

# MONROE COUNTY PLANNING COMMISSION

March 2, 2023

7:30 p.m.

The regular scheduled meeting of the Monroe County Planning Commission was called to order by Chairman Carlyle Mueller. Members present: James Agne, Karin Callis, Brian Coats, Dan Davis, Dave Glosecki, Jane Kolmer, Charles Pittman, Robert Schlegel. Note: Tim Berg arrived after roll was called. Ex-Officio members present: Jon McLean, Aaron Metzger, Chris Voelker and Ryan Webb.

APPROVAL OF MINUTES: Motion Brian Coats, second Robert Schlegel to approve February 2, 2023 minutes. Voice vote – all aye

## NEW BUSINESS:

Petition for: Rezoning from A2 to B2

**Current Zoning: A2**

Petition by: Monroe County

Electric Cooperative

Located at: off Old Red Bud Road

PIN: 11-07-200-005

Fee: Paid

## Documents Reviewed:

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### 1. Letter of Intent:

Per our conversation on the phone today, MCEC is requesting a rezoning of @20 acres of parcel # 11-07-200-005 from A2 to B2. MCEC is looking to use @7-8 acres as a pole yard/material storage with a possible shed. No water or bathrooms will be located on this site at this time. I have attached an aerial for your review.

### 2. Health Department:

Alan Wattles reached out to our department regarding the rezoning of parcel 11-07-200-005. The Monroe County Health Department has no issues with this request. Please feel free to contact me with any questions.

### 3. Soil and Water Conservation Report: Soil map and Eco Cat attached.

### 4. Effect on Comprehensive Plan: Would Comply

### 5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: None

### 6. Effect on schools, traffic, streets, shopping, public utilities, and adjacent properties: None

### 7. Present Use of Property: Agricultural

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**Alan Wattles** came to the table to represent Monroe County Electric Co-Operative.

The issue currently is the amount of material they are required to accumulate because of supply chain issues. The Co-op needs more space to store this material. They plan to engage with a consultant to help design the parcel across the road. At the moment they are not sure how many acres that may end up being but would rather have the ability to expand if needed. Going forward they will get it designed and start working on it late in the fall. They plan to let the farmer who farms it get the crops on and off before they move forward. The reason they are requesting the rezoning for the 20 acres and not the full 40 acres is because the north area slopes quite a bit. They are just looking to expand their pole yard and have it available for storage.

**Carlyle Mueller** – It is a long process for you to get some of your supplies in.

**Alan Wattles** – It is. We were told to that it would be 5 to 8 months for poles so we ordered our years supply thinking it would be middle of the year. They were delivered last week. So now we have over 100 poles to store, same way with transformers and wires. We are ordering more than we need just to ensure that we have it and we don't have the space to fit any more material.

**Dan Davis** – The Comprehensive Plan map showed that the north to be residential and the southeast to be agricultural, but it does adjoin B-2 property which is across the street.

**Carlyle Mueller** – There is definitely a strip of B-2 – commercial development.

**Dan Davis** – As long as it is adjoining similarly zoned property and is 5 acres there shouldn't be an issue.

**Chris Voelker** - It's the Route 3 corridor and there is industrial across the street and B-2 is right there as well.

**Dan Davis** – It's not likely that a residential development would be put there.

**Chris Voelker** – Business is already there.

**Dan Davis** – I think it would fit into the Comprehensive Plan map the way it is drawn out.

**Carlyle Mueller** – I am comfortable with a zoning change in this area.

No one had anything else to add to the discussion.

**Dan Davis** – Motion to recommend that the zoning request for 20 acres to be rezoned from A-2 to B-2 for part of parcel number 11-07-200-005 be approved. Second Chuck Pittman. All aye – roll call vote.

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**Proposed Zoning Code** – presented by Jon McLean

**Carlyle Mueller** – The consultant has gone through and made recommendations. Jonathan McLean will explain the process.

**Jon McLean** – Back in 2021 the county board decided it was time to go through all the chapters of the Code of Ordinances. It hadn't been updated comprehensively since 2009. A consultant was hired and we went through each and every chapter. It took about 6 months culminating in the passage of all of the chapters on April 19, 2022 except for Chapter 40 which has to go through the hearing process in order to make any changes. The scope of the project was to try to go through everything and bring it up-to-date based on ordinances that had passed since 2009. Frank Heiglingenstein, our codifier, made recommendations based on changes to state law. We wanted to ensure that our county law does not conflict with state law. The next step is to go ahead and finish the scope of this current project and then go ahead and look at some of the other issues in more depth. Our purpose tonight is to go through and look at the recommendations made by the consultant. You will need to review those recommendations

and then provide feedback. That way – I can go back to the consultant with your feedback.

**Dan Davis** – The purpose is to put this into one document where it is all in one place.

**Jon McLean** – We are basically taking everything that has been passed since 2009 and incorporating it into one nice document. Going forward, when changes are made, once a year we will make a supplemental change. Our goal is to distribute the updated copies to all stakeholders. Supplemental changes will be sent once a year so that their books can be updated. Chapter 40 is the last chapter that needs to be looked over.

The plan tonight is to go over the highlighted changes and decide on them. I will bring your feedback to the consultant.

Discussion:

**Chris Voelker** – We are just going to go through the highlighted items that the consultant added. When we look at the Comprehensive Plan – we will look at the Zoning Code in more detail and incorporate changes at that point.

**Jon McLean** – The county board has contracted to do a new Comprehensive Plan and per my discussion with Chairman Knobloch it will probably best to wait until the results of that come back and are presented before we make any major changes. That is what he would like to see.

**Chris Voelker** – He also said that he would like the Comprehensive Plan committee to be the one that goes through this document in detail.

**Jon McLean** – It makes sense to wait instead of going through it in detail now and then again at the Comprehensive Plan meetings. If we wait a little bit – then we could do it all at one time.

**Chris Voelker** -Right now we are only looking at what has been added by the consultant.

Planning Commission members proceeded to go over the items added by the consultant with guidance from Ryan Webb, Monroe County State’s Attorney. Jon McLean, County Clerk made a note of all the discussion items and will bring the committee’s feedback to the consultant.

Motion to layover the further consideration of the proposed zoning code by Brian Coats, Second: Tim Berg All aye by voice vote.

**Old Business** - none

**Treasurer’s report** - none

**Zoning Officer’s report** – See attached report submitted by Chris Voelker.

Chris Voelker shared a handout from Power Up Illinois that showed data about wind speeds across the State of Illinois. Shared an email about a statewide building code and energy code. State passed the new ordinance that we can’t more restrictive. Discussion about the new state statute on wind and solar concerning karst and endangered species.

Motion to approve Zoning Officer’s report, Tim Berg, Second Karin Callis All aye by voice vote

**Road Report** – none

**Commissioner’s report** – none

**Comprehensive Plan report** – none

**Policy Review report** – none

**Economic Development Committee report** – Dan Davis on planning committee for annual party. It will be in the fall.

Motion to adjourn – Jim Agne, Second Tim Berg All aye by voice vote.

Next meeting – April 6, 2023