

5.E Petition: 4655

Request: Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility

Location: West of Reinking Road, south of Big Timber Road, and north of Eakin Creek (PINs 02-18-400-009 and 02-19-200-006), Rutland Township

Applicant: Rutland West Solar

Documents: Zoning Petitions (See Petition #4655)

WR Comments:

1. STIPULATION: This site contains Zone A Floodplain. Because of the size of the Development a BFE must be determined. The flood elevation for the 10-year event must also be determined. An analysis of the velocities within the Zone A must be part of the flood study for this project. Any development in the floodplain will need to follow all local, state and federal regulations and ordinances. Because of the drainage area the development will require permitting with IDNR-OWR.
2. STIPULATION: The development proposed in Petition 4654 and 4655 will be considered using the definition of a site under the Stormwater Ordinance, "The Parcel or contiguous Parcels contemplated to be part of a single Development, coordinated Development or Redevelopment under single ownership or control.". This means that impervious areas added and the disturbed areas for both these developments will cumulatively be used for determining detention and BMP triggers.
3. STIPULATION: Water Resources will require a stormwater permit for this development.
4. STIPULATION: An Engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
5. STIPULATION: Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
6. STIPULATION: A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site.
7. STIPULATION: A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. STIPULATION: Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. STIPULATION: Soil samples shall be taken every 2 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. STIPULATION: 80% vegetative coverage for plantings will be a requirement for the site.
11. STIPULATION; A Wetland Delineation will be required. Any Wetland Impacts must be mitigated.
12. STIPULATION: Any fill in Floodplain will require Compensatory storage. Including fill created by solar racking.

13. STIPULATION: Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.