

PLANNING & ZONING COMMISSION
MONDAY, August 3, 2015
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. August 3, 2015 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Shaw-Dickey, Snyder-Chura, Johns, Colwill, Carson, and Chairman Thiele. Absent: Huddleston. Also present were Kip Countryman, Michelle Pease and Michelle Knight. There was a quorum of seven present.

Minutes: McNeilly moved and seconded by Shaw-Dickey, **“I move minutes of the July 6 and July 27, 2015 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Commissioner Comments: None

Business Items:

1. Case PZC 7-15, Special Use Permit and Variance of Setbacks for a Solar Plant at the Landfill. The petitioner is requesting a special use for the installation of 2700 feet of solar panels to be installed on the South side of the property parallel to Creston Road for power generation. The petitioner is also requesting a site set back variance of 13 feet compared to the 20 feet required by code. The petitioner will be connecting the existing fence to a new proposed fence to surround the solar farm for security purposes, and the solar farm will be two rows approximately 25 feet wide, and 2700 feet long North of Creston Road. Rochelle Municipal Utilities has in the past constructed a solar plant farm on City property off Jack Dame road to offset power requirements for the City Sewer plant. The Solar farm use is consistent with the Methane plant that also generates alternative energy on the property. Staff feels that the proposed Solar farm is consistent with the use already on the property that produces alternative energy, The Solar farm could not reasonably be considered to impact adjacent property values, and is recommending approval of the special use and the variance of setbacks for the Solar farm. Motion made by Snyder-Chura and seconded by Colwill, **“I move the planning and zoning commission recess into a public hearing for the case PZC 7-15.”** A roll call vote was taken. Ayes: McNeilly, Carson, Shaw Dickey, Snyder-Chura, Johns, Colwill, and Chairman Thiele. Nays: none. Dan Westin with Rochelle Municipal Utilities was present to explain the solar plant and that the landfill is considered to be “scrap land” which makes it a good location for the solar panels. Tom Byro, Creston Village President, stated that there was an agreement from the landfill to plant trees on top of the berm at the landfill. To this date, those trees have not yet been planted. Tom also stated that he did not want to delay this project because of the trees. Much discussion was had among the Planning and Zoning Commission about the landscaping within the landfill agreement and where the trees would go, the placement of the solar panels, what type of trees, and what impact such trees could have on the solar panels. It was discussed about the placement from the road and the strength/durability of the panels and if there would be any glare for traffic. Sam Tesreau stated that no part of the panels is allowed on the public right of way. Motion made by Snyder-Chura and seconded by Colwill, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent. Motion made by Colwill and seconded by Johns, **“I move the planning and zoning commission recommends to the city Council to approve the Special Use Permit and Variance of Setbacks for Case PZC-7-15.”** A roll call vote was taken. Ayes: McNeilly, Carson, Shaw Dickey, Snyder-Chura, Johns, Colwill, and Chairman Thiele. Nays: none. Motion passed 7-0. Snyder-Chura asked if a motion could be made for City Council to review the discussion within these minutes in regards to the landscaping commitment at the landfill. Motion made by Johns and seconded by Shaw-Dickey **“I move that the Planning and Zoning Commission request City Council to read the discussion from the August 3, 2015 Planning and Zoning meeting in regards to the landscaping commitment at the landfill prior to voting on this case.”** A roll call vote was taken. Ayes: McNeilly, Carson, Shaw Dickey, Snyder-Chura, Johns, Colwill, and Chairman Thiele. Nays: none. Motion passed 7-0.

Discussion Items:

Pavement for Subdivisions. Snyder-Chura asked to revisit the Ordinance and regulations for pavement requirements for subdivisions. Sam Tesreau provided an overview of the current ordinance and regulations for future road developments. There was also some discussion on truck traffic and its toll on the local roads. Commissioners were advised to read up on the codes for any additional clarification of the requirements.

Adjournment: The Planning and Zoning Commission adjourned at 7:00 p.m.

Michelle Knight
Administrative Assistant, City of Rochelle