

MINUTES
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
TUESDAY, January 9, 2018
5:30 P.M.

1. Call to Order:

Chairman Kingdon called the meeting to order at 6:53 pm.

2. Roll Call: Duane Kingdon, Doug Huser, Blake Parsons, and Bryant Kempf were present. Excused: Andy Rokey

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

4. Approval of December 12, 2017, minutes:

Approval of December 19, 2017, minutes:

Motion to approve both minutes made by Huser, seconded by Parsons. *Motion Carried.*

5. Public Input:

None

6. Unfinished Business: No discussion on any unfinished business

- Minonk Wind LLC Special Use - Meeting with company
- Zoning Ordinance discussion* Section 28 WECS - security and roads – Kingdon
- Review/recommend changes to Woodford County Zoning Ordinance Section 22 – Signs
- Discuss establishing commercial Development Zones/Standards for recommending Re-zoning vs. Special Use
- Permit Fees discussion
- Subdivision Code Changes if needed from public hearing comments

7. New Business:

- Zoning ordinance changes required from proposed subdivision code changes

No discussion

8. Planning and Zoning Issues:

- Solar ordinance verbiage, recommendation to send to ZBA

The committee discussed the solar ordinance verbiage first to accommodate the attendees that came for this topic. Mr. Minger stated his one concern was the building code that was addressed, Ms. Jording noted that State law requires Commercial structures utilize international building code.

Mr. David Blankenship of the Logan County Board came forward to discuss with the committee some items. He asked if there was an independent decommissioning report required, Mr. Kingdon stated there is independent decommissioning required. Mr. Blankenship discussed that his county was considering requiring the land owner to be required to handle the decommissioning to take the County out of the situation all together. Ms. Jording noted the reason for keeping a surety bond for the county is due to the fact that if the land owner stops paying their property taxes it will become the county's problem anyways. Mr. Kingdon asked if everyone was ok with changing the bond type to surety bond.

Mr. Huser made the motion to send the solar section of the ordinance change to the ZBA, seconded Parsons. *Motion Carried.*

The committee discussed the fee structure recommendation, Ms. Jording presented that the solar Farms would pay \$250.00 per megawatt, \$3,000 maximum. The Residential solar would utilize the same fee structure as other accessory structures. Motion to send to ZBA made by Mr. Parsons, seconded by Huser. *Motion Carried.*

- Adams Outdoor Advertising Special Use/Variance/Permit issue

Ms. Jording discussed that Adams outdoor received their special use March 21, 2017, they obtained their permit March 22, 2017. They requested and received a 90 day start date extension June 27, 2017 which expired September 22, 2017. As of January 4, 2018 no work had been started. Ms. Jording asked what the committee

recommended going forward, she noted her office was inclined to have them re-file for their special use and Variance. The committee agreed that was the only option as that is what is spelled out in the ordinance. Ms. Jording will notify the company of the required steps.

9. Other:

- Tri-County Regional Planning Commission report

Mr. Glazier discussed that having only Mayors represent the county on Tri-County was an issue for Tri-County, additionally if the MOU was changed at all it would have to go back to the Mayors for approval. He noted that some issues had been brought up about him serving as Tri-County Chairman, Some issues of credibility regarding Mr. Bockler, and a few other issues. Mr. Glazier is asking for the Tri-County issue to be postpone another month at the board meeting. That will allow Mr. Glazier to get some answers and speak with more Mayors. Mr. Glazier asked if any other members of the committee has any issues with Mr. Glazier being Chairman of Tri-County or with Mr. Bockler being involved. Mr. Kempf stated he has maintained the same position that we should not be involved in Tri-County since the vote to get out of Tri-County, He also stated he does not think Mr. Glazier should be the Chairman at Tri-County. Mr. Kempf stated that Tri-County says they do not do economic development so it should not be a focus for Mr. Bockler. Mr. Huser asked if CP & Z does economic development, Mr. Kempf said no. Mr. Huser then discussed that by rewriting the Home Occupation rules and reducing the fees for both Home Occupation and Special Uses the CP&Z committee was doing economic development. He discussed that Tri-County working to build a ring road or community center in Roanoke is economic development. Mr. Huser went on to stated that he is not a fan of Tri-County but the vote was not to fund Tri-County the way it was, this is looking at a new idea trying it a different way, he is willing to try the new approach at least for a few years. In the spirit of compromise he is willing to let the Mayor try this new way. He stated that his concern was that the representatives we send from the county board are mostly against Tri-County. Mr. Kempf stated that he was willing to compromise allowing the mayors participate. Mr. Kingdon discussed that Tri-County is more an organization to facilitate business building. He noted that the County has to get along, we should facilitate. Mr. Parsons discussed that he vote not to pay Tri-County, he noted that if the Mayors want to be involved and the County can facilitate that new approach he is willing to participate. Mr. Kingdon stated he is in favor of trying the new approach and supporting the Mayors. Mr. Smith stated he doesn't think most people know what CP & Z does and it's a no brainer to him to be involved.

- ZBA Hearing - ZBA hearing on January 23

Ms. Jording noted there are three petitions, one Special Use, of Map Amendment and one text amendment.

- Zoning Office FY 2016/17 summary

Ms. Jording provided the committee with the permit and revenue totals for FY 2016-17. 241 permits were issued, \$40,512.75 in permit fees were collected, 33 new Single Family dwellings were permitted, and \$51,812.19 in total revenue was collected.

- Schedule special meetings (if necessary)
 - Joint meeting with ZBA

The Committee will attend the January 23 ZBA meeting to help finalize the solar amendment.

Mr. Kempf left the meeting at 7:47.

10. Executive Session (if necessary): None

11. Any action coming out of Executive Session:

12. Adjournment:

Mr. Parsons made the motion to adjourn at 7:52, seconded by Huser. *Motion Carried.*

*monthly agenda item

Lisa Jording, Secretary

Duane Kingdon, Chairman

Date