

LIME TOWNSHIP PLANNING COMMISSION
Regular Meeting June 29, 2026 - 5:00 p.m.
Mankato Regional Airport
3030 North Airport Road, Mankato MN

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **BUSINESS ITEMS**

1.

CYL-0007-26

Request of Brian Keenan, on behalf of MNCSG 2019-57 LLC, with permission of the property owner, for an amendment of a current Interim Use Permit, IUP, to allow an extension of the timeframe for an additional 12 months for the work to begin on the project. The Interim Use permit allowed the construction of a one mega watt solar site and included a condition of approval that stated, "This interim use permit shall become invalid unless a land development permit authorizing the work has been issued within 12 months after the final approval by the Lime Township Board." The previous IUP was approved by the Lime Township Board on September 10, 2024. The applicant has not yet obtained some of the necessary approvals for their project so they have stated that an extension is necessary. Besides the extension of time, the applicant has indicated that there are no other changes from the original approval associated with this current amendment request. 23759 3rd Ave, Mankato MN 56001, Lime Township, Blue Earth County (PID R400429200017) .

The anticipated date of Lime Township Board action is July 14th, 2026 at 7:30p.m. at the Mankato Regional Airport.

5. **MISCELLANEOUS**
6. **ADJOURNMENT**

Meeting Date: 06/29/2026

Title

CYL-0007-26

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The anticipated date of Lime Township Board action is July 14th, 2026 at 7:30p.m. at the Mankato Regional Airport.

Applicant

The applicant, MNCSG 2019-57 LLC, with permission of the property owner John Bohrer.

Request

Brian Keenan of MNCSG 2019-57 LLC has submitted an application seeking an extension to the time allowed to make use of the previously approved Interim Use Permit, IUP, in Lime Township. The previous IUP was approved by the Lime Township Board on September 10, 2024. Besides the extension of time, the applicant has indicated that there are no other changes from the original approval associated with this current amendment request.

Location

The subject property is zoned Rural Conservation and is legally described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as:

Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

Existing Land Use

The parcel is made of 84.22 acre and is currently used for agricultural purposes.

Zoning

The property is located in Lime Township and is zoned Rural Conservation.

Environmentally Sensitive Areas

There are National wetland inventories located throughout the parcel containing a consistent stream within the NWI.

City Code

The Lime Township Ordinance can be found at this link: [Lime Township Ordinances](#)

Review

Brian Keenan of MNCSG 2019-57 LLC has submitted an application seeking an extension to the time allowed to make use of the previously approved Interim Use Permit, IUP, in Lime Township. The applicant has previously requested a 12 month extension in August 2025 and was approved by the Lime Township Board on September 9, 2025. The Interim Use permit allowed the construction of a one mega watt solar site and included a condition of approval that stated, "This interim use permit shall become invalid unless a land development permit authorizing the work has been issued within 12 months after the final approval by the Lime Township Board." The previous IUP was approved by the Lime Township Board on September 10th, 2024 and the first extension request was approved September 9th, 2025. The applicant has not yet obtained some of the necessary approvals for their project, so they have stated that an extension is necessary.

The previous request that was approved in September 2024, was for a 1-megawatt solar garden that would utilize 7.2 acres of said 84.22 acres. The approved site plans conform with the previous ordinance as well as the recently amended Lime Township Solar Ordinance.

Besides the extension of time, the applicant has indicated that there are no other changes from the original approval associated with this current amendment request.

Findings

Staff respectfully submits the previously approved findings from the September 2024 report:

1. Use. - The proposed US Solar community solar is listed as an interim use located on Parcel Identification Number R400429200017.
2. Prohibitions. - The property is not located in shoreland, floodplain, or habitat areas. The site does contain wetlands, but a wetland delineation was conducted, and the project will not impact wetlands. The site is outside of any areas identified as flight zones.
3. Maximum Size and Capacity. - The proposed community solar facility is a 1-megawatt facility. The site encompasses approximately 7.2 acres.
4. Standards for Community Solar Energy Systems. - The site has access via 238th Street off of 3rd Avenue. The applicant uses piles as the foundation. The report documents the use of steel and concrete piles. The applicant conforms to the impervious standards of Lime Township. The submittal for the land development permit will include documentation related to conformance with the building code. The applicant has submitted the appropriate documentation to the Blue Earth County Technical Evaluation Panel and it has been approved.
5. Signage. - The applicant will only be utilizing signage required by the regulatory agency requirements.
6. Power and Communication Lines. - The applicant has an interconnection agreement with Xcel Energy.
7. Waste Disposal. - The applicant will be providing portable waste facilities during construction for contractors and employees.
8. Interconnection. - The applicant has an interconnection agreement with Xcel Energy.
9. Decommissioning Plan. - The applicant has submitted a decommissioning plan. The plan addresses costs for decommissioning totaling \$293,916.93. The applicant will be submitting a cash escrow or irrevocable letter of credit for the amount of approximately \$367,396.16.
10. Noise. - The applicant will conform to the noise standards. Suspected violations will be forwarded to the MPCA for enforcement.
11. Electrical Codes and Standards. - The applicant will work with the State of Minnesota on the enforcement and/or compliance with the electrical code.
12. Minnesota State Building Code. - The applicant will submit documentation of this with the land development permit.
13. Maximum Height. - The proposed modules will range between 8 feet and 12 feet in height.
14. Glare. - The applicant conducted a glare study. The assessment passed the Forge Solar FAA policy adherence.
15. Setbacks. - The site conforms to the rear, side yard, and principal dwelling setback requirements.
16. Security Fencing. - The proposal will have an 8-foot fence with more than a five-inch separation from the ground.
17. Screening. - The applicant is not proposing a vegetative screening due to the natural barrier of trees located on the property.
18. Inspections and Reports. - The applicant will prepare the information for the boards and allow for inspections.
19. Tile Lines. - Tiles lines will be identified on the submittal for the land development permit.
20. Roads. - The applicant will be accessing the site via 3rd Avenue onto 238th Street. The applicant is currently working with Union Pacific for a private road agreement.
21. Vegetation Requirements & Management. - The trees on the site will not be cleared. The proposal indicates that a DNR approved pollinator seed mix will be used for the site.
22. Inspection Fees. - Inspection fees will be paid to the Lime Township Board per the standards in the ordinance.
23. Natural Heritage Information System Review. - The applicant has submitted a review of the cultural features of the site.
24. Utility Notification. - The utility companies were notified with the standard notification process for the interim use permit.

Recommendation

Staff recommends approval of the extension of an Interim Use Permit to allow for a community solar facility in Lime Township with the previously approved conditions found in the September 2024 report.

Attachments

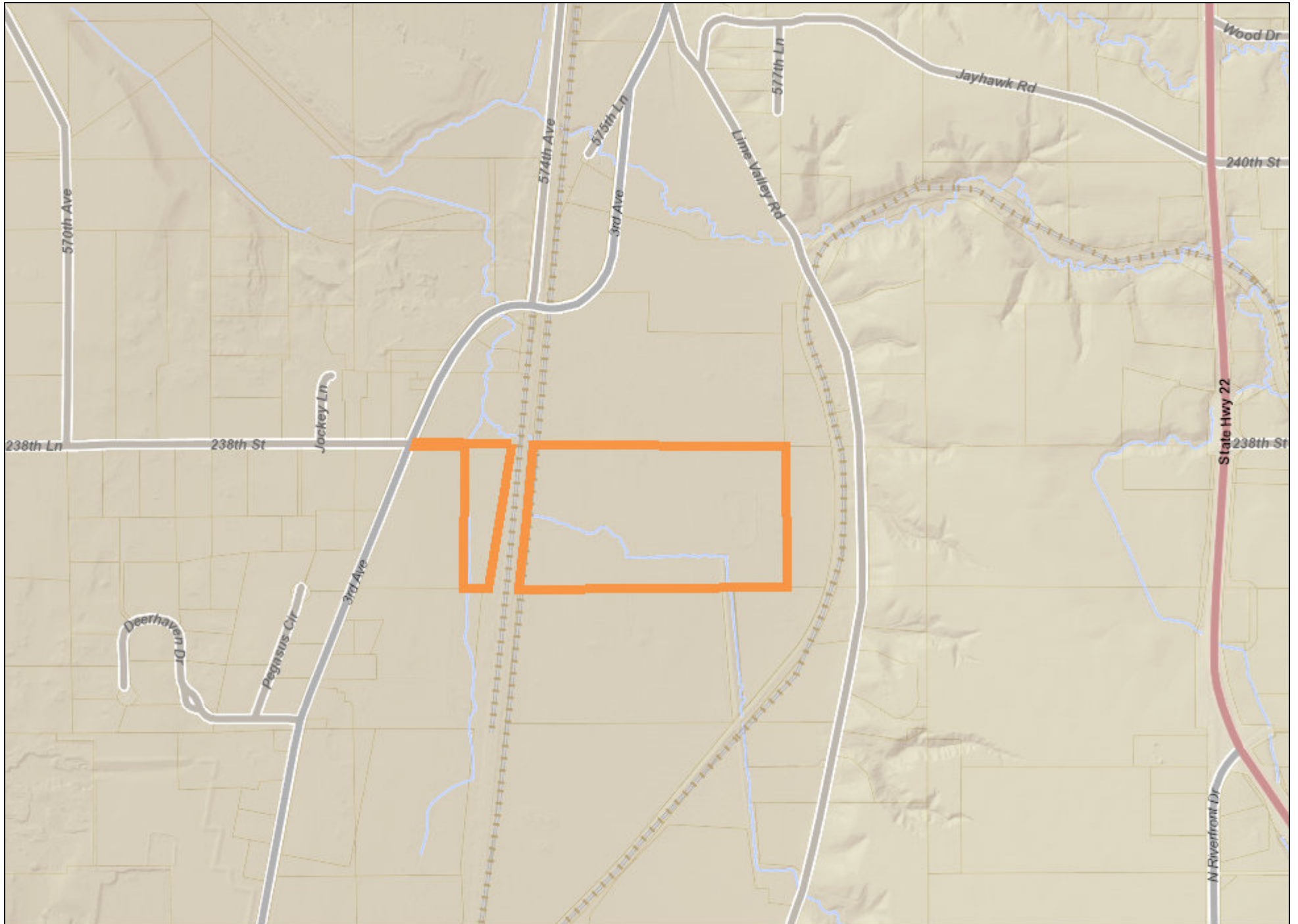
General Location Map

Aerial Map

Site Plan

Project Narrative

General Location Map



Date: February 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



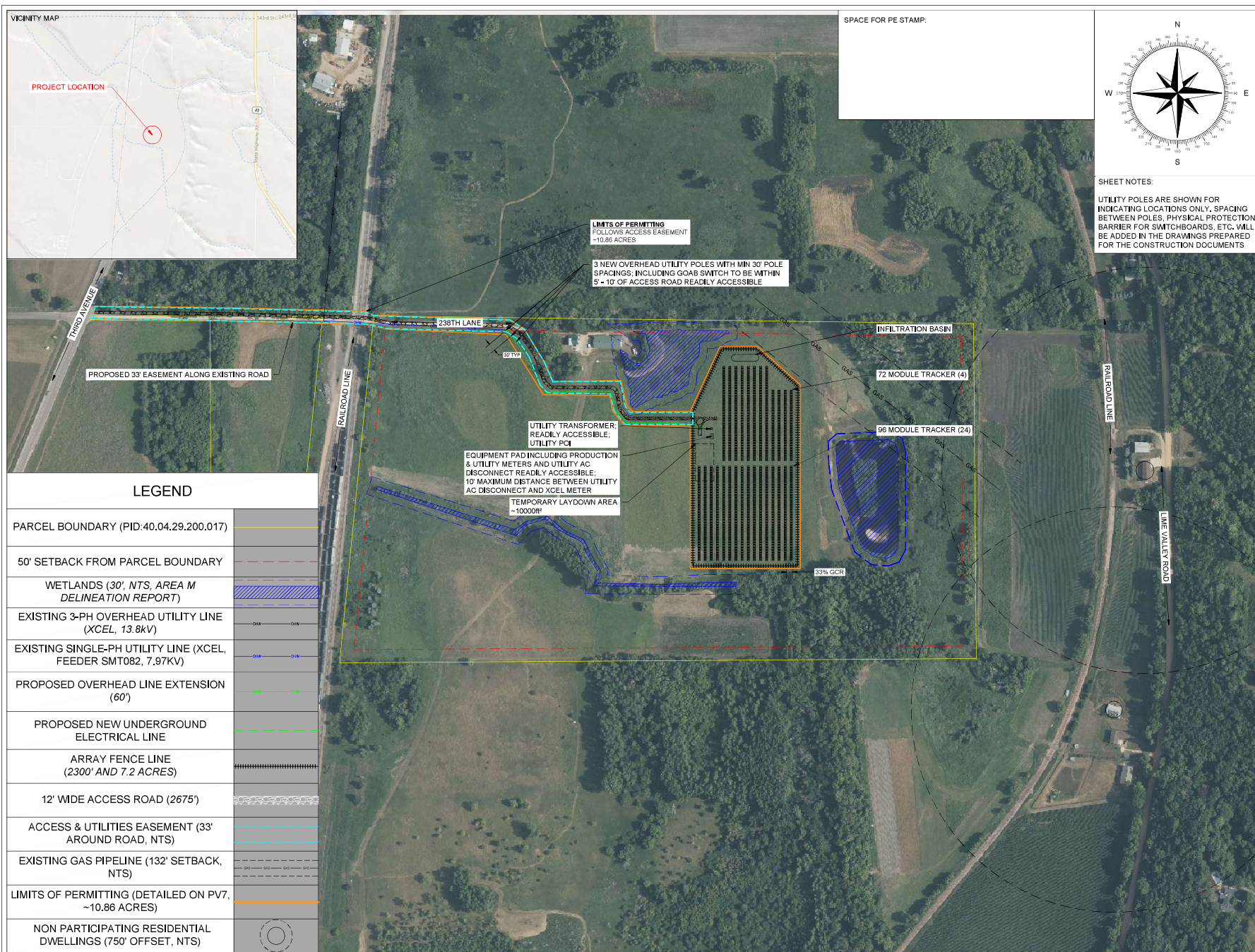
Aerial Location Map



Date: February 2024

Author:

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PROJECT ENTITY: MN CSG 2019-67 LLC

NEW ENERGY EQUITY, LLC
2530 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21401
NEWENERGYEQUITY.COM
443-267-0012

PROJECT ADDRESS
23750 THIRD AVE
MANKATO, MN 56001

LAT: 44.225
LONG: -93.879

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1,503 MW
SYSTEM SIZE AC	POWER LIMITED TO 1,000 MW
DC/AC RATIO	1.503
AZIMUTH	180°
TILT	+/- 52°
MODULE COUNT	2592
MODULE TYPE	HANWA Q-PEAK DUO XL-G11L, 390V - 960
MODULE STC RATING	580 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK-3 320kW
INVERTER POWER	POWER LIMITED TO 1111.11MW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-28°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0-0'

OTHER NOTES

CASE NUMBER 05518220

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR ALL UTILITY ENERGY EQUIPMENT INCLUDING THE METERS AND AC DISCONNECT.

INTERCONNECTION TYPE: SECONDARY

REVISIONS

#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	SP	6/30/2023
1	REMOVED 1 MI FENCE TO FENCE SPACING INCREASE DC SIZE	NGA	7/5/2023
2	CUP PACKAGE	SP	2/6/2024
3	POLLINATOR BUFFER ADDITION	SP	2/29/2024
4	UPDATED WETLAND DELINEATION	SP	6/4/2024
5	CUP RESUBMISSION	SP	7/18/2024
6			
7			
8			
9			
10			

PROJECT NAME

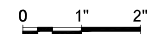
BOHREREAST CSG

DRAWING TITLE

SITE PLAN

SCALE ¹

1" = 160'



SHEET

PV2

May 26, 2026

Lime Township Board
3030 N Airport Rd
Mankato, MN 56001



MNCSG 2019-57 LLC is requesting to extend the time allowed to make use of the previously approved IUP with Lime Township. We received approval for a 1MW community solar site as an interim use on September 10, 2024. It includes condition number 27 that reads: "This interim use permit shall become invalid unless a land development permit authorizing the work has been issued within 12 months after the final approval by the Lime Township Board." We requested and were granted a 12 month extension of that deadline on September 9, 2025. We are now asking for an additional 12 month extension to that condition.

There are two main reasons we are asking for this amendment.

1 The Xcel interconnection application for our solar project is behind the one that Sunvest Solar is working to develop on the same parcel. The IUP application for the Sunvest project was denied by the Lime Township Board. Sunvest is working to remedy the shortcomings of their permit application and reapply but cannot do that for 12 months from the denial. Meanwhile their interconnection application with Xcel is still ahead of ours with no forward progress. Our site can't move forward without the approved interconnection, and we can't finalize construction plans without the final approval from Xcel on our design. This makes it impossible for us to apply for a Land Development Permit with Lime Township within the 12 month window.

2 We have negotiated with Union Pacific Railroad to secure the Private Road Crossing Agreement required to satisfy Condition #1. This work took far longer than anticipated due to the slow response of the railroad. UP is requiring that we pay to have them reconstruct the crossing. That work can only be completed by UP and their crews. UP has not committed to a construction timeline but has said that it's doubtful they can start this work within 2026. We need that reconstruction completed before we can cross the rail tracks with construction equipment. The Township requires that we start construction work on our site within 120 days of receiving the Land Development Permit. If we make use of the IUP and apply for the Land Development Permit too early the 120 day window will expire before we can begin construction.

Extending the time allowed to make use of the IUP will allow us to fully comply with all conditions. All other aspects of our application and the approved IUP remain unchanged. The amendment of the time allowed to make use of the permit does not affect the Township in any material way. There are no increased costs or burdens being put on the Township.

We are not requesting to make any other changes to the IUP as originally approved.

Thank you,

A handwritten signature in blue ink, appearing to read "Brian Keenan".

Brian Keenan, Sr Project Developer
On behalf of MNCSG 2019-57 LLC