VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, August 22, 2018 - 7:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

Commissioners – Jake Dykstra (Chair), Jessica Roberts,
Don Sattler, Ed Wethington, Keith Richard, Nate Sroka, George Fowler

MINUTES

CALL TO ORDER
Meeting was called to order by Chairman Dkystra at 7:00pm
ROLL CALL
Chairman Jake Dkystra
Commissioner Jessica Roberts
Commissioner Donald Sattler
Commissioner Ed Wethington
Commissioner George Fowler
Attorney Aaron Szeto
Clerk Karri Andererg
ABSENT
Commissioner Keith Richard
Commissioner Nate Sroka

APPROVAL OF MINUTES

1. Motion to approve minutes from June 7, 2018
   Motion made by Commissioner Wethington, Seconded by Commissioner Sattler.
   Voting Yea: Chairman Dkystra, Commissioner Sattler, Commissioner Wethington
   Voting Abstaining: Commissioner Roberts, Commissioner Fowler

PUBLIC COMMENTS: *(General Comments)*
no public comment

NEW BUSINESS

2. Swearing in of George Fowler

Clerk Anderberg sworn in Mr. Fowler as the newest Planning an Zoning commissioner

3. Public Hearing on **case 2018-04**- The applicant, Trajectory Energy Partners, LLC, PO Box 310, Highland Park, IL 60035 is requesting a text amendment to the Poplar Grove Zoning Ordinance (Chapter 8) pertaining to Sections 8-2-3 Definitions, 8-6-2-B-2 A-1, Agricultural/Rural District, 8-6-9-B-2 GB, General Business District, 8-6-11-B-2 LI, Light Industrial District, 8-6-12-B-2 HI, Heavy Industrial District and 8-6-13-B-2 Permitted Uses Table in accordance with Section 8-5-4, Text Amendment. The request will allow non-building mounted solar collectors for export of energy for use by an electrical utility as a special use in the above referenced zoning districts.
public hearing opened at 7:05pm. Gina DelRose stated that the hearing had been published and certified notifications had been sent out. Gina DelRose went through the background, finding of facts and recommendations. Staff recommends approval of case 2018-04 the applicant was sworn in at 7:07pm. the applicant had a power point that he presented to the commission members. **power point is on the record at village hall.** Public hearing was closed at 7:35pm Discussion amonst the commission members continued. The commission is concerned about allowing solar farm in general business. Attorney Mike Schultz with Reno & Zahm spoke on behalf of the Lindberg family. Lindberg Family owns the property next to the proposed site that is stated in the next case. they want the commission to consider bigger set backs. Gina DelRose stated that the examples that Mr. Schultz brought to the members are county ordinances and village code is very different. Public hearing was closed at 7:35pm.

Motion made by Commissioner Sattler, Seconded by Commissioner Wethington to amend Case 18-04 not to include solar farms in GB (general business) .
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

Motion made by Commissioner Sattler, Seconded by Commissioner Roberts to approve case 18-04 with the amendment.
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

4. Public hearing on **case 2018-05**- The applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install two non-building mounted solar collectors (total of 36 acres) for export of energy for use by an electrical utility (pending text amendment approval) at 4324 Illinois Route 173 within the GB, General Business and LI, Light Industrial Districts (Poplar Grove Zoning Ordinance Sections 8-6-9-B-2, 8-6-11-B-2 and 8-5-7 Special Use). PIN: 03-14-300-002. The property is rectangular in shape and is currently being farmed. The solar farm

will be on the northern part of the property, away from Illinois Route 173. There is a cluster of single family residential to the east and a farmstead to the northwest.
Public Hearing was opened at 7:40pm Commissioners want to hear the outcome of Case 18-04 before hearing 18-05. Motion made by Commissioner Wethington, Seconded by Commissioner Roberts to postpon case 18-05 to September 24, 2018.
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler

ADJOURNMENT

Motion made by Commissioner Fowler, Seconded by Commissioner Wethington.
Voting Yea: Chairman Dkystra, Commissioner Roberts, Commissioner Sattler, Commissioner Wethington, Commissioner Fowler
meeting adjourned at 7:55pm