

## **Planning/Development Committee Minutes May 6, 2015**

The meeting was called to order at 5:15 p.m. by Chairperson Ann DeSmith in Room 103J Room of the Henry County Courthouse with members Marshall Jones and Rick Livesay present. Lynn Sutton was absent. Zoning/Building Department Manager Kyle Stromquist was also present.

- I. Public comment: Dwayne Anderson spoke of concerns of the proposed Bishop Hill Energy III project. Mr. Anderson stated that the restoration agreement estimates should be done by an independent third party. He stated he felt more due diligence should be done for the project.

Brian Jones stated he has concerns of the timely manner of decommissioning for the turbines. He stated concerns of shadow flicker, AM/FM radio interference and low wave frequency noise at certain times. Mr. Jones also mentioned landowner's loss of control of their property because of turbines.

- II. Approval of Minutes: Rick Livesay made a motion to approve the April 16, 2015 minutes as printed, Rick Livesay seconded. Motion carried.

### III. County Board Zoning Agenda:

- A. 15-05 MA Jim Stahl/Justin Snodgrass map amendment AG-1 Agriculture to R-1 Residential. The committee reviewed the minutes of Planning Committee and Zoning Board of Appeals for the proposed map amendment. The Department noted the new home would be located in the same location as an old house that was torn down. Marshall Jones made a motion to recommend approval of the proposed 15-05 map amendment, Rick Livesay seconded. Motion carried.
- B. 15-06 SU Bishop Hill Energy III LLC a subsidiary of Invenergy Wind LLC special use permit for 70 wind turbines. The committee reviewed the 15-06 SU special use permit application, Planning Committee minutes, Zoning Board of Appeals minutes and associated documents.

The Committee discussed past approvals of the original special use permits in 2006 and a renewal in 2010. The group discussed decommissioning and the adjustment for the consumer price index in the prior decommissioning agreement.

Marshall Jones made a motion to send the proposed 15-06 special use permit to County Board for consideration, Rick Livesay seconded. Motion carried.

- IV. Monthly Income Summary and Expenses: Income and expenses were reviewed for the Zoning/Building Department and Solid Waste Management Department.

V. Old Business: none.

VI. New Business: none.

VII. Next regular scheduled Planning/Development meeting is set for Wednesday,  
July 8, 2015 at 5:15 p.m. in Room 103J of the Henry County Courthouse.

With no further business, Rick Livesay moved to adjourn, Marshall Jones seconded. Motion  
carried. The meeting adjourned at 5:55 p.m.

Respectfully,

Kyle Stromquist  
Zoning/Building Manager

KES/ms