



MONTHLY ZONING AND PLANNING REPORT

April 9, 2024 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS

1. Petition No. 24-1621 by Pulse Solar II, LLC, regarding PIN 16-01-35-400-009, located in Palmyra Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a Special Use Permit for the purpose of a 5 MW Commercial Solar Energy Facility (community solar).

ACTIONS GOING TO THE ZONING BOARD OF APPEALS

1. Petition No. 24-P-1624 by Richard Humphrey, Jr. and Brenda Humphrey, regarding part of PIN 18-08-13-100-006, located in South Dixon Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting an Accessory Special Use Permit for the purpose of Skilled Trades (Offsite Services Only)/parking of refuse trucks and equipment.

ACTIONS COMING FROM THE PLANNING COMMISSION – None

ACTIONS GOING TO THE PLANNING COMMISSION – None

OTHER ACTIONS FROM THE ZONING OFFICE

Last month, Deputy Zoning Administrator Laura Mangrum took (and passed on the first try!) the exam to become a Certified Floodplain Manager. Congrats to Laura!

On March 22, 2024, the Zoning Office met with Erin Conley with IDNR/National Floodplain Insurance Program. This visit included a review of zoning records related to development in the floodplain, as well as visits to some of the County's problematic floodplain areas. My office has been provided a list of properties from IDNR with known floodplain violations that we will be working to address.

On April 1, 2024, a public hearing was held regarding a Petition for Text Amendment that would allow up to six (6) chickens and no roosters in the R-2, Single Family Residential District. Under the current Zoning Code, no fowl or farm animals of any kind are allowed in the R-2 District. Following public comment, the Regional Planning Commission moved to send it back to my office for further consideration as to whether the number of chickens allowed should be increased, whether lot size limits should be implemented and whether setbacks to neighboring residences should be considered.

During the month of March 2024, the Zoning Office processed twenty-one (21) building permits (7 residential solar permits, 2 fence permits, 1 Ag building permits, 1 building permit for a commercial structure, 3 building permits for accessory structures, 3 building permits for cell tower alteration, 2 building permits for single family residences, 1 in-ground pool building permit, and 1 sign permit), and permit fees in the amount of \$8,497.45 were collected.