

VILLAGE OF BISMARCK

County of Vermilion, State of Illinois

Minutes of Planning Commission Committee Meeting, February 15th, 2024

1. At 6:47 p.m. in the Village office located at 106 E. Holloway, Bismarck, Illinois, Chairman Rick Kentner opened the meeting.
2. Roll call was taken by Chairman Rick Kentner. Planning Commission Committee members present were Chairman Rick Kentner; Tim Hillard; Misty Hillard, Alex Kentner, Eric Siddens and Ryan Smalley. Committee member Tim Landers was absent. A quorum was established. Guests in attendance: none
3. Motion to approve agenda was made by Ryan Smalley, with a second made by Tim Hillard. The motion passed by acclamation.
4. Approval of meeting minutes from January 9th, 2023 Regular Meeting Minutes. Motion to approve minutes was made by Alex Kentner, with a second made by Misty Hillard. Motion passed by acclamation.
5. Chairman Comments/Public Comments/Questions: Chairman Kentner welcomed everyone to the meeting.
6. Discussion of Building Permit/Special Permit/Zoning/Rezoning Requests
 - a. Chairman Kentner presented the building permit request from Greg Russell at Stewart Grain, LLC. They are requesting to build a new bin #26 on south/east of the grain bin #25. There has been some local area grain bins who have shut down and the current bins at Stewart Grain, LLC cannot service the influx from farmers who will be wanting to utilize Stewart Grain. Stewart grain is in the process of purchasing the property from Mr. Dan Ribbe that connects to their current site. This is at the lawyers currently and they are hoping to close next week (February 22, 2024). The contractors who would be completing the project would need to get started as soon as the deed is filed at the County Clerk's office. It was discussed that the committee can make a recommendation to the Village Board to approve the permit request on the stipulation that the permit is not in effect until a copy of the filed deed is submitted to the Village Clerk documenting the purchase of the land and ownership to Stewart Grain, LLC. Committee reviewed the building request and all documents pertaining to the site plan and grain bin construction proposal.

7. Decision of Building Permit/Special Permit/Zoning/Rezoning Requests

- a. Planning Commission Committee members voted to make a recommendation to the Village of Bismarck Board of Trustees to approve the building request as requested by Greg Russell at Stewart Grain, LLC for a new grain bin #26 based on the building permit and documents reviewed. This approval is contingent on documentation of the filed deed at the Vermilion County Records stating that Stewart grain, LLC is the sole owner of the property purchased from Mr. Dan Ribbe where the bin will be located. The permit would not be in effect until that documentation is received. Motion to approve the building permit request was made by Ryan Smalley, with a second made by Eric Siddens. The vote passed with a unanimous vote among present committee members.

Eric Siddens- Yea	Tim Hillard- Yea	Alex Kentner-Yea	Rick Kentner- Yea
Misty Hillard- Yea	Ryan Smalley- Yea	Tim Landers-Absent	N/A

8. Ordinance

a. Discussion and review of the Solar Ordinance was completed by the planning commission committee along with the Village Attorney, Mr. Lawlyes. It was discussed that the Planning Commission will need to have a Public Hearing regarding the Solar Ordinance because it is an amendment of the Village of Bismarck Zoning Ordinance. This would be an additional ordinance that effects the zoning ordinance and, therefore, requires a public hearing. The planning commission committee agreed to set the hearing for March 12th, 2024 at 6:30 pm at the Bismarck Men’s Club on 114 E. Holloway as it is big enough to house residents who would attend. The publication of the Public Hearing will be placed in the Commercial News by the Village Attorney to abide by statute of notice no earlier than 30 days before the meeting and no later than 15 days prior to the Public Hearing. The planning commission committee discussed that they will just hold their regular meeting, scheduled for March 12th, 2024, at the same location immediately after the public hearing concludes as to not cause any confusion for the public as both meetings are open meetings. It was discussed that the Solar Ordinance as written at this time does not address residential solar guidelines. Mr. Eric Siddens asked if wind farms could be added to the ordinance. Mr. Lawlyes stated that would be a separate ordinance and would follow the same process. Mr. Tim Hillard stated that residential wind should probably need to be discussed at that time as well. If this is something that the planning commission/ Village Board would like to add it would be additional to the current ordinance. It was discussed that the Village Board would like to have a solar committee established if the Amendment to the Zoning Ordinance regarding Solar passes the Village Board.

9. Old business- None

10. New Business- Mr. Lawlyes discussed an OMA report update request. This request was asking for further documentation from the Village in regards to a complaint that was sent in 2022. Village Clerk will provide a copy of the approved minutes to the attorney and he will submit the documentation to the State Attorney’s office. If there is any further follow-up needed the attorney will reach out.

11. Date and Time of Next Meeting – The next regular meeting of the Bismarck Planning Commission Committee will be held at the Bismarck Men’s Club at 114 E. Holloway in Bismarck, Illinois, on March 12, 2024 immediately following the Public Hearing Meeting being held at 6:30pm, if there are items for discussion. Items to be considered for the agenda are to be submitted by February 20th, 2024 to the Village Clerk.

11. Adjournment – With no further business to come before the Committee at this time, upon motion by Alex Kentner, with a second by Misty Hillard, a decision was made to adjourn the meeting at 7:50pm. The motion passed by acclamation.

Respectfully Submitted,

Brandye Kizer, Village Clerk

APPROVED 03/12/2024