MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENTS MEETING

Tuesday, April 8, 2025 7:00 P.M. COMMISSIONERS ROOM, LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN.

MEMBERS PRESENT: Louwagie, Sleiter, Olson, DeBaere

OTHERS PRESENT: Biren, Crowley, Graupmann, Brian Sullivan, Xcel, Jodi Moser, Ulteig Engineers, Inc. Joe DeSchepper, Steven Johnson, Steven Hansen, Monroe Township Dennis Fultz, Tom Dobson, City of Tracy

ABSENT: Meulebroeck

Olson opened the meeting at 7:02 p.m.

All present recited the Pledge of Allegiance

Identify any conflicts of interest: None

AMEND/APPROVE AGENDA: Sleiter moved, seconded by Louwagie to approve the agenda as presented. All in favor, motion carried.

Minutes for the January 14, 2025 meeting reviewed. Sleiter moved, seconded by DeBaere to approve the minutes as presented. All in favor, motion carried.

BOARD OF ADJUSTMENTS: None

PLANNING COMMISSION:
Biren - Reads Conditional Use Permit for Xcel Energy for a Major Essential Service Request for a new substation and laydown yard.

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Xcel Energy for a Conditional Use Permit – Major Essential Service Request for a new substation and laydown yard. The area affected is zoned agricultural.

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 14, Township 109, Range 40, Monroe Township, Lyon County, Minnesota

A Public Hearing to consider the Conditional Use Permit – Major Essential Service request will be held by the Lyon County Planning Commission in the Commissioner's Room of the Lyon County Government Center, Marshall, Minnesota, on Tuesday, April 8, 2025 at 7:00 p.m

Biren introduces Brian Sullivan, Xcel Energy and explains project to the Board –located on the outskirts of the City of Tracy. One of the existing switching stations is being replaced.

Sullivan: Explains the project. There is a need for updating the systems in Tracy, MN. There is an existing substation in town and a switching station just on the edge of town. They are both old, so they are not up to current standards. The new substation will be updated with the current standards. We have identified the site and have reached an agreement to purchase the property. Would be a new substation, laydown yard with 10' tall chain link security fence to surround the substation. There would be an option for expansion in the future. There will be some line work done that need to be reconfigured. Any questions?

Olson: The half that would be built first, is that closer to town or to the north?

Sullivan: To the north

Biren: Part of our ordinance is Essential Use, which this project is labeled as, and requires a Conditional Use Permit. Did not receive anything from neighboring property owners. I did receive a call from MN Dot, some of the existing substation

is in the right-of-way, they are happy that it is being replaced. Monroe Township is in the audience and would like to address a few things.

Olson: Any other questions?

Biren: The other substation is by the Catholic Church in town. Who is going to be using this Brian?

Sullivan: This will be to service the City of Tracy. Existing switching station and existing substation will be decommissioned and that is what we will be removing. Schedule will start either Fall 2025 or Spring 2026. Transformers take 1.5 years to receive.

Olson: Open up for Public Comment

DeSchepper – Chairman of Monroe Township – biggest concern is the road maintenance. Posted as a 5-ton road. Would like to meet with the contractor before everything starts so we are all in agreement.

Olson: Other comments or concerns?

Johnson: When road was turned back to township thought it was a 50' right away, not sure?

Biren: It is 33' of right-of-way

Louwagie: Substation north of Marshall, didn't care that it was blocking the road or anything.

Sullivan: Want to see the contractors not doing that. Need a traffic plan in place.

Olson: Monroe Township and City of Tracy Officials will have the number to contact, correct?

Sullivan: We would like to have a pre-construction meeting, invite people to come and a line of communication available. There will be a Project Manager assigned to this.

Olson: Let's move onto the Findings of Facts.

Board goes through the findings of fact and agrees with the findings. Includes traffic plan. Specify that the substation need to be 90" from the center line of the public road per our ordinance and for township added review road condition prior and after completion of construction.

Board moves onto motions. Biren reads motions into record.

Sleiter moved, seconded by Louwagie to recommend to the Lyon County Board of Commissioners to grant a Conditional Use Permit – Major Essential Service to Xcel Energy, Applicant for a new substation and laydown yard. The area representing the request is zoned agricultural and described as:

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 14, Township 109, Range 40, Monroe Township, Lyon County, Minnesota

With the following stipulations:

1. Allow inspection of the site during construction. Xcel Energy to notify Lyon County Planning and Zoning prior to the start of construction and when construction is completed.
2. Site to remain free of noxious weeds, trash and rubbish.
3. Provide off street parking and unloading of materials during construction.
4. Substation to be located 90 feet from the centerline of the public roads.
5. Provide contact information of the person overseeing the project for Xcel Energy.
6. Review road condition with Monroe Township prior to and after completion of construction. Road approach design and location to be presented to Monroe Township.

7. A copy of the County Board of Commissioner's Motion shall be filed with the County Recorder's Office along with the legal description of the property. Additional fees to be paid by the applicant for the actual costs incurred by the County for the recording.

VOTING FOR: Sleiter, Louwagie, Olson, DeBaere

OPPOSED: None

OBSTAINED: None

ABSENT: Meulebroeck

DATED: April 8, 2025

Motion to adjourn by Sleiter, second by Louwagie. All in favor, motion carried.

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Board of Adjustments/Planning Commission Chair

John Biren, Lyon County P&Z Administrator