

COUNTY OF MENARD)
) SS.
STATE OF ILLINOIS)

The Menard County Zoning Board of Appeals (ZBA) met on Thursday, November 15, 2018, at 6:30 p.m., at the Menard County Courthouse in Petersburg, Illinois.

Chairperson Tom Eldridge called the meeting to order and took the roll call with the following ZBA members in attendance: Karen Stott, Steve Wilken, Barry Bass, and Tom Eldridge. ZBA member Steve Ozella was absent. A quorum was present. Zoning Administrator Brian Hollenkamp was in attendance and took the minutes.

Minutes from the June 25, 2018 meeting were presented for approval. ZBA member Bass moved to approve the minutes, as presented. ZBA member Wilken seconded the motion. The motion carried with four “ayes”, no “nays”, and one “absent”.

NEW BUSINESS

ADMINISTRATIVE PUBLIC HEARING: (Case number 18-02 SUP)
APPLICATION FROM SUNRISE ENERGY VENTURES, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION, WHICH SEEKS A SPECIAL USE PERMIT FROM ARTICLE VI, SECTION 6.03(C)(2)(h) OF THE MENARD COUNTY ZONING ORDINANCE, ALLOWING COMMERCIAL/LARGE SCALE SOLAR FARMS IN THE AG DISTRICT.

Bill Blackmore was present to represent Sunrise Energy to give an overview of their application. Chairperson Eldridge opened the public hearing at 6:32 p.m. to give consideration to case number 18-02 SUP. Chairperson Eldridge swore-in Mr. Blackmore for testimony regarding the application. Mr. Blackmore gave any overview of the proposed solar project. He stated that the solar farm would generate 4 MW of power. The panels will be on a single axis tracker, which allows them to follow the sun during the day. There will be four 10x30 inverters. The total fenced in area of the project will be approximately 30.8 acres. The fence will be 7-8 feet tall. They will hire a general contractor for installation which could have up to 30 workers during peak labor. They will use a slow growing pollinator blend of grass which only needs to be mowed 3-4 times a year.

Mr. Blackmore asked that the driveway leading to the solar farm move east toward the property line. This request was made by the Powers family, who they are leasing from. Debra Mackie, the adjoining neighbor, expressed concern about drainage if the drive was that close to the property line. Mr. Blackmore stated that they would add drainage to make sure that no water backed up onto her property.

As there were no other public comments, ZBA member Bass moved to close the public hearing at 7:12 p.m. ZBA member Wilken seconded the motion. The motion carried with four “ayes”, no “nays”, and one “absent”.

After discussion, a motion was made to approve the amended application with the driveway is the new location with the condition that the drainage has to be fixed for the adjoining property by Sunrise Energy. The motion was made by ZBA member Wilken and seconded by ZBA member Bass. The motion carried with four “ayes”, no “nays”, and one “absent”.

After discussion, ZBA member Bass moved to approve the Findings of Fact and recommend that the Board of Commissioners grant the Special Use Permit. ZBA member Wilken seconded the motion. The motion carried with four “ayes”, no “nays”, and one “absent”.

NEW BUSINESS

ADMINISTRATIVE PUBLIC HEARING: (Case number 18-01 APPEAL)
APPEAL OF DETERMINATION FROM HUBERT CATES AND MARNA WALKER REGARDING PROPERTY OCCUPIED BY KYLE AND MELISSA MILLER. MR CATES AND MS. WERE REPRESENTED BY ATTORNEY GREGORY MOREDOCK. MR AND MRS MILLER WERE NOTIFIED OF THE HEARING BUT DID NOT APPEAR.

Chairperson Eldridge opened the public hearing at 7:24 p.m. Mr. Cates was sworn-in and spoke to what has been occurring on the neighboring property over the last 2 years. Pictures were also presented as evidence of possible violations. They claimed that the violation on the property include operating a junk/salvage yard, a trucking company, and an implement dealership.

As there were no other public comments, ZBA member Wilken moved to close the public hearing at 8:06 p.m. ZBA member Stott seconded the motion. The motion carried with four "ayes", no "nays", and one "absent".

It was determined that the three alleged violations should be decided separately. First, there was discussion of the operation of a junk/salvage yard. Based on the pictures and information provided, a motion was made by ZBA member Bass to issue a violation due to misinterpreted information for the previous determination. ZBA member Stott seconded the motion. The motion carried with four "ayes", no "nays", and one "absent".

The second issue discussed was the operation of a trucking terminal. It was determined that Klaw Trucking was advertising hauling many different types of cargo and advertising for truck drivers. A motion was made by ZBA member Bass to issue a violation due to misinterpreted information for the previous determination. ZBA member Wilken seconded the motion. The motion carried with four "ayes", no "nays", and one "absent".

The last issue was the operation of an implement dealership. It was determined that they could not prove how many implements were sold from that property or over what time period. A motion was made by ZBA member Bass to uphold the previous determination. ZBA member Wilken seconded the motion. The motion carried with four "ayes", no "nays", and one "absent".

Unscheduled Public Comments/Requests

No additional public comments were made at the meeting.

Zoning Administrator's Report

There was no zoning administrator's report

Individual ZBA Member Comments

There were no ZBA member comments.

Adjournment

As no other business was brought before the Zoning Board of Appeals, ZBA member Bass moved to adjourn the meeting at 8:43 p.m. ZBA member Wilken seconded the motion. The motion carried with four "ayes", no "nays", and one "absent".