

DRAFT

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, FEBRUARY 7, 2018
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

Call to Order Vice Chairman Brian Fischer called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. in the meeting room at Washington District Library.

Roll Call Present and answering roll call were Commissioners, Brian Fischer, Louis Milot, Tom Reeder, & Steve Scott. Commissioners Mike Burdette, Joe Roberts, and Doug Weston were absent.

Also present was P & D Director Jon Oliphant and City Clerk Pat Brown.

Appv min 12/6/17 PZC meeting as presented Commissioner Scott moved and Commissioner Milot seconded to approve the minutes of the December 7, 2017 Planning and Zoning Commission meeting as presented.
Motion carried unanimously by voice vote.

Public Hearing: Solar Energy Zoning Code Text Amendment A public hearing for the purpose of hearing comment pertaining to proposed amendments to the Zoning Code for the purpose of adding or deleting text was opened for comment at 6:30 p.m.

P & D Director provided the following information: 1) the State of Illinois approved the Future Energy Jobs Act in 2017; 2) it establishes incentives for renewable resources, including wind and solar energy projects; 3) the legislation encourages smaller single-use residential panels as well as large-scale solar farm projects; 4) we do not currently address solar in our code and this proposed ordinance would establish regulations pertaining to ground- and roof-mount solar systems, community solar gardens, and commercial/large scale solar farms; 5) it largely uses language from an ordinance that Tazewell County adopted in May and others that East Peoria and Morton are currently considering; and 6) all are based on an Illinois model solar energy ordinance. He went on to share that they would be a permitted accessory structure on lots with a principal structure and provided they meet the height and setback regulations of their zoning district; community solar gardens would be allowed as a special use in all zoning districts; commercial/large scale farms would only be allowed as a special use in our AG-1 and I-2 zoning districts; and all would be required to obtain a building permit and comply with all applicable building codes. He provided and went over an amended ordinance that included several text edits that were suggestions from Commissioner Fischer which add clarity and deletes some redundancy.

Public comments: None.

Close Public Hearing At 6:39 p.m. the public hearing was closed.

Recommend approval of text amendment Commissioner Milot moved and Commissioner Reeder seconded to recommend approval of the amended text amendment as presented.

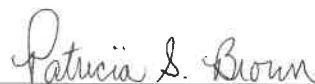
Commissioner comments: Commissioner Scott asked for clarity on the 8' maximum perimeter fencing requirement for a commercial/large scale solar farm on whether it is saying that the highest fence you can have is 8' and if a fence is required. P & D Director Oliphant shared that 8' would be the highest allowed and the intent is for fencing to be a requirement. He shared that he can see how the text could be interpreted that fencing is not a requirement and a modification could be made for better clarification. Commissioner Scott shared he wanted to make sure he understood the intent and doesn't see the need to change it. A brief discussion ensued in regards to the three category (building integrated solar systems; community solar gardens; commercial/large scale solar farm) requirements; the kilowatt use in determining the building permit fee structure; and seeing the need for future amendments as technology progresses in this field.

There was no additional discussion and on roll call the vote was:
Ayes: 4 Scott, Fischer, Reeder, Milot
Nays: 0
Motion carried.

Commissioner Comments Commissioner Fischer shared that Joe Roberts has been appointed to the Commission and will replace Rich Benson who had made the decision to not renew his term this year.

Staff Comments P & D Director Oliphant shared that there will be a meeting in March.

Adjournment At 6:45 p.m. Commissioner Scott moved and Commissioner Reeder seconded to adjourn.
Motion carried unanimously by voice vote.



Patricia S. Brown, City Clerk