

**Report of the
Solar Zoning and Special Use Review Committee
May 7, 2019**

The meeting was called to order at 5:00 P.M. by Chairman Reising. Roll call indicated that Fox, Hopkins, Sulser and Youman were present.

There were no meeting minutes available to review or approve at this time.

Reising opened the floor to nominations for Vice Chairman of the Committee. Fox moved to nominate Youman; the motion was seconded by Sulser. Reising called for additional nominations; hearing none, he closed nominations. The motion for Youman as Vice Chairman carried via voice vote.

The Committee discussed the process and procedures of notifications for zoning public hearings.

The Committee discussed the use of special uses versus map amendments (rezoning).

The Committee discussed a date for the next meeting of this Committee. It was the consensus of the Committee members to meet May 28, 2019 at 5:00 P.M.

Reising declared the meeting adjourned at 6:01 P.M.

**Report of the
Solar Zoning and Special Use Review Committee
May 28, 2019**

The meeting was called to order at 5:00 P.M. by Chairman Reising. Roll call indicated that Fox, Hopkins, Sulser and Youman were present. Reising declared a quorum.

Youman moved and Fox seconded to approve the report of April 25, 2019 as minutes. The motion passed via voice vote.

Sulser moved and Youman seconded to approve the report of May 7, 2019 as minutes. The motions passed via voice vote.

Youman stated that he has a draft document regarding notifications for zoning hearings, but is not prepared to distribute yet. He will distribute for the next meeting. Discussion ensued.

Hopkins discussed the Supervisor of Assessment and Planning & Zoning Committee (APZC) involvement in the zoning process, and stated that he believes the APZC should be involved in the process to be better informed regarding zoning cases proceeding to the County Board, and to be better equipped to discuss and respond to questions regarding the cases. Discussion ensued.

The Committee discussed that any recommendation from this Committee would be submitted to the Executive Committee.

Youman discussed his concern that there are too many special uses allowed per zoning district, and stated that this topic should be carried over to the next meeting for further discussion.

Youman questions if the review standards should be reviewed. A brief discussion ensued.

Youman questioned if the Comprehensive Plan should be updated. A brief discussion ensued. Reibel reported that the Comprehensive Plan is reviewed annually by the Regional Planning Commission and updated as necessary; an appropriate time to update would be when 2020 Census data becomes available.

Fox asked Reibel to explain the difference between how solar and wind are treated in the zoning ordinance, and special use versus accessory use. Reibel explained that commercial solar and commercial wind are both special uses in AG-1; private solar is treated as any other agricultural or residential accessory use/structure, but private wind turbines have a required setback of 1.1x turbine height, are permitted accessory use in AG-1 and IA, and are a special use in residential districts.

Reising asked for public comment. Attorney Jim Rodriguez stated that a special use may be revoked. Mr. Rodriguez also inquired as to whether the special use conditions for commercial solar farms that were adopted by the County Board in January would be a topic of discussion by this Committee. The consensus of the Committee members was that it may be a topic of discussion.

The Committee discussed a date for the next meeting of this Committee. It was the consensus of the Committee members to meet June 13, 2019 at 5:00 P.M.

Reising declared the meeting adjourned at 6:01 P.M.