



CITY OF PELLA, IOWA
BOARD OF ADJUSTMENT MINUTES
October 25, 2016

Tuesday, October 25, 2016 6:00 P.M. Public Safety Complex 614 Main Street

A. Call to order by the Chairperson and Roll Call.

Members Present: Corbett, Hastings, Nossaman, Reiter, Smith, Vander Meiden, Vander Wert
Absent: Rolffs, Van Wyk
Quorum present.

Visitors: Harold Meinders, Michelle Meinders, Dell Collins

B. Chairperson's Comments.

Approval of tentative agenda

Reiter moved to approve, seconded by Vander Meiden. On roll call the vote was: YES: Reiter, Vander Meiden, Corbett, Hastings, Nossaman, Smith, Vander Wert. NO: None. Motion carried.

C. Approval of Minutes from September 27-2016

Reiter moved to approve, seconded by Nossaman. On roll call the vote was: YES: Reiter, Nossaman, Corbett, Hastings, Smith, Vander Meiden, Vander Wert. NO: None. Motion carried.

D1a. Public Hearing: SUP Application by Vermeer Corporation- Proposed Solar Energy System

The Board of Adjustment opened the Public Hearing on a Special Use Permit (SUP) Application by Vermeer Corporation. Vermeer Corporation has proposed to expand its current solar energy system from 86 kilo watts to 775 kilo watts. The proposed expansion would involve adding 21 rows with 108 solar panels in each row. The overall footprint for the project would be increased to 382' by 448'. In addition, the solar system would have a height of 9' and is proposed to be located north of plant 1 on Vermeer's industrial campus.

No written comments were received. Eagle Point Solar, the contractor for this project, was in attendance to provide additional information to the Board. Harold Meinders owns property next to the solar energy system and said he had no objections to the project.

As no other comments were received, Reiter moved to close the public hearing, seconded by Vander Wert. On roll call the vote was: YES: Reiter, Vander Wert, Corbett, Hastings, Nossaman, Smith, Vander Meiden. NO: None. Motion carried.

D1b. SUP Application by Vermeer Corporation- Proposed Solar Energy System

The Board discussed the request and at the conclusion of discussion a motion was made by Reiter to approve the request, seconded Smith. On roll call the vote was: YES: Reiter, Smith, Corbett, Hastings, Nossaman, Vander Meiden, Vander Wert. NO: None. Motion carried.

E. Other Business

Charlie Cowell with RDG led a board work session to review special use permit procedures and variance special exceptions.

F. Adjourn

Smith moved to adjourn and was seconded by Hastings. Meeting adjourned at 7:19 p.m.