Lime Township Solar Ordinance
Updated March 18, 2025

Section 15. GENERAL REQUIREMENTS – Community Solar Energy Systems: This section is established to protect and promote health, safety and general welfare with the Township through uniform standards, regulations and procedures governing the type, size, structure, location, height, erection and use of Community Solar Energy Systems. The guidelines and regulations stated in this Section shall apply only to Community Solar Energy Systems proposed and permitted in Lime Township. For the purposes of this Section 15, Permittee includes the property owner, applicant and/or system operator.

A. **Rooftop Community Solar Energy Systems**

1. **Land Development Permit**. A rooftop Community Solar Energy System is a permitted Accessory Use in all zoning districts. All rooftop systems shall be in compliance with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended, and the National Electric Code, as amended.

2. **Placement.** A rooftop Community Solar Energy System shall be placed on the roof to limit visibility from the public right-of-way or to blend into the roof design, provided that minimizing visibility still allows the owner to reasonably capture solar energy. Rooftop systems shall not exceed the maximum height in any zoning district. In addition to the building setback, the collector surface and mounting devices for roof-mounted solar energy systems that are parallel to the roof surface shall not extend beyond the exterior perimeter of the building on which the system is mounted or built. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.

3. **Pitched Roofs.** On pitched roofs with a slope greater than 15%, solar panels shall be flush-mounted and shall not extend above the peak of the roof.

4. **Glare.** All solar energy systems shall minimize glare that affects adjacent or nearby properties. Steps to minimize glare nuisance may include selective placement of the system, selective orientation of the panels, or rooftop screening. All proposed Solar Energy Systems shall conduct and submit a glare study to identify potential impacts and mitigation strategies. To complete this glare study, the applicant can use the Solar Glare Hazard Analysis Tool (SGHAT). Once installed, the solar energy system shall not reflect sunlight so as to create or cause glare on streets, highways and neighboring properties:

> **4.1.** The solar energy system shall not reflect sunlight so as to create glare on neighboring properties. In the event the panels create glare on streets or highways and the Township determines that such glare presents a safety hazard to the traveling public, Permittee shall be given 90 days to eliminate such hazard. In the event that Permittee believes that no such hazard exists or believes that it has sufficiently mitigated such hazard and the Township continues to believe a hazard to the traveling public exists from the panels, Permittee shall commission and pay for a glare study to be performed by third-party consultant mutually acceptable to Permittee and the Township, which study shall determine whether such glare presents a hazard to the traveling public. The study must be completed by a Township appointed firm within sixty (60) days of the Township's request that Permittee commission the study. If such study concludes that the glare presents a hazard to the traveling public, Permittee shall take whatever additional

actions are necessary to eliminate such hazard at its sole expense within sixty (60) days of notification by the Township. If the study concludes that the glare does not present a hazard to the traveling public, such conclusion shall be binding upon the Township until such time as there is a change in conditions surrounding the property that would warrant further study in the sole determination of the Township, and Permittee shall have no obligation to further mitigate such glare unless there is a further study.

4.2. The solar energy system shall not reflect sunlight so as to create glare on neighboring properties. In the event the panels create glare onto neighboring properties and the Township determines that such glare constitutes a nuisance to the residents of such property, Permittee shall install additional screening on the property and/or, as permitted, the neighboring property in a manner that will substantially eliminate or block the glare from entering the neighboring property within sixty (60) days of notification by the Township. It is the intent of this section that additional screening be placed to the greatest extent possible on the system owner's property and only be placed on neighboring properties if no alternative is available. Where additional landscaping must be installed on a neighboring property to prevent glare in the sole determination of the Township, this obligation shall not apply if the owner of the neighboring property prohibits the installation of the additional screening on their property.

4.3. The solar energy system equipment or solar electric system shall not create interference with television, cable, radio, telephone, internet, computers or other electronic devices and services on neighboring properties, or otherwise constitute a public nuisance.

5. **Prohibitions.** Roof mounted Community Solar Energy Systems are prohibited within any safety zones identified in an Airport Zoning Ordinance. Due to environmental and fire suppression concerns, no onsite battery or other energy storage facilities are permitted for Community Solar Energy Systems.

6. **Electrical Codes and Standards.** All roof mounted Community Solar Energy Systems and accessory equipment shall comply with the National Electrical Code and other applicable standards. Photovoltaic solar energy system components must have an Underwriters Laboratory (UL) listing or other third-party certification provided by an American National Standards Institute accredited organization. Testing of the electrical capacity and connections for the Community Solar Energy System shall occur prior to the Community Solar Energy System going on-line with the transmitting utility. This testing shall include checks for stray voltage and compliance with all Electrical Codes. The cost of this testing shall be paid by the Permittee. Test results shall be submitted to the Township Clerk within 30 days of completion.

7. **Utility Notification.** No grid-intertie photovoltaic system shall be installed until evidence is given to the Township or its designee that the Permittee has notified the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.

8. **Interconnection.** Permittee of the Community Solar Energy System must submit an executed interconnection agreement with the electric utility in whose service territory the system is located prior to final issuance of any Land Development Permits associated with the System. Off-grid systems are exempt from this requirement. The point of interconnection shall require no more than two (2) on site utility poles and a ground utility cabinet or three (3) on site utility poles total.

B. **Ground Mounted Community Solar Energy Systems**

1. **Use.** A ground mounted Community Solar Energy System of up to one (1) megawatt on a maximum of ten (10) acres, is an accessory or a principal use, and shall be allowed under an Interim Use Permit (IUP) in applicable zoning districts.

2. **Prohibitions.** Ground mounted Community Solar Energy Systems are prohibited in the following areas:

2.1. Shoreland and Floodplain Districts as designated by the Minnesota Department of Natural Resources (DNR) and the Blue Earth County Zoning Ordinance.

2.2. Within 600 feet of any property designated or protected from development by Federal, State or County agencies as wildlife habitat and wildlife management areas, including the Minnesota River Game Refuge. Property designated as public parkland or park reserve shall not be subject to this setback requirement.

2.3. Within wetlands to the extent prohibited by the Minnesota Wetlands Conservation Act.

2.4. Within any safety zones identified in an Airport Zoning Ordinance.

2.5. Within any recorded easement - such as but not limited to utility, ditch, conservation, or storm water - unless authorized in writing by the easement holder.

2.6. No portion of a ground mounted Community Solar Energy System, including screening or fencing, shall be located within sixty-five feet (65') of the outside edge of any road right-of-way.

3. **Maximum Size and Capacity.** Except as provided below, no more than one (1) Community Solar Energy System per tax parcel in existence as of January 1, 1991 shall be permitted, and the one (1) System or co-location of Systems shall have a maximum area no greater than fifty (50) acres in size or five (5) megawatts of production, whichever is less.

4. **Standards for Community Solar Energy Systems.**

4.1. Site Access. The site must have an approved access to a public right-of-way, either directly or by means of at least a thirty-three foot (33') wide recorded access easement.

4.2. Foundations. The manufacturer's engineer or other qualified engineer shall certify that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.

4.3. Impervious Surface. For purposes of this Section 15, the solar panel collector surface shall not be considered to be impervious surface, unless otherwise required by the Township.

4.4. Water Retention, Erosion and Sedimentation Control. Erosion and sediment control shall meet the requirements of Article 5, Section 5 above. Any sediment and erosion control measures shall be removed after the approved seeding and vegetation has established itself on at least 75% of the ground surface of the site. Any activities required under this section shall comply with with Minnesota

Department of Transportation erosion control standards. Whenever practical, silt

fences, erosion logs or blankets shall be made of materials other than plastic.

4.5. Stormwater Management. Stormwater management shall meet the requirements of Article 5, Section 5 of this Ordinance.

4.6. Other Standards and Codes. All Community Solar Energy Systems shall be in compliance with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended, and the National Electric Code, as amended.

4.7. Wetland Review. Community Solar Energy Systems must comply with the Wetland Conservation Act and will be reviewed by the Township for compliance. A wetland delineation shall be required unless otherwise determined by the Township.

5. **Signage.** No advertising signage is allowed. Manufacturer and equipment information, warning, security or indication of ownership signage on the site shall comply with this Ordinance, and other regulatory agency requirements.

6. **Power and Communication Lines.** All on-site power and communication lines running between banks of solar panels and structures, and lines running between the solar energy system to the point of interconnection, shall be buried underground. Exemptions may be granted in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.

7. **Waste Disposal.** Solid and Hazardous wastes, including but not limited to crates, packaging materials, damaged or worn parts, as well as used oils and lubricants, shall be removed from the site promptly and disposed of in accordance with all applicable local, state and federal regulations. Upon removal of panels from the site, or decommissioning of the site, all panels, wiring, and mounting systems shall be resold to subsequent users or recycled with appropriate recycling facilities and shall not be disposed of in general use landfills.

8. **Interconnection.** The Permittee of the Community Solar Energy System must submit an executed interconnection agreement with the electric utility in whose service territory the system is located prior to final issuance of any Land Development Permits associated with the System. Off-grid systems are exempt from this requirement. The point of interconnection shall require no more than two (2) on site utility poles and a ground utility cabinet or three (3) on site utility poles total.

9. **Decommissioning Plan.** A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life and that the site is properly restored. Decommissioning of solar panels must occur in the event they are not in use for twelve (12) consecutive months. The plan shall include provisions for removal of all structures, foundations, electrical equipment and internal or perimeter access roads, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. A financial guarantee in a form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the estimated cost to implement the decommissioning plan, without deductions for anticipated recycling or resale compensation, is required. The Township shall determine the amount of the security required. A work and material list shall be submitted to the Township to aid in determining the amount of the security to be required. The amount of the decommissioning security shall be reviewed by the Board at least every five (5) years and may be increased or decreased as appropriate. Permittee shall notify the Township at least eighteen months prior to the decommissioning of the Community Solar Energy System, or eighteen (18) months of any lease relating to the Community Solar Energy System is set to expire, which ever event occurs first. At such time, an updated decommissioning estimate shall be

provided and the decommissioning security may be adjusted by the Township. Permittee shall submit a financial guarantee as required by the Township to supplement the original irrevocable letter of credit or cash escrow. Any costs associated with these reviews shall be paid by the Permittee.

10.**Noise.** All Community Solar Energy Systems shall comply with Minnesota Rules 7030 governing noise, any Minnesota Pollution Control Agency or government agencies relating to solar arrays.

11. **Electrical Codes and Standards.** All Community Solar Energy Systems and accessory equipment shall comply with the National Electrical Code and other applicable standards. Photovoltaic solar energy system components must have an Underwriters Laboratory (UL) listing or other third-party certification provided by an American National Standards Institute accredited organization. Testing of the electrical capacity and connections for the Community Solar Energy System shall occur prior to the Community Solar Energy System going on-line with the transmitting utility. This testing shall include checks for stray voltage and compliance with all Electrical Codes. The cost of this testing shall be paid by the Permittee. Test results shall be submitted to the Township Clerk within 30 days of completion.

12. **Minnesota State Building Code.** All Community Solar Energy System structures shall comply with the International Building Code as adopted or amended by the State of Minnesota Building Code.

13. **Maximum Height.** Ground mounted systems shall not exceed fifteen (15) feet in height at maximum design tilt.

14. **Glare.** All Community Solar Energy Systems shall minimize glare that affects adjacent or nearby properties. Steps to minimize glare nuisance may include selective placement of the system, selective orientation of the panels, and a berm (2:1 maximum slope with supplemental plant materials including trees, shrubs, and ground covers) and/or a continuous evergreen vegetative buffer. All proposed Community Solar Energy Systems shall conduct and submit a glare study to identify potential impacts and mitigation strategies. To complete this glare study, the Permittee will use the Solar Glare Hazard Analysis Tool (SGHAT), unless another method is deemed acceptable by the Township. Once installed, the Community Solar Energy System shall not reflect sunlight so as to create or cause glare on streets, highways and neighboring properties:

> **14.1.** The Community Solar Energy System shall not reflect sunlight so as to create glare on streets or highways. In the event the panels create glare on streets or highways and the Township determines that such glare presents a safety hazard to the traveling public, Permittee shall be given 90 days to eliminate such hazard. In the event that Permittee believes that no such hazard exists or believes that it has sufficiently mitigated such hazard and the Township continues to believe a hazard to the traveling public exists from the panels, Permittee shall commission and pay for a glare study to be performed by third-party consultant mutually acceptable to Permittee and the Township, which study shall determine whether such glare presents a hazard to the traveling public. The study must be completed within sixty (60) days of the Township's request that Permittee commission the study. If such study concludes that the glare presents a hazard to the traveling public, Permittee shall take whatever additional actions are necessary to eliminate such hazard at its sole expense within sixty (60) days of notification by the Township. If the study concludes that the glare does not present a hazard to the traveling public, such conclusion shall be binding upon the Township until such time as there is a change in conditions surrounding the property that would warrant further study in the sole
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> determination of the Township, and Permittee shall have no obligation to further mitigate such glare unless there is a further study.

14.2. The Community Solar Energy System shall not reflect sunlight so as to create glare on neighboring properties. In the event the panels create glare onto neighboring properties and the Township determines that such glare constitutes a nuisance to the residents of such property, Permittee shall install additional screening on the property and/or, as permitted, the neighboring property in a manner that will substantially eliminate or block the glare from entering the neighboring property within sixty (60) days of notification by the Township. It is the intent of this section that additional screening be placed to the greatest extent possible on the system Permittee's property and only be placed on neighboring properties if no alternative is available. Where additional landscaping must be installed on a neighboring property to prevent glare in the sole determination of the Township, this obligation shall not apply if the owner of such property prohibits the installation of the additional screening on their property.

14.3. The Community Solar Energy System equipment or solar electric system shall not create interference with television, cable, radio, telephone, internet, computers or other electronic devices and services on neighboring properties, or otherwise constitute a public nuisance.

15. **Setbacks.** All screening, fencing, equipment and structures shall meet the following setbacks for each zoning district:

15.1. Agriculture District:

15.1.1. Side yard and Rear Yard setbacks: a minimum of 50 feet for principal structures, a minimum of 10 feet for accessory structures.

15.1.2. Bluff yard setback: a minimum of 30 feet from bluff line.

15.2. Commercial Business District:

15.2.1. Side yard setbacks: a minimum of 15 feet for principal structures, no accessory structures in the side yard.

15.2.2. Side yard setback abutting residence district: a minimum of 50 feet from lot line.

15.2.3. Rear yard setback – a minimum of 30 feet for principal structure, a minimum of 10 feet for accessory structures. Accessory structures cannot occupy more than 30% of the rear yard.

15.2.4. Rear yard setback abutting a residence district: a minimum of 50 feet from lot line.

15.3. Industry District:

15.3.1. Side yard setbacks: a minimum of 50 feet for principal structures, no accessory structures in the side yard.

15.3.2. Side yard setback abutting residence district: a minimum of 50 feet from lot line.

15.3.3. Rear yard setback – a minimum of 30 feet for principal structure, a minimum of 10 feet for accessory structures. Accessory structures cannot occupy more than 30% of the rear yard.

15.3.4. Rear yard setback abutting a residence district: a minimum of 50 feet from lot line.

15.4. Rural Conservation District:

15.4.1. Side yard and Rear Yard setbacks: a minimum of 50 feet for principal and accessory structures.

15.4.2. Bluff yard setback: a minimum of 30 feet from bluff line.

15.4.3. Additional Community Solar Energy Systems may 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.

15.5. Rural Conservation - Residential District:

15.5.1. Side yard and Rear Yard setbacks: All structures and screening shall be setback a minimum of 250 feet from the property line, or 750 feet from a residence, whichever is greater, subject to Section 15.9 below. A setback may be reduced to a lower amount upon submission to Lime Township and the written consent signed by any residence owner within 750 feet agreeing to a lesser setback.

15.5.2. Bluff yard setback: a minimum of 30 feet from bluff line.

15.6. Rural Residential District: Community Solar is not permitted.

15.7. Residential Fringe District: Community Solar is not permitted.

15.8. Residential Transition District: Community Solar is not permitted.

15.9. In all districts Community Solar Energy Systems must be at least 750 feet from an existing residence. This 750 foot setback requirement may be reduced if screening through landscape or existing terrain upon submission to Lime Township for the approval of a waiver and the informed written consent signed by the residence owner.

15.10. Due to the karst geology, prime agricultural land, wildlife and environmental concerns, Large Scale Community Solar Energy Systems (greater than one (1) megawatt or ten (10) acres, up to fifty (50) acres or five (5) megawatt sites) are only permitted in the Rural Conservation zoning district east of the north -south Union Pacific railroad right-of-way (not the eastern railroad right-of-way that runs to Lime Valley Road) to the eastern edge of the Rural Conservation Residential District above the bluff to the east of Lime Valley Road. See attached map.

16. **Security Fencing.** All boundary line fencing shall be located entirely upon the property of the Community Solar Energy System. Fences shall consist of open fencing such as field fence, knotted fence, or cattle fencing. Fences shall not exceed eight (8) feet in height, with larger squares on the bottom, or the bottom of the fencing being at least five inches (5”) off the ground. Barbed wire and chain link fencing are specifically prohibited.

17. **Screening.** Community Solar Energy Systems shall be screened from residential dwelling units or other land uses as required by the Township. At a minimum, a berm (2:1 maximum slope with supplemental plant materials including trees, shrubs, and ground covers) or a continuous evergreen vegetative buffer, or naturally existing screening approved by the Township shall be provided and maintained at all times around the perimeter of the fencing that:

17.1 faces a public road right-of-way; or
17.2 an existing residence or farmstead not on the subject parcel; or
17.3.residential zoned or platted property.

The evergreen vegetative buffer shall be composed of at least two offset rows of multiple varieties of evergreen trees or shrubs of a type which at time of planting shall be a minimum of four (4) feet in height and which shall be maintained at maturity at a height of at least eight (8) feet in height to screen the fence. The screening plan may include alternate types of vegetation, may incorporate existing vegetation, and shall be prepared by a licensed landscape architect or engineer. The type and location of the required screening shall be subject to Township approval. A financial guarantee in the form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the cost to implement the screening plan is required. The Township shall determine the amount of the security required. A work and material list shall be submitted to the Township to aid in determining the amount of the security to be required.

18. **Inspections and Reports.** The Operator shall perform on-site inspections of the Community Solar Energy System at least one time per quarter and shall provide quarterly reports to Township Zoning officials. Upon at least seven (7) days advance notice, the Operator shall permit an onsite inspection by any Township official or the Township's designee. No more than two onsite inspections shall be requested per quarter, except in the case of emergency or Permit violation.

19. **Tile Lines.** Prior to construction on any site the Permittee shall provide a map of all agricultural tile lines or drainage ditches on the parcel. An inspection shall be performed of any existing tile lines before commencement of construction. During operation of the site an inspection of the tile lines shall be performed every three (3) years, or earlier if standing water issues are observed on the site. In the event a deficiency is identified upon inspection, the deficiency shall be corrected within fifteen (15) days unless ground conditions prevent correction.

20. **Roads.** The condition of all public roads within one quarter of a mile of the access point to the Community Solar Energy System site shall be reviewed by a Township appointed representative prior to commencement of construction at the site. In the event the site is serviced by a gravel or crushed rock road, prior to construction, the Permittee shall pay for placement of one application of dust control on that road for a distance as determined appropriate by the Township, based on other uses in the area. Prior to construction Permittee shall post a financial guarantee in a form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the potential repair costs relating to any public roads which may adjoin the Community Solar Energy System. The Township shall determine the amount of the security required. Permittee shall be responsible for any damage caused to any public road by persons constructing, maintaining, or decommissioning the Community Solar Energy System. Upon inspection of the public roads by a Township appointed representative within six (6) months after the Community Solar Energy System goes online, this Road Security shall be released provided damage to the public roads, if any, has been paid by the Permittee.

21. **Vegetation Requirements & Management.** The following provisions shall be met related to the clearing of existing vegetation and establishment of vegetated ground cover. Additional requirements may apply as required by the Board.

21.1. Tree Clearing. Large-scale removal of mature trees on the site is discouraged. Restrictions on tree clearing, or mitigation for cleared trees, may be required by the Township.

21.2. Ground Cover. The Community Solar Energy System's site design shall include either the installation and establishment of ground cover meeting the beneficial habitat standards consistent with Minnesota Statutes section 216B.1642, or successor statutes, or guidance as set by the Minnesota Board of Water and Soil Resources, or upon approval by the Board, planting of income producing crops or other types of vegetation which allows for the grazing of livestock. Noxious weeds shall be controlled prior to going to seed. T he Township may require that a Solar Site Pollinator Habitat Assessment Form be completed and submitted along with the planting plan and the construction site permit application.

21.2.1. **Vegetation Bond.** A financial guarantee in a form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the cost to vegetate the Community Solar Energy System area is required. The Township shall determine the amount of the security required. A work and material list shall be submitted to the Township to aid in determining the amount of the security to be required. The security amount shall be kept for a minimum of three years or may be held longer if vegetation is not sufficiently established after three years. The Solar Site Pollinator Habitat Assessment Form for Established Plantings shall be completed prior to release of the letter of credit or escrow.

21.2.2. **Maintenance.** The ground cover shall be maintained for the life of the Community Solar Energy System, including control of noxious weeds, and continue meeting the approved installation standards. A Community Solar Energy System Vegetation Assessment form shall be completed and submitted to the Board every three (3) years.

21.2.3. **Seeding Plan.** A pollinator friendly Seeding Plan, or an income producing crop or grazing plan, shall be submitted for review and approval prior to issuance of a construction permit. A vegetation inspection fee will be required to be paid prior to issuing the construction site permit. This fee will cover review of the seeding plan, and inspections for the first three (3) years after planting. Additional inspection fees shall be paid every third (3rd) year after the initial inspection period to ensure the ground cover is being maintained in compliance with the approved Plan.

21.2.4. **Inspection.** Township officials shall be notified when the site is seeded and who the contact will be for inspections.

22. **Inspection Fees.** Permittee shall pay an Inspection fee to the Township every five (5) years in the amount of $1,000 to cover the anticipated costs of monitoring and inspecting the Community Solar Energy System and the Interim Use Permit issued by the Township. Permittee shall be required to reimburse the Township in the event this amount is insufficient to cover the actual costs, expenses, and labor charges related to the Township's monitoring and inspection of the Community Solar Energy System. In the event these costs and expenses are less than the $1,000 Inspection Fee, a credit shall be applied to reduce the next Inspection Fee due to the Township.

23. **Natural Heritage Information System Review.** Community Solar Energy Systems proposed within two (2) miles of a Natural Heritage Information System (NHIS) site will be reviewed by the Department of Natural Resources. Conditions may be added to the permit related to the Minnesota Department of Natural Resources review and comments to mitigate impacts to rare plants, animals, native plant communities, and other rare features.

24. **Utility Notification.** No grid-intertie photovoltaic system shall be installed until evidence is given to the Township or its designee that the Permittee has notified the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.

25. **Density.** Pursuant to Blue Earth County Ordinance Section 24.334 (14), new or expansion of existing Community Solar Energy Systems proposed within 2,500 feet of an existing or approved Community Solar Energy System shall be reviewed by Township staff and Board for a determination of aggregate impact. Additional conditions may be added by the Township to mitigate those impacts.

26. **Wildlife Corridors.** In the event there are multiple solar facilities on a single tax parcel, a wildlife corridor at least sixty-five (65) feet wide shall be required between and outside the security fencing for each solar facility. This wildlife corridor may be part of the screening requirements of section 17 above, or the vegetation requirements of section 21 above.

27. **Battery Storage Prohibited.** Due to environmental and fire suppression concerns, no onsite battery or other energy storage facilities are permitted for ground mounted Community Solar Energy Systems in any portion of Lime Township.

C. SUBMITTAL REQUIREMENTS – Community Solar Energy Systems

Prior to the submission of any solar applications, a required preliminary meeting with the zoning administrator shall be scheduled at least a month in advance to submittal deadline date.

The following information shall be submitted with each application for a Permit for installation of a Community Solar Energy System:

1. The names of Community Solar Energy System applicant.
2. The name of the Community Solar Energy System owner.
3. The legal description and address of the parcel on which the Community Solar Energy System is to be located.
4. Documentation of land ownership or legal control of the property.
5. A description of the Community Solar Energy System including: table of contents, ownership or lease arrangement, the proposed installed maximum capacity, in kilowatts, for the site, proposed type of mounting and racking systems, along with manufacturer's specifications or engineering designs for mounting and racking, the method of connecting the system to the electric load; the types of panels that will be installed.
6. Site Plan, drawn to scale, including:
   - 6.1. existing and proposed structures;
   - 6.2. property lines;
   - 6.3. existing and proposed fencing;
   - 6.4. surface water drainage patterns;
   - 6.5. the location of county and private tile drainage systems;
   - 6.6. floodplains;
   - 6.7. wetlands;
   - 6.8. shore land zones;
   - 6.9. topography at two (2) foot elevation intervals, and bluffs;
   - 6.10. the location, size and spacing of solar panels;
   - 6.11. the location of existing and proposed access roads;
   - 6.12. the location of underground or overhead electric line connections;
   - 6.13. existing easements on the property;
   - 6.14. in-use wells and sewage treatment systems;
   - 6.15. abandoned and sealed wells, sewage treatment sites and dumpsites;

6.16. existing tile lines or sewage treatment lines;
6.17. existing public and private roads, showing widths of the roads and associated easements;
6.18. existing buildings and any impervious surfaces;
6.19. location and spacing of solar panels;
6.20. location of access roads with the property;
6.21. planned location of underground or overheard electric lines connecting the community solar energy system to the building, substation or other electric load;
6.22. new electrical equipment other than at the existing building or substation that is the connection point for the system;
6.23. sketch elevation of the property accurately depicting the proposed community solar energy system and its relationship to structures on adjacent lots (if any);
6.24. acreage of solar array;
6.25. acreage of solar array within fenced area;
6.26. proposed erosion and sediment control measures;
6.27. proposed stormwater management measures;
6.28. any other characteristics requested by the Township;

7. Existing vegetation (list type and percentage of coverage) and soils information for the proposed site.

8. Landscape, Screening, and Vegetation Plans prepared by a licensed landscape architect or engineer to include a narrative describing the overarching landscape architecture elements and how the design and placement of plant types and materials will complement the form and function of the developed site and blend into the surrounding environment, and any long term management plans and methods proposed to protect the site from pesticide drift which may adversely affect the vegetation.

9. Erosion/Sediment Control Plan or Resource Management Plan, if required. Include details on any proposed native grasses or plantings on the site.

10. Glare Study.

11. Aviation Analysis. If the project is within two miles of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or successor policy. The applicant must also complete the Air Space Case Analysis (Form 7460) and provide the results.

12. Decommissioning Plan.

13. A State Historic Preservation and Natural Heritage Information System analysis, which shall identify the onsite location of historic assets or natural heritage resources, and suggest potential conditions to include in any Land Use permit which could be taken to avoid, minimize, or mitigate adverse effects to existing historical, cultural, natural heritage, and archaeological features identified by the Minnesota State Historic Preservation Office, the County's databases, and those discovered onsite.

14. If required by ordinance, the applicant shall provide informed written consent letters signed by all the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel.