

**Planning & Development Committee Minutes**  
**May 9, 2023**

The meeting was called to order at 4:35 p.m. by Chairperson Lynn Sutton in room 103J of the Henry County Courthouse with members Tim Yager, Joseph Garrity, and Patrick Koga present. Dan Crippen was absent. Zoning/Building Manager Kyle Stromquist was present.

Approval of Agenda: Tim Yager made a motion to approve the agenda. Joseph Garrity seconded. All were in favor and motion carried.

- I. Public comment: Mark Russell, property land owner for 23-05 MA/SU, spoke about the property. He stated there were no concerns about the proposed solar energy farm system from City of Kewanee officials or park district officials. He also commented on the good land buffer with existing trees on the property. He also stated there were no concerns from the neighbors in the area.
  
- II. Approval of April 11, 2023 Planning & Development Committee meeting minutes: Joseph Garrity made a motion to approve the April 11, 2023 minutes as printed. Tim Yager seconded. All were in favor and motion carried.
  
- III. County Board Zoning Agenda:
  - A. 23-05 MA/SU-Mark Russell and Kewanee Renewables, LLC being represented by Christopher Clark—requesting Article 12 R-3 Residential to Article 8 AG-1 Agriculture which will revert R-3 Residential property to AG-1 agriculture and then requesting Article 8 AG-1 Agriculture Section 8.3 Special Use Permit for Solar Farm Energy System.

Lynn Sutton presented the map amendment and special use permit from Mark Russell and Kewanee Renewables, LLC for solar farm energy system. The committee reviewed the application.

Lynn Sutton made a motion to approve 23-05 MA/SU. Joseph Garrity seconded. All were in favor and motion carried with 4 yes votes.

B. 23-06 ZO TA-Henry County—to review proposed text amendment to Henry County Zoning Ordinance—revised Appendix C Solar Energy Systems Ordinance providing rules and regulations regarding the installation of commercial and private solar energy systems in unincorporated areas of Henry County

Lynn Sutton presented the proposed text amendment to Henry County Zoning Ordinance providing rules and regulations regarding the installation of commercial and private solar energy systems in unincorporated areas of Henry County. Lynn Sutton stated a revised ordinance is required to meet the state guideline requirements for the adopted ordinance.

Tim Yager made a motion to approve 23-06 ZO TA. Joseph Garrity seconded. All were in favor and motion carried with 4 yes votes.

C. 23-07 ZO TA- Henry County—to review proposed text amendment to Henry County Zoning Ordinance—revised Appendix B Wind Energy Systems Ordinance providing rules and regulations regarding the installation of commercial and private wind energy systems in unincorporated areas of Henry County

Lynn Sutton presented the proposed text amendment to Henry County Zoning Ordinance providing rules and regulations regarding the installation of commercial and private wind energy systems in unincorporated areas of Henry County. Lynn Sutton stated a revised ordinance is required to meet the state guideline requirements for the adopted ordinance.

Joseph Garrity made a motion to approve 23-07 ZO TA. Patrick Koga seconded. All were in favor and motion carried with 4 yes votes.

- IV. Monthly Income Summary and Expenses:
  - A. Zoning/Building
  - B. Solid Waste Management

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 meeting date/time/location: TENTATIVE Tuesday, June 13, 2023 at 4:30 p.m. in Courtroom 103J, Judicial Wing, Henry County Courthouse.

VIII. With no further business, Tim Yager moved to adjourn. Joseph Garrity seconded. Motion carried. The meeting adjourned at 5:05 p.m.

Respectively,

Kyle Stromquist,  
Zoning/Building Manager