

VARIANCE REQUEST FROM SECTION 15.4.3. OF THE LIME TOWNSHIP ORDINANCE

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, 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.

According to Blue Earth County's Beacon GIS website, one the adjoining landowners, [REDACTED] owns a parcel of land, parcel #: [REDACTED] that adjoins the proposed parcel for the project's 1MW solar facility. Upon conversations with an individual [REDACTED]. Information found on the counties GIS website shows that [REDACTED] still owns the property with a parcel number of R [REDACTED]. During a conversation with the daughter of Rosie and Archie Elbert, we were given the name of an individual who oversees the life estate and dealings of the [REDACTED]. Despite numerous phone calls, voicemails, and visits to the residence [REDACTED] there was no successful contact that was made between the project and [REDACTED].

The other individual who adjoins the parcel in which the proposed project is to be located is [REDACTED], [REDACTED], who owns parcel number [REDACTED]. Upon contact with [REDACTED], we were told to leave his property immediately without any further discussion of the proposed project on the adjoining parcel.

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] home. The distance between our project and [REDACTED] home is 1,700 feet. Additionally, there is an extensive vegetative buffer, including a dense tree line between both solar projects and [REDACTED] property.

VARIANCE REQUEST FROM 15.B.3 OF THE LIME TOWNSHIP ORDINANCE

SV CSG Mankato North 1, LLC is requesting a variance from Section 15.B.3 of the Lime Township Ordinance. Section 15.B.3 relating to the "Maximum Size and Capacity " states that "No more than one (1) Community Solar Garden System per parcel shall be permitted, and the one (1) System or co-location of Systems shall have a maximum power capacity of one (1) megawatt AC and shall be no greater than ten (10) acres in size."

The parcel in which SV CSG Mankato North 1, LLC is proposing a 1 MW Community Solar Garden System has adequate land to accommodate a second solar energy system while meeting Lime Township's setbacks for solar in the Rural Conservation District. The variance would allow better use of available land while maintaining compliance with the ordinance's intent of controlled and responsible solar development.

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.

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 15 acres.