Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT
DECEMBER 17, 2009

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, December 17, 2009 at the Ogle County Farm Bureau, 421 W. Pines Rd., Oregon, IL.

The Order of Business is as follows:

1. ROLL CALL AND DECLARATION OF A QUORUM.

   Chairman Funk called the meeting to order at 7:00 P.M. Roll call indicated six members of the Regional Planning Commission were present: Chairman Lloyd Funk, Paul White, Ron Colson, Wayne Reising, Randy Ocken and Don Conn; David Poole was absent

2. READING AND APPROVAL OF REPORT OF NOVEMBER 19, 2009 AS MINUTES.

   Chairman Funk asked for any changes or corrections to the report of the November 19, 2009 meeting of the Ogle County Regional Planning Commission. Hearing none, Chairman Funk declared the minutes approved as read.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

   There was no unfinished business for consideration.

4. NEW BUSINESS

   A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

      #10-09 AMENDMENT -- Joseph J. & Julie A. Ebens, 946 N. IL Rte. 2, Oregon, IL for an Amendment to the Zoning District to rezone from R-2 Single-Family Residence District to R-1 Rural Residence District on property described as follows and owned by the petitioners:

      North part of E1/2 of NE1/4 Fractional Section 4 and North part of W1/2 of the NW1/4 Fractional Section 3 Oregon-Nashua Township 23N, R10E of the 4th P.M, 5.07 acres, more or less
      Property Identification Number: 16-04-226-014 and 16-03-101-028
      Common Location: 946 N. IL Rte. 2

      Mr. Reibel read the staff report. The Natural Resources Review by IDNR contains no record of State-listed threatened or endangered species in the vicinity of the project location, and the consultation process with IDNR has been terminated.

      Joseph and Julie Ebens were present. Mr. Ebens explained that they are proposing changing the five acre parcel from R-2 to R-1. He explained that he would like for his children to keep their 4-H sheep projects on the property during the summer to work with them for the 4-H fair.

      Mr. Funk asked if there will be a building or shelter on the property. Mr. Ebens responded that there is already a 24' x 48' shed that is big enough existing on the property.

Mr. Funk asked how many animals will be on the property. Mr. Ebens responded that with the rezoning they could have five but are only planning for two or three sheep.

Mr. White asked if the City of Oregon had any comments. Mr. Reibel responded that he has not heard from the City of Oregon. Mr. Colson stated that this would not go against the city's comprehensive plan. Mr. Ebens stated that he is a member of the Oregon Planning Commission and a meeting was held on Wednesday and the council had no comment on the proposal.

Mr. Funk asked if there was any objection from the neighbors. Mr. Ebens responded that he owns all the property around the proposed zoning change and that the remainder of his property would remain R-2.

Discussion ensued regarding the location of the property.

Mr. White made a motion to recommend approval of Petition No. 10-09 Amendment; Seconded by Mr. Conn. Mr. Funk called for a roll call vote; the motion carried unanimously by roll call vote.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

ON-LINE PLANNING PREFERENCE SURVEY REPORT

Mr. Reibel stated that he has a final report on the planning preference survey. Mr. Reibel passed out the survey results.

Mr. Reibel stated that there was a good response to the survey. He continued that the each question had close to three hundred responses. He stated that the results held similar from the first time he reported to the members. Mr. Reibel stated that the results are self explanatory and can be discussed after review at next month's meeting.

Mr. Funk stated that after discussion they should issue a statement to the press. Mr. Reibel stated that he could e-mail the results to the press so they can report in the paper. Discussion ensued.

Mr. Funk stated that the members should take time to digest the results and discuss it at next months meeting.

Mr. Reibel stated that he plans to post the results of the survey on the county website.

2010 MEETING RESOLUTION

Mr. Funk stated that Mr. Reibel has a resolution for next year's meeting schedule.

Mr. Ocken asked if the meeting will continue to be held at the Farm Bureau. Mr. Reibel stated that it will be until the Courthouse is done. Mr. Hopkins stated that the renovations are on track and should be complete in April.

Mr. Ocken made a motion to approve the 2010 meeting resolution; seconded by Mr. Conn. The motion carried by a voice vote.

6. PUBLIC COMMENT

Mr. White asked if any more has been heard regarding wind farm projects in the county. Mr. Reibel stated that his last conversation was with a woman representing Navitas and there was discussion in their company on whether to start the Byron/Leaf River area project before or after the first of the year. Mr. Reibel stated that he has not heard anything since.

Mr. Hopkins questioned if the man who spoke at the County Board meeting from "Ogle the 4th" was for or against the wind farm project. Mr. Conns responded that he felt he was against them and was wanting more regulations. Mr. White stated that Ogle County has a lot more regulations than Stephenson County.
Mr. Funk questioned who would be responsible for the wind turbines if a project were to fall through. Mr. Hopkins stated that there would be bond money to pay for the take down and clean up. Mr. Colson stated that he understands that the salvage value of the wind turbines would pay for the cost to remove and clean up the sites. Discussion ensued.

Discussion ensued regarding the effect of the ground, soils and run-off where wind turbines had been located.

Mr. Ocken questioned what happened to the pipe storage yard near Kings that was proposed. The response was the pipe storage yard was moved to Rochelle.

Mr. Hopkins stated that the judge in JoDaviess County ruled in favor of the proposed dairy near Nora.

Discussion ensued regarding green house gases from livestock facilities.

Mr. Hopkins stated that he learned that Ogle County rates 197th in the nation for livestock facilities.

7. ADJOURN

Chairman Funk declared the November meeting of the Ogle County Regional Planning Commission adjourned at 7:20 P.M. The next meeting of the Ogle County Regional Planning Commission is scheduled for January 21, 2010, 7:00 P.M. at the Ogle County Farm Bureau, 421 W. Pines Rd., Oregon, IL.

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator