

DANVILLE PLANNING AND ZONING COMMISSION MINUTES

August 2, 2018

A meeting of the Danville Planning and Zoning commission was held on Thursday August 2, 2018, in the Community Room, 17 West Main Street, Danville, Illinois.

MEMBERS IN ATTENDANCE: Tracy Taylor
Adam Brown
Dale Carlton
Ted Vacketta
Pete Goodwin
Troy Savalick

MEMBERS NOT PRESENT: Katasha Butler

OTHERS IN ATTENDANCE: Christopher Milliken, Tyson Terhune,
1 Resident

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

Roll Call: Tracy Taylor, Adam Brown, Dale Carlton, Pete Goodwin, Troy Savalick, and Ted Vacketta present. A quorum was present.

Advisory to City Council: Announcement made, City Council would take action on Tuesday, August 21, 2018, at 6:00pm.

Approval of the Minutes: Ted Vacketta made a motion to approve the minutes of the July 5, 2018 meeting, as presented. Seconded by Pete Goodwin. Unanimously approved by voice vote.

Items of Information: Christopher Milliken welcomed new commissioner Troy Savalick to the Commission and advised that staff member Cole Jackson had left the City to take another position elsewhere.

General Oath of Audience was given. No one indicated they were going to be speaking so no one was sworn in.

Public Hearing(s):

Zoning Petition #266 - 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 reminded the Commission that the Zoning Ordinance does not currently provide any regulations to allow for such uses at present so everything proposed in the petition would be new to the ordinance. The Small Wind Energy System requirements would be for accessory use installations on existing properties, this does not address nor allow for large scale wind energy systems (Wind Farms). The Solar Energy System requirements would provide requirements for the installation of small scale solar energy systems for use on an individual

properties as an accessory structure/use as well as large scale solar energy systems that would be tied to the power grid and which would be considered a principal use of a property. The City has been approached by individuals looking at each of the types of systems.

Milliken reminded the Commission that the previous petition on this topic had been withdrawn at the suggestion of the Commission and the new petition presented in order to incorporate the items discussed at that last meeting. Milliken then proceeded to explain the petition and emphasized the areas that had changed, specifically to address the comments on the placement of small wind energy systems by refining the definition for small wind energy systems to ensure the size of such systems is capped and by adding a setback distance requirement from any neighboring residences. Milliken explained that as proposed the regulations do address noise impacts because there are setback requirements to ensure that wind energy installations are sited such that distance exists between the system and neighboring properties and residences. Milliken also pointed out that as proposed wind energy systems would only be allowed in a few non-residential zoning districts and not everywhere as was suggested. The new petition also addresses comments on the placement of solar energy systems by adding a section regarding the quality of solar panels used and the disposal of solar panels to ensure that solar panels utilized are of the utmost quality and that the panels are recycled or disposed of according to all applicable laws once they are done being utilized. Milliken referenced the handouts and other information that had been collected on the topic including 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.

Questions or Comments from the Commission: None

Supporting the Petition – None

Opposition to the Petition – None

Motion made by Ted Vacketta to accept the preliminary findings of facts as presented and approve Zoning Petition #266 as presented.

Seconded by Dale Carlton

Roll Call: Yes: Adam Brown, Dale Carlton, Pete Goodwin, Troy Savalick, Ted Vacketta, & Tracy Taylor

No:

Abstain:

Absent: Katasha Butler

Motion carried: Zoning Petition #266 Approved

Other Business: None

The meeting was adjourned at 5:41pm.