

VILLAGE OF GODFREY
PLANNING & ZONING COMMITTEE MEETING
March 21, 2018
6:30 P.M.

COMMITTEE MEMBERS PRESENT: ROBIN LONG, SHARON O'NEAL, MARTHA MORSE, JIM WICKENHAUSER, AUGIE WUELLNER, AND RICK LAUSCHKE

COMMITTEE MEMBERS ABSENT: STEVE KOELLER

ATTENDING: Laura Dixon- Building & Zoning Administrator, Pamela E. Whisler, Village Clerk, Emily Johnson – Assistant Village Attorney.

Chairman Robin Long called to order the Planning & Zoning Committee Public Hearing at 6:30 p.m. The Zoning Committee introduced themselves. Chairman Long explained the public hearing process followed by the regular meeting.

PUBLIC HEARING – CONSIDERATION OF THE AMENDMENT TO ADD SPECIAL USE -SOLAR FARMS AND WIND FARMS TO THE AGRICULTURAL DISTRICT

Laura Dixon, Building and Zoning Administrator, presented the Consideration of the Amendment to add Special Use - solar farms and wind farms to the agricultural district. The Village has received calls regarding the requirements for Solar Farms within the Village limits. Ms. Dixon reported that she had provided information on Solar Farms and Solar Wind Farm requirements from other communities. Ms. Dixon had a proposed wording for Solar Farm regulations and requirements for the Village consideration.

The following resident addressed his concerns with Solar Farms requirements: PJ Jun, 2515 Airport Road, Godfrey. Mr. Jun recommended that the Village look at the proposed requirements for best use of the land. The Solar development would affect the adjunct properties.

The Commissioners addressed several item of concern with Solar Farms and Solar Wind Farms.

- The Economic impact – Will it be profitable or what will happen if it is a bust.
- Migration of Birds – Eagles – Ducks
- Will the development tie up valuable land for future development Residential and Business
- Restrictions need to be limited to Manufacturing Districts.
- Restriction needed for Residential installation.
- Installation should be completed by License Solar Installer

PLANNING & ZONING COMMITTEE MEETING
March 23, 2018

Committee Members Present: Robin Long, Sharon O'Neal, Martha Morse, Jim Wickenhauser, Augie Wuellner, Rick Lauschke.

Committee Members Absent: Steve Koeller

ATTENDING: Laura Dixon- Building & Zoning Administrator,
Pamela E. Whisler, Village Clerk, Emily Johnson – Assistant Village Attorney.

Robin Long, Chairman of the Planning & Zoning called the meet to order at 6:59 p.m.

CONSIDERATION OF THE AMENDMENT TO ADD SPECIAL USE -SOLAR FARMS AND WIND FARMS TO THE AGRICULTURAL DISTRICT

The Commission suggested that additional information is needed to make a proper recommendation on Solar Farms and Solar Wind Farms. Information requested by Commission was location of other Solar Farms in operations and references from the Companies. Emily Johnson, Assistant Village Attorney, suggested that the Commission consider similar requirements as Bill Boards.

The Commission recommended establishing procedures and requirements for residential and commercial development.

Laura Dixon, Building and Zoning Administrator, will provide additional information for Commission at a later meeting from the companies and references.

Emily Johnson, Assistant Village Attorney, will review the Illinois Statutes regarding Homeowners rights and regulations.

Augie Wuellner made the motion to adjourn the meeting at 7:20 p.m. seconded by Martha Morse. Poll of Commission: Ayes-6, Nays-0, Absent-1. Motion carried.

Pamela E. Whisler
Village Clerk