

VILLAGE OF BISMARCK
County of Vermilion, State of Illinois
Minutes of Planning Commission Committee Meeting and Public Hearing,
August 13th, 2024, at 6:30pm

1. At 6:30 p.m. the Planning Commission Committee held a public meeting regarding the Amendment to the Zoning Ordinance- Residential. The meeting was held at the Bismarck Men’s Club to allow space for the public to attend the meeting. Roll call was taken and the planning commission committee members present were Chairman Rick Kentner; and committee members Misty Hillard, Tim Landers, Eric Siddens, Tim Hillard and Ryan Smalley. Member Alex Kentner was absent. There were 8 persons in attendance (see sign-in sheet).

Call for approval of the agenda was requested by Chairman Rick Kentner. Motion to approve agenda as presented was made by Mr. Tim Hillard, with a second made by Mr. Tim Landers. Motion passed by acclamation.

Chairman Rick Kentner opened comments to the public and stated he was happy to see the community coming out to give their input regarding solar for residential usage. The planning commission values any feedback from the community. This process is to give the planning commission and the village board feedback on what the village residents and those within the mile and half would like to see regarding regulations for residential solar, or if they would not want any regulations. He stated that the Village just wants to get ahead of any future issues that may arise since solar is really being promoted.

The Planning Commission heard public comments from the community regarding the proposed amendment change in zoning for residential solar. The planning commission committee gave everyone in the audience a chance to speak and ask questions. The majority of the audience members were in favor of amending the zoning ordinance to include solar restrictions for residential but they did not agree with some of the stipulations. The majority of the individuals who attended the meeting lived in the mile and half buffer and would be more interested in ground solar which is proposed to be only allowed on acreage of 2.5 acres or more. Chair Rick Kentner asked if anyone in the audience was against having an amendment to the Zoning Ordinance- Residential Solar completed. It was voiced by the public that they believe there should be some regulations but they felt that the current proposal was too strict and some of the wording needed to be changed. Mr. Rick Kentner stated that the main goal is to clean-up Bismarck and make sure others want to live in a nice community, and Mrs. Misty Hillard stated that the village wants to do this without over-regulating. The following were key points noted:

- The setback of 100 ft is too much and would eliminate almost all properties. Trustee Terry Light asked what would the recommendation be from the public on the setback. No recommendations were given.
- Was this an ordinance that is already being adopted by a village, city or town within the county or even the state? This current model is based on the gold standard in the solar industry from El Paso, Tx, according to the village attorney.
- Would individuals who already have a signed contract be grandfathered in for ground mount or other solar restrictions, what does “in-progress” mean? It was determined that to be considered “in-progress” and grandfathered in, one would have to have a signed contract with the solar developer before the date of the adopted ordinance.
- Make sure the regulations are consistent across the board for all residents and not unfair to only certain ones.
- Concerns with wording that “any non-compliant PSES shall be removed at the owner’s expense, suggested that it should say “may”.
- It was discussed that there is a variance option within the proposed ordinance that would allow a property owner to request a variance to the ordinance if they did not meet one of the

- regulation requirements and if approved, they could be able to have a permit approved.
- Requested that the section labeled “modifications” would include a section that states “maintenance and component changes would not fall in the section” that would take the solar equipment from being grandfathered in. It was recommended to have a statement about maintenance being allowed and negating the opportunity for the unit to be in compliance.
- Section that states “Village reserves the right to require the Village Fire protection district to inspect and approve the PSES”. This needs to be changed as the Village Fire Department does not operate under the Village. It could be changed to “may” ask the Village Fire Protection District to inspect if there is a fire safety concern presented to the village board.

There were no further concerns, comments or questions by the public.

The planning commission chairperson Rick Kentner thanked everyone for attending the public hearing and stated that they would reconvene immediately at the current location for the regular Planning Commission Meeting to discuss the residents’ concerns and opinions raised during the public hearing and vote on a recommendation to give to the Village of Bismarck Board of Trustees at their next meeting scheduled for August 20, 2024 at 6:30pm.

2. Adjournment of Public Hearing – With no further business to come before the Committee at this time, motion was made to adjourn the public hearing meeting. Motion was made by Mrs. Misty Hillard, with a second made by Mr. Ryan Smalley. The motion passed by acclamation.

3. Planning Commission Regular Meeting

At 8:05 p.m. the Planning Commission Committee opened their regular planning commission meeting regarding the Amendment to the Zoning Ordinance- ResidentialSolar. The meeting was held at the Bismarck Men’s Club to allow space for the public to attend the meeting. Roll call was taken and the planning commission committee members present were Chairman Rick Kentner; and committee members Misty Hillard, Tim Landers, Eric Siddens, Tim Hillard and Ryan Smalley. Member Alex Kentner was absent. There were no attendees in attendance as they left after the public hearing (see sign-in sheet).

Call for approval of the agenda was requested by Chairman Rick Kentner. Motion to approve agenda as presented was made by Mr. Ryan Smalley, with a second made by Mr. Tim Hillard. Motion passed by acclamation.

Call for approval of the regular minutes from planning commission meeting held 7/9/2024 was requested by Chairman Rick Kentner. Motion to approve minutes as presented was made by Mr. Eric Siddens, with a second made by Mr. Ryan Smalley. Motion passed by acclamation.

Planning Commission discussed the previous Public Hearing, public comments, questions and current Amendment to Zoning Ordinance to include Residential Solar. It was discussed that the community appears to be in favor of the ordinance proposal and that the Planning commission Committee will recommend the Amendment to the Zoning Ordinance-Solar as presented to the public at their upcoming meeting on March 19th, 2024. Motion to approve the recommendation of the Amendment to the Zoning Ordinance-Solar to the Village Board as presented was made by Tim Landers, with a second made by Misty Hillard. The vote passed with a unanimous vote among present committee members. It was discussed that Mr. Tim Hillard will present to the Village Board for Chair Rick Kentner as he cannot be in attendance.

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| Eric Siddens- Yea | Tim Hillard- Yea | Alex Kentner-Yea | Rick Kentner- Yea |
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| Misty Hillard- Yea | Ryan Smalley- Yea | Tim Landers-Yea | N/A |
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4. Adjournment or regular planning commission committee meeting – With no further business to come before the Committee at this time, motion was made to adjourn the public hearing meeting. Motion was made by Alex Kentner, with a second made by Ryan Smalley. The motion passed by acclamation.

5. Date and Time of Next Meeting – The next regular meeting of the Bismarck Planning Commission Committee will be held at the Village Office in Bismarck, Illinois, on April 16, 2024 at 6:30pm. Items to be considered for the agenda are to be submitted by the 20th of the month, to the Village Clerk.

Respectfully Submitted,

Brandye Kizer, Village Clerk

APPROVED 09/10/2024