

Variance: Only complete this section if this application includes a variance request.

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.

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] home is 1,700 feet. Additionally, there is an extensive vegetative buffer, including a dense tree line between both solar projects [REDACTED]. Please see the full application for explanation of variance request reasoning.

In your opinion, is the variance in harmony with the purposes 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.

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.

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.

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] 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

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

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.