

## Planning & Zoning Commission Meeting

September 16, 2024

7:00 pm – Meeting Called to Order by Ron Cooper

Meeting was called to order and Pledge of Allegiance done and roll taken

Those in attendance included:

Planning Commission Chair – Jake (Ronald) Cooper

Planning Commission members – Mike Sweeney, Mike Homerding, Brian Anderson

Absent was Pat Lippold

Township Clerk Steve Grebner

Guests included Steve Gengler, Dan Kramer and Leo Phillips

Minutes of last meeting (August 2024) were read and discussion occurred and error was found and corrected. Vote was called to approve the amended minutes. Motion made by Mike Homerding and seconded by Mike Sweeney. Motion was approved unanimously.

Presentation by Dan Kramer representing the Petitioner Leo Phillips regarding the change in zoning request for subject property from A-1 to R-1 to allow for large lot sales for future homes.

Subject of this meeting was to take under consideration the request for rezoning of the Leo Phillips Property off Legion Road. The documents were reviewed and both lawyer and petitioner were questioned regarding size and configuration of lots. Size will be regulated to no less than 3 acres (if in a non-subdivided area) or 5 acres due to the Platt Act (section 2) as per lawyer Kramer. Greater right-of-way will be provided to the township up to 35- 40 feet as per agreement between County/township and homeowner for future ditch improvements. There was significant discussion about placement of driveways for the potential homeowners – as the intersection of Legion and East Highpoint has already been the scene of fatal and severe accidents due to visibility. There was discussion as to the size of the Legion Rd frontage of the property in question and how it would be difficult to position the house to have a driveway on that roadway. It was the statement of the property owner when pressed that he would imagine due to the configuration of the lot that the driveway would be placed on Highpoint, and at a location at or nearly across from existing home on west side of East Highpoint. It was asked how can we be sure of that, and lawyer Kramer stated that he would agree to have within the request that it be mandated that the township road commissioner be required to approve a culvert placement for the said driveway. It was mentioned there may be access to Maple Lane (a private road) for some of the lots, but the existing owner stated that he was unable to come to an agreement with the various owners of the lane.

After asking for more discussion and hearing none, a call for a motion was made and Motion to recommend approval of County Petition 22-24 said property owned by Leo M. Phillips from A-1 to R-1 to full township board. Motion was made by Brian Anderson and seconded by Mike Homerding. Voice vote was taken and motion passed unanimously.

Discussion ensued on the next order of business the proposed solar farm on Ament Road. There are considerable concerns about the impact to the surrounding farmers regarding surface water run off, weeds, and natural enjoyment because of the reflective nature of the solar panels. It was also mentioned that this property is rated and 96 out of 100 on the use rating as prime farm ground (and prime farm ground if drained) so what is the long term impact of agriculture if property like this is taken out of production. It was also considered what real influence we as a township have as is it within the 1 ½ mile “halo” of Yorkville, and given the State mandate of green energy what power do we even have to influence or change this project. It was asked and Clerk Grebner agreed to reach out to State Rep Jed Davis to see if he could shed light on this from a state/local governmental level. Another comment was made, what happened when it hails and who cleans up the damaged equipment. Also it was raised there is no mention of a collector substation for this site and what would be the impact of that as well. Many good questions including what is the tax status of these types of projects, and with no representation present, this was only an educational discussion and no action was planned or taken. It all comes back to is this in the comprehensive plan for the area, and if so what recourse does the township have in that case.

Motion to adjourn was made by Brian Anderson, seconded by Mike Homerding and passed unanimously.

Meeting Adjourned 8:00pm

Next scheduled meeting is October 21<sup>st</sup> 2024 at 7:00 PM at township building.

Respectfully submitted by Steve Grebner Kendall Township Clerk

