**Ogle County Regional Planning Commission**

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# *REGIONAL PLANNING COMMISSION REPORT*
# *APRIL 23, 2009*

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, April 23, 2009 at the Ogle County Highway Department, 1989 S. IL Rte. 2, Oregon, IL.

The Order of Business was 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 5 members of the Regional Planning Commission were present: Chairman Lloyd Funk, Randy Ocken, David Poole, Paul White, Don Conn and Wayne Reising. Ron Colson was absent.

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

   Chairman Funk asked for any changes or corrections to the report of the March 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)

   **#2-09 Amendment -- Shirley M. Gentry, Trustee, 11380 W. Pines Rd., Polo, IL** for an Amendment to the Zoning District to rezone from R-2 Single-Family Residence District to B-1 Business District on property described as follows and owned by the petitioner:

   Part of the E1/2 SW1/4 Section 10 Buffalo Township 23N, R8E of the 4th P.M., Ogle County, IL, 13.25 acres, more or less
   Property Identification Number: 14-10-300-005
   Common Location: 11512 W. Pines Rd.

   Mr. Reibel read the staff report. A letter from IDNR states the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species on this site. Therefore the consultation process is terminated.

   Nancy Mitchell, Mrs. Gentry's daughter, stated her father had a business there for 40 years; the property was leased for many years for the agricultural implement sales business, but the business closed and the property became vacant last year. The vacant site was an opportunity for Perry Byers to locate his portable toilet business to Polo.

   Mr. Ocken asked Mr. Perry Byers how many employees he has; Mr. Byers replied that he has 5 employees, and he has been in business almost 1 year.

   Mr. Ocken asked if any waste is dumped on the site. Mr. Byers responded that no waste from the portable toilets is dumped on the site; the law requires waste

to be dumped at municipal sewage treatment plant, and he has arrangements to dispose of waste with several municipalities in the area.

Mr. Funk asked if there is any waste on site at any time. Mr. Byers responded that no waste is stored on the site, as the portable toilets are pumped out, and the waste material is taken to a municipal sewage treatment facility for disposal. The portable toilets are empty when they are stored on the site. They are pumped out by a pumper truck.

Mr. Poole asked if he also pumps septic tanks. Mr. Byers responded that his business is only a portable toilet business - he does not pump septic tanks.

Mr. Ocken asked if the back portion of the site will remain in farmland. Ms. Mitchell responded that it will continue to be farmed.

Mr. Poole asked when the building that contains the business office and shop was constructed. Mrs. Mitchell responded that she believes it was constructed in 1972 or 1973.

Mr. Funk asked for further questions and/or discussion. Hearing none, Mr. Funk asked for a motion.

Mr. Ocken moved to recommend approval of Petition No. 2-09 Amendment, as the proposed use seems to be appropriate use of property, and the site was in business use for many years; the motion was seconded by Mr. Conn. Mr. Funk called for a roll call vote; the motion carried unanimously.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Reibel informed the Planning Commission that this past Tuesday, the Ogle County Board adopted an ordinance titled "Ordinance Retaining Jurisdiction of Pre-Annexation Property". This ordinance is adopted pursuant the authority granted certain counties by Public Act 095-0175, and will ensure that, in the future, land that is the subject of a municipal annexation agreement (or, "pre-annexation agreement") that is more than 1.5 miles from the municipality, will remain subject to the ordinance, control and jurisdiction of Ogle County. A municipality may file a request for jurisdiction with the County Board on a case-by-case basis. Mr. Reibel added that, upon receipt of the signed ordinance from the County Clerk, he will be sending a cover letter and copy of the ordinance to all Ogle County municipalities to put them on notice of the ordinance. Discussion ensued.

Mr. Funk asked Mr. Reibel if now would be an appropriate time, considering the budget of the Regional Planning Commission, to conduct the previously discussed planning survey, using the on-line software Survey Monkey. Mr. Reibel stated that Survey Monkey charges $60/month to host an on-line survey, and to conduct a survey for three or four months would be feasible at this time. It was the common consensus of the Planning Commission members that Mr. Reibel proceed with implementing the on-line survey and publicizing the survey to the public via press releases and public announcements.

Mr. Reibel informed the Planning Commission that he has met several time in the past two months with two wind farm development companies regarding possible wind farms in southern and western Ogle County. Currently, there are four wind farm development companies investigating the feasibility of wind farm development in Ogle County, and several meteorological towers (wind test towers) have been erected in various location throughout the County. Developers typically required 2-3 years of wind data before proceeding with development, including making application for the required Special Use Permit. Discussion ensued.

6. PUBLIC COMMENT

Marcia Heuer announced that, in honor of Arbor Day, the Oregon Chamber of Commerce is giving away trees tomorrow at the Chamber office.

Mr. Lyle Hopkins congratulated Mr. Funk and Mr. Ocken on their re-appointment to the Regional Planning Commission, and Mr. Funk on his many years of service. Mr. Hopkins added that there were five applicants for two vacant positions on the Regional Planning Commission and three applicants for one vacant position on the Zoning Board of Appeals; Randall Anderson was re-appointed to the Zoning Board of Appeals.

7. ADJOURN (Next meeting May 21, 2009)

Chairman Funk declared the meeting adjourned at 7:38 PM. The next meeting of the Ogle County Regional Planning Commission will be May 21, 2009 at the Ogle County Highway Department, 1989 S. Il Rte. 2, Oregon, IL.

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator