

Planning & Development Committee Minutes
August 8, 2023

The meeting was called to order at 4:30 p.m. by Chairperson Lynn Sutton in room 103J of the Henry County Courthouse with members Tim Yager, Joseph Garrity, Dan Crippen and Patrick Koga present. Zoning/Building Manager Kyle Stromquist was present. County Board Chairman Kippy Breeden, County Board Vice Chairman Marshall Jones and County Administrator Erin Knackstedt were also 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: None

II. Approval of July 11, 2023 Planning & Development Committee meeting minutes:

Joseph Garrity made a motion to approve the July 11, 2023 minutes as printed. Tim Yager seconded. All were in favor and motion carried.

III. County Board Zoning Agenda:

A. 23-11 SU— Cameryn Clevenger, Theresa Sheffey and Joseph Clevenger being represented by Cameryn Clevenger-requesting Article 8 AG-1 Agriculture Section 8.3 Special Use Permit for rural small business/coffee trailer.

Lynn Sutton presented the special use permit from Cameryn Clevenger. Lynn stated there were no concerns from area land owners or township officials. The existing entrance and the proposed exit were approved by Western Township Highway Commissioner Lucas Pobanz. The committee noted the close proximity of other business zoned property. The committee reviewed the application.

Tim Yager made a motion to approve 23-11 SU. Dan Crippen seconded. All were in favor and motion carried.

B. 23-10 SU-- Glenn Nelson LP % Gregory Nelson and IL Solar 9000 LC c/o Lightstar Renewables LLC being represented by Kyle McAdam & Thomas Brown, IL Solar 9000 LC c/o Lightstar Renewables—requesting Article 8 AG-1 Agriculture Section 8.3 Special Use Permit for solar farm energy system.

Lynn Sutton presented the special use permit from IL Solar 9000 LC c/o Lightstar Renewables. Lynn stated approximately 33 acres would be utilized for solar arrays. The committee reviewed the application.

Dan Crippen made a motion to approve 23-10 SU. Joseph Garrity seconded. All were in favor and motion carried.

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-FY 2024 Budget Review-

The Department submitted budget to the committee. The committee members voiced support for the line items increases for the budget as submitted by Department. Tim Yager made a motion to approve budget and send for finance approval. Patrick Koga seconded. All were in favor and motion carried.

VII. Next regular scheduled meeting date/time/location: TENTATIVE Tuesday, September 12, 2023 at 4:30 p.m. in Courtroom 103J, Judicial Wing, Henry County Courthouse.

VIII. With no further business, Patrick Koga made a motion to adjourn the meeting. Tim Yager seconded. Motion carried. The meeting adjourned at 4:55 p.m.

Respectively,

Kyle Stromquist,
Zoning/Building Manager