

Minutes of the Land Use and Development Committee Meeting

The meeting of the Land Use and Development Committee of the McLean County Board met on Thursday, January 6, 2022 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman George Wendt, Members Elizabeth Johnston, Lea Cline, William Friedrich and Jim Soeldner (remotely)

Members Absent: Members Benjamin Webb, Lyndsay Bloomfield

Other Board Members Present: None

Staff Present: Cassy Taylor, County Administrator, Samantha Vazquez Assistant State's Attorney Civil Division; Chris Spanos, Assistant State's Attorney Civil Division; Julie Morlock, Recording Secretary

Department Heads/
Elected Officials Present: Phil Dick, Building and Zoning

Others Present: None

Chairman Wendt called the meeting to order at 3:30 p.m. and declared a quorum. He informed the Committee that Member Soeldner had requested to attend remotely under County Board Rules and asked if there was any objection. Hearing no objection, he approved Mr. Soeldner's request to attend remotely and declared him present.

Chairman Wendt presented the Land Use and Development Committee December 2, 2021 meeting minutes for approval.

Motion by Johnston/Cline to recommend approval of the Land Use and Development Committee December 2, 2021 meeting minutes.
Motion Carried.

Chairman Wendt presented bills that had been reviewed and recommended by the County Auditor with a prepaid and fund total of \$1,446.76.

MCLEAN COUNTY BOARD COMMITTEE REPORT


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AS OF 12/29/2021

EXPENDITURE SUMMARY BY FUND

Land Use Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$1,446.76	\$1,446.76
			<hr/>	<hr/>
			\$1,446.76	\$1,446.76


COMMITTEE CHAIRMAN

Motion by Friedrich/Johnston to recommend approval of the Land Use and Development Committee bills prepaid total and fund total of 1,446.76.

Motion carried.

Chairman Wendt confirmed with Ms. Taylor there were no members of the public to appear before the Committee.

Chairman Wendt presented for action a request to approve initiating amendment(s) to Section 350-55 of the McLean County Zoning Ordinance pursuant to Section 350-21 B & C of the McLean County Code. Mr. Dick was recognized by the Chairman. Mr. Dick asked how many residents would be impacted by the Sapphire project. Ms. Cline state request was not specific to the Sapphire Sky project and would go into effect for the next project. She indicated they would not know how many would be affected until they knew the scope of the next request but felt this would have helped with the Sapphire Sky project.

Mr. Dick asked if they felt there were a lot of residents affected. Ms. Cline stated she did not feel this should be done even if there were only one or two people. Mr. Dick asked how residents are negatively impacted by the wind turbines. Ms. Johnston stated the Zoning Board of Appeals gave special dispensation for some of the owners affected by the Sapphire Sky project and those parameters were the ones they considered for this proposal and they wanted to make sure people had advance notice of how they could seek dispensation. Ms. Cline further stated this was to provide notification and not implying that having more than that number near a residence is good or bad. Mr. Dick asked if they were aware residents receive notification from the Building and Zoning office. Ms. Cline noted this was to put the burden on the company. Mr. Dick stated he was not sure the County could impose this. Discussion about when plans are submitted for turbines and locations and how notices are delivered.

Motion by Johnston/Friedrich to recommend approval of initiating amendment(s) to Section 350-55 of the McLean County Zoning Ordinance pursuant to Section 350-21 B & C of the McLean County Code.

Motion Carried. Chairman voted.

Chairman Wendt presented for action a request to approve initiating amendment(s) to Section 350-43 of the McLean County Zoning Ordinance pursuant to Section 350-21 B & C of the McLean County Code. Ms. Cline noted a couple of Scrivener's errors.

Motion by Friedrich/Johnston to recommend approval of initiating amendment(s) to Section 350-43 of the McLean County Zoning Ordinance pursuant to Section 350-21 B & C of the McLean County Code.

Motion Carried. Chairman voted.

Chairman Wendt presented for action a request to approve initiating amendment(s) to Section 350-26 of the McLean County Code, amending the definition of a farm as requested by the Executive Committee of the McLean County Board and Section 350-21 of the McLean County Code Zoning Ordinance clarifying the authority of the Land Use and Transportation committee to initiate requests for amendments to the McLean County Zoning Ordinance. Ms. Cline asked them to clarify keeping word farm and taking out acreage. Mr. Soeldner asked if Ms. Zeigler could come forward to address if this meets the request of the Farm Bureau. Ms. Zeigler confirmed it met their request. Discussion about need to change to meet legal requirement,

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another section under agriculture that also discussed acreage and possible need to change. Mr. Spanos and Mr. Dick indicated they did not feel that section needed to be changed. Ms. Johnston asked Ms. Zeigler to confirm what they were voting on today met farm bureau request. Ms. Zeigler confirmed.

Motion by Johnston/Cline to recommend approval of amendment(s) to Section 350-26 of the McLean County Code, amending the definition of a farm as requested by the Executive Committee of the McLean County Board and Section 350-21 of the McLean County Code Zoning Ordinance clarifying the authority of the Land Use and Transportation committee to initiate requests for amendments to the McLean County Zoning Ordinance.

Motion Carried. Chairman voted.

Chairman Wendt indicated the next meeting would be February 3, 2022 at 3:30 p.m.

Ms. Taylor noted March meeting will be combined meeting with Transportation at 8:00 a.m.. on the first Tuesday of the month. Ms. Cline asked about membership of the new committee. Ms. Taylor confirmed it would be announced at the February board meeting with the announcement of Ms. Wollrab's replacement.

Chairman Wendt asked if anyone had any other business to come before the Committee; hearing nothing, he adjourned the meeting at 3:53 p.m.

Respectfully Submitted,

Julie A. Morlock

Julie Morlock
Recording Secretary