

RESOLUTION NO. \_\_\_\_\_

WHEREAS, the Lee County Board desires to act upon Petition No. 22-P-1600 by Petitioner Lahman Solar 1, LLC. The parcel identification number is 04-10-06-400-004 and is situated in Bradford Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a special use permit in the Ag-1, Rural/Agricultural District for the purpose of constructing a two (2) megawatt (MW) community solar farm.

WHEREAS, the necessary public hearing was held before the Zoning Board of Appeals on the petition described which resulted in a recommendation to approve, with the attached conditions, from the Zoning Board of Appeals for said Petition.

NOW, THEREFORE, BE IT ORDAINED by the Lee County Board that Petition No. 22-P-1600 (Lahman Solar 1, LLC) be (**approved/denied**) by the Lee County Board, with the attached conditions.

PASSED BY THE LEE COUNTY BOARD

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
Lee County Board Chairman

ATTEST:

\_\_\_\_\_  
Lee County Clerk

## **Conditions of the Special Use Permit Granted Under Petition No. 22-P-1600**

- A.** Construction activities shall commence no earlier than 7:00 a.m. and shall be discontinued no later than 8:00 p.m. on Monday through Sunday within ¼ mile of a non-participating residence unless a written waiver is obtained from said non-participating resident(s).
- B.** Before a building permit is issued, Petitioner shall provide the Lee County Zoning & Planning Office with evidence of having done a drain tile survey.
- C.** If any subsurface drainage tile is damaged within the proposed site, such damage shall be repaired to the same or better condition by the Petitioner within one month or as agreed to in writing by the affected property owner.
- D.** Before being issued a building permit, Petitioner is required to provide a map of the surface water drainage patterns within the Development Area to the Lee County Zoning and Planning Office.
- E.** If Petitioner wishes to install one or more security cameras due to on-site criminal activity, Petitioner must receive written permission to do so from the County Zoning Administrator and ensure that any such cameras be focused into the Projects and not capture any images from nearby non-participating real estate.
- F.** Before a building permit is issued, Petitioner is required to provide the Lee County Zoning & Planning Office with a suitable “Fire Protection Plan” reviewed by the appropriate Fire Protection District.
- G.** Before a building permit is issued, Petitioner is required to provide the Lee County Zoning & Planning Office with evidence that they have contacted the owner of any adjacent, non-participating dwelling to explain to them their Ordinance driven screening options and have either reached a “Memorandum of Understanding” with those owners for a screen or have made the required “one-time payment” to them.
- H.** Before the issuance of a building permit, Petitioner is required to provide the Lee County Zoning & Planning Office with an acceptable written “landscape plan.”