

AGENDA
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
MONDAY, June 10, 2019
6:00 P.M.

1. Call to Order:
2. Roll Call:
3. Approval of Monthly claims:
4. Approval of May 13, 2019, minutes:
5. Public Input:
6. Unfinished Business:
 - Minonk Wind LLC Special Use - MOU Update
 - Review/recommend changes to Woodford County Zoning Ordinance Section 22 – Signs
 - Permit Fees discussion
 - High Impact Business verbiage
 - Chickens in residential verbiage
 - Special Use application requirements verbiage
7. New Business:
 - Tall Structure Ordinance Changes to Setbacks discussion
 - ZBA Petition Fees
8. Planning and Zoning Issues:
9. Other:
 - ZBA Hearing - No Hearing
 - Schedule special meetings (if necessary)
10. Executive Session (if necessary):
11. Any action coming out of Executive Session:
12. Adjournment:

MINUTES
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
MONDAY, May 13, 2019
6:00 P.M.

1. Call to Order:

Chairman Parsons called the meeting to 6:00 pm.

2. Roll Call: Blake Parsons, Jason Spence, Justin Faulk and Charles Nagel were present. Andy Rokey was excused.

3. Approval of Monthly claims: Motion was made by Nagel to approve the claims, seconded by Spence. *Motion Carried.*

4. Approval of April 8, 2019 Minutes:

Motion was made by Spence to approve the minutes, seconded by Nagel. *Motion Carried.*

5. Public Input: None

6. Unfinished Business:

- Minonk Wind LLC Special Use - MOU update

Mr. Spence noted that he had sent the draft to the company for review today and should have an update next month.

- Minonk Wind LLC Special Use - Decommissioning Report

Mr. Parsons asked if anything needed to be done since a report was not done in 2016, Mr. Spence noted that just approving the new report was sufficient. Mr. Parsons discussed that amounts laid out for the decommissioning and noted that they will have to remove the concrete to a depth of 4 ft. Mr. Parsons also noted that his concern was the cost of labor, he expressed concern that the report amount may not cover labor sufficiently. Mr. Spence discussed that the report covers what is required in the Special Use and he is happy with the contents of the report. Mr. Parsons asked if the report needs to go to the full board, Mr. Spence and Ms. Jording agreed that it should go to the County Board for acceptance.

Motion to approve and send to County Board made by Spence, seconded by Nagel. *Motion Carried.*

- Review/recommend changes to Woodford County Zoning Ordinance Section 22 – Signs

Mr. Parsons discussed that this had been on the agenda for some time. Mr. Nagel noted that he would like to get this addressed and off the agenda. Ms. Jording noted that Mr. Minger was going to check on some of the legalities of the sign regulation. She noted that she could check with other Counties on how they address the temporary signs issue.

- Permit Fees discussion

Mr. Parsons discussed that he would still like to address changes to fees but doesn't have an idea of what needs changed yet. Mr. Parsons discussed that his big concern is that several years ago we reduced the ZBA fees for Special Use from \$500 to \$50, he feels this should be adjusted to at least cover costs of the hearing. He noted that to bring in the five members just the per diem is \$300.00. Mr. Nagel noted that he would like to get to the point where we are not subsidizing the expense of bringing in the ZBA. Mr. Parsons asked how many petitions were on the May hearing and how many were Special Use. Ms. Jording noted that there were five petitions, two were Special Use and \$250.00 in fees has been paid for those five petitions. Mr. Parsons discussed that he feels \$200 might be a better amount for a Special Use application. Ms. Jording noted that they need to decide at which point they wanted to break even, at one petition, two petitions. Mr. Spence asked Ms. Jording to review the last three years of ZBA applications and determine how many applications were received each month and how much they paid. Mr. Spence noted that they could determine what fees should be based on that information. Mr. Nagel noted he just wanted to cover costs. Mr. Parsons asked what the committee would be comfortable with pricing the variance. The committee discussed that they would be comfortable with a \$200 Special Use and a \$60 variance. Ms. Jording discussed that they need to look at Map Amendments, their fee is based on the acreage of the lot being re-zoned. She also noted that they should consider that Special Use currently are based on the lot size as well. The committee needs to determine if they would like to have a flat fee or a lot size based fee. She explained the previous and current fee structure. She noted the vast majority of the Special Use currently pay the minimum. The committee discussed that they may add that, this will go on the next petition to the ZBA once several other text amendment issues are ready to go to ZBA as well.

7. New Business:

- Solar qualified installer verbiage

Ms. Jording noted that she was approached about having qualified installer verbiage. The committee discussed that they felt the current section is sufficient and they do not feel this change is necessary.

- Special Use application requirements verbiage

Ms. Jording noted this was a change that was proposed and the ZBA wanted it broken down to have a “shall” require and a “may” require section on the application requirements. She noted this would be added to a future text amendment application.

- High Impact Business verbiage

Mr. Parsons noted this issue went to ZBA and they were not in favor of taking this item out of the ordinance. Ms. Jording noted that she has been working with Assistant States Attorney (ASA) Gibson on determining what can be done with this section, they have spoken with the state and ASA Gibson is going to be working with an attorney at the state to determine what is legal.

- Chickens in Residential verbiage

The Committee discussed the issue of having chickens in Residential zoned areas. The current restriction is no agriculture on residential lots less than 10 acres. The committee discussed that many of the large 5-9 acres lots zoned residential do not realize this is a restriction. Mr. Spence made a motion to lower the acreage to 4, no second. Mr. Nagel discussed that he would like to review this more. Ms. Jording provided sample verbiage from other counties. Mr. Faulk asked if horses are allowed on those lots, Ms. Jording explained that they are not. Mr. Nagel discussed that they have a route to be allowed through Special Use. Mr. Jording noted that with the possibility of increasing the Special Use cost to \$200 that is a high cost to be allowed a few chickens. This issue was part of the reasoning the Special Use fees were reduced to \$50, because if someone had a child in 4H that wanted to raise a goat or chicken they required a Special Use which, at the time was \$500. Mr. Faulk asked if a farmhouse is on two acres in eastern Woodford would they be allowed chickens, Ms. Jording noted that is likely zoned Agriculture and therefore allowed. Mr. Parsons discussed that he knows people who have chickens that are zoned residential and they likely have no idea they are not allowed. Mr. Parson and Mr. Faulk discussed two acres as the limit. Mr. Logan suggested a tiered approach of: up to 5 acres – 5 chickens, no roosters. 5-10 acres – 10 chickens, no roosters. This would create limitations while still allowing the activity. Mr. Parson discussed that he would be fine with 2 acres but may put a restriction, he would like to discuss further next month.

8. Planning and Zoning Issues:

- Carr Subdivision No. 3 - Palestine Twsp

Motion to approve and send to County Board made by Nagel, seconded by Faulk. *Motion Carried.*

- Wiesehan Place Subdivision - Spring Bay Township

Motion to approve and send to County Board made by Nagel, seconded by Faulk. *Motion Carried.*

- Changes to text amendment request Section 24, 28 and 30

- Grohsmeyer subdivision issue - Partridge Township

Ms. Jording discussed the issue on Mr. Grohsmeyer's property. He would like to divide two acres of the parcel off for his son but there is no frontage due to the fact that the lot abuts a road corner with a lot corner. She noted that while Mr. Grohsmeyer's lot is legal due to when it was created, he cannot divide off a legal lot without a variance from C.P. & Z. and they cannot build on the that lot with a variance from ZBA. She noted that the Land Subdivision Ordinance does allow variances when a hardship exists. Mr. Spence noted that there is established factors to determine if it is a hardship, it is in case law. Mr. Logan noted that he also owns the adjoining lot next to the existing parcel, he asked if they could use a portion of that lot to access the new parcel. Ms. Jording and the committee discussed several options regarding access and Ms. Jording and Mr. Spence determined that a 60 ft triangle could be use from the smaller tract to create the legal access for the new parcel. The landowner would create a shared private lane that the new parcel would abut to with a 20 ft abutment. Ms. Jording noted that the smaller lot would not be eligible for a variance if it is reduced in size but the new lot would require no other variance to build.

9. Other:

- ZBA Hearing - ZBA hearing May 28 - 5 petitions 2 Special Use, 2 Variance, 1 Map Amendment

Mr. Parsons discussed that they generally like to have one representative attend the meeting. If anyone wants to attend on their own they do not get a per diem, but if they are the C. P. & Z. representative they can claim per diem. Ms. Jording noted that the two Special Use are Heliports. Mr. Logan discussed that he was at an aviation conference recently and it was discussed that Woodford County has seen several Heliport applications to try and back up windfarms. He noted that he and Jerry Lay developed the Tall Structures Ordinance to try and protect aviation related properties. He noted those in aviation like himself and people from IDOT are not very happy when they see the regulations designed to protect aviation used as a weapon against their neighbors. Mr. Spence asked if he thought

IDOT would take over heliports. Mr. Logan didn't think they would. The committee discussed that they should look at possibly changing the standoff for heliports to avoid the unintended consequences that have occurred to protect both parties economic interest. Mr. Parsons discussed that the aerial application helicopters land on a mobile truck landing pad. The Committee discussed outlining a standard for determining if a heliport is legitimate. Mr. Spence discussed that an option would be to reduce the standoffs. Mr. Parsons asked that the Tall Structures Ordinance be added to the agenda next month. Mr. Nagel asked what would happen to existing heliport if the standoff is reduced. Mr. Jording noted she would have to check with the ASA on.

- Schedule special meetings (if necessary)

10. Executive Session (if necessary): None

12. Adjournment:

Mr. Faulk made the motion to adjourn at 7:21 p. m., seconded by Hagel. *Motion Carried.*

Lisa Jording, Secretary

Blake Parsons, Chairman

Date

DRAFT

Section 24-1100

Old: **Application.** Special Use Application shall contain the following:

- A. Full name and mailing address and signature of the applicant.
- B. Full name, mailing address, and signature of the property owner if different from the applicant.
- C. Legal description of property on which development is to be located.
- D. Zoning district in which property is located.
- E. A statement of what type of Special Use is desired.
- F. Section of the ordinance which allows that particular special use.
- G. Documentation that the proposed use meets all criteria described for granting a special use in the district where the use is requested.
- H. Additional information may be requested on a case by case basis.
- I. Site plan shall contain a minimum of the following:
 1. Scaled drawing.
 2. Title block showing owner, developer, engineer, and date of drawing.
 3. All property lines and structures existing and proposed.
 4. Utility easements and sewer and water systems, existing and proposed.
 5. Drainage, existing and proposed.
 6. Erosion and storm water control plan.
 7. All setbacks, yards, and buffer strips as required for the type of special use requested.
 8. Additional information may be required on a case by case basis.
- J. That all special use requests which require sewage disposal be accompanied by an Application/Permit for Private Sewage Disposal System according to the rules and regulations as specified by the County and/or State Health Department. (02/27/12)

New: **Application.** Special Use Application shall contain the following:

- A. Full name and mailing address and signature of the applicant.
- B. Full name, mailing address, and signature of the property owner if different from the

applicant.

- C. Legal description of property on which development is to be located.
- D. Zoning district in which property is located.
- E. A statement of what type of Special Use is desired.
- F. Section of the ordinance which allows that particular special use.
- G. Documentation that the proposed use meets all criteria described for granting a special use in the district where the use is requested.
- H. Additional information may be requested on a case by case basis.
 - a. Site plans containing a minimum of the following:
 - i. Scaled drawing.
 - ii. Title block showing owner, developer, engineer, and date of drawing.
 - iii. All property lines and structures existing and proposed.
 - iv. Utility easements and sewer and water systems, existing and proposed.
 - v. Drainage, existing and proposed.
 - vi. Erosion and storm water control plan.
 - vii. All setbacks, yards, and buffer strips as required for the type of special use requested.
 - viii. Additional information may be required on a case by case basis.
 - b. That all special use requests which require sewage disposal be accompanied by an Application/Permit for Private Sewage Disposal System according to the rules and regulations as specified by the County and/or State Health Department. (02/27/12)

13-1100. B.

Old: Permitted Uses. The following uses are permitted uses in the R-1 District, in accordance with the applicable regulations set forth in this Ordinance: Permitted uses in 1 (one) district shall not be permitted in another district unless specifically stated. (03/18/08)

B. Agriculture on a lot not less than ten (10) acres.

New: Permitted Uses. The following uses are permitted uses in the R-1 District, in accordance with the applicable regulations set forth in this Ordinance: Permitted uses in 1 (one) district shall not be permitted in another district unless specifically stated. (03/18/08)

B. Agriculture on a lot not less than ten (10) acres.

- a. Lots which are more than two (2) acres but less than ten (10) acres may have up to six (6) Chickens. Roosters are not permitted

14-1100. B.

Old: **Permitted Uses.** The following uses are permitted uses in the R-2 District, in accordance with the applicable regulations set forth in this Ordinance: Permitted uses in 1 (one) district shall not be permitted in another district unless specifically stated. (03/18/08)

B. Agriculture on a lot not less than ten (10) acres.

New: **Permitted Uses.** The following uses are permitted uses in the R-2 District, in accordance with the applicable regulations set forth in this Ordinance: Permitted uses in 1 (one) district shall not be permitted in another district unless specifically stated. (03/18/08)

B. Agriculture on a lot not less than ten (10) acres.

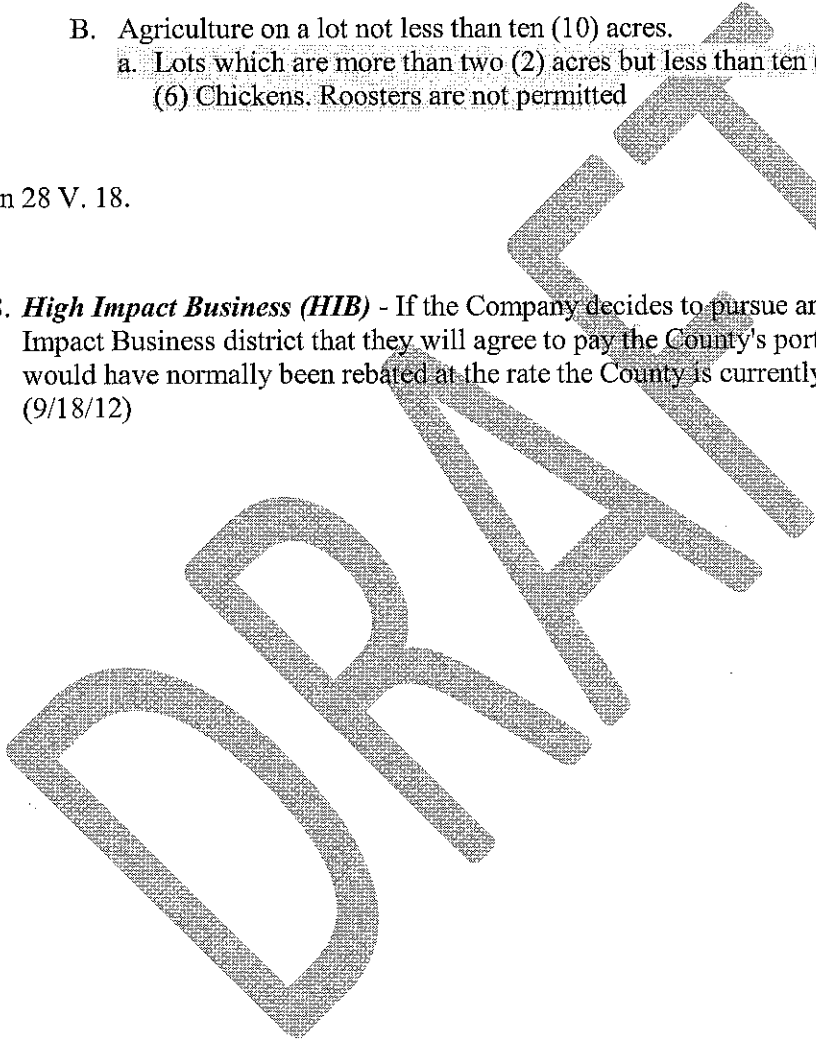
a. Lots which are more than two (2) acres but less than ten (10) acres may have up to six (6) Chickens. Roosters are not permitted

Section 28 V. 18.

Old:

18. **High Impact Business (HIB)** - If the Company decides to pursue an Enterprise Zone or a High Impact Business district that they will agree to pay the County's portion of the sales tax that would have normally been rebated at the rate the County is currently collecting for their share. (9/18/12)

New:



ORDINANCE 2011/12 - # 003

WOODFORD COUNTY TALL STRUCTURE ZONING ORDINANCE

AN ORDINANCE REGULATING AND RESTRICTING THE HEIGHT OF STRUCTURES AND OBJECTS OF NATURAL GROWTH IN THE VICINITY OF AN AIRPORT OR RESTRICTED LANDING AREA BY CREATING THE APPROPRIATE ZONES AND ESTABLISHING BOUNDARIES THEREOF; DEFINING CERTAIN TERMS USED HEREIN; AND IMPOSING PENALTIES.

It is hereby found that an Airport/RLA hazard endangers lives and property of users of the Airport/RLA and property or occupants of land in its vicinity. Accordingly, it is declared:

- (1) that the creation or establishment of an obstruction has the potential of being public nuisance and may injure the region served by the Airport/RLA.
- (2) that it is necessary in the interest of the public health, public safety, and general welfare that creation of Airport/RLA hazards be prevented.
- (3) that this should be accomplished to the extent legally possible by the proper exercise of police power.

Section I: Short Title

This Ordinance shall be known and may be cited as the Woodford County Tall Structure Zoning Ordinance.

Section II: Definitions

1. Airport. Any area of land, water or both, except restricted landing area, that is designed for the landing and takeoff of aircraft, whether or not facilities are provided for the shelter, servicing, or repair of aircraft, or for receiving or discharging passengers or cargo; all appurtenant areas used or suitable for airport buildings or other airport facilities.
2. Airport/RLA Elevation. The highest point of the Airport/RLA's usable landing area measured in feet above mean sea level.
3. Approach Surface. A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section IV of this Ordinance. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.
4. Approach, Transitional, Horizontal, and Conical Zones. The zones are set forth in Section III of this Ordinance.
5. Restricted Landing Area (RLA). Any area of land, water or both that is used or made available to the landing and takeoff of aircraft that is intended for private use.

6. Conical Surface. A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 5,000 feet.
7. Hazard to Air Navigation. An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
8. Height. For the purpose of determining the height limits in all zones set forth in this Ordinance and shown on the zoning map, the datum shall mean sea level elevation unless otherwise specified.
9. Horizontal Surface. A horizontal plane 150 feet above the established Airport/RLA elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.
10. Nonconforming Use. Any pre-existing structure, object of natural growth, or use of land which is inconsistent with the provisions of this Ordinance or an amendment thereto.
11. Reserved.
12. Obstruction. Any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in Section IV of this Ordinance.
13. Person. An individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity; includes a trustee, a receiver, an assignee, or a similar representative of any of them.
14. Reserved.
15. Runway. A defined area on an Airport/RLA prepared for landing and take-off of aircraft along its length.
16. Structure. An object, including a mobile object, constructed or installed by man, including but without limitation, buildings, tower, cranes, smokestacks, earth formation, overhead transmission lines, metrological towers, wind turbines and cell towers.
17. Transitional Surfaces. These surfaces extend outward at 90 degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional surfaces for those portions of the precision approach surfaces, which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at 90 degree angles to the extended runway centerline.
18. Tree. Any object of natural growth.
19. Reserved.

20. Visual Runway. A runway intended solely for the operation of aircraft using visual approach procedures.

Section III: Airport/RLA Zones

In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to the Airport/RLA. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

1. Runway Visual Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is 100 feet wide. The approach zone expands outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
2. Horizontal Zone. The horizontal zone is established by swinging arcs of 5,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
3. Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of 5,000 feet.

Section IV: Airport/RLA Zone height Limitations

Except as otherwise provided in this Ordinance, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this Ordinance to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

1. Runway Visual Approach Zone. Slopes twenty (20) feet outward for each one (1) foot upward (20:1) beginning at the end of and at the same elevation as the primary surface, to a height of 150 feet and extending to a horizontal distance of 5,000 feet along the extended runway centerline.
2. Transitional Zone. Slope seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to height of 150 feet above the Airport/RLA elevation. In addition to the foregoing, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface.
3. Reserved

4. Horizontal Zone. Established at 150 feet above the Airport/RLA elevation.
5. Conical Zone. Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the Airport/RLA elevation and extending to a height of 350 feet above the Airport/RLA elevation.

Section V: Use Restriction

Notwithstanding any other provisions of this Ordinance, no use may be made of land or water within any zone established by this Ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the Airport/RLA and aircraft, make it difficult for pilots to distinguish between Airport/RLA lights and others, result in glare in the eyes of pilots using the Airport/RLA, impair visibility in the vicinity of the Airport/RLA, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the Airport/RLA.

Section VI: Nonconforming Uses

Regulations Not Retroactive. The regulations prescribed by this Ordinance shall not be construed to require the removal, lowering or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this Ordinance, or otherwise interfere with the continuance of nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted.

Section VII: Variances

1. Variances. Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use property, not in accordance with the regulations prescribed in this Ordinance, may apply to the Zoning Board of Appeals for a variance from such regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted, will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the spirit of this Ordinance. Additionally, no application for variance to the requirements of this Ordinance may be considered by the Zoning Board of Appeals unless a copy of the application has been furnished to the Illinois Department of Transportation Aeronautics Division for advice as to the aeronautical effects of the variance. If the Illinois Department of Transportation Aeronautics Division does not respond to the application within fifteen (15) days after receipt, the Zoning Board of Appeals may act on its own to grant or deny said application.
2. Obstruction Marking and Lighting. Any variance granted may, if such action is deemed advisable to effectuate the purpose of this Ordinance and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to install, operate, and maintain, at the owner's expense, such markings and lights as may be necessary. If deemed

proper by the Zoning Board of Appeals, this condition may be modified to require the owner to permit the Airport/RLA at its own expense, to install, operate, and maintain the necessary markings and lights.

Section VIII: Judicial Review

Any person aggrieved, or any taxpayer affected, by any decision of the Zoning Board of Appeals, may appeal to the Court of Record.

Section IX: Conflicting Regulations

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance and any other regulations applicable to the same area, whether the conflict be with respect to the height of structures or trees, and the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail.

Section X: Severability

If any of the provisions of this Ordinance or the application thereof to any person or circumstances are held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are declared to be severable.

Section XI: Effective Date

Whereas, the immediate operation of the provisions of this Ordinance is necessary for the preservation of the public health, public safety, and general welfare, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage by the Woodford County Board and publication and posting as required by law.

PASSED AND ADOPTED THIS ___ DAY OF ___, 2012, BY THE WOODFORD COUNTY BOARD, ILLINOIS.

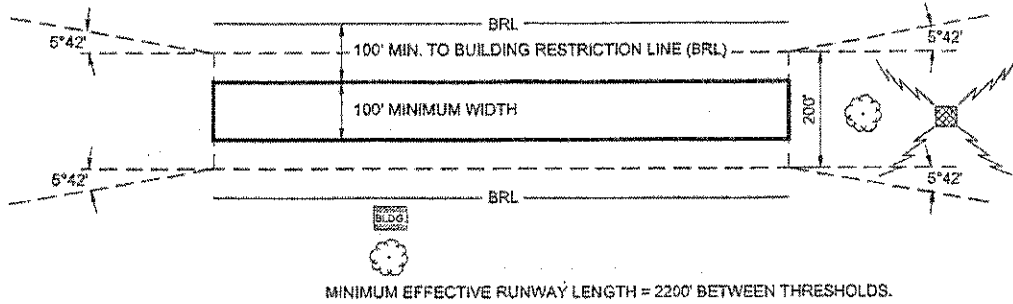
Ayes _____ Nays _____ Absent _____

Debbie Harms, County Clerk

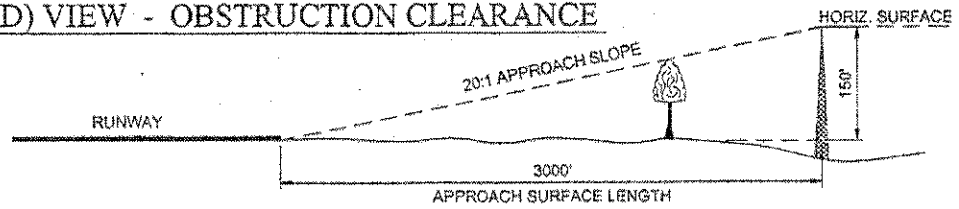
Stan Glazier, County Board Chairman

ILLUSTRATION E-1 Airports (Public- or Private-Use) Minimum Dimensional Standards

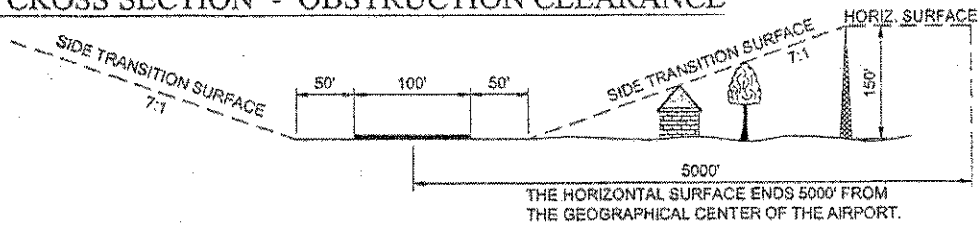
PLAN VIEW



PROFILE (END) VIEW - OBSTRUCTION CLEARANCE



RUNWAY CROSS SECTION - OBSTRUCTION CLEARANCE



| Year | Month | Fees received | # of Petitions | Petition Type | | | | Cost to County | Loss/Gain | Unusual | Annual Loss/Gain |
|--------|------------|---------------|----------------|---------------|----|----|---|----------------|-------------|--------------------|------------------|
| | | | | S | V | Z | A | | | | |
| 2016 | Jan | \$1,473.00 | 3 | 0 | 1 | 2 | 0 | \$347.08 | \$ 1,125.92 | pre-fee change | \$ 2,875.14 |
| | Feb | \$0.00 | 0 | 0 | 0 | 0 | 0 | \$0.00 | \$ - | pre-fee change | |
| | Mar | \$725.00 | 2 | 1 | 1 | 0 | 0 | \$362.20 | \$ 362.80 | pre-fee change | |
| | Apr | \$225.00 | 2 | 0 | 1 | 0 | 1 | \$362.20 | \$ (137.20) | pre-fee change | |
| | May | \$450.00 | 2 | 0 | 2 | 0 | 0 | \$289.24 | \$ 160.76 | pre-fee change | |
| | Jun | \$1,725.00 | 4 | 2 | 1 | 1 | 0 | \$362.20 | \$ 1,362.80 | pre-fee change | |
| | Jul | \$430.00 | 2 | 0 | 1 | 1 | 0 | \$368.68 | \$ 61.32 | 1 lg Map | |
| | Aug | \$0.00 | 0 | 0 | 0 | 0 | 0 | \$0.00 | \$ - | | |
| | Sept | \$350.00 | 7 | 1 | 6 | 0 | 0 | \$362.20 | \$ (12.20) | | |
| | Oct | \$250.00 | 5 | 1 | 4 | 0 | 0 | \$312.46 | \$ (62.46) | | |
| | Nov | \$100.00 | 2 | 1 | 1 | 0 | 0 | \$362.20 | \$ (262.20) | | |
| | Sep (spec) | \$500.00 | 1 | 0 | 1 | 0 | 0 | \$362.20 | \$ 137.80 | Special Hearing | |
| | Nov (Spec) | \$500.00 | 1 | 0 | 1 | 0 | 0 | \$362.20 | \$ 137.80 | Special Hearing | |
| 2017 | Jan | \$50.00 | 1 | 0 | 1 | 0 | 0 | \$361.63 | \$ (311.63) | | \$ (1,822.86) |
| | Feb | \$250.00 | 4 | 2 | 2 | 0 | 0 | \$361.63 | \$ (111.63) | | |
| | Mar | \$0.00 | 0 | 0 | 0 | 0 | 0 | \$0.00 | \$ - | | |
| | Apr | \$190.00 | 3 | 3 | 0 | 0 | 0 | \$361.63 | \$ (171.63) | | |
| | May | \$50.00 | 1 | 0 | 1 | 0 | 0 | \$314.90 | \$ (264.90) | | |
| | Jun | \$100.00 | 2 | 0 | 1 | 1 | 0 | \$286.65 | \$ (186.65) | | |
| | Jul | \$100.00 | 2 | 0 | 1 | 1 | 0 | \$288.79 | \$ (188.79) | | |
| | Aug | \$0.00 | 0 | 0 | 0 | 0 | 0 | \$0.00 | \$ - | | |
| | Sept | \$100.00 | 3 | 2 | 0 | 0 | 1 | \$267.28 | \$ (167.28) | | |
| | Oct | \$100.00 | 2 | 1 | 1 | 0 | 0 | \$215.31 | \$ (115.31) | | |
| | Nov | \$50.00 | 1 | 1 | 0 | 0 | 0 | \$355.04 | \$ (305.04) | | |
| 2018 | Jan | \$100.00 | 3 | 1 | 0 | 1 | 1 | \$354.03 | \$ (254.03) | | \$ 6,445.25 |
| | Feb | \$200.00 | 4 | 1 | 3 | 0 | 0 | \$287.61 | \$ (87.61) | | |
| | Mar | \$0.00 | 0 | 0 | 0 | 0 | 0 | \$0.00 | \$ - | | |
| | Apr | \$190.00 | 2 | 1 | 1 | 0 | 0 | \$362.59 | \$ (172.59) | | |
| | May | \$1,330.00 | 3 | 2 | 1 | 0 | 0 | \$302.06 | \$ 1,027.94 | 2 -solar | |
| | Jun | \$50.00 | 2 | 0 | 1 | 0 | 1 | \$368.48 | \$ (318.48) | | |
| | Jul | \$50.00 | 1 | 0 | 1 | 0 | 0 | \$368.48 | \$ (318.48) | | |
| | Aug | \$3,440.00 | 7 | 5 | 1 | 1 | 0 | \$368.48 | \$ 3,071.52 | 1 solar/1 lg map | |
| | Sept | \$240.00 | 2 | 1 | 1 | 0 | 0 | \$368.48 | \$ (128.48) | | |
| | Oct | \$1,310.00 | 4 | 2 | 0 | 1 | 1 | \$380.78 | \$ 929.22 | 1 met twr/1 lg map | |
| | Nov | \$3,060.00 | 7 | 6 | 1 | 0 | 0 | \$363.76 | \$ 2,696.24 | 2 solar/2 met twr | |
| 2019 | Jan | \$150.00 | 3 | 0 | 3 | 0 | 0 | \$64.06 | \$ 85.94 | Hearing Officer | \$ 307.26 |
| | Feb | \$100.00 | 3 | 0 | 2 | 0 | 1 | \$391.06 | \$ (291.06) | | |
| | Mar | \$850.00 | 2 | 1 | 1 | 0 | 0 | \$290.46 | \$ 559.54 | 1 met twr | |
| | Apr | \$300.00 | 6 | 2 | 2 | 2 | 0 | \$306.70 | \$ (6.70) | | |
| | May | \$250.00 | 5 | 2 | 2 | 1 | 0 | \$290.46 | \$ (40.46) | | |
| | Jun | \$0.00 | 0 | 0 | 0 | 0 | 0 | \$0.00 | \$ - | | |
| | Jul | | | | | | | | | | |
| | Aug | | | | | | | | | | |
| | Sept | | | | | | | | | | |
| | Oct | | | | | | | | | | |
| | Nov | | | | | | | | | | |
| Totals | | \$19,338.00 | 104 | 39 | 47 | 12 | 6 | \$11,533.21 | \$ 7,804.79 | | |

| Fee structure - June 2016 & earlier | |
|-------------------------------------|--------------------------------------------------|
| Appeals | \$225 |
| Variances | \$225 |
| Special Use Permits Per Parcel | \$500 1st 10 acres plus \$8.00 per acre over 10. |
| Amendments/Rezoning Per Parcel | \$500 1st 10 acres plus \$8.00 per acre over 10. |
| Administrative Variances | \$200 |
| Sign Variances | \$50 |

| Fee structure July 2016 - present | |
|-----------------------------------|------------------------------------------------|
| Appeals | \$50 |
| Variances | \$50 |
| Special Use Permits Per Parcel | \$50 1st 5 acres plus \$10.00 per acre over 5. |
| Amendments/Rezoning Per Parcel | \$50 1st 5 acres plus \$10.00 per acre over 5. |
| Administrative Variances | \$50 |
| Sign Variances | \$50 |
| Special Hearing | \$500 |

Text Amendments are brought by the county. No fees associated

S- Special Use
V - Variance
Z - Map Amendment
A - Text Amendment