

Minutes ZBA September 27, 2022 at 6:05 pm

Steve p

Joe p

Dave p

John p

JoAnn p

Glen a

Gary a

Minutes from last meet – Joe made motion to accept Dave 2nd. Approved

1st order TX-22-2

Meteorological Towers and fees

Old fee was \$200 per tower new fee proposed by county board \$5000 annual fee with 5 year limit.

JoAnn thought that was too high.

After some discussion JoAnn made motion to change to \$5000 annually for 5 year limit

John 2nd

Vote

Joe Y

John Y

Dave Y

Steve Y

JoAnn Y

Motion passed.

Next matter

TX-22-9

Setbacks for solar farms

Craig Vasilion (?) from Invenegery who was at

This matter was voted on and approved in April, 2022 but was not updated to reflect what was approved. Joe made the motion to resubmit the 200 ft. set back from residence and 50 from other property lines as well as cost for permit would go to \$15,000 for first 2 MW and \$1750 per MG after that a sitting fee would be changed from \$1000 to \$3000. Dave 2nd.

Vote

Joe y

JoAnn y

Dave y

John y

Steve y

3rd Item

Cypress Creek special use for 5 mg solar farm

This was also previously approved at the June 28, 2022 meeting but was brought back by Cypress Creek because one adjoining property owner was mailed notice of hearing to the wrong address. As well as corrected address to property owner and other property owners in the area. Joel Maleft represented Cypress Creek Skyline Project and Matt Allee their attorney were on hand to answer any questions.

All fees were paid, notices published and adjoining property owners notified.

Dave C asked about vegetative shield that was added to the Northshire project if it was on a berm, Joel no just on ground level.

Jeff South who was representing a property owned on Northshire wanted to know if the east side vegetative strip could be extended North to match the one on the West side. Joel said they could do that.

Randy Mitchelson – Was there a public hearing held on this already? Steve Yes.

Randy was just worried that property values would be affected. Joel our research indicated no loss of property value.

Randy Has Ameren entered into an agreement with you? Joel Yes.

Randy Will there be poles added or all underground? Joel 6 poles will be installed on West end of project everything else underground.

Randy Is property fenced? Joel Yes.

Randy Any reflection towards home to south? Joel Panels are non reflective and track the sun.

Randy Are rates lower than Ameren? Joel Subscribers get a discounted rate.

Steve to Joel Are the updated setbacks work for this project? Joel Yes

Dave Will there be access to Northshire from project? Joel No

Joe To Joel Are you good with the addition of vegetative strip length on the East side to match West side? Joel Yes.

Joe made the motion to submit to county board the same approval that was made in June with the addition of east side vegetative strip length to match West side. Dave 2nd.

Vote

Dave y

Joe y

JoAnn y

Steve y

John y

Steve announced he will be moving to Shelby county and this was his last meeting. And the county hired Blake Tarr and new zoning officer.

Dave asked for a round of applause for all Steve has done for ZBA over the years.

Joe made motion to adjourn John 2nd motion passed.

Meeting ended at 7:10 pm