



City of Highland

DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT
BUILDING AND ZONING DIVISION

CITY OF HIGHLAND
COMBINED PLANNING AND ZONING BOARD
SPECIAL MEETING MINUTES
CITY HALL 1115 BROADWAY
OCTOBER 24, 2018 7:00 P.M.

1. Call to Order – **7:00PM**
2. Roll Call
CPZB Members Present : Jim Gallatin, Deanna Harlan, William Koehnemann, Anthony Walker, Shirley Lodes, Bob Vance and Brad Korte

Staff Present: Mike McGinley, Brian Wilson, Mallord Hubbard, Clint Conrad, Breann Speraneo, and Kim Kilcauski
3. Public Comment Section
No public comment received.
4. Public Hearings and Items Listed on the Agenda
Chairperson Korte administered the witness oath to several members of the audience prior to opening any public hearings.
5. New Business
 - a) Summit Ridge Energy (1401 Wilson Boulevard, STE 800 Arlington, VA 22209) on behalf of Grandview Farm Limited Partnership (10205 State Route 143, Marine, IL) is requesting a Special Use Permit to allow for a Solar Energy Farm on a presently unaddressed property located on the north side of Highland Road approximately 1/2 mile west of the intersection of Highland Road and Hemlock Street and zoned I Industrial District PIN# 01-1-24-06-00-000-017.002. Property is referred to as Site #2 and is comprised of approximately 14 acres. **Motion to approve made by Bob Vance, Seconded by Deanna Harlan: 7 Ayes, 0 Nays. Motion carried.**

Motion to amend the first motion to include the Conditions of Approval within the staff report; and the entire staff report be attached to the motion as a part of the Special Use Permit for the city council's review; and that vegetation and grass growth be limited to 18".

Conditions for Approval

- i. ***This Special Use Permit is perpetually granted for the sole usage of Grandview Farm Limited Partnership. Any change of Operator will require a new Special Use Permit.***
- ii. ***There shall be no off-site parking.***
- iii. ***The Operator shall apply for an amendment to this Special Use Permit for any future alterations, modifications, or expansions of the use or capacity to generate electricity which exceed a cumulative percentage of 20% to the Combined Planning and Zoning Board. Expansions in use or capacity of less than 20% (cumulative) can be reviewed and approved by the Building and Zoning Division and the Fire /EMS departments(s).***
- iv. ***Approval should include adherence to the accompanying Site Plan and Exhibits A (Narrative Statement), B (Decommissioning Plan), and C (Vegetative Maintenance Plan).***
- v. ***The applicant will provide firefighters with safety training for this type of installation at the City of Highland's request after the issuance of a site development permit.***
- vi. ***Resolution of #8 "Points of Access and Interior Roadways" on Page 3 of this report to the satisfaction of the Fire Chief and EMS Chief.***

Points of Access and Interior Roadways:

Requirement: Points of access to solar energy farms and interior private access roads shall be of sufficient width to accommodate access by emergency response vehicles, including firefighting apparatus as deemed necessary. Access points and interior roads shall be shown on a general site layout that is approved by the Highland Fire Chief and the Highland Emergency Medical Services Chief or his/her designee at the time of Special Use Permit application. An "after-hours" access plan shall be included and approved by the Fire Chief or designee. Once approved, access points and roadways shall be appropriately maintained.

Applicant's Site Plan: The applicant have responded to the request of the City EMS Chief to show a perimeter road around the exterior of Site #1. Details of the surface composition of this road are pending. In addition, the Site Plan has been updated show a lock box for emergency crew access to the site.

- vii. ***The Operator's failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the Solar Energy Farm operation.***

Motion for amendment made by Deanna Harlan, Seconded by Shirley Lodes: 7 Ayes, 0 Nays. Motion carried.

- b)** Andrew and Robin Dillon of 1405 28th St., Highland, IL are requesting a variance from Section 90-208(c) of the City of Highland Municipal Code to allow for a fence that exceeds 30 inches in height within a required front yard area on a corner lot with two frontages (28th Street and Gardenia Street) located at 1405 28th Street, PIN #01-2-24-08-12-201-015). Requested fence would be a maximum of six feet (6') in height.

Motion to approve made by Jim Gallatin, Seconded by Bob Vance: 7 Ayes, 0 Nays. Motion carried.

Motion be amended to include landscaping plan presented to board.

Motion for amendment made by Deanna Harlan, Seconded by Anthony Walker: 7 Ayes, 0 Nays. Motion carried.

- c)** Andrew and Robin Dillon of 1405 28th St., Highland, IL are requesting a variance from Section 90-208(c) of the City of Highland Municipal Code to allow for a solid privacy fence within a front yard area on a lot with two street frontages (28th Street and Gardenia Street) at 1405 28th Street, PIN #01-2-24-08-12-201-015. Said fence would not meet the requirement that fence be open at least 30 percent along the vertical surface plane of its perimeter. ***Motion to approve made by Bob Vance, Seconded by Anthony Walker: 7 Ayes, 0 Nays. Motion carried.***

- d)** The City of Highland 1115 Broadway Highland IL 62249 is requesting text amendments to Chapter 66, Article V “Design and Improvement Standards” and Appendix A “Checklists and Details” of the City of Highland Municipal Zoning Code. The purpose of the text amendments is to update Design and Improvements for subdivisions and land development(s). ***Motion to approve the text amendments to Chapter 66, Article V “Design and Improvement Standards” and Appendix A “Checklists and Details” of the City of Highland Municipal Zoning Code. Motion made by Bob Vance, Seconded by Jim Gallatin: 7 Ayes, 0 Nays. Motion carried.***

Motion to amend the the first motion and omit the change made in 5-8.3g that shall remain 3’ instead of 5’. Motion for amendment made by Anthony Walker, Seconded by Bob Vance: 7 Ayes, 0 Nays. Motion carried.

6. Calendar

- a) November 7, 2018 – Combined Planning and Zoning Board Meeting
b) Adjournment – **8:18PM**

Anyone requiring ADA accommodations to attend this public meeting, please contact Dylan Stock, ADA Coordinator, at 618-654-7115.