

MINUTES
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
TUESDAY, February 13, 2018
5:30 P.M.

1. Call to Order:

Vice Chairman Rokey called the meeting to order at 5:30 pm.

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

Mr. Rokey asked Mr. Huser to conduct the meeting as he has been absent recently and Mr. Huser was more familiar with what is going on.

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

4. Approval of January 9, 2017, minutes

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

Review Executive Session Minutes (vote is to decide if minutes should be made public): November 13, 2008, February 10, 2009 part 1, February 10, 2009 part 2, March 10, 2009, February 14, 2017 Part 2

Mr. Parsons made the motion to approve and keep confidential all executive session minutes, seconded by Rokey. *Motion Carried.*

5. Public Input:

Mr. Dennis Perry and Mr. Dan Parr were present to hear what determination will be made on the surveyor's signature block wording.

Mr. Huser explained that no further input would be taken regarding the Subdivision code due to the board rule that states that once a properly noticed and heard public hearing has occurred no further input from the public is allowed. He explained that normally the committee allows public input throughout the meeting however, as a result of this rule he would not be allowing that this evening.

6. Unfinished Business: No discussion on any unfinished business

- Minonk Wind LLC Special Use - Meeting with company
No further input from the States Attorney
- Zoning Ordinance discussion* Section 28 WECS - security and roads – Kingdon -None
- Review/recommend changes to Woodford County Zoning Ordinance Section 22 – Signs - None
- Discuss establishing commercial Development Zones/Standards for recommending Re-zoning vs. Special Use - None
- Permit Fees discussion
The committee discussed this issue briefly, they would like for this to remain on the agenda to discuss at a future time.
- Zoning ordinance changes required from proposed subdivision code changes
This will be discussed further once the subdivision code is finalized.
- Revise MOU for Tri-County
Mr. Glazier explained that he would like to change the MOU to be changed to reflect one representative from the County Board and 6 representatives from the various municipalities. He also added that municipality appoints would be annual and payment would be made from the municipality to the County and the County would pay Tri-County directly. The committee did not vote on these changes, Mr. Glazier just felt he should present them to the committee as this is the Tri-County oversight committee.

- Solar section changes from ZBA
 - Requiring any legal action that may occur to be filed in Woodford County Court.
 - a) The Committee reviewed the suggested changes recommended at the January 23, 2018 Hearing. Mr. Loy recommended that the Ingress/egress in at 30-1200 F. 3) f) read “*Locations of Ingress/Egress to a public road*”.

Mr. Huser discussed that Mr. Kingdon recommended that the committee add “*In the event legal action is required it shall be filed in the Woodford County Court.*” Mr. Parsons made the motion to introduce the new section adding legal action as recommended and adopt all changes recommended by CP & Z and the ZBA, (see red lines draft) seconded by Kempf. *Motion Carried.*

- Subdivision Code Changes and recommendations

Mr. Huser discussed the input from the Public Hearing held in January on the Subdivision Code changes. He discussed that Mr. Minger had not gotten back to the committee regarding the signature block issue. Mr. Loy stated he didn’t care who signed it, surveyor or engineer. Mr. Huser discussed the input that the Code was not in compliance with the comprehensive plan, discussing that the comprehensive plan is non-regulatory and doesn’t carry the force of law. Additionally, Mr. Huser felt it was in line with several of the implementation strategies outlined in the comprehensive plan. Regarding the need for the County Board to sign plats, Mrs. Jording stated the States Attorney’s office directed the Plat officer to begin having the plats signed by the County Board as it is required by the Plat Act. Mr. Huser addressed the bond release amount. Motion to change the bond release at 9.24 to 20%, 20%, 25%, and 35% made by Parsons, seconded by Kempf. *Motion Carried.* Mr. Huser discussed the concerns about the townships having to take over the private roads, he indicated that is addressed in the code and roads will have to meet standards before they are assumed by the townships.

Mr. Huser addressed the concerns brought by Mr. Burditt about developers investing the minimum in roads and then leaving the homeowners with the cost of upkeep. Mr. Huser discussed that we do not regulate the conditions of lanes with four houses, why would we suddenly need to regulate them at 5 parcels or more. Mr. Huser discussed that the board members have received many phone calls from Mr. Burditt voicing his concerns, out of 40,000 residents in this county only one resident appears to have significant concerns about the changes.

7. New Business:

- Court reporter for ZBA Hearings

Mrs. Jording discussed that she would like the option to require a court reporter on heavily contested or complex petitions. At this time it is not addressed in the zoning ordinance. The committee stated that this could be included in a future amendment to the zoning ordinance and they had no objection.
- Floodplain Conference March 14 – 15 Motion to pay in vacation

8. Planning and Zoning Issues:

9. Other:

- Tri-County Regional Planning Commission Report

Mr. Glazier provided a report on Tri-County. He discussed that they have been very gracious since the county has dropped its membership, he noted they have been very supportive of the plan to allow the municipalities to take the Board seats. He discussed that Tri-County indicated they felt this is a new direction that the other member counties may also adopt in the future.
- ZBA Hearing - ZBA hearing on February 27

Mrs. Jording stated there are five petitions on the agenda, one Special Use, 3 Variances and the Solar Text amendment will be continued this month as well.

- Zoning Office FY 2016/17 summary - None
- Schedule special meetings (if necessary)
 - Joint meeting with ZBA – None

10. Executive Session (if necessary): None

11. Any action coming out of Executive Session:

12. Adjournment:

Mr. Kempf made the motion to adjourn at 7:53, seconded by Parsons. *Motion Carried.*

*monthly agenda item

Lisa Jording, Secretary

Andy Rokey, Vice Chairman

Date