



Sylvan Township

12956 24th Avenue SW, Pillager, MN 56473

phone: (218) 746-3652 / fax: (218) 746-3612 / e-mail: info@sylvantownshipmn.gov

Web-site: www.sylvantownshipmn.gov

**PLANNING COMMISSION MEETING – AUGUST 13, 2026
RECOMMENDATION TO THE SYLVAN TOWN BOARD
SUNUP RANCH SOLAR FARM 2
AMENDMENT TO SOLAR FARM 1 CUP**

Scott Henrickson moved to recommend sending Sunup Ranch Solar Farm 2 application to the Town Board for an amendment to their original Sunup Solar Farm 1 CUP with the stipulation there would need to be a public hearing to notify the neighbors of the new location and size of the solar project, seconded by Amanda Peterson. The question was called and the motion carried.

SYLVAN COMMERCIAL ORDINANCE GENERAL BUSINESS APPLICATION



SYLVAN TOWNSHIP
COUNTY OF CASS
STATE OF MINNESOTA
12956 24th AVE SW
PILLAGER, MN 56473
Phone: 218/746-3652

For Office Use Only:

Received by: CP
Fee Paid: \$ 50.00
Base Fee: _____
Escrow: _____
Date Received: 8.14.26
Date Deemed Complete: _____
Date On-Site Inspection Made: _____
Date Final Inspection: _____

TYPE OF APPLICATION

- | | |
|--|--|
| ☐ General Business Permit | ☐ Home Occupation |
| ☐ Conditional Use Permit | ☐ Home Business |
| ☐ Interim Use Permit | ☒ Other <u>Amendment - CUP</u> |
| ☐ Variance | |

PROPERTY INFORMATION

Street Address: 125th St. SW WEST OF CASS CO. 18 SW
Property Identification Number (PIN#): 41-107-1300, 41-107-1400
Legal Description (Attach if necessary): _____

OWNER INFORMATION

Name: <u>GREGORY BOOTH & VICTORIA KETLEWELL</u>	Business Name: <u>SUNUP RANCH</u>	
Address: <u>12248 CLARK DR SW</u>		
City: <u>BRAINERD</u>	State: <u>MN</u>	Zip Code: <u>56401</u>
Telephone: <u>218-838-1266</u>	Fax: _____	E-mail: <u>GREG@SUNUPRANCH.COM</u>
Contact: <u>GREG OR VICKIE. DAVID WINKELMAN</u>		Title: <u>OWNERS</u>

APPLICANT/DEVELOPER INFORMATION (if different from owner)

Name: <u>DAVID WINKELMAN</u>	Business Name: <u>WINKELMAN SOLAR DEVELOPERS</u>	
Address: <u>13169 PRAIRIE RIDGE CT SW</u>		
City: <u>BRAINERD</u>	State: <u>MN</u>	Zip Code: <u>56401</u>
Telephone: <u>218-820-3736</u>	Fax: _____	E-mail: _____

Reason(s) to Approve Request: PRESERVATION OF AG LAND WHILE
PRODUCING CLEAN ENERGY. LOCALLY DISTRIBUTED
POWER. DUAL USE GRAZING + ENERGY PRODUCTION.
ADDITIONAL TAX REVENUE

CODE REQUIREMENTS

Follow the MN State Building Code.

Follow the MN State Fire Code.

Contact:

E-mail: Pillagerfire@outlook.com

Fax: 218-746-3646

Telephone: Greg Ringler, Fire Chief, 218-746-4577

APPLICATION FEES AND EXPENSES: By signing this application form, I agree that all fees and expenses incurred by the Township for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the Township may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may not cover actual expenses; any additional fees will be billed.

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted County/Township policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established County/Township review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the Township will notify the applicant within fifteen (15) days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the County/Township may be cause for denying this application.

The applicant hereby makes application for a development permit as specific above, and agrees to do all work in strict accordance with all Cass County and Sylvan Township, Minnesota ordinances. The applicant agrees that all plot plans, sketches, and specifications submitted herewith and which are approved by the Township shall become part of the permit. The applicant further agrees to grant permission to Sylvan Township or Cass County Environmental Services Department personnel to enter the applicant's premises at reasonable times during the application process and thereafter to make necessary inspections or to subsequently check for compliance with permit conditions or other applicable County or State ordinances.

THE APPLICANT UNDERSTANDS THAT IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO OBTAIN ALL OTHER FEDERAL, STATE, OR LOCAL AGENCY PERMITS WHICH MAY APPLY TO THE ABOVE DESCRIBED PROJECT.

Applicant: Daniel A Winkelman Date: 8/13/26

Owner: [Signature] Date: 8/13/26

NOTE: Applications must be signed by all property owners. Applications only accepted with **ALL** required support documents and fees. See Development Application Checklist and SCO Ordinance.

Contact: <u>DAVID WINKELMAN</u>		Title: <u>CEO</u>	
LOT/PRIMARY STRUCTURE CHARACTERISTICS			
Lot depth x Lot width = Lot area <u>83 ACRES</u> <u>[46 ACRES TO BE USED]</u> <u>~ 55% OF AREA</u>		Owner when septic system installed <u>N/A</u> Year Date of last septic system inspection <u>N/A</u> Current Certificate of Sewer Compliance Provided ☐ Yes ☐ No	
Size of current structure(s) (If more than one, identify by letter) <u>N/A</u>		Actual foundation sizes <u>N/A</u>	
Well ☐ Deep Depth ☐ Shallow	Water frontage feet	Former Owner <u>B. KETLOWELL</u>	Year sold <u>1999</u>
Elevation ~~at building~~ <u>7-11</u> ft	Building height <u>7-11</u> ft	Lake setback <u>N/A</u> ft	
Minimum side yard <u>50</u> ft <u>[SEE SITE PLAN]</u> <u>TO 115</u> ft	Road right-of-way dimensions <u>66</u> ft Surface of road <u>PAVED COUNTY & TOWNSHIP</u> Jurisdiction - private (<u>Township</u>) (<u>County</u>) / state (circle one)		
DESCRIPTION OF PREVIOUS AUTHORIZATION			
List all current and expired permits approved/issued by any governmental agency(i.e. CUPS, PUDS, Variances, DNR permits and other): <u>SYLVAN C.O. CUP FOR SUNUP SOLAR 1</u>			
DESCRIPTION OF REQUEST (attach additional information if needed)			
Existing Use of Property: <u>HAY FIELD</u>			
Size of proposed structure(s) (If more than one, identify by letter) <u>[SEE SITE PLAN]</u>		Actual foundation size(s) Attach a complete foundation drawing to this application.	
Identify proposed structure(s) as new, addition, or replacement <u>NEW SOLAR ARRAY</u>			
Nature of Proposed Use: <u>SOLAR ENERGY AND LIVESTOCK GRAZING.</u>			

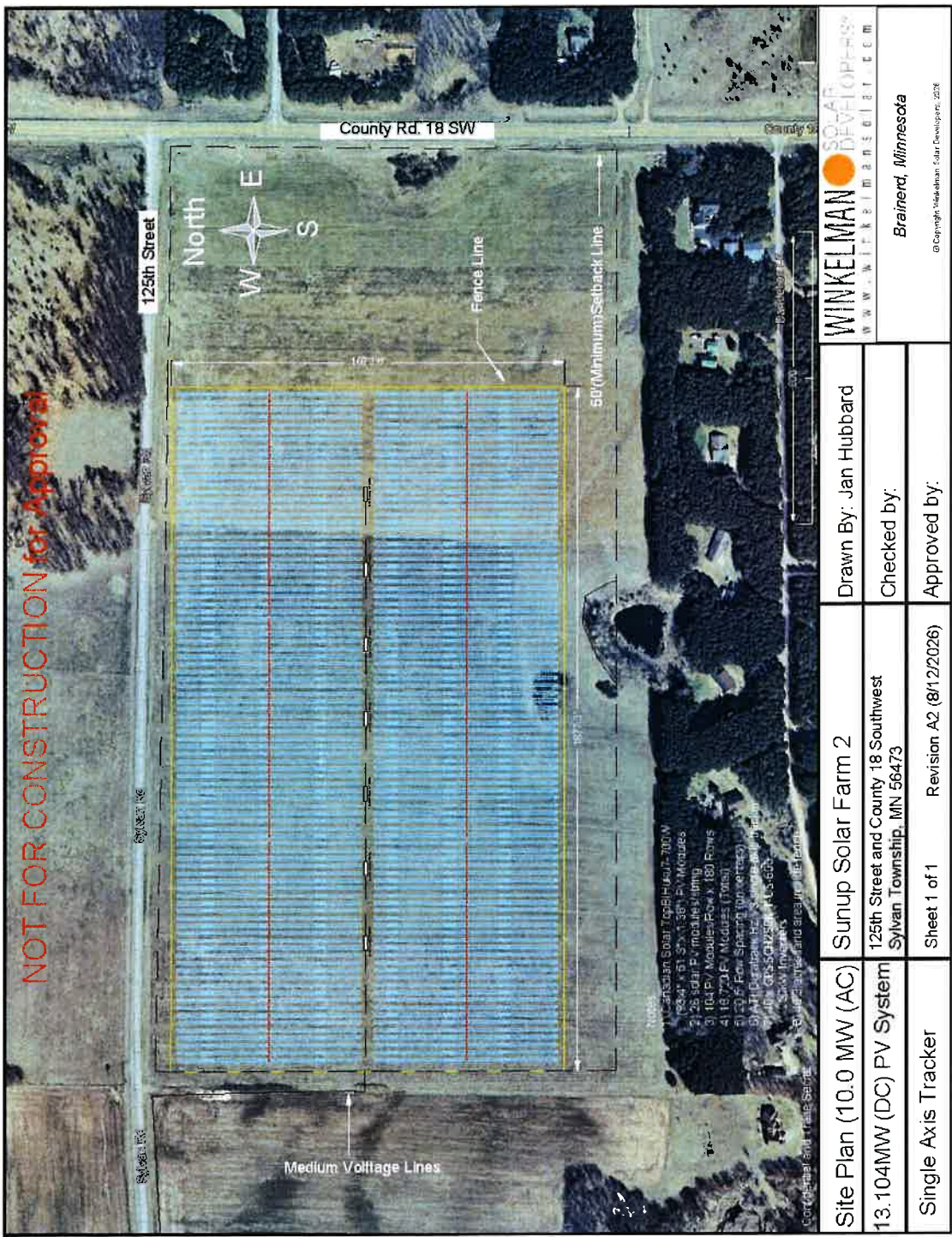
PRESENTING: SUNUP SOLAR FARM 2



**This Sunup
land is flat,
Sandy Loam:
USDA map
showing two
foot contours.**



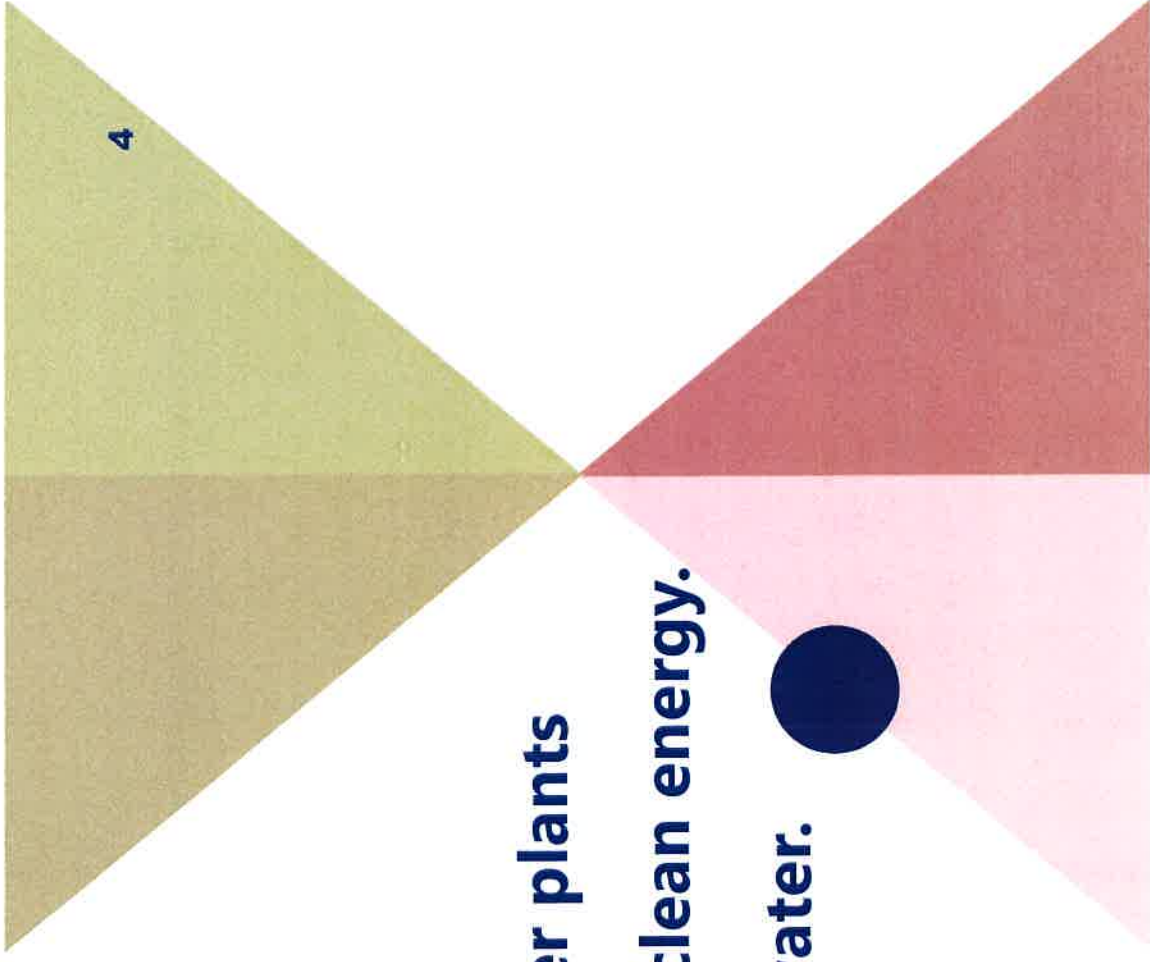
For Approval:
Site Plan
For 46.3
Acres of
Solar Array.
The remaining
~36 acres will
be farmed.



BENEFITS OF SOLAR

**Emissions from standard power plants
pollute air and water. Solar is clean energy.**

Clean power = Clean air and water.





EFFICIENT DUAL USE OF LOCAL⁵ LAND; AGRIVOLTAICS INCLUDING ANGUS CATTLE AND FORAGE

Sunup Ranch fields are primarily sandy loam, which will grow grass and hay for cattle. The Sunup Ranch owners have a grazing plan to pasture Angus cattle under the solar array, which helps build the soil. Shade reduces water evaporation, retaining soil moisture and improves cattle body weight. Other forage crops tend to grow better with shade. Research is planned.

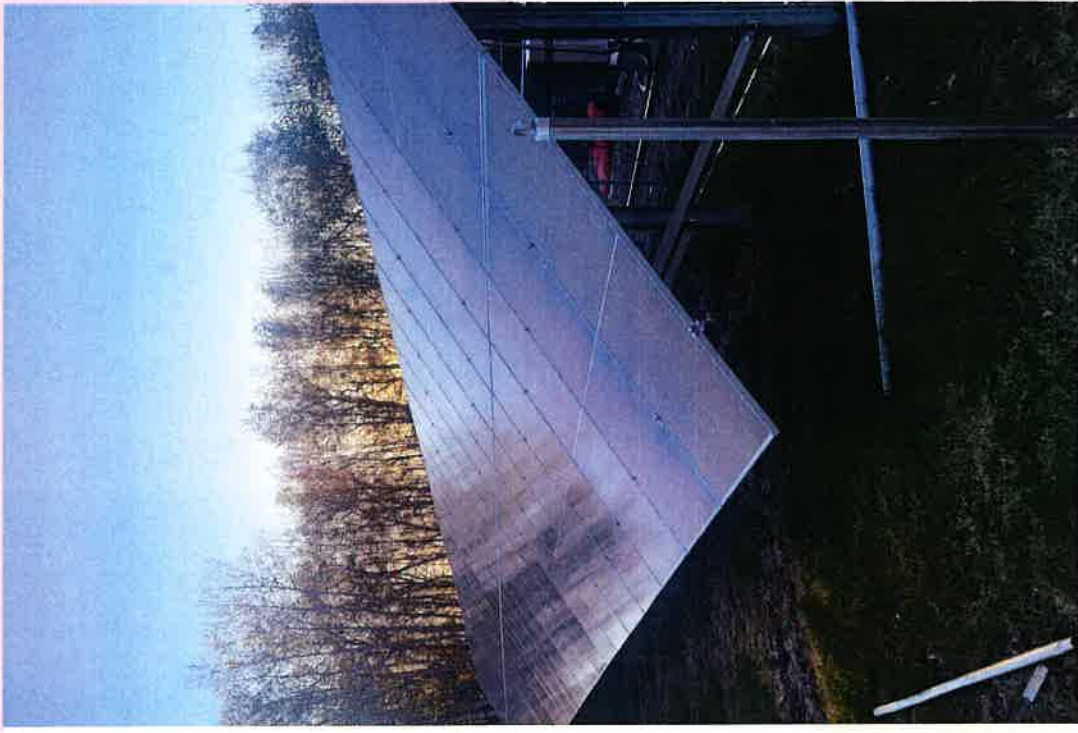
AGRIVOLTAICS IS THE DUAL USE OF AGRICULTURE LAND

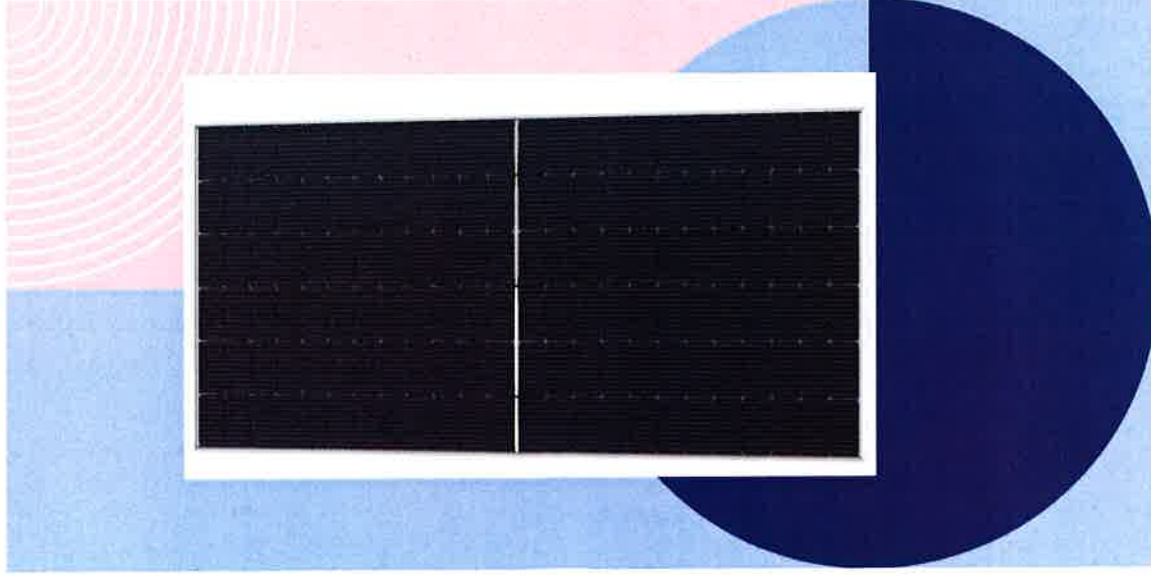
- There is a misconception by the general public that solar takes ag land out of production. There is an increasing trend nationwide to use solar panels to provide shade for livestock and even crop production. It will return to its original state, will not use water resources, does not produce noise pollution or light pollution, and will produce local energy. Energy production also helps stabilize ag operations.



SECURING MORE LOCAL POWER SUPPORTS THE LOCAL GRID AND HELPS KEEP COSTS FROM RISING

**Sunup Solar Farm 2 is
designed to produce
enough power for over
2000 homes (at 9,600
kWhs/year/home in MN).**



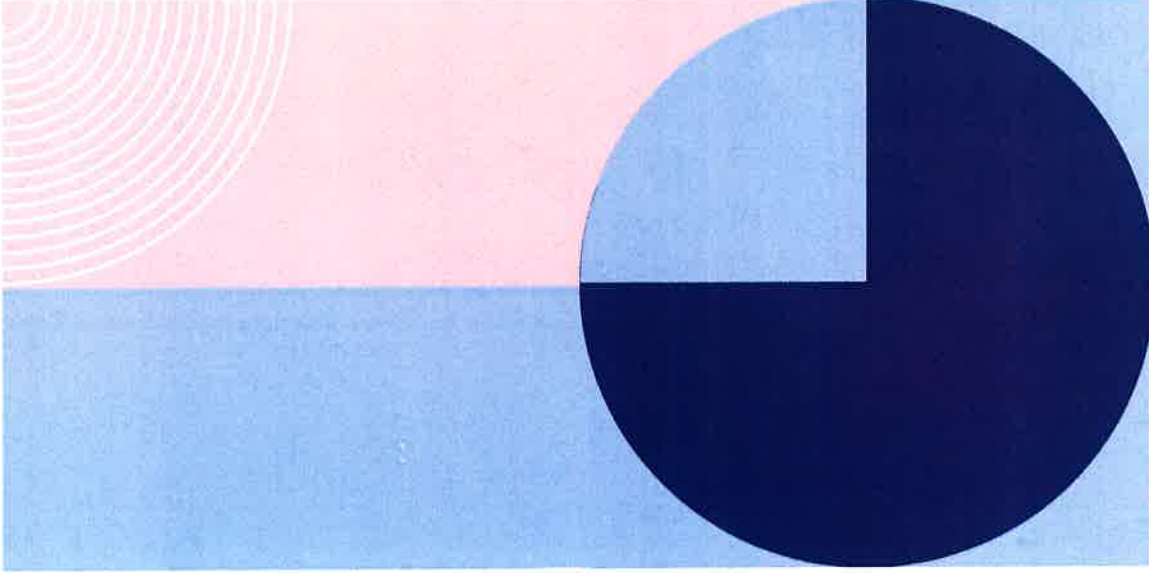


HELP BUILD LONG-TERM LOCAL GENERATION.

**Having local power generation
stabilizes energy prices, builds our
community resilience, creates jobs,
builds the local economy, and secures
our future.**

MN POWER'S VISION OF FUTURE INCLUDES SOLAR FARMS LIKE SUNUP SOLAR 2.

The MN Public Utilities Commission is working with MN Power in a program called Distributed Solar Energy Systems (DSES). That means the solar power will be distributed locally for our homes and businesses. The land leased from local farmers increases farm income and local tax paid by MN Power, benefiting the community.

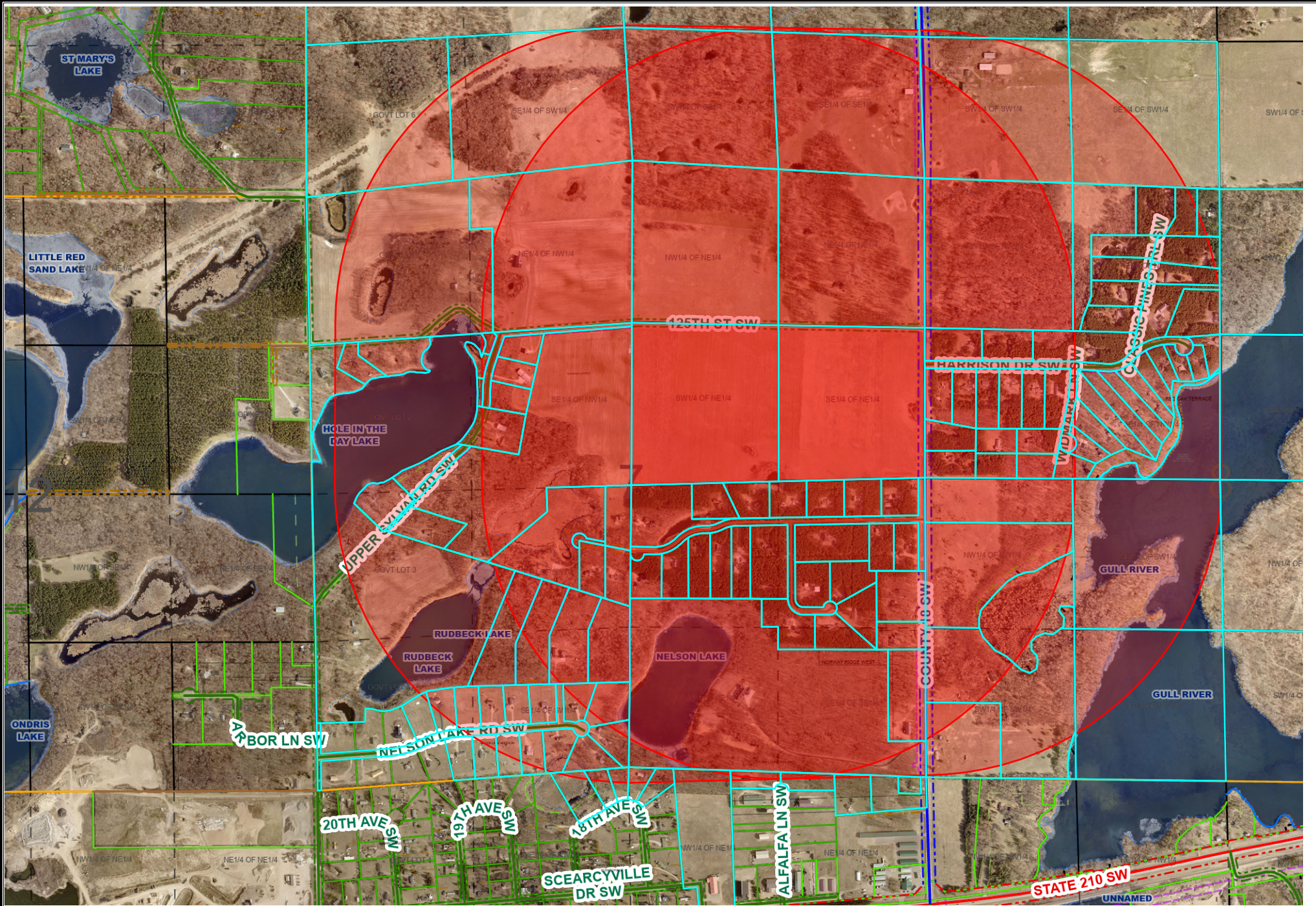




**THANK
YOU**

David Winkelman
Winkelman Solar Developers
Brainerd, MN
218 820 3736
David@winkelmansolar.com





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

0 1,950 3,900 7,800 ft



Date: 9/8/2026



109 PROPERTIES LLC
12803 ALFALFA LN SW
PILLAGER MN 56473-2493

CAREY, DAWN E
12860 18TH AVE SW
PILLAGER MN 56473-2248

DEVRIES, WILLIAM D
12745 COUNTY 18 SW
BRAINERD MN 56401

ADDINGTON, LUKE A & PAIGE E
1693 DANDELION LN SW
BRAINERD MN 56401-2176

CHAMBERS, JEFFREY L
1832 DANDELION LN SW
BRAINERD MN 56401-2399

DUKOWITZ, JEROME M & REBECCA J
1625 HARRISON DR SW
BRAINERD MN 56401-2477

ADDISON, DONALD L & DANIELLE L,
AS TRUSTEES
12532 UPPER SYLVAN RD SW
PILLAGER MN 56473-2257

CLARK, JUSTIN A & CLARK, ALEXIS K
1845 DANDELION LN SW
BRAINERD MN 56401-2399

ELLSTROM, JACQUELYN K
C/O JACQUELYN K KIENTZLE
12618 UPPER SYLVAN RD SW
PILLAGER MN 56473-2258

ALEXANDER, WADE G & TAMMY M
12576 CLASSIC PINES TRL SW
BRAINERD MN 56401-2390

COMSTOCK, PETER
1708 DANDELION LN SW
BRAINERD MN 56401-2177

ENGHOLM, TRICIA L & FINK, DAMIAN J
1825 DANDELION LN SW
BRAINERD MN 56401-2399

BENNETT, GREGORY & REBECCA
12328 UPPER SYLVAN RD SW
PILLAGER MN 56473-2541

COPHAM, KRISTA
12771 COUNTY 18 SW
BRAINERD MN 56401-7555

EVANS, LUKE & EVANS, KELSI
1775 DANDELION LN SW
BRAINERD MN 56401-2177

BICKFORD, DEVON
12813 COUNTY 18 SW
BRAINERD MN 56401-7556

COPHAM, KRISTA M, TRUSTEE
12771 COUNTY 18 SW
BRAINERD MN 56401-7555

FARRINGTON, NAN E
1633 HARRISON DR SW
BRAINERD MN 56401-2477

BOEHMER, GLEN L
1601 HARRISON DR SW
BRAINERD MN 56401-2477

COPHAM, KRISTI M, TRUSTEE
12771 COUNTY 18 SW
BRAINERD MN 56401-7555

FEIST, BRADY J
1905 NELSON LAKE RD SW
PILLAGER MN 56473-2499

BOGATZKI, CHASE L
1913 NELSON LAKE RD
PILLAGER MN 56473-2499

CORNER, TODD W & KATHERINE K
1749 DANDELION LN SW
BRAINERD MN 56401-2177

FOSS, WARD R
12526 WIDMARK LN SW
BRAINERD MN 56401-2389

BROGLE, JASON M
12695 COUNTY 18 SW
BRAINERD MN 56401-7554

COX, JAMES J & CHRISTINE A
12570 CLASSIC PINES TRL SW
BRAINERD MN 56401-2390

FREAD, DOUGLAS & FREAD, ROZANNE
19926 KILLDEER ST NW
OAK GROVE MN 55011-5501

CAIN, ASHTON J & ASPROS, TRESSA M
1924 NELSON LAKE RD
PILLAGER MN 56473-2499

DANIELS, JAMIE A & JESSICA R
12534 WIDMARK LN SW
BRAINERD MN 56401

FROEMMING, JANA S &
CROSBY, DALE E
1682 DANDELION LN SW
BRAINERD MN 56401-2176

FURSTENBERG, BETTY L
12488 UPPER SYLVAN RD SW
PILLAGER MN 56473-2259

HALVERSON, TAYLOR E &
LAMBERT, MIRANDA E
1849 DANDELION LN SW
BRAINERD MN 56401-2399

HESS, MITCHELL R & KAYLEE C
1782 DANDELION LN SW
BRAINERD MN 56401-2177

FURSTENBERG, KYLE L
1499 HARRISON DR
BRAINERD MN 56401-2675

HAMAK, BRENT & GLENN, JOESPH
2872 WINNEBAGO RD
SARTELL MN 56377-2373

HOLLISTER, ROBIN
12661 UPPER SYLVAN RD SW
PILLAGER MN 56473-2258

GAALSWYK, DAVID & JENNIFER
12549 RASPBERRY WOODS LN SW
BRAINERD MN 56401-6564

HANSEN, NANCY
12618 COUNTY 18 SW
BRAINERD MN 56401-7554

HOOPMAN, MARVIN, ETAL
C/O KATY HOOPMAN
12838 18TH AVE SW
PILLAGER MN 56473-2248

GABRIO, ELIJAH & GABRIO, GWENDOLINE
1956 NELSON LAKE RD
PILLAGER MN 56473-2499

HANSEN, NANCY F
12618 COUNTY 18 SW
BRAINERD MN 56401-7554

HUMMEL, JEFF & KARI
39220 NORWAY RDG
PILLAGER MN 56473

GILLIGAN, RYAN & JOANNE
12665 NORWAY DR SW
BRAINERD MN 56401

HANSON, STEVEN & KELLI
1750 DANDELION LN SW
BRAINERD MN 56401-2177

INGEBRIGTSON, EVAN J & ASHLEY
1785 DANDELION LN SW
BRAINERD MN 56401-2177

GORVIN, GEOFFREY
11950 FORESTVIEW DR
BAXTER MN 56425-9724

HARDER, MARY A & MCBROOM, LOIS E
12545 CLASSIC PNES SW
BRAINERD MN 56401-2390

JACOBSON, LUKE & KARINA
1551 HARRISON DR SW
BRAINERD MN 56401-2074

GRONDAHL, ANTHONY M & JENNIFER R
1848 DANDELION LN SW
BRAINERD MN 56401-2399

HARRISON, CAROL E, TRUSTEE
12676 W NORWAY DR SW
BRAINERD MN 56401-2491

JOHNSON, KRAIG & JODY
7725 149TH CIR
SAVAGE MN 55378-4707

GROTZKE, NATHANAEL D & DARLA K
12543 WIDMARK LN SW
BRAINERD MN 56401-6564

HEDLUND, BRYAN
1510 HARRISON DR SW
BRAINERD MN 56401-2074

JOHNSON, KRAIG S & JODY L
7725 149TH CIR
SAVAGE MN 55378-4707

GUIMONT, BRIANNE M
12537 WIDMARK LN SW
BRAINERD MN 56401-2389

HENSON, PAUL C & KIM L
12533 CLASSIC PINES TRL SW
BRAINERD MN 56401-2390

JOHNSON, LANE CHARLES & MADISON
MARIE
12584 COUNTY 18 SW
BRAINERD MN 56401-2676

HALL, STEVEN R & WENDY J
1512 HARRISON DR SW
BRAINERD MN 56401-2074

HERBOTE, KIMBERLEE
2008 NELSON LAKE RD
PILLAGER MN 56473-2537

KARPIK, RANDY J & KARPIK, ANGELA L
12573 CLASSIC PINES TRL SW
BRAINERD MN 56401-2390

KELLEY, ANTHONY
1939 NELSON LAKE RD
PILLAGER MN 56473-2499

KLUTHE, TRAVIS A & KATHERINE R
1533 HARRISON DR SW
BRAINERD MN 56401-2074

MCKINNON, MATTHEW C & SHELLY J
1713 DANDELION LN SW
BRAINERD MN 56401-2177

KENISTON, VICKI S & RUSSELL L
12540 UPPER SYLVAN LAKE RD
PILLAGER MN 56473-2257

KODIAK, LORIE L
1654 HARRISON DR SW
BRAINERD MN 56401-2477

MEYER, KIM A & JULIE M, TRUSTEES
11360 LEGACY DR
EAST GULL LAKE MN 56401-1050

KENNEDY, DELANEY L
1985 NELSON LAKE RD
PILLAGER MN 56473-2499

KOHOUT, RODNEY C & DEANNA K
1653 HARRISON DR SW
BRAINERD MN 56401-2477

MILLER, JAMES T
14850 BUTTERNUT ST NW
ANDOVER MN 55304-2726

KETTLEWELL, VICTORIA S &
BOOTH, GREGORY D
12248 CLARK DR SW
BRAINERD MN 56401-2005

KUNSTLEBEN, JOSEPH A & ROBIN M
12625 UPPER SYLVAN RD SW
PILLAGER MN 56473-2258

MILLOCH, RODNEY M & KERRIE A
1910 NELSON LAKE RD
PILLAGER MN 56473-2499

KIENTZLE, JACQUELYN K
12618 UPPER SYLVAN RD SW
PILLAGER MN 56473-2258

LANGE, STEVEN R & LISA K
1552 HARRISON DR SW
BRAINERD MN 56401-2074

MINN POWER & LIGHT CO
30 W SUPERIOR ST
DULUTH MN 55802-2191

KIENTZLE, THOMAS M & JACQUELYN K
12618 UPPER SYLVAN RD SW
PILLAGER MN 56473-2258

LEGACY RESORTS, LLC
14275 GOLF COURSE DR STE 140
BAXTER MN 56425-8732

MOEDE, SCOTT R & LORRAINE
12566 CLASSIC PINES TRL SW
BRAINERD MN 56401-2390

KIM MEYER, LLC
11360 LEGACY DR
EAST GULL LAKE MN 56401-1050

LIBERATO, DAVID & MYRA OHLSEN
12519 WIDMARK LN SW
BRAINERD MN 56401-2389

NELSON, JEFFREY C & SUSAN A
2001 NELSON LAKE RD
PILLAGER MN 56473-2537

KINNEY, MELISSA M
1939 125TH ST SW
PILLAGER MN 56473-2533

LINDNER, DANIEL X
12453 UPPER SYLVAN RD SW
PILLAGER MN 56473-2259

NGUYEN, CRAIG A & SHANA L
1624 HARRISON DR SW
BRAINERD MN 56401-2477

KLISCH FAMILY IRREVOCABLE TRUST
12018 GREGORY DR SW
BRAINERD MN 56401-2046

LUTHERAN SOCIAL SERVICE OF MN
2485 COMO AVE
SAINT PAUL MN 55108-1445

PERKINS, JOAN R & RICHARD L
1912 NELSON LAKE RD
PILLAGER MN 56473-2499

KLUTHE, TRAVIS & KLUTHE, KATHERINE
1533 HARRISON DR SW
BRAINERD MN 56401-2074

MANNIE, DANIEL L & MANNIE, PATTY A
12738 COUNTY 18 SW
BRAINERD MN 56401-7555

PETERSON, CORY C & MELISSA M
1045 PRAIREWOOD DR SW
PILLAGER MN 56473-4500

RAY, SCOTT V
12852 18TH AVE SW
PILLAGER MN 56473-2248

STATZ, NICHOLIS A
12471 UPPER SYLVAN RD SW
PILLAGER MN 56473-2259

WELLE, JOSEPH & WELLE, SHERRIE
12677 W NORWAY DR SW
BRAINERD MN 56401-2491

REESE, JACOB MICHAEL & JENNA LEIGH
2020 NELSON LAKE RD
PILLAGER MN 56473-2537

STEIGER, DANIEL E & JOELYNN
1509 HARRISON DR SW
BRAINERD MN 56401-2074

WHITLOCK, DEBORAH J & STEPHEN E
12795 COUNTY 18 SW
BRAINERD MN 56401-7555

RENNER, PATRICK B & DOROTHY M,
AS TRUSTEES
1722 DANDELION LN SW
BRAINERD MN 56401-2177

STRANGSTALIEN, CHRISTOPHER BRIAN
12717 COUNTY 18 SW
BRAINERD MN 56401-7555

SCHNEEBERGER, ANDREW & AMANDA
12567 CLASSIC PINES TRL SW
BRAINERD MN 56401-2390

SUNDBY, RYAN J & KAYLA M
310 W SERVICE DR
VERNDAL MN 56481-3037

SCHULTZ, KERRY L
12671 W NORWAY DR SW
BRAINERD MN 56401

TAYLOR FAMILY TRUST
70 ROCA ROJA RD
SEDONA AZ 86351-8958

SCOFIELD, MICHAEL H,JR; ELIZABETH A
12572 CLASSIC PINES TRL SW
BRAINERD MN 56401-2390

THIESSE, KAY M
1212 WILLOW POND DR
WAITE PARK MN 56387-2038

SECORA, MARK E
1972 NELSON LAKE RD
PILLAGER MN 56473-2499

VANGEEST, JERRAD J
1740 DANDELION LN SW
BRAINERD MN 56401-2177

SHANKS, SINDY & JAMES L
12653 COUNTY 18 SW
BRAINERD MN 56401-7554

WALTER, MAXMILIAN J & BRITTANY J
1505 HARRISON DR SW
BRAINERD MN 56401-2074

SKWIRA, RICK & KARLA
12652 W NORWAY DR SW
BRAINERD MN 56401-2491

WARD, CRAIG & DALGARNO, JENNIFER
1881 DANDELION LN SW
BRAINERD MN 56401-2399

STATZ, JAMES C
12459 UPPER SYLVAN RD SW
PILLAGER MN 56473-2259

WARD, CRAIG W & DALGARNO, JENNIFER
1881 DANDELION LN SW
BRAINERD MN 56401-2399