S EPISCOPAL CHURCH

SYSTEM INFORMATION:

DC SYSTEM SIZE: 52.320 kW
AC SYSTEM SIZE: 39.976 kW
DC/AC RATIO: 1.308
TILT: 35°
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(96) ZNSHINE SOLAR 545W
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(4) SOLAREEDGE 10.0KW
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(96) SOLAREEDGE S650B OPTIMIZERS

APA GROUND MOUNT RACKING

SITE INFORMATION:

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SUNFISH LAKE, MN 55118
AHJ: MN-CITY OF SUNFISH
UTILITY: XCEL ENERGY
CASE NUMBER: 05714815

REVISIONS

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1	PERMIT PLAN	REAH	1/29/2024
2	CORRECTED ELEC EQUIPMENT LOCATION & OPTIMIZER P/N	REAH	2/14/2024
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4	INCREASED SETBACK	REAH	8/30/2024
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8			

APADANA SOLAR

APADANA SOLAR TECHOLOGIES

3401 NEVADA AVE N
NEW HOPE, MN 55427
612-803-9000

SOLAR@APADANATECHNOLOGY.COM

ENGINEER OF RECORD:

DRAWING TITLE:

SITE PLAN

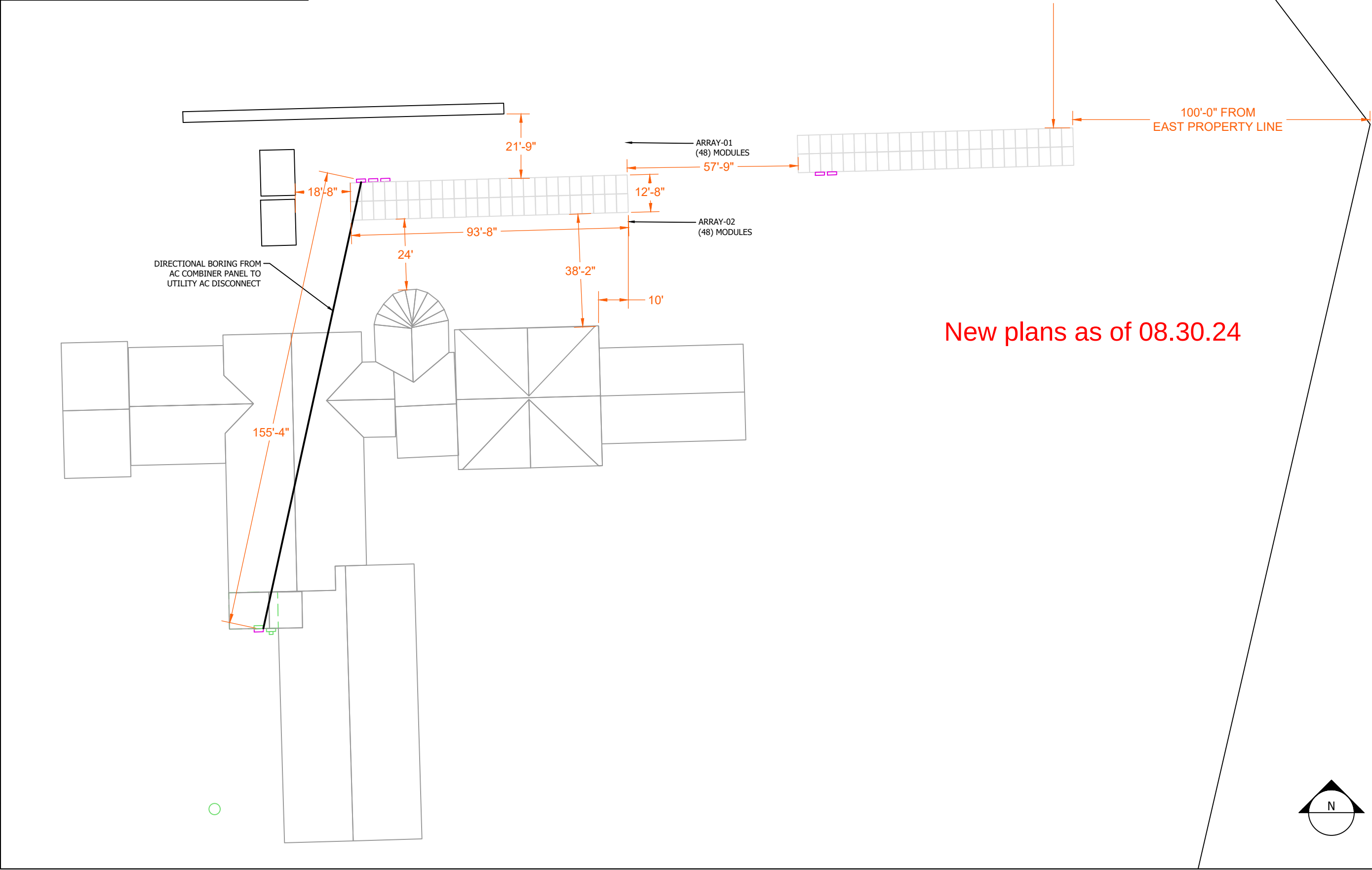
SCALE:

AS NOTED

SHEET:

SP1

- NOTES:**
1. NO CLEARANCE ISSUES WITH EXISTING OVERHEAD LINES
 2. UTILITY AC DISCONNECT IS
 - LOCATED WITHIN 10' OF UTILITY BIDIRECTIONAL METER
 - VISIBLE OPEN-TYPE, LOCKABLE, AND READILY ACCESSIBLE WITH 24/7 ACCESS
 3. DESIGN COMPLIES WITH NEC 690
 4. LABELS SHALL BE WEATHERPROOF, DURABLE, AND PERMANENTLY MOUNTED
 5. 24/7 UNESCORTED KEYLESS ACCESS IS TO BE PROVIDED FOR ALL UTILITY EQUIPMENT
 6. INTERCONNECTION SHALL BE SECONDARY
 7. INVERTERS ARE UL1741 RATED
 8. MODULES ARE UL1703 RATED
 9. MAXIMUM SYSTEM HEIGHT SHALL BE 12 FT



ST ANNE'S EPISCOPAL CHURCH

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APADANA SOLAR

APADANA SOLAR TECHNOLOGIES

3401 NEVADA AVE N
NEW HOPE, MN 55427
612-803-9000

SOLAR@APADANATECHNOLOGY.COM

ENGINEER OF RECORD:

DRAWING TITLE:

MEASUREMENTS

SCALE:

1/16" = 1'-0"

SHEET:

SP2

- NOTES:**
1. PRODUCTION METER & UTILITY AC DISCONNECT ARE LOCATED WITHIN 10' OF UTILITY BIDIRECTIONAL METER OR LOCATED WITH THE EQUIPMENT LAYOUT PLAQUE ON THE UTILITY BIDIRECTIONAL METER AND SERVICE EQUIPMENT
 - VISIBLE OPEN-TYPE, LOCKABLE, AND READILY ACCESSIBLE WITH 24/7 ACCESS
 2. INVERTERS ARE UL1741 RATED
 3. EACH MLPE ARE RAPID SHUTDOWN COMPLIANT
 4. EACH MLPE IS CONNECTED TO ONE MODULE

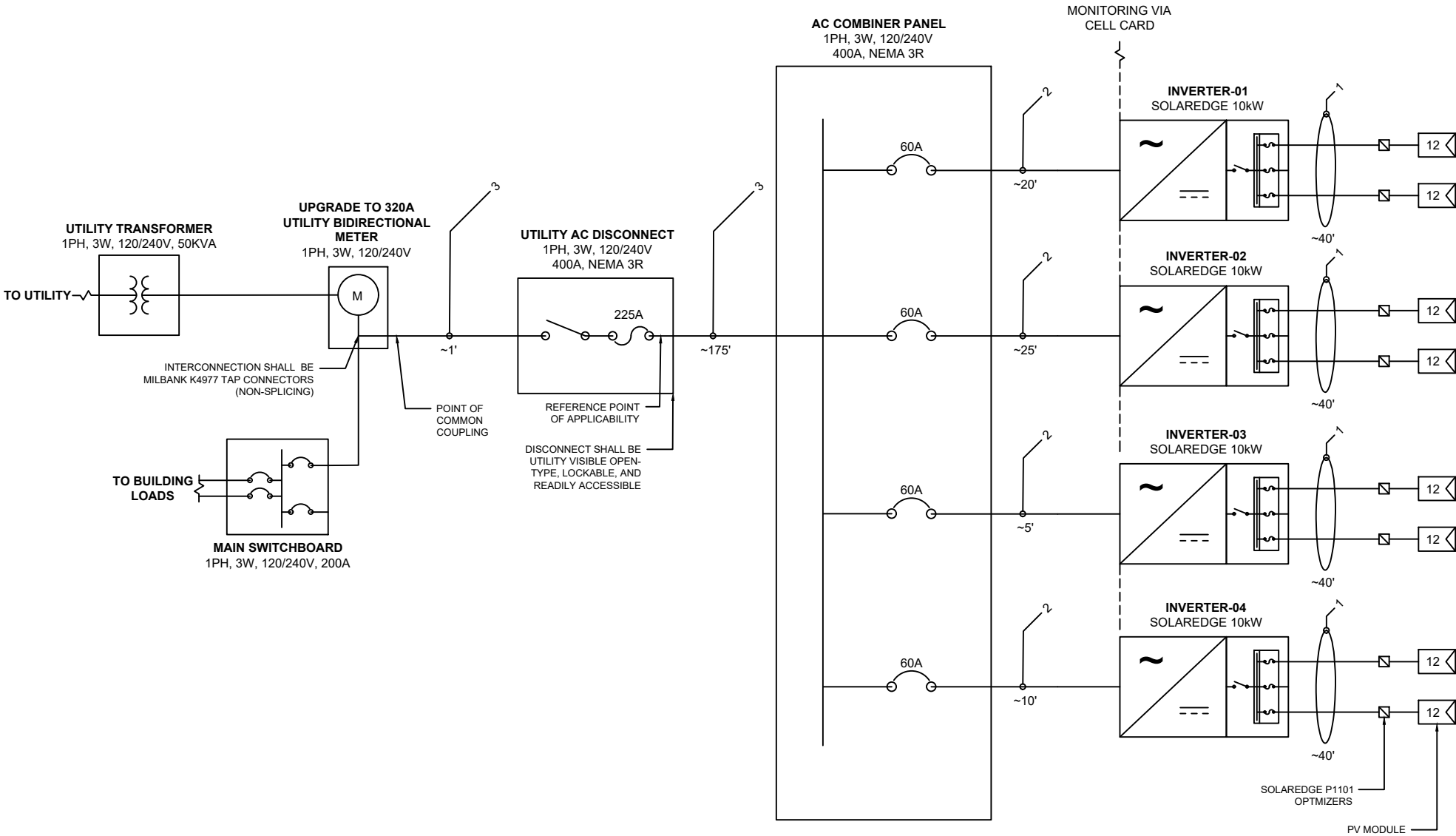
MODULE SPECIFICATION		
MODEL	ZNSHINE SOLAR ZXM7-SHLDD144-545W	
POWER @ STC	545	W
VOC	50.00	V
VMP	41.70	V
ISC	13.83	A
IMP	13.07	A
DIMENSIONS	89.69 X 44.65 X 1.18	IN

INVERTER SPECIFICATION		
MODEL	SOLAREEDGE 10.0kW SE10000H-US(240V,1PH)	
POWER RATING	9994	W
MAX OUTPUT CURRENT	42.00	A
CEC WEIGHTED EFFICIENCY	99	%
MAX INPUT CURRENT	27.0	A
MAX DC VOLTAGE	480	V
AC OUTPUT VOLTAGE	240	V
CERTIFICATION	UL1741	

MLPE CHARACTERISTICS		
MODEL	SOLAREEDGE S650B	
MAX INPUT VOLTAGE	85	VDC
MAX OUTPUT CURRENT	15	ADC

AC VOLTAGE DROP	
Wire Material	Cu
Wire Size	400
Conduit Type	EMT
Voltage & Phase	240V 1ph
Distance (ft)	175
Load (Amps)	168.00
OUTPUTS	
Voltage Drop (V)	2.23
% Voltage Drop	0.93%
VARIABLES	
Phase Factor	2.000
Resistance	0.038

CONDUIT SCHEDULE				
Tag ID	Conduit Size	Conductor	Neutral	Ground
1	WIRE MESH	(2) 10 AWG PV WIRE 2K	NONE	(1) 10 AWG CU THHN
2	3/4"EMT OR EQUIV	(1) 6 AWG CU THHN	(1) 10 AWG CU THHN	(1) 10 AWG CU THHN
		(1) 6 AWG CU THHN	(1) 10 AWG CU THHN	(1) 10 AWG CU THHN
3	1-1/2"EMT OR EQUIV	(1) 400 KCMIL CU THHN	(1) 3 AWG CU THHN	(1) 3 AWG CU THHN



ST ANNE'S EPISCOPAL CHURCH

SYSTEM INFORMATION:

DC SYSTEM SIZE: 52.320 kW
AC SYSTEM SIZE: 39.976 kW
DC/AC RATIO: 1.308
TILT: 35°
AZIMUTH: 180°

(96) ZNSHINE SOLAR 545W
ZXM7-SHLDD144-545

(4) SOLAREEDGE 10.0KW
SE10000H-US (240V, 1PH)

(96) SOLAREEDGE S650B OPTIMIZERS

APA GROUND MOUNT RACKING

SITE INFORMATION:

ADDRESS: 2035 CHARLTON RD
SUNFISH LAKE, MN 55118
AHJ: MN-CITY OF SUNFISH
UTILITY: XCEL ENERGY
CASE NUMBER: 05714815

REVISIONS

#	DESCRIPTION	INIT	DATE
1	PERMIT PLAN	REAH	1/29/2024
2	CORRECTED ELEC EQUIPMENT LOCATION & OPTIMIZER P/N	REAH	2/14/2024
3	REMOVED PRODUCTION METER	REAH	2/22/2024
4	INCREASED SETBACK	REAH	8/30/2024
5			
6			
7			
8			

APADANA SOLAR

APADANA SOLAR TECHNOLOGIES

3401 NEVADA AVE N
NEW HOPE, MN 55427
612-803-9000

SOLAR@APADANATECHNOLOGY.COM

ENGINEER OF RECORD:

DRAWING TITLE:

ONELINE

SCALE:

NTS

SHEET:

E1

UTILITY AC DISCONNECT

LABEL LOCATION
UTILITY AC DISCONNECT
[PER CODE: NEC690.13(B)]

UTILITY BIDIRECTIONAL METER

LABEL LOCATION
UTILITY BIDIRECTIONAL METER
[PER CODE: NEC690.13(B)]

WARNING:
SOLAR ELECTRIC CIRCUIT
BREAKER IS BACKFED

LABEL LOCATION
POINT OF INTERCONNECTION
[PER CODE: NEC705.12(B)(3)]

MAXIMUM DC VOLTAGE OF PV SYSTEM
480 VDC

LABEL LOCATION
DC DISCONNECT SWITCH, INVERTER(S)
[PER CODE: NEC690.7(D)]

PHOTOVOLTAIC SYSTEM AC DISCONNECT
RATED OPERATING CURRENT 210 AMPS AC
NOMINAL OPERATING VOLTAGE 240 VAC

LABEL LOCATION
UTILITY AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC690.13(B)]

DO NOT RELOCATE THIS
OVERCURRENT DEVICE

LABEL LOCATION
PV AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC705.12(B)(2)]

**SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN**

TURN RAPID SHUTDOWN
SWITCH TO THE
"OFF" POSITION TO
SHUT DOWN PV SYSTEM
AND REDUCE
SHOCK HAZARD
IN THE ARRAY

LABEL LOCATION
POINT OF INTERCONNECTION
[PER CODE: NEC690.12(D)]

WARNING:
PHOTOVOLTAIC POWER
SOURCE

LABEL LOCATION
CONDUIT, COMBINER BOX
[PER CODE: NEC690.4(F)]

RAPID SHUTDOWN
SWITCH FOR SOLAR PV
SYSTEM

LABEL LOCATION
INVERTER(S), POINT OF INTERCONNECTION
[PER CODE: NEC690.12(D)(1)]

WARNING:
DUAL POWER SUPPLY SOURCES:
UTILITY GRID AND SOLAR PV SYSTEM

LABEL LOCATION
POINT OF INTERCONNECTION
[PER CODE: NEC705.12(B)(3)]

SOLAR PV DC CIRCUIT

LABEL LOCATION
AT LEAST EVERY 10 FT & AT TURNS ON ALL DC CONDUIT, RACEWAYS,
ENCLOSURES, AND CABLE ASSEMBLIES, ABOVE/BELOW
PENETRATIONS, AT COMBINER(S), AND AT JUNCTION BOXES
[PER CODE: NEC690.31(D)(2)]

WARNING:
PHOTOVOLTAIC SYSTEM
COMBINER PANEL
DO NOT ADD LOADS

LABEL LOCATION
AC COMBINER PANEL
[PER CODE: NFPA 11.12.2.1.1]

ST ANNE'S EPISCOPAL
CHURCH

SYSTEM INFORMATION:
DC SYSTEM SIZE: 52.320 kW
AC SYSTEM SIZE: 39.976 kW
DC/AC RATIO: 1.308
TILT: 35°
AZIMUTH: 180°

(96) ZNSHINE SOLAR 545W
ZXM7-SHLDD144-545

(4) SOLAREEDGE 10.0KW
SE10000H-US (240V, 1PH)

(96) SOLAREEDGE S650B OPTIMIZERS

APA GROUND MOUNT RACKING

SITE INFORMATION:
ADDRESS: 2035 CHARLTON RD
SUNFISH LAKE, MN 55118
AHJ: MN-CITY OF SUNFISH
UTILITY: XCEL ENERGY
CASE NUMBER: 05714815

REVISIONS

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4	INCREASED SETBACK	REAH	8/30/2024
5			
6			
7			
8			

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SOLAR@APADANATECHNOLOGY.COM

ENGINEER OF RECORD:

DRAWING TITLE:

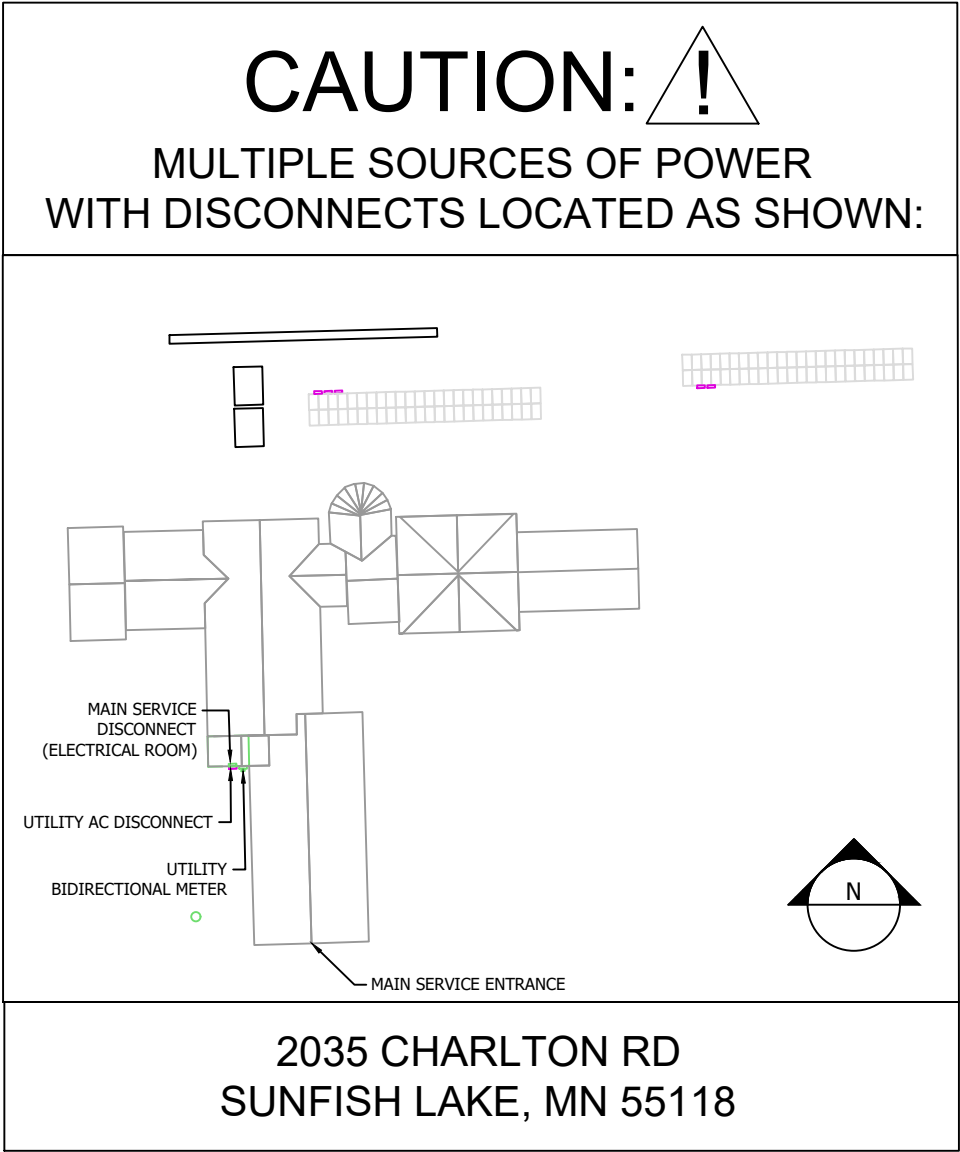
LABELS

SCALE:

NTS

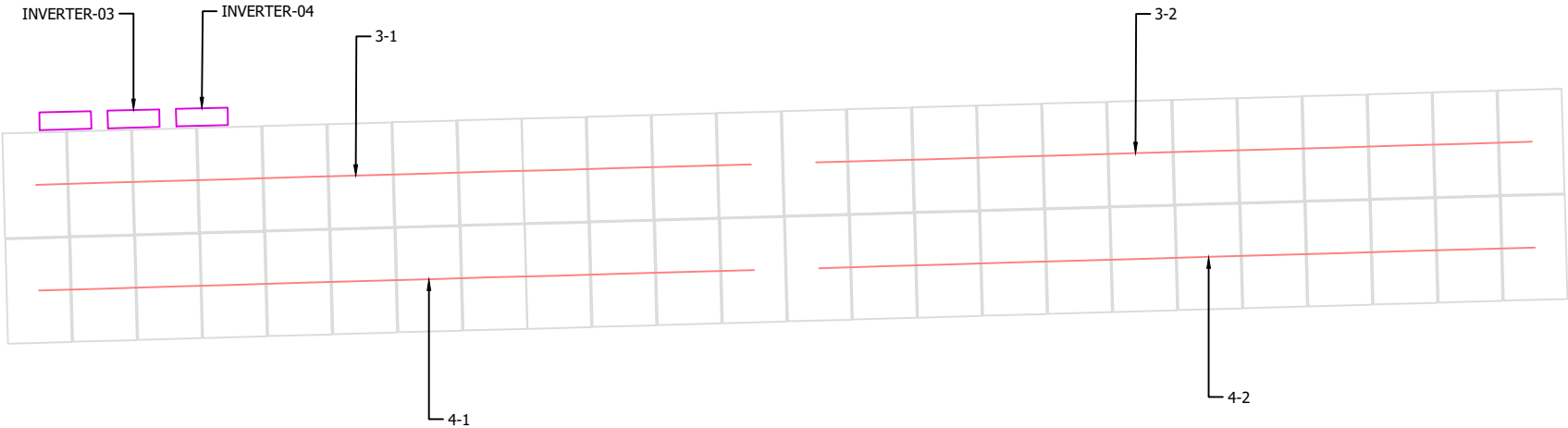
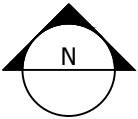
SHEET:

E2



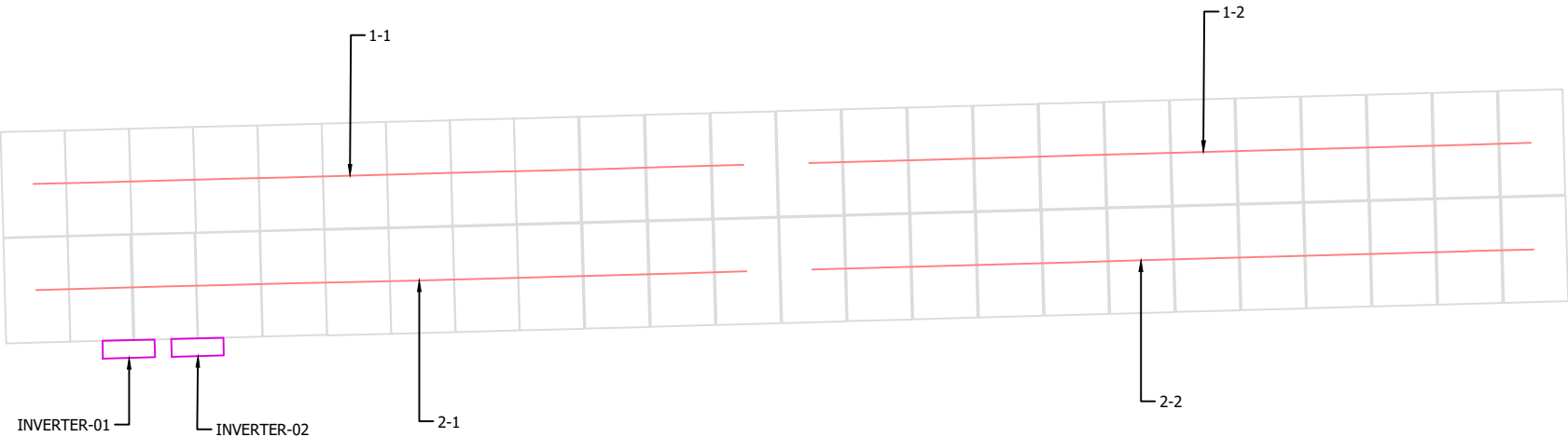
LABEL LOCATION
UTILITY AC DISCONNECT, MAIN SERVICE DISCONNECT, UTILITY BIDIRECTIONAL METER
[PER CODE: NEC705.10]

ALL PLACARDS SHALL BE WEATHERPROOF, DURABLE, AND PERMANENTLY MOUNTED.



1 WEST ARRAY

LEGEND		
STRING (INV-INPUT)	# OF MODULES	# OF OPTIMIZERS
1-1	12	6
1-2	12	6
2-1	12	6
2-2	12	6
3-1	12	6
3-2	12	6
4-1	12	6
4-2	12	6



2 EAST ARRAY

ST ANNE'S EPISCOPAL CHURCH

SYSTEM INFORMATION:

DC SYSTEM SIZE: 52.320 kW
AC SYSTEM SIZE: 39.976 kW
DC/AC RATIO: 1.308
TILT: 35°
AZIMUTH: 180°

(96) ZNSHINE SOLAR 545W
ZXM7-SHLDD144-545

(4) SOLAREEDGE 10.0KW
SE10000H-US (240V, 1PH)

(96) SOLAREEDGE S650B OPTIMIZERS

APA GROUND MOUNT RACKING

SITE INFORMATION:

ADDRESS: 2035 CHARLTON RD
SUNFISH LAKE, MN 55118
AHJ: MN-CITY OF SUNFISH
UTILITY: XCEL ENERGY
CASE NUMBER: 05714815

REVISIONS

#	DESCRIPTION	INIT	DATE
1	PERMIT PLAN	REAH	1/29/2024
2	CORRECTED ELEC EQUIPMENT LOCATION & OPTIMIZER P/N	REAH	2/14/2024
3	REMOVED PRODUCTION METER	REAH	2/22/2024
4	INCREASED SETBACK	REAH	8/30/2024
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6			
7			
8			



APADANA SOLAR
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3401 NEVADA AVE N
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612-803-9000

SOLAR@APADANATECHNOLOGY.COM

ENGINEER OF RECORD:

DRAWING TITLE:

DC WIRING

SCALE:

3/16" = 1'-0"

SHEET:

E3

FORGESOLAR GLARE ANALYSIS

Project: **St Anne's Episcopal Church**

Installation of groundmount solar PV system.

Site configuration: **St Annes Episcopal Church**

Created 01 Aug, 2024

Updated 01 Aug, 2024

Time-step 1 minute

Timezone offset UTC-6

Minimum sun altitude 0.0 deg

DNI peaks at 1,000.0 W/m²

Category 10 to 100 kW

(1,000 kW / 8 acre limit)

Site ID 125774.21548

Ocular transmission coefficient 0.5

Pupil diameter 0.002 m

Eye focal length 0.017 m

Sun subtended angle 9.3 mrad

PV analysis methodology V2



Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy kWh
	°		min	hr	min	hr	
PV array 1	35.0	180.0	0	0.0	0	0.0	-

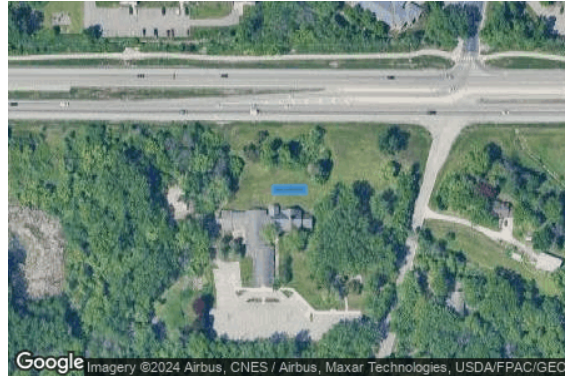
Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Charlton Rd	0	0.0	0	0.0
Highway 62	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0

Component Data

PV Arrays

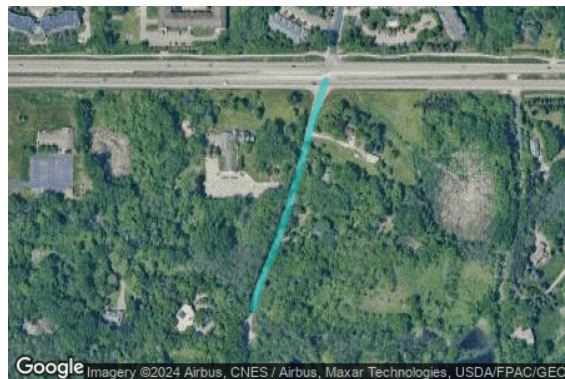
Name: PV array 1
Axis tracking: Fixed (no rotation)
Tilt: 35.0°
Orientation: 180.0°
Rated power: -
Panel material: Smooth glass without AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	44.882907	-93.101458	966.69	3.00	969.69
2	44.882909	-93.101184	965.82	3.00	968.82
3	44.882865	-93.101182	966.02	3.00	969.02
4	44.882865	-93.101458	967.07	3.00	970.07

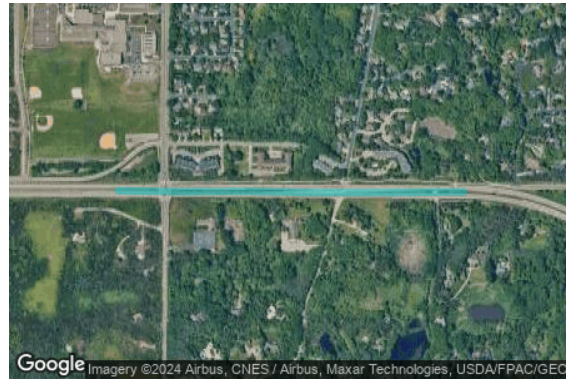
Route Receptors

Name: Charlton Rd
Path type: Two-way
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	44.883387	-93.099909	974.88	5.00	979.88
2	44.882943	-93.100113	977.40	5.00	982.40
3	44.882437	-93.100301	978.52	5.00	983.52
4	44.881852	-93.100542	971.66	5.00	976.66
5	44.881304	-93.100805	970.80	5.00	975.80
6	44.880997	-93.100993	968.68	5.00	973.68
7	44.880639	-93.101154	969.12	5.00	974.12

Name: Highway 62
Path type: Two-way
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	44.883448	-93.095725	1009.51	5.00	1014.51
2	44.883433	-93.098289	992.71	5.00	997.71
3	44.883433	-93.100692	963.10	5.00	968.10
4	44.883463	-93.103203	939.34	5.00	944.34
5	44.883456	-93.105552	933.95	5.00	938.95
6	44.883471	-93.107151	922.57	5.00	927.57
7	44.883475	-93.107585	918.45	5.00	923.45

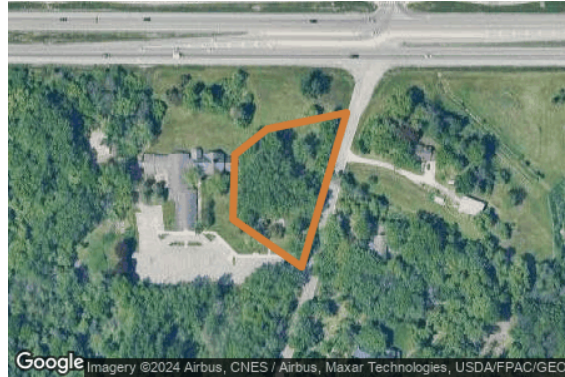
Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	44.882678	-93.104346	944.42	0.00
OP 2	2	44.880538	-93.103541	967.21	0.00
OP 3	3	44.880538	-93.102340	990.53	0.00
OP 4	4	44.881484	-93.099840	993.08	0.00
OP 5	5	44.882180	-93.099888	991.47	0.00
OP 6	6	44.882442	-93.099089	991.80	0.00
OP 7	7	44.882765	-93.099502	993.02	0.00
OP 8	8	44.884008	-93.100575	968.42	0.00
OP 9	9	44.884134	-93.102200	943.19	0.00
OP 10	10	44.884107	-93.104437	931.75	0.00
OP 11	11	44.882655	-93.101610	970.95	0.00

Obstruction Components

Name: Obstruction 1

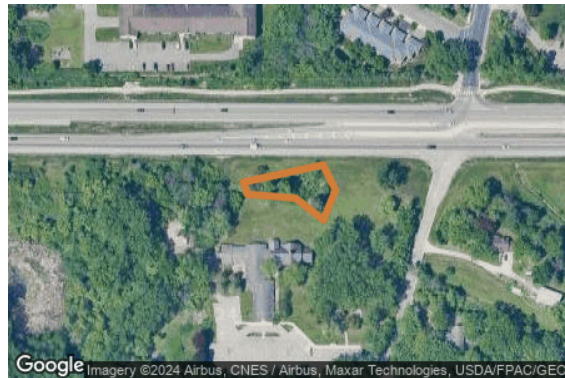
Top height: 35.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	44.882910	-93.100847	964.41
2	44.882754	-93.101126	966.64
3	44.882363	-93.101142	966.81
4	44.882074	-93.100552	972.88
5	44.883009	-93.100166	975.10
6	44.882910	-93.100847	964.41

Name: Obstruction 2

Top height: 35.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	44.883136	-93.101721	959.61
2	44.883241	-93.101037	960.02
3	44.883089	-93.100930	962.59
4	44.882906	-93.101035	964.15
5	44.883039	-93.101276	966.00
6	44.883062	-93.101684	963.86
7	44.883136	-93.101721	959.61

Name: Obstruction 3

Top height: 40.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	44.883211	-93.101988	949.80
2	44.881964	-93.101977	965.21
3	44.881995	-93.100550	972.64
4	44.880603	-93.101226	970.30
5	44.880641	-93.105904	937.03
6	44.881972	-93.105872	947.85
7	44.882017	-93.103930	944.86
8	44.883256	-93.103994	934.99
9	44.883211	-93.101988	949.80

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt °	Orient °	Annual Green Glare		Annual Yellow Glare		Energy kWh
			min	hr	min	hr	
PV array 1	35.0	180.0	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Charlton Rd	0	0.0	0	0.0
Highway 62	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Charlton Rd	0	0.0	0	0.0
Highway 62	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0

PV array 1 and Route: Charlton Rd

No glare found

PV array 1 and Route: Highway 62

No glare found

PV array 1 and OP 1

No glare found

PV array 1 and OP 2

No glare found

PV array 1 and OP 3

No glare found

PV array 1 and OP 4

No glare found

PV array 1 and OP 5

No glare found

PV array 1 and OP 6

No glare found

PV array 1 and OP 7

No glare found

PV array 1 and OP 8

No glare found

PV array 1 and OP 9

No glare found

PV array 1 and OP 10

No glare found

PV array 1 and OP 11

No glare found

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.

The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.

Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.

Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.

The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.

The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)

The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.

The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.

The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.

Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.

Refer to the Help page at www.forgesolar.com/help/ for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

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Lori Johnson

From: Bill Degnan <billdegnan4@gmail.com>
Sent: Tuesday, August 6, 2024 6:53 PM
To: Lori Johnson; Ann Degnan
Subject: Fwd: WSB Project Number 026110-000

EXTERNAL EMAIL

ljohnson@wsbeng.com

I am writing to file my objection to the applicant's request to install two 100 foot solar arrays at the entrance to Sunfish Lake on Highway 62 and Charlton Road. This solar installation would join the three already erected permanent political installations, a cell tower, an outdoor worship space including an altar and an outdoor mausoleum/cemetery on the property -- all very visible as one enters the community.

The entryway on Charlton Road and its integrity as an entrance to the Sunfish Lake neighborhood should not be impacted by the desire of a single landowner (This is a unique case in that none of the landowners actually live in the community of Sunfish Lake and therefore are not impacted by these decisions). If the land owner feels that they should have the right to put anything they want on their property, they should also take into account the impact it has on other residents and wildlife. For example, in direct sunlight solar panels can reach a temperature of up to 150 degrees and can negligibly increase air temperature in the immediate vicinity. According to the US Environmental Protection agency there can also be significant erosion and major runoff of sediment into waterways without proper remediation. This is in addition to the visual pollution such an installation brings.

I have a concern about the solar installation and its impact on the beauty of our community and our commitment to the preservation of wilderness, a safe place for

animals, birds and other wildlife and the industrial look that this installation at our entrance would now have.

I am aware that these solar installations, together with the other installations mentioned above are placed in the property "back yard." They aren't putting them in a hidden place - but instead on the corner of the entryway to Sunfish Lake from Highway 62 and Charlton Road. A similar rock installation at the Sunfish Lake entrance from Delaware Road onto Charleton Road, was opposed and removed a few years ago. Why is this much larger and much more environmentally impactful structure any different?

Again, I object strongly to this solar installation. However if the city of Sunfish Lake feels that they have no choice but to approve a request to install a glass and metal installation at the entrance to Sunfish Lake, I would request that the owners of the property be required to create a hedge along Highway 62 and Charlton Road that would preserve the integrity and beauty of our community.

One of the responsibilities of living within Sunfish Lake or any community is being aware of what people move there for. They move to Sunfish Lake for privacy, beautifully wooded lots and streets, and a strong kinship with nature. I believe this installation would violate all of those.

William Degnan

2156 Charlton road

Sunfish Lake, MN
