

# Minutes of the Plan Commission Meeting

January 18, 2022

Meeting was called to order by Chairman Pat Kretzer at 6:00pm in conjunction with the public hearing held by the city council, in the council chambers of the Municipal Building.

Roll call was taken: All members present: Jim Altman, Kevin Hamell, Scott McClure, Tony Verardi, Dyanne Skinner, Matthew Yard, and Pat Kretzer.

Mr. Kretzer read the purpose of the meeting: to consider the application from GSI Group LLC for special use for the development and operation of an approximately 1.125 megawatt solar energy generation facility to be located at IL Rt 48, Taylorville.

A lengthy discussion was held pertaining to the proper completion of the application process as outlined in the special use code adopted by the council.

A representative of Sol Energy spoke outlining the scope of the proposed project. The size of the project area will be approximately 5 acres of panels and associated equipment, surrounded by a 6' tall fence. The GSI facility will consume majority of the power produced, excess sold to the grid. No concrete bases used for the solar panel structure, all built on steel piles driven into ground.

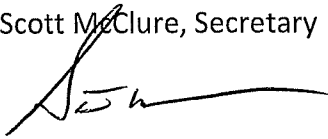
Bernie Curvey, adjacent landowner, posed some basic questions, all were answered.

Atty. Romano stated the project involves 2 lots, needs to be subdivided.

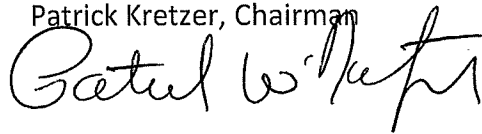
After further discussion involving the needed completion of the application process, a motion was made to adjourn the meeting with no action taken. Mr. Verardi made motion to adjourn, Mrs. Skinner seconded, all voted in favor.

Respectfully submitted,

Scott McClure, Secretary



Patrick Kretzer, Chairman



# Minutes of the Plan Commission

April 18, 2022

A meeting of the plan commission was called to order at 6pm in conjunction with a Public Hearing held by the City Council. Chairman Kretzer called the meeting to order, roll call showed members present: Pat Kretzer, Kevin Hamell, Scott McClure, Tony Verardi, Dyanne Skinner, and Matthew Yard; excused: Jim Altman.

Chairman Kretzer read the purpose of the meeting: to consider the application of the GSI Group LLC for a special use for the development and operation of an approximately 1.125 megawatt solar energy facility to be located at IL route 48, Taylorville, on their property. This meeting was a continuance of the prior meeting on the same subject. City Attorney Romano spoke outlining some issues that have been resolved since the paperwork was submitted ie: references to the county, fire dept. not dist., signage will be posted on 4 sides, HBO officer will be allowed to visit as needed, decommissioning plan, surety bond, and construction estimate to be presented at a later date. RE: glare study for airport, no Federal requirements for study, but one was requested to show due diligence by city and developer.

Mrs. Skinner raised a question about above ground power lines; lines will be underground as much as possible.

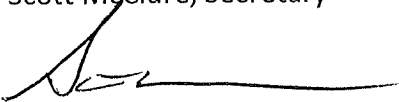
Mr. McClure made the following motion: to recommend to the City Council to direct the city attorney to prepare an ordinance granting GSI Group LLC (owners of the real estate identified in the public hearing) and SolAmerica Energy, LLC (developers/operators) a Special Use Permit to locate a solar energy facility on said real estate conditioned upon the City Council's approval of the following items: building permit; solar panels glare study concerning airport traffic; decommissioning plan including restoration requirements with sufficient surety bond; qualified engineer cost estimates of decommissioning,; drainage tile restoration map and requirements; weed control plan; recording of survey plat of said real estate; detailed construction plans signed by structural engineer; the additional requirements noted by the Plan Commission and City Council on 4/18/2022; and such other conditions, requirements, items of matters as the City Attorney may deem appropriate.

Mr. Yard seconded motion, roll call vote showed all in favor of motion.

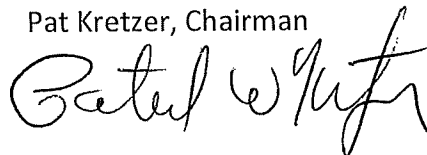
With no other business, meeting was adjourned at 6:13pm on a motion by Mrs. Skinner and seconded by Mr. Hammell; all in favor.

Respectfully submitted

Scott McClure, Secretary



Pat Kretzer, Chairman



Minutes of the Planning & Zoning Commission  
May 16, 2022

The meeting was called to order at 6:30 pm by Patrick Kretzer.

A call of the roll showed:

Present: Patrick Kretzer; Tony Verardi; Kevin Hamell; Matthew Yard, Dyanne Skinner

Absent: Scott McClure; Jim Altman

Also, present: Mark Erhardt

The purpose of the meeting is to consider an ordinance making amendments to the Zoning Ordinance of the City of Taylorville, Illinois by adding a new Chapter 16 to Title 10 of the Taylorville City Code regarding Special Use for Adult-Use Cannabis Dispensing Organization.

Board member Dyanne Skinner read the following from the proposed ordinance "Whereas, the City of Taylorville, Illinois, has enacted City Code regulations for the purpose of improving and protecting the public health, safety, comfort, convenience and general welfare of the people". It was her concern that adding a Cannabis ordinance does not follow the above read statement and is not in the best interest of the City of Taylorville.

Board member Kevin Hamell commented that medical cannabis may be order purchased and delivered from Springfield to an individual's home.

Board member Patrick Kretzer voiced his concerns regarding the Special Use permit requirements, restrictions, and conditions. He felt the nine-block area of the City Square is not a proper place for this type of retail business.

Board members Matt Yard and Tony Verardi voiced concern that the City of Taylorville basing their decisions for this ordinance on the revenue this type of retail could produce

A motion to the City Council by Matt Yard and seconded by Kevin Hamell to recommend adding the new Chapter 16 to Title 10 of the Taylorville City Code regarding Special Use for Adult Use Cannabis Dispensing Organization.

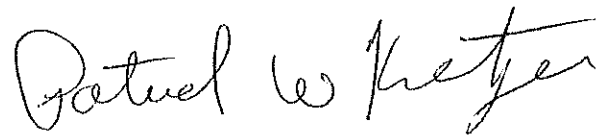
A call of the roll showed:

Yes: None

No: Patrick Kretzer; Tony Verardi; Kevin Hamell; Matthew Yard, Dyanne Skinner

The motion to adjourn by Tony Verardi and seconded by Kevin Hamell at 7:20 pm.

Respectfully submitted,



Patrick Kretzer  
Chairman and Secretary

Minutes of the Planning & Zoning Commission  
October 3, 2022

The meeting was called to order by Patrick Kretzer at 6:31 pm.

A call of the roll showed:

Present: Tony Verardi; Matthew Yard; Dyanne Skinner; Patrick Kretzer

Absent: Scott McClure; Jim Altman; Kevin Hamell

A motion to approve the minutes of June 20, 2022, was made by Matt Yard and seconded by Tony Verardi.

The purpose of the meeting is to consider:

An ordinance making amendments to the City Code Section 10-6-2A of the Taylorville City Code to allow outdoor billboards or signs limited to the I-1 Zoning District where the Taylorville Industrial Park is located.

After discussion, a motion was made by Jim Altman and seconded by Tony Verardi to recommend to the City Council to adopt the ordinance 10-6-2A.

A roll call in favor of the motion: Jim Altman; Tony Verardi; Dyanne Skinner; Matt Yard; Patrick Kretzer.

An Ordinance adding Chapter 15A to Title 10 of the Taylorville City Code regarding solar energy systems.

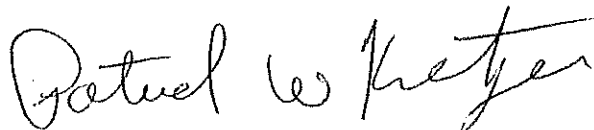
After a lengthy discussion, a motion was made by Dyanne Skinner and seconded by Matt Yard to recommend to the City Council to adopt adding Ordinance Chapter 15A to Title 10 of the City Code with the following changes:

- (1) On Page 5 change the non-refundable fee to Two Hundred Fifty Dollars (\$250).
- (2) Remove from Paragraph 3 (a) "Illinois licensed professional engineer" and replace with "state licensed professional engineer".
- (3) Remove from Page 7 #19 "An Illinois licensed electrician and replace with "An Illinois electrician.
- (4) Correct on Page 7 #16 to read "located in a R-1 (Residential) District or in a R-2 (Residential) District,"
- (5) Add D. Notwithstanding anything in this Chapter 15A to the contrary, no solar energy system shall be erected, constructed, installed, used, or permitted on any vacant property located in a R-1 (Residential) District or in a R-2 (Residential) District without any residential building located therein.

A roll call in favor of the motion: Jim Altman; Tony Verardi; Dyanne Skinner; Matt Yard; Patrick Kretzer

A motion to adjourn was made by Matt Yard and seconded by Dyanne Skinner the meeting at 7 pm.

Respectfully submitted,



Patrick Kretzer  
Chairman and Secretary

## Minutes of the Planning and Zoning Commission

November 7, 2022

Meeting was called to order at 6:30pm by acting chairman Matthew Yard. Roll call was held, members present were Matthew Yard, Tony Verardi, Dyanne Skinner, and Scott McClure

Minutes from previous meeting were presented and approved.

Purpose of the meeting was to consider the rezoning of a property owned by Joshua Assad located at 316 W Vine St. in Taylorville from R1 to C1.

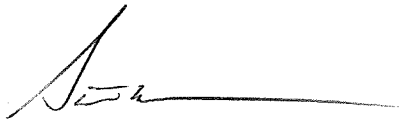
Neighboring owners, Mr. & Mrs. Metzger were present to verify the use of the property after change. Stated use of the property will be additional parking for Mr. Assad's business.

Mrs. Skinner inquired if this change could be handled via special use instead of rezoning.

Mr. Verardi made a motion to recommend to the city council the rezoning of the stated property from R1 to C1, Scott McClure seconded. Roll call vote: Yard, Verardi, and McClure voted in favor and Skinner voted against the motion, passed 3-1.

Mrs. Skinner motioned to adjourn meeting, seconded by Tony Verardi, meeting adjourned at 6:35pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Scott McClure', with a long horizontal flourish extending to the right.

Scott McClure, Secretary