

Cascade Planning Commission Review CUP 20-03 Westside Solar

PINs: 741942073609, 741942073610, 741942073609, 741942073608, 741942071507, 741934073606, 0741931073607, et. al.

Date of Review: March 19, 2024

Review Summary: Completed

Action Items: None

Follow up Items: None

Date For Next Review: March 2026

Condi tions ¹	CUP -20-03 Westside Solar	Comply	Not Comply	Comments
1)	Use shall not create odor, dust, noise, electrical disturbances, glare or vibrations.	Yes		
2)	All applicable permits required by Federal, State, and Local agencies are in place.	None		There are no permits req'd for operation.
3)	The site may be inspected at any reasonable time by Township officials to ensure compliance with this Conditional Use Permit.	Yes		
4)	Ordinance setbacks must be met unless stricter setbacks are indicated within this permit, then those would apply.	Yes		
5)	There will be no advertising except for a non-illuminated name plate measuring not more than one (1) by one and a half (1-1/2) feet.	Yes		
6)	Fencing is required around the entire site. The type and height of the fence shall be shown on construction documents and approved by the zoning administrator.	Yes		
7)	Construction should include "Best Management Practices" to prevent soil movement.	n/a		Construction complete
8)	A change in access permit, along with any road upgrades required by said permit, must be sought, received and required work completed before the proposed use can begin.	n/a		No new construction
9)	The narrative and plan submitted with the packet must be adhered to unless it conflicts with the other conditions of this permit.	n/a		No new construction

¹ Condition #s correspond to the original CUP numbering dated 9/15/2020

Conditions ¹	CUP -20-03 Westside Solar	Comply	Not Comply	Comments
10)	Ordinance setbacks to both fences and structures will be enforced. No fence is allowed within 45 feet of the property line abutting a roadway and no structure will be allowed within 50 feet of the property line on an abutting roadway. No fence is allowed within 45 feet of the property line abutting a roadway and no structure will be allowed within 50 feet of the property line. Buffer yards will be allowed within the setback area but not within the road right-of-way.	Yes		No changes
11)	The entire site shall be kept in a reasonably neat and clean appearance including weed control.	Yes		
12)	Review of the Conditional Use Permit. This CUP includes, at the discretion of the Town Board, a periodic review to determine the compliance with the conditions of the permit and whether changed circumstances or conditions require changes to the permit. The Town Board may also elect, upon adoption of an appropriate resolution following the verification of a complaint that a condition has been violated, to conduct a review of the permit. Said review shall only take place following written notice to the owner of the subject property and a duly noticed public hearing. Following such a hearing, the permit may be amended bases on changed conditions and experiences with the site.	Yes		No complaints
13)	Violation of the terms of the conditional use permit use subject to the provisions of the CUP and the Township CUP ordinances. Applicant shall have the rights and remedies provided in the CUP. Violations of the CUP may result in revocation of the permit. Township shall have all remedies available to it, pursuant to its ordinance, or otherwise available to it in law or equity. Notwithstanding the foregoing, in the event that applicant fails to perform any of the terms and conditions of the CUP, the Township shall provide Applicant, in writing, a notice of default and for purposes of attempting to resolve the default on an amicable basis unless the Township determines that a threat to health, safety or property require shorter notice period.	n/a		No violations

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	If the parties cannot resolve the matter, the Township may issue a notice of violation to applicant setting forth, in detail, the action(s) that must be taken to remedy the alleged default and a reasonable time period for curing the default.			
14)	Reimbursement of Township cost. If a permit is revoked, the permittee shall also reimburse the Township for the Township's reasonable costs, including restoration costs and the costs of collection and reasonable attorney's fees incurred in the connection with such revocation.	n/a		No issues
15)	Dust control must be provided on driveway during construction.	n/a		No new construction
16)	No staging of equipment on road right-of-way. All offloading of equipment shall be done on the property.	Yes		
17)	The applicant must remove any noxious weeds prior to their bloom. The property owner or operator shall provide the township clerk with the name, phone number and address of the maintenance company in charge of taking care of the grounds, If the township receives complaints on noxious weeds, the grounds keeping company shall be contacted and have ten days to address the issue.	Yes		
18)	Applicant shall present and obtain approval of a landscaping plan from the Township Planning Commission prior to beginning construction.	n/a		Construction complete
19)	A pedestrian facilities agreement shall be entered into with Olmsted County Public Works for a future multi-use trail in the County State Aid Highway 4 Right-of-Way.	n/a		No County action on multi-use trail
20)	Construction work is limited to the hours of 7AM to 5PM Monday thru Friday, Saturday 7am to 3 pm with no construction allowed on Sunday.	n/a		Construction complete
21)	Wiring that enters and leaves the fenced facility must be underground, wiring within the fenced	Yes		

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	portion of the facility can be above ground on frames of panels.			

Updated: 4/5/2024 8:18 AM