

Planning/Development Committee Minutes

April 28, 2016

The meeting was called to order at 4:30 p.m. by Chairperson Ann DeSmith in Room 103J of the Henry County Courthouse with members Marshall Jones, Lynn Sutton and Rick Livesay present. Zoning/Building Manager Kyle Stromquist was also present.

- I. Public comment: Richard Rehn stated concerns of the location of the proposed air strip. He said he has concerns of noise levels, comfort of the neighbors and Osco residents. He noted the 42 take offs and 42 landings per day for 2 to 4 weeks sun up to sun down will be a concern for area residents. Mr. Rehn stated concerns of scaring cattle and driving them through fences when scared. He felt a better location is needed than this location so close to Osco.

A representative of Osco Mutual Water stated concerns of fuel storage, distance to a chemical response team and well permitting for the proposed project.

Mr. McKune stated Mr. Woodley will have a containment pad if there was a spill. He stated with a negative population growth this could increase the tax base. Mr. McKune stated multiple government agencies will review the project. He stated Mr. Woodley is a good person and tries to address any concerns.

Janelle Gibson stated she hopes to sell farm ground to Craig Woodley for the project. She stated grain dryers in Osco make a lot of noise in town already. She mentioned some friends of hers were excited to see the planes fly.

Ray Hanson stated this is the 3rd meeting he has been to and still feels this is the wrong place for the air strip. He noted concerns of the fire district and the close proximity to Osco. He stated this is the wrong location for this project.

Lind Schumm from the FAA Division of Aeronautics stated they set the safety rules and distances for runways. She felt there are not any concerns for distances of the runways. She stated there are airports close to towns. She also stated they do not address noise in their review.

Craig Woodley stated he has 20 years of experience in the business and said he appreciates all the comments on the project. He stated he will be respectful and will try to run a trouble free operation. He felt there are air conditioners running during that time of year and houses maybe closed up. He mentioned the benefits of fungicide spraying for yields for crops. Mr. Woodley stated the site is 50 miles away from his home base and would make a good location for the project. He stated the noise would be about 2 to 4 weeks and the standing crops may help reduce some of the noise.

Craig Woodley stated the containment facility would contain any spills and reclaim it back into the plane. He felt the location was not too close to town and the houses nearby. Mr. Woodley also stated if approved several agencies will follow up on the project. Craig Woodley stated in conclusion he would do his best to respect the community. He stated if there was a problem to let him know and he would try to address it. Mr. Woodley thanked the committee for their time.

Ray Hanson stated the Planning Committee and Zoning Board of Appeals all voted against the proposed project and that those recommendations should be considered into the decision.

- II. Approval of Minutes: Marshall Jones made a motion to approve the April 6, 2016 minutes as printed, Lynn Sutton seconded. Motion carried.
- III. County Board Zoning Agenda:
 - A. 16-04 MA Kevin & Karen Bos/Curtis and Amber Boelens map amendment AG-1 to R-1 Residential. Ann DeSmith explained the applicants would like to survey off 2 acres to build a new home on the same location as an old existing non-conforming house that is to be torn down.

Marshall Jones made a motion to recommend approval of proposed map amendment, seconded by Rick Livesay. All were in favor, motion carried.

- B. 16-05 MA Joseph Bunt map amendment AG-1 Agriculture to R-1 Residential. Ann DeSmith explained the applicant would like to build a new home of the property several feet above the Rock River floodplain. She explained the area is below a line of trees to buffer the noise and vision of Quarry Road.

Rick Livesay made a motion to recommend approval of the proposed 16-05 map amendment, seconded by Marshall Jones. All were in favor, motion carried.

- C. 16-06 MA/SU Janelle Gibson/Craig Woodley map amendment AG-1 Agriculture to AG-2 Agribusiness with special use permit for crop spraying business with air strip.

Lynn Sutton stated he has had difficult conversations with many people. Mr. Sutton stated he felt Mr. Woodley does things right and that we need to stimulate business in Henry County. He also stated this a difficult situation and is conflicted on how to proceed.

Marshall Jones stated he has concerns with government telling citizens what to do with property. He stated we are area free people and should do what we can to get along with neighbors. He said Moline and Rock Falls have air strips nearby. Mr. Jones stated we may be losing 200 jobs in Kewanee and this will bring revenue in Henry County.

Ann DeSmith stated when considering changing zoning from AG-1 Agriculture to AG-2 Agribusiness with special use for an air strip considerations need to be made concerning adjacent landowners. She stated the welfare, comfort and concerns of the neighbors needs to be taken into consideration. Mrs. DeSmith stated that is why if a formal protest of enough neighboring landowners were filed it would take a larger majority to pass at County Board. DeSmith stated Planning Committee has studied the project in depth. She said neighboring landowners concerns have been taken into consideration. Ann DeSmith stated economic input will be limited. She stated there will

be no sales tax, no new jobs and a minimal property tax increase for the county. She stated after careful consideration she felt the site was too close to Osco and was the wrong location for the project.

Rick Livesay stated fungicide spray is the wave of the future in agriculture. Mr. Livesay stated concerns of restrictions for farmers when siting hog operations but understood concerns of neighbors in the area. He stated he felt Mr. Woodley would run a good operation and try to respect the neighbors and landowners but hoped for a better location.

Ann DeSmith believed it was a suitable business but needed an alternative site.

Marshall Jones stated IDOT felt it had no safety concerns and this should be considered and debated at County Board.

Ann DeSmith made a motion to recommend denial of the proposed map amendment with special use permit. Motion failed due to lack of second.

Marshall Jones made a motion to recommend approval of the proposed map amendment with special use permit, seconded by Lynn Sutton. Motion carried (yes – Sutton, Jones, Livesay) (no – DeSmith).

- IV. Monthly Income Summary & Expense Review: The Department reviewed income and expenses for Zoning and Building Department.
- V. Old Business: Review of closed meeting minutes per ILCS 120/2 (c) 21. The committee stated there were no closed session meeting minutes to review for release at this time.
- VI. New Business: none.
- VII. Next regular scheduled Planning/Development meeting is set for Wednesday, June 8, 2016 at 5:30 p.m. in Room 103J of the Henry County Courthouse.

With no further business, Lynn Sutton moved to adjourn, Rick Livesay seconded.
Motion carried. The meeting adjourned at 5:20 p.m.

Respectfully,

Kyle Stromquist
Zoning/Building Manager

KS/ms