

PLANNING ADVISORY COMMISSION

December 10, 2025

5:00 PM

AGENDA

1. Call to order/attendance
2. Minutes of Last Meeting
  - A. March 27, 2025
3. Old Business
4. New Business (additions/deletions)
  - A. Election of Officers
  - B. By-Laws
  - C. CUP NSC-025-401
  - D. Other
5. Adjournment

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New Business Procedure

- A. Election of Officers
- B. By-Laws
- C. Read Public Notice
- D. Overview-CUP NSC-025-401
- E. Open Public Comments
  1. Time line of \_\_\_\_\_ minutes/person
  2. Give name & address
- F. Public Comments Ends

G. Discussion

H. Motion, Criteria & Conditions

I. Other

J. Adjourn

Grant County  
Planning Advisory Commission (PAC)  
March 27, 2025

**Members Present**

Doyle Sperr  
Mark Starner  
Scott Libbesmeier  
Bob Grover  
Darin Grosz

**Members Absent**

Pat Salstrand

**Ex-Officio Members Present**

Greg Lillemon  
Brent Gulbrandson

**Others Present**

Reuben Anderson  
Bob Aune

The meeting was called to order by Chairman Mark Starner at 11:01 am. Minutes from the last meeting were read aloud, reviewed and approved. A motion by Grover seconded by Grosz to approve the minutes from December 11, 2024 meeting. Vote was unanimous.

Lillemon went over Old Business which resulted in a discussion on 2025 BOA/PAC members. Lillemon informed the PAC that Pat Salstrand was appointed by Commissioner T. Johnson.

Lillemon informed the PAC that the County Board approved the Grant County Shoreland Management Ordinance on January 21, 2025

Lillemon went over the by-laws of the PAC. Election of officers was held. Motion made by Grover seconded by Grosz to elect Mark Starner as chairman and Darin Grosz as vice chairman. Vote was unanimous.

Motion by Libbesmeier, second by Grosz and vote was unanimous to adjourn meeting at 11:45 am.

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Mark Starner, Chairman

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Reed Peterson, Secretary

**Public Notice**  
**Application for Variance Permit**

**Notice Is Hereby Given,** That on December 10, 2025 at the hour of 5:00pm at the Grant County Social Services Building, 15 Central Ave. N, Elbow lake, MN 56531, the Grant County Board of Adjustment will hold a Public Hearing on the following described property: Substation at the intersection of 270<sup>th</sup> St and 120<sup>th</sup> Ave, Section 10, Township 129, Range 41, Erdahl Twp., Grant County, Minnesota pertaining to the application of Otter Tail Power Company, for a Variance Permit No. NSC-025-503 dated October 29,2025.

Description of Application: The Applicant requests a Variance to construct a large solar energy system (155 ft x 12 ft.) for wholesale production and sale of power. The large solar energy system would be twenty (20) feet from the property line, thirty (30) feet closer than the Solar Energy Ordinance minimum of fifty (50) feet.

The application is on file in the Environmental Services Office, Grant County Courthouse, Elbow Lake, MN 56531.

All interested parties will be heard at that time.

Mark Starner, Chairman

Board of Adjustment

November 26, 2025

The above space reserved for County Recorder

Must be typed or black ink

Environmental Services

### APPLICATION FOR CONDITIONAL USE PERMIT

10 2<sup>nd</sup> St NE

Elbow Lake, MN 56531

218-685-8225

Permit No.

CUP NSC-025-401

1. Lake/River No.	2. Lake/River Name	3. Lake/River Class	4. Section	5. Twp. Name
26- NSC	-	-	10	Erdahl

6. Parcel Number(s)	7. Property (E-911) Address
04-0188-000	

8. Legal Description N 242' OF E 242' OF NE 1/4 SUB F7203

	Last name	First	Mailing Address	Daytime phone No.
9. Property Owner	Otter Tail Power Company		215 S Cascade St PO Box 496 Fergus Falls, MN 56537	218-739-8877
10. Contractor	Wescom, Inc.		5137 Jean Duluth Road Duluth, MN 55803	218-348-9531

11. Conditional Use Project requested (check the appropriate request)

( ) Topographical Alteration ( ) Commercial Use ( ) Planned Unit Development ( ) Extractive Use ( ) Industrial Use ( ) Road Project


( ) Drainage ( ) Water Level Manipulation (x) Wind Energy Conv. System/Solar Energy System ( ) Other \_\_\_\_\_


12.  Sketches and supporting data submitted

Describe reason for project: The reason for this project is to install an energy producing solar system that will feed into the grid. Otter Tail Power is required

to have several small solar systems connected to their grid. This requirement comes from the State.

13. Application dated: 10/31/25

 Landowner Signature: \_\_\_\_\_

 Proposer/Agent Signature: \_\_\_\_\_

Office use	14. PERMIT FEE \$ <u>1400</u> (\$1,000 Solar + \$400 CUP)	15. RECEIPT NO: <u>1985</u>
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16. Date of Planning Advisory Commission Hearing \_\_\_\_\_ Time \_\_\_\_\_

*For Office Use Only*

This application is hereby recommended as  Approved  Approved with Amendments  Denied by the Planning Advisory Commission.

\_\_\_\_\_  
Chairperson/Grant County Planning Advisory Commission

Conditions:

Approved  Approved with Amendments  Denied by the Board of County Commissioners of Grant County this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chairperson/ Grant County Board of Commissioners

Conditions:

Conditional Use permit issued in accordance with compliance with existing Conditional Requirements and Special Regulations and Minnesota Commissioner of Natural Resources notified this \_\_\_\_\_ day of \_\_\_\_\_.

Conditional Use Permit No. \_\_\_\_\_ Administrator Officer: \_\_\_\_\_

# CRITERIA FOR GRANTING OR DENYING CONDITIONAL USE PERMIT

Name of Applicant: Otter Tail Power Company  
Date: 12/10/2025

Request: Construct a large solar energy system for wholesale production and sale of power.

	YES	NO
1. Is the proposal within the intent and purpose of the State Shoreland Management Rules, Wetland Conservation Act, County Comprehensive Plan and Zoning Ordinance? <b>Fact:</b>	( )	( )
2. Will the proposal cause any unreasonable adverse effect on the lake or Adjacent property? <b>Fact:</b>	( )	( )
3. Will the proposal substantially diminish or impair property values Within the vicinity? <b>Fact:</b>	( )	( )
4. Does the proposal impede the normal and orderly development and Improvement of surrounding property for uses predominant in the Area? <b>Fact:</b>	( )	( )
5. Is the location and character of the proposed development consistent With a desirable pattern of development? <b>Fact:</b>	( )	( )

**LIST SPECIFIC FINDINGS OF FACT, REASONS FOR DENIAL AND/OR CONDITIONS OF APPROVAL:**

IF ALL ANSWERS ARE IN THE UNDERLINED BOXES, THE CRITERIA FOR GRANTING OF THE PERMIT HAS BEEN MET. USE THE PARAMETER OF HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC WHEN DETERMINING THE APPROPRIATENESS OF A PARTICULAR APPLICATION.

**APPROVED ( )**

**DENIED ( )**

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

**CONDITIONS TO CONDITIONAL USE PERMIT**  
**NO. NSC-025-401**

- 1) The permittee shall notify the Environmental Services office when the project has been started.
- 2) The permittee shall notify Environmental Services office when the project has been completed.
- 3) All survey markers/monuments relating to this Conditional Use Permit shall be replaced by a Registered Land Surveyor and a Certificate of Survey shall be submitted to the Office of Land Management.
- 4) All Wetland Conservation Act regulations and rules shall be followed.
- 15) The Permittee may be subject to other agencies rules and regulations, such as Minnesota Department of Natural Resources, Minnesota Pollution Control Agency, Minnesota Department of Health and area watershed districts.
- 16) Any variation from the terms and conditions of this Conditional Use Permit is a violation of the Grant County Shoreland Management Ordinance, which is a misdemeanor and is punishable by law.
- 17) An agreement between Grant County and **Otter Tail Power Company** shall be executed and attached.

**Grant County Board of Commissioners**  
**Agreement for Conditional Use Permit**

**This Agreement**, dated this 6<sup>th</sup> day of January, by Grant County Board of Commissioners to:  
Otter Tail Power Company  
the Applicant (s);  
And concerning Conditional Use Permit No. NSC-025-401 dated December 10,2025.

**WHEREAS**, The Grant County Board of Commissioners intend to issue the aforementioned Conditional Use Permit on the conditions and according to the terms hereinafter stated; and

**WHEREAS**, It is the intention of the Grant County Board of Commissioners and the Applicant (s) to promote the policies and purposes of the Shoreland Management Ordinance for Grant County, Minnesota;

**NOW, THEREFORE**, The Grant County Board of Commissioners and the Applicant (s) agree as follows:

That the Applicant (s) shall provide to Grant County either in cash or in a surety acceptable to Grant County the sum of zero **DOLLARS** (\$0.00), which sum shall be used by the County to implement the requirements of the specified Conditional Use Permit. Said deposit or surety shall be released and returned to the Applicant (s) upon successful compliance with the terms of the Conditional use Permit and with the terms of this Agreement, unless a violation occurs, as such violation is determined by the enforcement officer for Grant County.

**IT IS FURTHER AGREED** that the terms hereof and the terms of the Conditional use Permit shall be binding upon the Applicant (s) and upon Grant County.

Date: 01/06/2025

GRANT COUNTY BOARD OF COMMISSIONERS  
By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Applicants

\_\_\_\_\_  
\_\_\_\_\_

# ENVIRONMENTAL SERVICES

SHORELAND MANAGEMENT  
WETLAND CONSERVATION ACT  
AGRICULTURAL INSPECTOR  
SOLID WASTE/RECYCLING  
SEWAGE TREATMENT SYSTEMS



REED PETERSON

*Director*

REUBEN ANDERSON

*Assistant Administrator*

## **Notice of Hearing for Conditional Use Permit**

**Applicant or Representative must be present at hearing**

To Whom It May Concern:

Otter Tail Power Company has made an application to the Grant County Planning Advisory Commission for a Conditional Use Permit as per requirements of the Grant County Solar Energy Ordinance. The Grant County Planning Advisory Commission will assemble for this hearing on December 10<sup>th</sup>, 2025.

Time: 5:00 pm

Place: Grant County Social Services Bldg  
1<sup>st</sup> Floor Conference Room  
15 Central Ave. N.  
Elbow Lake, MN 56531

This notice is to advise you that you may express your views on the Conditional Use Permit in person, by writing, or by representative. The property involved with this application, legally described as follows, will hold a Public Hearing:

Legal: N 242' of E 242' of NE ¼ Sub F7203  
Address: **Intersection of 270<sup>th</sup> St & 120<sup>th</sup> Ave.**

Lake No.: N/A      Section: **10**      Township: **129**      Range: **41**  
Township Name: **Erdahl**

Request:

**To construct a large solar energy system (155 ft x 12 ft.) for wholesale production and sale of power.**

The application is on file in the Environmental Services Office, Grant County Courthouse, Elbow Lake, MN 56531.

Date: November 21, 2025

Grant County Board of Adjustment

# Otter Tail Power Company





**OTTERTAIL POWER**

Erdahl

46.00601068476081,  
-95.81158630931559

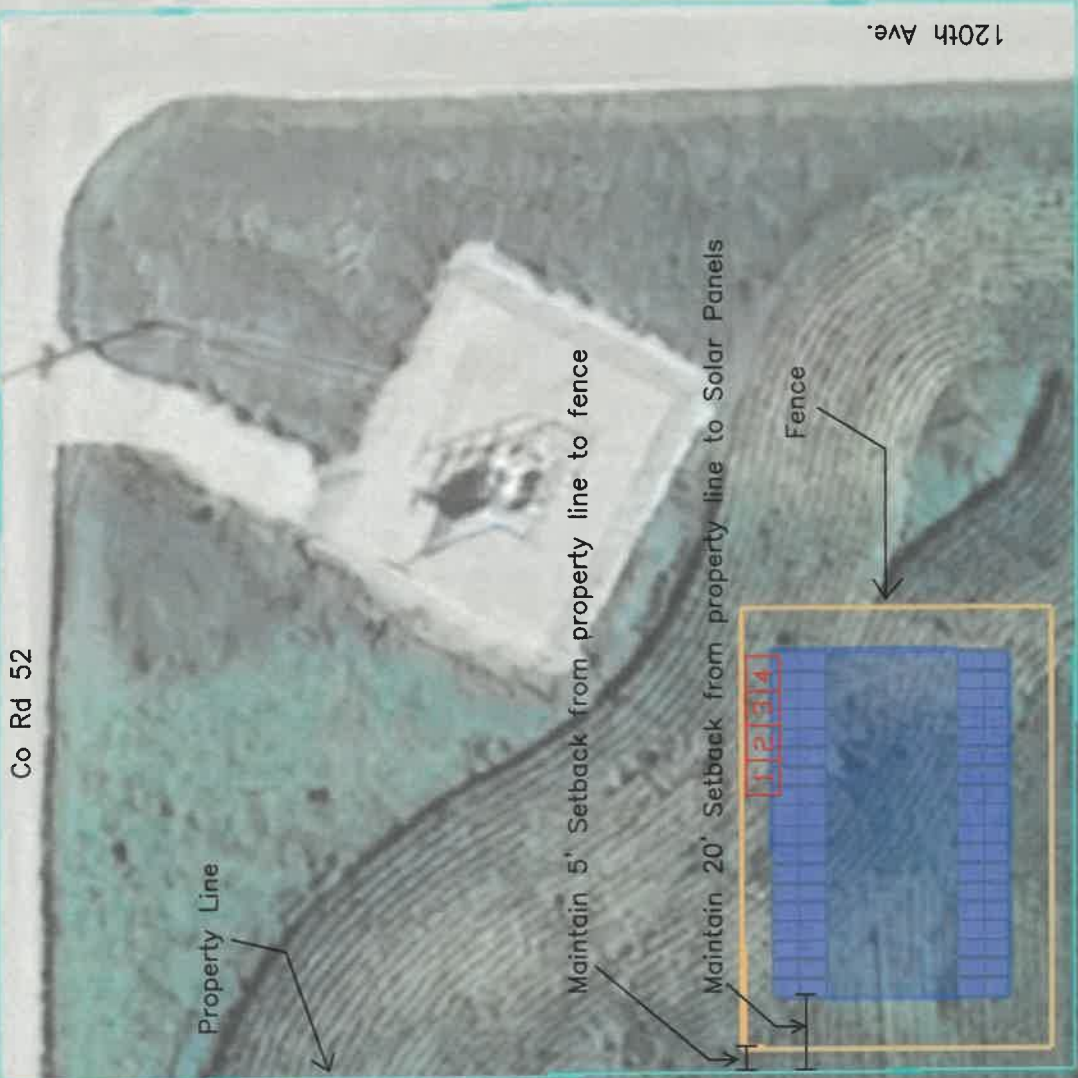
- 1 HOYMILES HYBRID 9.6KW INVERTERS
- 2 MILLBANK METER 200A
- 3 200A FUSED DISCONNECT
- 4 200 A MAIN LUG ONLY LOAD CENTER

**WESCO**  
1025 West 10th St. Suite 100  
Ogden, UT 84403

**OTTERTAIL POWER**

Erdahl Site Plan

Date	Scale	Sheet	1



Erdahl Sub: a Part of the NE 1/4, Section 10, Township 129 North, Range 41 West, Grant County, Minnesota



ANDERSON/DAVID L & ANN M  
28978 SUNSET RIDGE RD N  
ASHBY MN 56309

WILLIAMS/DEAN H  
12083 265TH ST  
ELBOW LAKE MN 56531

BEVING FAMILY REVOC LIVING TST  
SCOTT & CYNTHIA BEVING TRSTEES  
12298 265TH ST  
ELBOW LAKE MN 56531

BEVING/TREVOR  
26318 120TH AVE  
ELBOW LAKE MN 56531

ELLIS/DEAN & VICKI  
11078 270TH ST  
ASHBY MN 56309

HAMMER FAMILY PARTNERSHIP  
27744 120TH AVE  
ASHBY MN 56309

HERITAGE LEGACY FARMS LLC  
9607 OLYMPIA DRIVE  
EDEN PRAIRIE MN 55347

HOKANSON/JOEL  
11559 270TH ST  
ASHBY MN 56309

KARI/CARL O  
27686 STATE HWY 78  
ASHBY MN 56309

NELSON/GARY & JANICE  
12285 280TH ST  
ASHBY MN 56309

NELSON/WILLIAM BAXTER  
26289 120TH AVENUE  
ELBOW LAKE MN 56531