

MINUTES
CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS
MONDAY, April 8, 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, and Charles Nagel were present. Andy Rokey was excused and Justin Faulk was absent.
3. Approval of Monthly claims: Motion was made by Spence to approve the claims, seconded by Nagel. *Motion Carried.*
4. Approval of March 11, 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 - Meeting with company, Letter of Credit
Mr. Spence discussed that they are waiting to finalize the MOU with the company, he noted that Mr. Minger is working on that with the company. Mr. Parsons asked for clarification on how the new decommissioning report will be received and approved. Mr. Spence noted that the company will send the report to Mr. Minger and Ms. Jording and then the committee will review. If changes are needed, the committee will address those with the company. If it is acceptable then the committee will send it to the Board for approval. If no agreement can be made then the County can request their own third party report as they have in the past.
 - Review/recommend changes to Woodford County Zoning Ordinance Section 22 – Signs
 - Permit Fees discussion
Mr. Parsons asked about the major and minor special use discussion they had in the past. Ms. Jording noted that she found no other county had a major and minor special use. Ms. Jording noted that changing the special use would require the list of special uses to be designated. Mr. Parsons noted that would require changing the “not an all-inclusive list” verbiage. Ms. Jording discussed that the committee could possibly consider changing the variable items to include things like chickens in residential.
Mr. Nagel asked what concern there was with relating to the fees. Ms. Jording explained that the variance application cost is \$50.00 and most Special Use applications are \$50.00 since most are under 5 acres. She noted that the full Zoning Board must be brought in for a Special Use and that cost \$300.00 in per diem. The committee further discussed options on allowing smaller items, particularly chickens, in the Residential district without requiring a Special Use. Mr. Spence asked Ms. Jording to write up some options.
7. New Business:
 - Minonk Wind Farm 2018 Annual Inspection Report
Ms. Jording noted that she received the annual inspection report. Mr. Spence noted that Mr. Moore at County Highway should be sent a copy. Ms. Jording stated she would also send it to Mr. McCanless at EMA for their information.
8. Planning and Zoning Issues:
 - Changes to text amendment request Section 24, 28 and 30
Mr. Parsons discussed that the ZBA reject all three proposals. He discussed that the main concern was over removing the High Impact Business and that the ZBA did not want this removed. Ms. Jording noted that she checked other counties and no other county had anything similar in their ordinance. She noted that only one County required a Host Agreements Fee which all went to the conservation authority. One other county required the company pay for an attorney and engineering review. Mr. Parsons discussed other options for fees or host agreements. Mr. Spence advised Ms. Jording to send it to Mr. Minger or Mr. Gibson to review and determine if it is legal to have this section.

Mr. Parsons discussed that the concerns over the municipal setback was when multiple jurisdictions overlap, who would have to approve. Mr. Spence noted that they all would have to approve. Ms. Jording noted that the other concern was peoples land rights outside the municipality being governed by municipal government, those individuals have no representation since they are not residents of the municipalities. Ms. Jording discussed that the city does have the option to annex or enter pre-annexation agreements with land surrounding the municipalities to allow them control. Mr. Parsons discussed that this is a sensitive subject. Mr. Spence noted that he would prefer not to have a knee jerk decision to one issue. Ms. Jording discussed the proposed amendment to County Code in HB 1449. The committee concluded they would take a wait and see approach.

9. Other:

- ZBA Hearing - ZBA hearing April 23 – 6 petitions 2 Special Use, 2 Variance, 2 Map Amendment
- Ms. Jording gave a brief update on the pending ZBA petitions. Mr. Parsons discussed that a CP & Z member typically attends and they typically volunteer their time to attend.
- Schedule special meetings (if necessary)
- Floodplain training October 7-10

Ms. Jording noted she will be attending Floodplain training October 7-10 in northern Illinois.

Ms. Jording discussed that she had been approached about including requirements for solar equipment installers to hold qualifications. She asked if the committee would like to see that item on next month's agenda. The committee consensus was that they would like to discuss it next month to determine if any action was needed.

10. Executive Session (if necessary): None

12. Adjournment:

Mr. Nagel made the motion to adjourn at 7:00 p. m., seconded by Spence. *Motion Carried.*

Lisa Jording, Secretary

Blake Parsons, Chairman

Date