Department of Community Development

Rickey Williams, Mayor *David Schnelle, Director*

DANVILLE AREA PLANNING & ZONING COMMISSION MEETING

Minutes, May 2, 2019

Members in Attendance:
Tracy Taylor – Chair
Pete Goodwin
Ted Vacketta Jr.
Troy Savalick
Adam Brown

Members Not Present:
Dale Carlton – V. Chair

City Representatives:
David Schnelle
Tyson Terhune

I. Call to Order, Roll Call & Declaration of Quorum
- **a.** Chair Taylor called the meeting to order at 5:15 with declaration of a quorum.

II. Announcement that the P&Z Commission is Advisory to the City Council
- **a.** Announcement made.

III. Approval of Agenda:
- **a.**

IV. Approval of Minutes:
- **a.** *Motion*: Goodwin *Second*: Vacketta ALL AYE

V. Items of Information from the Department
- **a.** Director Schnelle announced his resignation from the City of Danville and thanked the Commission for their service.
- **b.** Item 2

VI. General Oath of Audience
- **a.** All in attendance stood and were sworn-in.

VII. Public Hearings
- **a.** Special Use Petition #236: Jeffery Hurley requested a Special Use Permit to allow the sale of "Specialty Goods" at 3124 N. Vermilion St., located in the B2 zoning district. His business will focus specialty toys and games. Hurley argued for the Special Use classification of "Specialty Goods" due to the fact that his business will be the only one selling these types of toys and games in the Danville area and will be considered a specific destination for these goods.
  - i. Motion to approve Special Use Petition #236 and send to the Danville City Council meeting on 5/21/19 for final consideration. *Motion*: Vacketta, *Second*: Savalick ALL AYE – Motion Passed

If you are unable to attend this meeting please contact: Tyson Terhune at 431-2873.

b. Special Use Petition #237: Sol Systems, LLC requested a Special Use Permit to allow for a "Large Ground Solar Energy System" at the property commonly known as 1300 W. Fairchild St., located in the AG zoning district. The following spoke either in favor or against the petition:

i. *Bob Irvine*, Area Manager for Aqua IL: Spoke in favor of the petition, the nature of the project, history of the Aqua water company in Danville, meeting with area residents, and reconfiguring site plans based on those meetings. Irvine argued for the special use of solar panels so that Aqua could reduce power costs generated by the water plant.

ii. *Rich Baltimore,* Sol Systems: Spoke in favor of the petition, intro to the Sol Systems company, provided technical details about the project and benefits of solar energy, reviewed set-backs and details of the nature of the agreement between Sol Systems and Aqua IL. Baltimore answered questions from

iii. *Bill Garrison,* 12 Westwood: Spoke against the petition, property values would be hurt as a result of the development, long term residents were accustomed to the scenery and did not want to see that removed.

iv. *Lynn McLinden,* 10 Westwood: Spoke against the petition, asked questions on the nature of the agreement between Sol Systems and Aqua IL, concerned with decommissioning of the solar panels, suggested alternatives to the proposed solar panel location, objected to increased industrial use of the area, concerned with the development having a possible negative effect on wildlife of the area.

v. *John Crutcher*, 16 Westwood: Spoke against the petition, felt that due to the topography of the land near him the development would cause an increased negative visual impact.

vi. *Ed Wiggins*, 1012 N. Logan: Spoke against the petition, questioned if the footprint of the project could change or expand in the future, described his property and how the unique location of his home would allow for an increased negative visual impact of the solar panels.

vii. *Vincent Koers,* 603 West Woodlawn: Spoke against the petition, concerned with the glare on drivers along Logan Ave., concerned with a potential negative effect on wildlife.

viii. Motion to approve Special Use Petition #237 and send to the Danville City Council meeting on 5/21/19 for final consideration. *Motion*: Goodwin, *Second*: Vacketta. – 4 AYE (Goodwin, Savalick, Vacketta, Brown) 1 NAY (Taylor), Motion Passed

VIII. Other Business

a. None

IX. Adjournment

a. Chair Taylor adjourned the meeting at 6:30