

DANVILLE PLANNING AND ZONING COMMISSION MINUTES

July 5, 2018

A meeting of the Danville Planning and Zoning commission was held on Thursday July 5, 2018, in the Community Room, 17 West Main Street, Danville, Illinois.

MEMBERS IN ATTENDANCE: Tracy Taylor
Adam Brown
Katasha Butler
Ted Vacketta
Pete Goodwin

MEMBERS NOT PRESENT: Dale Carlton

OTHERS IN ATTENDANCE: Christopher Milliken, Cole Jackson,
Vince Koers, Liz Reddington

Chairman Tracy Taylor called the meeting to order at 5:15 p.m.

Roll Call: Tracy Taylor, Adam Brown, Katasha Butler, Pete Goodwin and Ted Vacketta present. A quorum was present.

Advisory to City Council: Announcement made, City Council would take action on Tuesday, July 17, 2018, at 6:00pm.

Approval of the Minutes: Ted Vacketta made a motion to approve the minutes of the February 1, 2018 meeting, as presented. Seconded by Pete Goodwin. Unanimously approved by voice vote.

Items of Information: Christopher Milliken advised that the appointment to fill the Commission vacancy and the reappointments of existing Commissioners should come before the City Council later this month.

General Oath of Audience was given. 2 individuals who indicated that they were going to speak were sworn-in.

Public Hearing(s):
None

Other Business:

Zoning Petition #265 - The Zoning Administrator is requesting that Chapter 150 of the City code, known as the Danville Zoning Ordinance, be amended to make changes to the district use regulations in the ordinance, including adding specific regulations for solar energy systems and wind energy systems.

Christopher Milliken explained that the City Council did not take action on the Commission's recommendation on this petition from last month and instead asked the Commission to further study all aspects of Wind and Solar energy systems and ensure the proposed regulations address everything that is appropriate for the community. Milliken indicated that the

Commission could take one of two courses of action. The Commission could review the additional information being provided and conclude that the existing petition as proposed addresses everything that it should and thus forward it back to the Council for their consideration as is. Alternatively, the Commission could decide that further regulations need to be added to address solar and wind systems and that would thus require a new petition be prepared and submitted for hearing and approval. Milliken provided handouts to the Commission that discussed permitting and zoning for wind energy systems, health and safety impacts of solar panels and solar energy systems and a sound study on noise associated with solar energy system installations.

Vince Koers provided a handout to the Commissioners that explained his concerns related to the proposed ordinance. The items identified included what environmental impact solar panels might have, and how they get disposed of after they are used. He indicated that there are federal laws in place that would provide some assurances, but he felt those should be incorporated into or at least referenced in the City's ordinance. Mr. Koers also questioned why noise associated with wind energy systems was not being included or accounted for by the proposed regulations.

Milliken explained that as proposed the regulations do address noise because there are setback requirements to ensure that wind energy installations are sited such that distance exists between the system and neighboring properties. Milliken also pointed out that as proposed wind energy systems would only be allowed in a few zoning districts and not everywhere as was suggested.

Liz Reddington, with Microgrid Energy, indicated that she worked for a solar developer that has done projects all over the Midwest, ranging from small installations for individual businesses up to community solar projects that feed back into the electric grid. She explained the solar panel technology in use today and panel composition. She also explained the community solar program and the newer Illinois State law (Future Energy Jobs Act) that has increased interest in solar energy system installations. She showed pictures of various solar installations including how her company prepares a site for a solar installation and how site leases are typically structured and the removal of systems are completed.

Questions or Comments from the Commission:

Katasha Butler: What is driving the increased interest in solar and wind energy development in our area?

Ms Reddington: The Illinois Future Energy Jobs Act and the incentives associated with that law.

Chairman Taylor: Are the solar energy system components generally low noise generators?

Ms Reddington: Yes, the invertors and tracker motors are at most 51 decibels next to the unit, while moving away from the

Chairman Taylor: What happens when the panels are no longer useful?

Ms Reddington: In 25-30 years when they reach the end of their useful life we would remove and replace them or restore a site to its conditions prior to the solar system installation.

Ted Vacketta: What is the purpose of the setback distances provided for in the proposed ordinance for small wind energy systems?

Milliken: Those setbacks serve two purposes, one being for safety purposes to ensure that should a system fail that the system would be contained on the property that it is located on and not effect adjacent properties, and two being that the distance provides separation between the

system and adjacent properties to ensure noise in particular is not a nuisance to adjacent properties.

Milliken again identified the Commission's possible next steps as far as alternatives for moving forward and offered up ideas on small changes that could be made to the proposed ordinance to address some of the points that were brought up from those in attendance and from the additional research that has been done on solar and wind energy systems if that is the desire of the Commission.

Motion made by Ted Vacketta to suggest that the staff withdraw the existing petition #265 as presented and prepare and submit a new petition that includes more provisions to address the concerns discussed.

Seconded by Katasha Butler

Roll Call: Yes: Katasha Butler, Pete Goodwin, Ted Vacketta, & Tracy Taylor

No: Adam Brown

Abstain:

Absent: Dale Carlton

Motion carried: Recommend Zoning Petition #265 be withdrawn and a new petition be submitted.

The meeting was adjourned at 6:51pm.