



MONTHLY ZONING AND PLANNING REPORT

FEBRUARY 15, 2022 – Properties Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – February 3, 2022

- None

STAFF REPORT

Petition 21-P-1584 was presented at the February Zoning Board of Appeals meeting but was recessed until the March Zoning Board meeting which will be after the Lee County Board has the final vote on Petition 21-PC-65 for a text amendment to add the three commercial districts; C-1, Neighborhood Office and Business, C-2, Planned Office and Business, and C-3, General Business. commercial use for MINIWAREHOUSE.

An update was read to the Zoning Board of Appeals members on the progress being made at the Candy Factory, a gentlemen's club located at 2849 US Rt. 30. The new owner is preparing to demolish two buildings on site and then work with the Lee County Health Department on the septic defects on the property. In August, 2021, the owner anticipated the club opening June, 2022.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS – March 3, 2022

- Petition 21-P-1584 – Continuance
- Petition 21-P-1585 – Continuance
- Petition 21-P-1586, Petitioner: Invenergy Hydrogen LLC, PPN# 15-07-29-300-008, located in Nelson Township. The Petitioner is requesting a Special Use for a 540 kW Solar Energy System to supply electricity to a co-located hydrogen generation facility. *See attached Petition 21-P-1586.*

ACTIONS COMING FROM THE PLANNING COMMISSION – February 7, 2022

- Petition 22-PC-66, Petitioner: Lee County Zoning Office. The Petitioner desires to amend Title 10 of the Zoning Regulations in the Lee County Code of Ordinances, Chapter 15: PERFORMANCE STANDARDS, under Section 10-15-20: Solar Energy Systems; Regulating Development of Solar Energy Systems as an Accessory Use. *See attached Petition 22-PC-66*

STAFF REPORT

Petition 22-PC-66 was presented to the Lee County Planning Commission. After reviewing the requested text amendment a motion was made with no objection to recommend approval to the Lee County Board.

The Planning Commission has begun reviewing the 2010 Lee County Comprehensive Plan and is focusing on adding Renewable Energy into the Plan.

ACTIONS GOING TO THE PLANNING COMMISSION – March 7, 2022

- None

OTHER ACTIONS FROM THE ZONING OFFICE

A Resolution will be presented to the Lee County Board for the appointment of Mr. Reed Akre to the Lee County Regional Planning Commission. *See attached resolution.*