

## LAND USE COMMITTEE MINUTES

**DATE OF MEETING:** December 10, 2018 at 5:30 p.m. DeWitt County Building

**MEMBERS PRESENT:** Terry Ferguson – Chair, Melonie Tilley, Jay Wickenhauser, Camille Redman, and Cole Ritter. Also, present – Angela Sarver, Zoning Administrator and Dee Rentmeister, County Administrator.

**MEMBERS ABSENT:** None

### **SUMMARY OF DISCUSSION:**

- Motion by Tilley, 2<sup>nd</sup> by Redman to approve the October 9, 2018 minutes. Voice vote, motion carried.
- Ferguson discussed with the committee about hiring a facilitator to assist with the special use hearings with wind farm project. Ferguson feels that it is important to have a facilitator at the hearings. Committee questioned whether a facilitator was needed or legal counsel; someone to give legal opinion/advise during the hearings. Discussed requesting the State's Attorney to have legal counsel present at the ZBA hearings. Ferguson asked Angie to contact McLean, Ford, Macon and Logan counties to see if they utilized a facilitator at their ZBA hearings.
- Discussion on a vacancies on the RPC and ZBA. One member of the ZBA would like to resign once a replacement can be found. Angie indicated that Randy Perring and Steve Coppenbarger have been brought to her. Committee asked Angie to get ahold of both and discuss with them the positions on the boards.
- Ferguson informed the committee that he is under the impression that the county board will give direction as to which ADLS system is wanted for the wind farms. Currently there are three companies that sell ADLS systems and Ferguson feels that the county needs to be knowledgeable on all of the systems to indicate which system the county wants once the special use permit comes before the board. Will get contact information on the three companies.
- Ferguson requested from Tradewinds a list of non-participating and participating receptors for shadow flicker and sound. Angie indicated that she sent the report to Ferguson and will forward it to the other committee members.
- Zoning report was submitted. Angie updated the committee on the properties in Hallsville.
- Committee discussed with Angie a complaint filed against her at the November county board meeting. Angie stated that she sent the board her response via email and that she handles all of the verifications the same, i.e. verifying owner name and address with the information from the Supervisor of Assessments office.
- Motion by Tilley, 2<sup>nd</sup> by Ritter to adjourn at 6:26 p.m. Voice vote, motion carried.

### **COMMITTEE ACTION:**

Approve October 9, 2018 minutes.

### **RECOMMENDATIONS TO THE FULL BOARD:**

None

**AGENDA FOR THE  
DEWITT COUNTY BOARD**

Finance Committee       Land Use Committee       Property Committee  
 Public Safety Committee       Road & Bridge Committee       CenCom

Date and Time of Meeting: December 10, 2018 at 5:30 p.m. County Board Room

1. Call Meeting to Order
2. Roll Call
3. Persons Wishing to Address the Committee (If requesting action, also list below in section 4)
4. Items for Discussion and Possible Action
  - A. Approve Claims
  - B. Approve October 9, 2018 meeting minutes
  - C. Facilitator for ZBA Hearing on the Alta Farms Wind Project II LLC
  - D. Vacancy for RPC Board & Possible Replacement for ZBA Seat
  - E. ADLS Providers for Wind Turbine Lighting
  - F. Request for receptors listed as participating or non-participating in the shadow flicker study report from Tradewind Energy
5. Items for Discussion Only (No Action Requested)
  - A. Zoning Monthly Report
6. Executive Session:
  - A. Addressing Complaint from the November 15, 2018 County Board Meeting
7. Recommendations:

Posted: December 6, 2018 at 2:05PM by: Angie Sarver, Zoning Administrator

PERMITS ISSUED 11/1/2018 THRU 11/30/18

Permit #	Date	Fee	Est. Cost of Construction	Issued For	Location
No Permits Issued					
		\$0.00		Permit Fees	
			\$0.00	Estimated Construction Cost	

66 Inspections for the Month  
 1 Staking, 7 Foundation, 19 Enclosure, 30 Final, 9 Bldg/Zoning/Nuisance Violation.  
 0 new permits came in and issued  
 164 miles

Year To Date	Total Permits	November Permits	Total New Residences	Multi-Family
2015	129	10	23	1
2016	130	5	11	0
2017	166	11	11	0
2018	119	0	16	0