

## **Monroe County Board of Appeals December 2, 2020**

The Monroe County Zoning Board of Appeals met December 2, 2020, in the Monroe County Court House, Waterloo, Illinois, with the following members present: Mike Conrad, Russell Gregson, George Obernagel, Dennis Rodenberg, and Vicki Taake. Also, present: Chris Voelker.

Dennis Rodenberg opened the Public Hearing concerning the proposed amendments to the Wind Energy Conversion Systems and Solar Energy Conversion ordinances.

Dennis Rodenberg gave the oath to those wishing to speak. No one present to be sworn in.

Chris Voelker – asked if anyone has any questions regarding the solar ordinance. The major changes are in red. Changed the words from large to small and some reflecting changes.

George Obernagel – agreed with everything and read it all. Page 26, the chairman has to be updated.

Russell Gregson – agrees.

George Obernagel motion to approve that the Solar Energy Conversion Ordinance should pass to advance to the County Commissioners, second by Vicki Taake. Yes – 5, no – 0. Motion passed.

Chris Voelker – wind ordinance – state’s attorney went through and he recommends it goes through all the boards. There was a lot of help from the wind coalition. Carl and Pen Daubach are here. They have nothing to add unless there are questions. The document goes through the steps. Chris Hitzman believes it is a solid ordinance.

George Obernagel – the back page, the chairman has to be updated.

Chris Voelker – all believes it is best that the elected officials make the final decision, so the Board of Appeals would make a recommendation.

Vicki Taake – Asked if the paragraph on page 8 was written by Chris Hitzemann.

Pen Daubach – that is correct

Dennis Rodenberg – will the commissioners just have the final say on this or all special uses?

Chris Voelker – just the wind special use.

Comprehensive Plan amended the ordinance. The Planning Commission passed it unanimously.

Mike Conrad – concerned that the Board of Appeals has the final decision for the recommendation. Wonders why the Board of Appeals is the group that is going to recommend

this to the County Commissioners when the Board of Appeals didn't have anything to do with writing the ordinance.

Dennis Rodenberg – it has always been to where the Planning Commission writes the rules and regulations and the Board of Appeals makes the recommendations.

Chris Voelker – from his understanding the Board of Appeals is to make the recommendations.

Vicki Taake – she believes that is why the comprehensive planning is composed of members from the Board of Appeals, Planning Commission, and public.

Chris Voelker – Comprehensive Planning is composed of a variety of spectrums.

Mike Conrad – Asked if the County commissioners were involved in the Comprehensive Planning meeting.

Chris Voelker – Yes and they agreed the elected officials should make the final decision

Russell Gregson motion to approve that the Wind Conversion Systems Ordinance should pass to advance to the County Commissioners, second by George Obernagel. Yes – 5, no – 0. Motion passed.

Mike Conrad motion to approve September 9, 2020 minutes, second by Vicki Taake. All aye by voice vote.

No meeting in January