

Cascade Planning Commission Review CUP 16-02 Rochester Public Utilities,
WestSide Energy Station

PIN 74.30.32.031163

Date of Review: September 18, 2018

Review Summary: In Compliance

Action Items: send copy of spill prevention to Clerk Treasurer

Follow up Items:

Date For Next Review: September 2019

CUP 16-02	Comply	Not Comply	Comments
The conditional use permit is approved subject to compliance with all other applicable governmental regulations.	Yes		MPCA, EPA, construction permits from Olmsted County, Rochester City, Cascade Township
The applicant operates the facility in compliance with all other applicable governmental requirements and regulations and that these facilities are operated in compliance with all Minnesota Pollution Control Agency (MPCA) requirements.	Yes		
Any violations of conditions in the permit, or violations of the MPCA conditions significant enough that the MPCA takes formal enforcement action against the operator of the facility, may result in town board actions to nullify the conditional use permit.	Yes		No violations
The operation will maintain a durable driving surface in a reasonably dust free condition. Also that the applicant meet all MPCA requirements for air, noise and odor emissions.	Yes		Asphalt driveways everywhere, no inspection by MPCA to date, quarterly reports submitted to MPCA
That the applicant shall take steps to control the deposition of mud and other material on 19 th Street NW caused by trucks going in and out of the site, especially during construction.	Yes		
The applicant's submittal packet shall become an integral part of the permit.	Yes		

That a locked gate and no trespassing sign and contact information must be posted at the entrance to the facility. This power generating area including solar arrays must be completely fenced.	Yes		Mr. Diekvoss showed pictures of the chain link fences and the locking system for gates with a warning sign that said "KEEP OUT" which satisfies the no trespassing sign condition.
Before any construction begins at the site the applicant must provide an engineered grading plan for review and obtain a grading/erosion control permit from the township. Plan shall include stormwater runoff calculations and designs of any proposed stormwater facilities.	Yes		Permit 17-02 from TCPA
Solar arrays shall comply with Section 10.52 of the Cascade Township Zoning Ordinance.	Yes		Permit 17-54 from TCPA
That the applicant maintain the site to meet the soil erosion standards of Section 10.20 C of the Cascade Township Zoning Ordinance.	Yes		Permit 17-02 from TCPA
Any lighting shall be defused downward and directed away from any roadway or adjoining properties. Solar arrays shall be placed in such a manner not to create glare along any of the present roadways or to the industrial sites south of the project.	Yes		
Provisions for handling all types of waste generated at the site must be provided for.	Yes		G3 designed septic, permit 17-35, Olmsted County contract for solid waste.
Storage of any fuels or lubricants shall be in containers approved by MPCA or the fire marshal. Secondary containment may be necessary.	Yes		Storage in Fire Department approved vessels and stored in building.
Any work done within the road right-of-way will require a permit from Cascade Township.	Yes		Rochester city water line and temporary driveway
Review of Conditional Use Permit. This Conditional Use includes, at the discretion of the Town Board, a periodic review to determine compliance with the conditions of the permit,	OK		

<p>and whether changed circumstances or conditions require changes to the permit. The Town Board may also elect, upon adoption of an appropriate resolution following 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 hearing, the permit may be amended based on changed conditions and experiences with the site.</p>			
<p>Building plans shall be submitted to the Rochester Fire Department for review and comment.</p>	Yes		Rochester Fire Department have approved sprinkler and fire alarm systems
<p>A complete copy of the spill prevention plan must be provided to the township prior to the beginning of operations.</p>	pending		Spill prevention plan will be sent to the Cascade Clerk Treasurer
<p>Deliveries are restricted to the times of 7 AM to 5 PM Monday thru Friday</p>	Yes		
<p>Routine testing and maintenance of the diesel backup generator will be allowed between 7 AM and 5 PM Monday thru Friday.</p>	Yes		Personnel are on site 24/7