

DANVILLE PLANNING AND ZONING COMMISSION MINUTES

January 3, 2019

A meeting of the Danville Planning and Zoning Commission was held on Thursday January 3, 2019, in the Community Room, 17 West Main Street, Danville, Illinois.

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

MEMBERS NOT PRESENT: N/A

OTHERS IN ATTENDANCE: Christopher Milliken, Tyson Terhune, David Schnelle, Alderman Jon Cooper, Edgar Lara, 28 other individuals
3 media representatives

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 will hear the petitions on Tuesday, January 15, 2019, at 6:00pm.

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

Items of Information: None.

General Oath of Audience was given. 10 individuals who indicated that they were going to speak were sworn-in.

Public Hearing(s):

Special Use Permit #232 – Novel Energy Solutions is requesting a special use permit to allow for the construction of a 2 megawatt Community Solar Garden (Large Ground Solar Energy System) at the property commonly known as 14127 Old Ottawa Rd in the AG Agriculture Zoning District.

Special Use Permit #233 – Novel Energy Solutions is requesting a special use permit to allow for the construction of a 2 megawatt Community Solar Garden (Large Ground Solar Energy System) at the property commonly known as 21168 N 1400 East Rd in the AG Agriculture Zoning District.

Special Use Permit #234 – Novel Energy Solutions is requesting a special use permit to allow for the construction of a 1 megawatt Community Solar Garden (Large Ground Solar Energy System) at the property commonly known as 14000 Old Ottawa Rd in the AG Agriculture Zoning District.

Petitioner: Edgar Lara, Novel Energy Solutions gave a brief overview of Novel Energy Solutions, and community solar and then shared specifics about each of the three proposed project sites. He indicated that the sites being constructed is entirely dependent on getting incentives from the State thru the Illinois Clean Jobs Act. The proposed sites were chosen due to the proximity to Ameren substations. The construction would take about 2 months. There would be about 2 delivery trucks to the site per day over the course of 1 week. There is a 25 year lease agreement entered into on the properties and the solar installations will operate for at least that 25 year period. There is a decommissioning plan and process that will be put in place and utilized once the sites cease to be used as solar installations.

Questions or Comments from the Commission:

Pete Goodwin: What happens to the panels after the site is closed down?

Mr Lara: The panels will be removed from the site as part of the decommissioning and recycled or disposed of properly.

Troy Savalick: What type of fence will be placed around the sites?

Mr. Lara: 6 foot chain link fence.

Dale Carlton: What type of buffering will be in place to hide the solar installation?

Mr. Lara: There is plenty of flexibility with the sites as far as layout and design and changes can be made to accommodate any concerns in that regard.

Supporting the Petition – Keith Goble, 21688 N 1400 East Rd, indicated that he was the property owner of each of the sites and he felt the proposed solar installations would be appropriate for the sites proposed. He indicated that most of the items brought up are to be addressed in the contract that he has with the energy company.

Cyndi Johnson, 21166 N 1400 East Rd, indicated that better communication and education was needed on the topic, but she had asked a lot of the questions that were being asked and she was satisfied with the answers that she received and thus was able to support that installations. Ms Johnson also indicated that renewable energy was important to the future.

Opposition to the Petition – Tyler Turner, 2200 North Rd, indicated that the area is residential and agricultural and it should stay that way. He stated that there is land within the City of Danville that would be much more suitable for such a development. Mr. Turner indicated that he did not feel Danville’s ordinance offered enough protections.

Barbara Carlton, 13887 E 2100 North Rd, stated they own a property adjacent to site and their house is very close to the proposed installation. Ms. Carlton presented a petition to the Commission that was signed by 63 individuals who had indicated their opposition to the proposed solar installations.

Patty Carlton, 14058 E 2100 North Rd, stated she is an immediate neighbor and they don’t want to see the solar installations near their residence.

Ron Smith, 1558 N 1400 East Rd, stated he is concerned with the setbacks required and any potential noise or other detrimental impacts on the immediate surroundings and thinks a bond should be required to ensure the site is cleaned up and decommissioned completely.

Ben McBride, 2506 N 1430 East Rd, stated he likes the country setting where his house is located and does not want to see the panels near his house. Mr. McBride also was concerned with any runoff from the site or contamination that may come from the panels that would effect his property or his water.

Richard Anderson, 21752 N 1400 East Rd, stated he was primarily concerned with what happens to the panels and site after the leases are up.

Cy Carlton, 13887 E 2100 E 2100 North Rd, stated that he did not feel the proximity to his house and property was appropriate and that he did not want to see the panels installed so close to his property.

Randy Leibach, 11465 E 2450 North Rd, indicated he was the township road commissioner, and stated he was concerned with the impact on the roads in the area and other infrastructure.

Department Recommendation: Christopher Milliken, indicated that the properties have all been zoned agriculture and used for agricultural purposes for many years. There is land available within the City limits that is probably more suitable for solar installations than the agricultural lands under consideration. Milliken indicated three phone calls were received prior to the meeting from neighbors in opposition. Milliken stated the determination needs to focus on what you can control thru the ordinance and special use permit process, which would include setbacks, screening, fencing, and landscaping.

Motion made by Ted Vacketta to accept the preliminary findings of facts as amended and approve Special Use Permit #232.

Seconded by Adam Brown

Roll Call: Yes: Adam Brown

No: Pete Goodwin, Troy Savalick, Dale Carlton, Ted Vacketta, & Tracy Taylor

Abstain:

Absent:

Motion failed: Special Use Permit #232 Denied

Motion made by Ted Vacketta to accept the preliminary findings of facts as amended and approve Special Use Permit #233.

Seconded by Dale Carlton

Roll Call: Yes: Adam Brown

No: Pete Goodwin, Troy Savalick, Dale Carlton, Ted Vacketta, & Tracy Taylor

Abstain:

Absent:

Motion failed: Special Use Permit #233 Denied

Motion made by Ted Vacketta to accept the preliminary findings of facts as amended and approve Special Use Permit #234.

Seconded by Pete Goodwin

Roll Call: Yes: Adam Brown

No: Pete Goodwin, Troy Savalick, Dale Carlton, Ted Vacketta, & Tracy Taylor

Abstain:

Absent:

Motion failed: Special Use Permit #234 Denied

The meeting was adjourned at 6:32 pm.