

Planning/Development Committee Minutes

April 2, 2008

The meeting was called to order at 5:35 p.m. by Chairperson Ann DeSmith in Room 103J in the Henry County Courthouse with members Jim King, Rick Livesay, Karol Vail and Dennis Anderson present. Zoning/Building Administrator Bill Philhower was also present.

The meeting agenda and March 5, 2008 meeting minutes were approved.

A. County Board agenda.

1. Plat. McKnight Subdivision plat for 5 lots on 39 acres zoned AG-1 Agriculture in SE1/4 Section 2 Colona Township (part C. Erickson Trust farm). ILCS Chapter 765 Property Act 205 Plat Act requires a subdivision plat for subdivision of land into parcels or tracts of 5 acres or more which involves any new streets or easements of access. Plat has an easement of access for three lots.
 - a. Lot 3 is 3.91 acres and has the existing farm dwelling which is in the process of being sold.
 - b. Lots 4 and 5 are 10 acres each and can be classified farms providing part of the land is used for agricultural purposes. Farm dwellings can be constructed on these tracts.
 - c. Lot 2 is only 9.74 acres and can be used for agricultural purposes. House construction will require an AG-1 Agriculture to R-1 Residential zoning map amendment for one or more acres.
 - d. Lot 1 is only 5.0 acres and can be used for agricultural purposes. House construction will require an AG-1 Agriculture to R-1 Residential zoning map amendment for one or more acres.

Greg McKnight has expressed intentions to submit a zoning application for Lots 1 and 2. If zoning application is rejected, Lots 1 and 2 can be combined into a 14.74 acre tract for construction of a farm dwelling providing part of land is used for agricultural purposes.

- #### **B. Fees.**
- Committee continued review of zoning application and building permit fees as requested by Finance Committee. Committee is ready to submit the following proposal for fee increases should the County Board decide it is time to increase zoning application and building permit fees.

1. Zoning application fees. Jim King moved to recommend the County Board consider increasing zoning application fees by \$100, seconded by Rick Livesay. Carried.
 1. Variance - \$300 to \$400.
 2. Special Use - \$350 to \$450.
 3. Map Amendment - \$350 to \$450.
2. Building permit fees. Dennis Anderson moved to recommend the County Board consider increasing building permit fees as indicated on revised attached fee schedule, seconded by Karol Vail. Carried.

During discussion, Committee decided to revise the \$1,000,001 – 2,000,000 proposed fee from \$5140 plus \$3 per \$1000 or fraction thereof to \$5140 plus \$2 per \$1000 or fraction thereof. Committee supported the idea of developing a separate building permit fee schedule for Large Wind Energy Systems based on nameplate capacity (MW) similar to the system developed for real estate property taxes.

The tentative increased building permit fee schedule will be very similar to current City of Geneseo fee schedule effective 1998 and much lower than Rock Island County fee schedule effective since 2005. The fee for a \$100,000 construction project in Henry County could increase from \$535 to \$634 while the same project in Geneseo would cost \$639.50 and in Rock Island County \$892.50.

3. Large Wind Energy System building permit fees. Rick Livesay moved to recommend the County Board consider adopting a separate building permit fee schedule based on nameplate capacity (MW), seconded by Jim King. Carried. Majority of counties appear to be collecting wind turbine building permit fees based on \$25/ft to hub (262-280 feet) or total height being vertical distance from ground level to tip of wind turbine blade at highest point (390 – 420 feet). Henry County building permit fee schedule is based on construction project value/cost. Wind turbine height is remaining constant but value/cost is increasing due to supply/demand, materials and labor. Henry County building permit fees could easily become much higher than those in counties that assess a fee on \$25/ft.

Committee discussed the possibility of adopting fee increase with effective date of December 1, 2008 or agreeing on the fee increases

but postpone adoption until November with December 1, 2008 effective date.

- C. Restoration/Decommissioning. Department distributed copies of Iberdrola/Bureau County decommissioning agreement and proposed Iberdrola/Livingston County decommissioning agreement. Committee has been reviewing other restoration/decommissioning documents.

- D. Zoning Ordinance Text Amendment. Jim King moved to support proposed text amendment to Henry County Zoning Ordinance Article 7 General Provisions Article 7.5 Accessory Uses and Structures item 3. Accessory structure maximum height from 20 to 30 feet. seconded by Karol Vail. Committee reviewed/discussed Department memorandum on accessory structures and recommendation that accessory structure height be increased from 20 to 30 feet with provision that for every foot over 20 feet in height the structure be moved an additional foot away from side and rear property lines. Proposed text amendment will be reviewed by Planning Committee and Zoning Board of Appeals during April.

- E. Miscellaneous.
 - 1. Henry County Zoning/Building Department web page is nearing completion.
 - 2. Advancing Wind Power in Illinois 2008 Conference will be on June 25-26, 2008 at the Interstate Center in Bloomington, IL.
 - 3. Floodplain elevation certificates are required for occupied structures located in floodplains. Department is working with two property owners who want to construct single family dwellings in the Rock River and Green River floodplains.
 - 4. Department monthly revenue was once again more than the same month during 2007. December-March 2008 revenue of \$17,825.82 is double the December-March 2007 revenue of \$8,067.

Next meeting will be at 5:30 p.m. on May 7, 2008 in Room 103J of the Henry County Courthouse.

Bill