

**Monroe County Comprehensive Plan Committee**  
**August 26, 2020**  
**Minutes**

Members Present: Dennis Brand, Laurie Brown, Carl Daubach, Dale Haudrich, Aaron Metzger, Carlyle Mueller, Walter Wetzler, Vicki Taake, Chris Voelker, and Chris Hitzman

Others Present: Pen Daubach, Alex Knoll, Rich Harsey, and Laura Kipping.

Dale Haudrich opened the meeting.

Approve minutes from March 11, 2020 by Carl Daubach, second by Laurie Brown. All aye by voice vote.

**Wind Tower Ordinance**

- Chris Hitzman present to answer any questions. Documents were sent to previously for him to review. He believes they are good and there are no glaring issues that will impact the county.
  - Carylye Mueller asked about the financial section, just to clarify that it was correct and solid.
  - Carl Daubach added that the committee didn't have the expertise to that section and wanted to make sure.
  - Chris Hitzman believes it is solid.
  - Laura Kipping asked if the planning commission can make changes.
    - Yes, that can
    - It will then go to the Board of Appeals and they can also make changes. After them it is final.
  - Pen Daubach ask if there is a public forum.
    - Planning commission and Board of Appeals is open to the public.
  - Aaron Metzger if we open it up fully to the public it will open up another process. The process that has been going on is for the public comments.
  - Carlyle Mueller – page 5, section 1 – thinks that the working “zoned Industrial Land Use” may lose control of what is in that area. The permitted uses in Industrial Zones opens a lot of possibilities (example, adult entertainment & large manufacturing businesses).
    - Aaron Metzger – his notes had that struck out.
    - Pen Daubach – this went into great discussion at one of the first meetings. She thought the members wanted to leave the wording because it would take a rezoning decision. She recalls that would be the best wording to go through the decision process.
    - Chris Voelker – had it crossed out and made wind zone and that it would be a special use. Industrial makes it more restricted.

- Pen Daubach said this was Mike Fausz's advice. Wanted to make sure if someone was requesting, that it had to go through the commissioners and not just to the Board of Appeals.
- Carlyle Mueller - commissioners is three and board of appeal is 5.
- Pen Daubach the commissioners are elected positions. So, the decision would have to be through elected position.
- Chris Voelker – rezoning would be going up multiple layers.
- Carlyle Mueller is more difficult leaving it at the Board of Appeals. He would be more comfortable if the decision lay with the Board of Appeals.
- Pen Daubach if it was an agricultural zone it would have to go through the process and to the commissioners for rezoning
- Carlyle Mueller the rezoning would be one step, the wind farm would be step two. So, the rezoning can be approved, but the wind farm not.
- Alex Knoll can it be that is has to take place in an Industrial zone and a Special use petition.
- Pen Daubach why would rezoning have to be step one.
- Chris Voelker like with a subdivision, can't put a subdivision there unless it is zoned correctly. Doesn't know if a wind tower would follow the same.
- Chris Hitzman yes it would have to follow the same. So, if the rezoning passes, but the wind farm doesn't they can turn around and do something else if it meets the requirements under the Industrial Zoning.
- Chris Hitzman believes that Carlyle Mueller raises a valid point.
- Carlyle Mueller would feel more comfortable if that language was taken out.
- Chris Voelker would have to change it, not just take it out.
- Carlyle Mueller – leave it with the original language as an agricultural zone, but it has to be suitable in that particular location.
- Dale Haudrich -if you put it in an existing industrial does it require a special use.
  - Carlyle Mueller - Yes.
- Pen Daubach it must involve elected officials with such an important decision.
- Carlyle Mueller - If the decision lay with the Board of Commissioner you remove the Planning Commission and the Board of Appeals.
- Dale Haudrich the decision of the Board of Appeals goes to the planning commissioners.
- Carlyle Mueller would put confidence in 5 people (Board of Appeals), rather than 3 (commissioners).
- Chris Voelker scared that people allow special use because restrictions can be put on it.
- Vicki Taake put the restrictions on that situation rather than rezoning because rezoning opens up more possibilities.

- Pen Daubach thinks keeping industrial plants in an industrial zone area sends a stronger message.
  - Dennis Brand if you don't restrict it to an industrial zone it opens it up. Farmers can decide they want it. If you approve one with a Special Use, then would have to allow another Special Use.
  - Carlyle Mueller agrees. What if the first one gets it rezoned. Would you deny the next guy to be rezoned? These restrictions are for an industrial sized wind farm.
- Carlyle Mueller motion that the wording be changed back to the original intent of Special Use in an agriculture or industrial zone. They don't have to rezone. Laurie Brown second. 2 opposed, motion passed.
  - Vicki Taake – what does it take to get a wind zone.
  - Chris Voelker we would have to add a text amendment to add a wind zone.
- Vicki Taake, we need to consider a special, special use or a wind zone. She agrees it needs to go to the Board.
- Pen Daubach thinks you still want to keep the phrase “excepting areas...” needs to stay.
- Carlyle Mueller the clarification is that the words, “for sites in zoned Industrial Land Use demarcated areas of the county,” is what we want to change.
- Chris Hitzman add “or Agricultural” after both Industrial land use.
- Pen Daubach can change to “This section shall govern all applications for special use permit for WECS. Industrial-scale and/or utility scale WECS and small scale WECS and applied for these permits may be for sites in Industrial Land Use and Agricultura zoned areas, excepting areas that lie within a directly adjacent to lands geologically demarcated as Karst-sinkhole plain as mapped and analyzed by the Illinois Geological Survey.”
- All of those in favor of creating a wind zone, all aye, except two. Two in favor of it ending with the Board of Appeals.
- We will need to create a wind zone.
- Carlyle Mueller would like to change it to 240 day (8 months) for an application for a wind farm.
- Chris Voelker thinks extending the time is a good thing.
- Recommendations from the last meeting, Aaron Metzger went back and looked at it again and revised it to the separate sheet. It needs to be combined to the ordinances.
- Carl Daubach moved that the public road section be combined with the other documented provided by Aaron Metzger, second Dennis Brand. All aye by voice vote.
- Aaron Metzger so when someone applies for the rezoning for wind towers, they have to meet everything in the ordinance.
- Dennis Brand because they wouldn't need a Special Use. It will be the County Commissioners to say yes or no.
- Aaron Metzger if it doesn't get done it won't go to the Board.

- Carlyle Mueller everything allow in the agricultural zone will also be allowed in the wind zone because the towers don't take up all of the ground.
- Carlyle Mueller all of the restrictions have to be met before the application can be filed.
- Aaron Metzger's opinion about traffic studies. There is a rezoning coming up that will create traffic on a windy road. Someone will ask for a traffic study. He believes we need to put traffic studies off the table and that the vote should be based on that area.
  - Vicki Taake are we saying we should require traffic study or not.
  - Aaron Metzger no but there has to be requirements. There needs to be more details to make the decision and how far do we go.
- Chris Voelker thinks we need more clarification on fencing, but not sure how to go about it. Waterloo states that the nice side of the fence must go on the outside. Wants to know if there is a beautification that the fence has to meet. There is nothing about a certain material. The current fencing ordinance is vague.
  - Carlyle Mueller thinks there is a state law. Some states have a county board that has to approve the fences.
  - Chris Hitzman there is a fence act.
  - Chris Voelker will research it more for the next meeting.
- Next meeting look at setting up the wind zone and fencing.
- We should reach out to the Board of Commissioners and the Board of Appeals as to the decision of the wind farm.
- Carlyle Mueller makes a motion to change time limit of 120 to 240 days for the special use review, Laurie Brown second. All aye by voice vote.
- Carlyle Mueller motion to adjourn, Carl Haubach second. All aye by voice vote.

Tentative next meeting September 16, 2020 at 6:30