

Dickinson County Board of Adjustment  
July 25, 2016  
7:00 P.M.

The Dickinson County Board of Adjustment met Monday July 25, 2016 at 7:00 P.M. in the Community room of the Dickinson County Courthouse.

Members present were Tim Hemphill, Jeff Ashland, and Neil Guess. Absent was Delmer Lee, and Mary Dannatt.

Also in attendance was David Kohlhaase, Dickinson County Zoning Administrator

Jeff Ashland, Chairman, called the meeting to order at 7:00 p.m.

First on the agenda was roll call.

Second on the agenda was new business

1<sup>st</sup> order of new business was Emmet Co. Energy LLC request for extension for an anemometer tower, and for Red Rock Wind request for an extension for an anemometer tower.

Al Blum introduced himself and explained that they have been developing this wind project for a long time and they have had to ask for several extensions for the anemometer towers. There are two in Emmet County and two in Dickinson County. There used to be four in Dickinson County, but they removed two of them. In the last year and a half Blum has negotiated with Trade Wind Energy and with Jeff Hammond whom is the project manager for the project, and after going through the motions, they have entered into an agreement for purchase for both wind farms in Emmet and Dickinson County. Blum and Hammond are also meeting with the Board of Supervisors of both Counties to bring them up to date on the projects. Once the Mid-America VIP line is finished and powered in November, the wind farms will finally have the transmission required to transmit the energy. The transmission line was just built south of the Dickinson County line. They have 180 leases to update with the land owners and will be doing so later this week. This is community owned/investors in the project.

Kohlhaase asked in reference to the extension what are they requesting.

Hammond said that they are reframing the wind project and may need to re site the met towers, but until that time Tradewind Energy would like a 2 years extension from today on both met towers. They are going to ask to add a sonar units to measure different speeds to gather wind information. By this fall they will have will have a good idea what their met campaign should be and they will be coming in front of the board with a full presentation.

Guess asked when the first permit was issued.

Kohlhaase and Blum confirmed that the conditional use permits were issued in 2012 and 2014. Kohlhaase said that in reference to the office we have not had any comments, complaints etc. in regards to the wind project. He had also talked with Lonnie Saunders, Assistant County Attorney for Dickinson County and he did not have any legal issues if this extension is granted.

Guess asked if the land owner agreement allows for these extensions.

Blum said that they have a lease with them for the met towers and the new payment will be \$3000.00 a year for the tower which was a considerable increase from \$500.00.

Guess asked if the landowners are in support of the project, and if they have signed leases with them.

Blum confirmed that they do have leases with the land owners, however they will need to be updated because of the new buyer.

Hammond said that they will be signing new leases with the landowners and it will be favorable for them.

Guess asked if they have talked with the land owners, do they know Tradewind has requested an extension, and are they in support and will sign a new lease.

Blum said yes they will most likely sign the new leases, he has talked with Olson in regards to the extension, but was unsure if Beardsley knew about the extension. They will renew everything to reflect the new wind turbine towers and the new buyer.

Ashland asked what the height is on existing the met towers.

Blum said they are 60 meters

Ashland asked about safety marking and the guy wires.

Hammond said that they have to abide by the FAA requirements including the paint marking, and the sphere balls. Tradewind has a crew whose only function is to services met towers. He said that they will make sure that all of the towers are in compliance. Tradewind is planning on doing this after harvest to avoid crop disruption, but they will make sure everything is properly marked.

Discussion about previous markings on met towers.

Guess asked about replacement met towers and Tradewind's schedule.

Hammond said that his plan is to come before the Board before harvest, to have everything approved, and then have the new mets installed after they get the leases on any new sites. Then they will install them after harvest, so they will not impact the farmer's crops.

Guess asked if they will be in a different location.

Hammond said they could be.

Hemphill asked if the met towers will be permanent.

Hammond said that they would still be temporary. They will not have a cement base, they will be temporary 60 meter towers.

Ashland advised Hammond that he would need to come before the Board should the tower move locations.

Hammond understood that he needed to come to the Board.

Hemphill asked if Hammond would have a permanent met tower once the project is done.

Hammond said that new technology is getting to the point where they have enough data being collected from the turbines that they do not need a permanent met tower. That does not mean that they will not have a permanent tower, but at this point they are not planning on it.

Guess asked why they would grant a 2 year extension if Hammond is going to come back in the fall to ask for replacements.

Hammond said that there is a chance that the current met towers will stay. They are going to update all of the towers, they have been sited very well, but they may or may not be in the correct place for them.

Ashland stated that what Tradewind is asking is to just renew the conditional use permits for the current met towers.

Hammond said that is correct. Tradewind has a number of things to straighten out before he comes back to the board in the fall with a solid request.

Guess asked if the current leases have expired.

Blum said that the leases are enforced, but the landowner did have the option to opt out.

Kohlhaase said that I believe Guess is asking just about the land with the met towers.

Blum said that they will be meeting with the landowners later this week to address Tradewind taking over the leases.

Guess motioned to approve the 2 year extension subject to FAA safety marking standards and that proof is provided to the zoning staff that the leases are in effect. Hemphill seconded the motion. All were in favor.

Third on the agenda was Old Business. There was still no new information on the pending court case with the Mohling's.

Fourth on the agenda was the approval of the minutes from May 23, 2016. Guess moved to approve the minutes as written, Hemphill seconded, All were in favor.

Fifth on the agenda was Communications. There was none.

Sixth on the agenda was Report of officers and committees. There was none.

Seventh on the agenda was any Unknown business. There was none.

Eighth on the agenda was Adjournment. Hemphill motioned to adjourn, Guess seconded, All were in favor.