

Variance Request Application Questionnaire

1. Specify the section of the ordinance from which a variance is sought:

SV CSG Mankato North 1, LLC is requesting a variance from Section 15.4.3 of the Lime Township ordinance. Section 15.4.3 states that additional Community Solar Energy Systems to be permitted by the Township on existing tax parcels upon submission of a request to the Township and the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel.

SV CSG Mankato North 1 also requests a variance from Lime Township Ordinance Section 15.B.3 relating to the maximum size and capacity of Community Solar Systems

2. Explain how you wish to vary from the applicable provisions of the ordinance:

SV CSG Mankato North 1, LLC has successfully received signed approval letters granting the project consent to build a 1 MW solar facility on the proposed parcel from 4 of the 6 adjoining property owners. The signed approval letters have been attached to the end of this application. SV CSG Mankato North 1 is respectfully requesting approval of the variance from Section 15.4.3 of the ordinance because, while unable to obtain consent from all of the landowners adjoining the project parcel, the project sits in a location on the property where the recently approved project on John C. Bohrer's property (developed by New Energy Equity) is between our project and [REDACTED]. The distance between our project and [REDACTED]. Additionally, there is an extensive vegetative buffer, including a dense tree line between both solar projects and [REDACTED]. Please see the full application for explanation of variance request reasoning.

SV CSG Mankato North 1, LLC is respectfully requesting approval of the variance from Section 15.B.3 of the ordinance to increase the total allowed size of Community Solar Energy Systems on Tax Parcel No. R40.04.29.200.017 to be 2MWac and 17 acres.

3. In your opinion, is the variance in harmony with the purpose and intent of the ordinance?

Yes. We believe that this variance is in harmony with the purposes and intent of the ordinance because while the project received 4 of the 6 total approval letters relating to ordinance 15.4.3, extensive effort was made to receive the remaining letters signed, in addition to hardship that was faced during the process that prevented the project from receiving all 6 letters. Furthermore, the proposed 1MW solar project has been designed with no impact to the surrounding environment. SV CSG Mankato North 1, LLC implements pollinator friendly vegetation, meets all setback requirements, has minimal impact to the surrounding environment, and does not increase traffic, noise, or disruption to neighboring properties during its operation. Granting this request for a variance allows for a well-designed, minimally impactful project that supports state and local objectives while respecting the intent of the ordinance.

4. In your opinion, is the variance consistent with the comprehensive plan?

Yes. The project believes it is consistent with the comprehensive plan because it is in a designated zone for solar in Lime Township and complies with all current and future plans of the township and their ordinances.

5. In your opinion, does the proposal put the property to use in a reasonable manner?

Yes. The project believes this property is an ideal location for solar development due the dense tree cover surrounding the project, in addition to the natural vegetation that shields the project from public view.

6. In your opinion, are there circumstances unique to the property?

Yes. We feel that these circumstances are unique to the property because due to our project being on the same tax parcel as another approved project, we would need [REDACTED] and [REDACTED] approval. There are not any surrounding parcels that have an existing project on them, making this a unique circumstance to this property due to section 15.4.3 of the Lime Township Ordinance. Furthermore, this parcel is isolated due to the trees and cover that surrounds this parcel, making this parcel and ideal location for solar development.

7. In your opinion, will the variance maintain the essential character of the locality?

Yes. Yes, because this project will not affect the surrounding land nor the land that it is built on. Additionally, there is no vegetation removal making this a low impact project.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.