



MONTHLY ZONING AND PLANNING REPORT
December 12, 2022 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – December 1, 2022

- Petition 22-P-1598, Special Use for a community solar project – South Dixon Township
- Petition 22-P-1599, Special Use for a community solar project – South Dixon Township

STAFF REPORT

The Zoning Board of Appeals completed hearings on two community solar petitions this month. Petition 22-P-1598 and 22-P-1599 are a co-located community solar development that proposes to construct a 2-megawatt array on approximately 37.6 acres of land in South Dixon Township. Recommendations for approval from the Zoning Board of Appeals on the two petitions will be set on the December County Board agenda for vote.

Under old business, the Zoning Board of Appeals continued Petition 22-P-1593, Petition 22-P-1594 and Petition 22-P-1603 to the January 5th Zoning Board meeting.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS – January 5, 2023

STAFF REPORT

The Zoning Board of Appeals continued Petition 22-P-1593, Petition 22-P-1594 and Petition 22-P-1603 to the January 5th Zoning Board meeting.

ACTIONS COMING FROM THE PLANNING COMMISSION – December 5, 2022

- None

ACTIONS GOING TO THE PLANNING COMMISSION – January 9, 2023

- LESA Appeal – Karl and Kathy Koehling, PPN#21-12-12-400-005 in Willow Creek Township.

STAFF REPORT

Mr. and Mrs. Koehling would like to build a home at their property on County Line Road, Lee. To determine whether the property is a buildable lot, a Land Evaluation Site Assessment (LESA) scoring was performed and failed. They will be appealing the LESA score to the Planning Commission.

OTHER ACTIONS FROM THE ZONING OFFICE

The Zoning Office is proposing to amend the Lee County Zoning petition fee. This fee is charged to persons petitioning the Lee County Zoning Board of Appeals. The petition fee was last increased in October of 2021 when an evaluation was made considering what nearby counties charge for their petition fee. The Zoning Board has now contracted a court reporter to record all the Zoning Board minutes verbatim. The increased petition fee will compensate the cost of the court reporter. Two other proposed additions to the fee schedule will be for pipelines and aircraft detection lighting systems (ADLS).

A resolution for the appointment of Ms. Ali Huss as an alternate member to the Zoning Board of Appeals will be on the County Board agenda for approval.

The Zoning Office has processed sixteen (16) building permits for the month of November. Total permit fees collected - \$9,520.05. There was one (1) petition fee collected in November.