

PLANNING COMMISSION MEETING
MARCH 2, 2026
DALE MUNICIPAL BUILDING

Chairperson Wunderlich called the meeting to order at 6:00pm with Chad Degal, Joe Hicks, Tom Muza, Sandy Gadamus, Matt Reider, Tavia Hopfensperger, Clerk Jenny Hunt, and residents with items on the agenda present.

Minutes from the last meeting were approved in a motion by Tom Muza, seconded by Chad Degal, motion carried.

Tom Muza motioned to approve a certified survey map for Valentine, seconded by Chad Degal. Matt Reider abstained. The csm includes parcel #060040500 and notes road dedication to extend Outlet 1.

Chairperson Wunderlich motioned to approve the plat for Valentine, contingent on it being noted that the outlot from the new certified survey map will be added along with wording to specify the area would be limited to one driveway, any additional driveways would require a road to be built to town road specs, seconded by Tavia Hopfensperger, motion carried. Matt Reider abstained.

Discussion took place regarding the proposed solar project for Sunvest Solar. Representatives from the company were present to answer questions from the Planning Commission. Commission members asked multiple questions and discussed various aspects of the project. A motion was made by Sandy Gadamus to recommend approval of the proposed solar project with contingencies, seconded by Joe Hicks.

The contingencies included the following:

- Installation of appropriate screening around the property, such as arborvitae trees or similar landscaping, to provide visual buffering.
- Submission of a clear decommissioning plan, including assurances or guarantees for proper removal of the facility at the end of its operational life.
- Development of a fire response plan outlining who would respond and how potential fires involving solar panels would be handled. The Commission also requested identification of any specialized equipment that may be required and consideration of grant funding options for such equipment if necessary.

A roll call vote was taken. Four members voted in favor of recommending approval with contingencies. Three members voted against the recommendation.

A holding tank variance was discussed for 4-DK Farm.

Motion to adjourn by Chairperson Wunderlich, seconded by Tom Muza, motion carried.

These minutes are subject to final approval.

Jenny Hunt, Clerk