

MONTHLY ZONING AND PLANNING REPORT

August 16, 2022 – Properties Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – August 4, 2022

- No action

STAFF REPORT

The Zoning Board of Appeals had two agenda items this month. Petition 22-P-1594 for revocation of Special Use was continued to the October 6th Zoning Board of Appeals meeting. Petition 22-P-1596 for an appeal was continued to the September 1st Zoning meeting.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS – September 1, 2022

- Petition 22-P-1595, Special Use for a community solar project

STAFF REPORT

Petition 22-P-1595, Meadow Solar will be coming before the Zoning Board in September intending to develop a 5 megawatt community solar farm in partnership with the Dixon Park District. The proposed project will be located east of Meadows Park in Dixon covering approximately 24 acres of land. For more information on this petition, contact the Zoning Office. The Meadow Solar petition will be posted on the Lee County website.

ACTIONS COMING FROM THE PLANNING COMMISSION – August 1, 2022

- Petition 22-PC-67, Text amendment regulating the development of private pipelines

STAFF REPORT

The Planning Commission was presented with Petition 22-PC-67 for public hearing at the August 1st Planning Commission meeting. Comments were taken from the public. The Commission motioned the proposed text amendment for development of private pipelines in Lee County for recommendation to the Lee County Board.

ACTIONS GOING TO THE PLANNING COMMISSION – September 5, 2022

- Petition 22-PC-68, Text amendment to the ordinance regulating the development of Wind Energy Conversion Systems
- Petition 22-PC-69, Text amendment to the ordinance regulating the development of Solar Energy Systems

STAFF REPORT

In July, the County Board voted not to send Petition 22-PC-68 and Petition 22-PC-69 to the Planning Commission for public hearing. Instead, the County Board moved to send both petitions back to the Renewable Energy Committee for further review. The Renewable Energy Committee will be meeting on Monday, August 15th to exam both text amendment drafts of the Wind and Solar ordinances and is expected to move the petitions onto the County Board to be set for a public hearing at the Planning Commission meeting on September 5th.

OTHER ACTIONS FROM THE ZONING OFFICE

Two resolutions will be presented at the August Lee County Board meeting to extend the moratorium on accepting zoning petitions for new non-residential wind and solar energy systems. The initial moratorium was passed on September 16, 2021 for the purpose of reviewing the wind and solar ordinances. The moratorium was then extended to September 1, 2022 for further review of the ordinances. The Renewable Energy Committee is



requesting an additional extension of the moratorium until October 31, 2022 for further review of the draft ordinances.

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As part of its COVID-19 response and recovery initiatives funded by the Economic Development Administration, Blackhawk Hills Regional Council has updated the region's greenways and trails plans. This plan is an update to the 2002 Lee County Greenways and Trails Plan to identify existing and potential opportunities for residents and visitors to recreate and connect with nature. The Plan will be presented to the County Board this month for adoption.

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Continuing to build effective policies and procedures within the Zoning Office, the recognition to develop a zoning violation process has been determined. The format of this process or steps taken for compliance begin with the discovery or notification of a zoning violation to potential prosecution. This process establishes a fair, transparent, and consistent method for the enforcement of zoning violations. Copies of the Zoning violation outline will be presented to the committees of the County Board for endorsement.

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The Zoning Office has processed twenty-one (21) building permits for the month of July. Total permit fees collected \$3,810.05. Petitioning fees for one (1) petition were collected in July in the amount of \$950.00.