Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT
AUGUST 20, 2009

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, August 20, 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 five members of the Regional Planning Commission were present: Chairman Lloyd Funk, Paul White, Don Conn, Ron Colson and Wayne Reising. David Poole and Randy Ocken were absent.

2. READING AND APPROVAL OF REPORT OF July 23, 2009 AS MINUTES.

   Chairman Funk asked for any changes or corrections to the report of the July 23, 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)

   Update regarding on-line Planning Preference Survey utilizing Survey Monkey.

   Mr. Reibel passed out copies of the most recent summary report regarding responses to the survey.

   Mr. Reibel stated that he is getting ready to send out another press release and will do so every few weeks to encourage public response. He stated that there has been over one hundred responses in less than a month.

   Mr. Funk asked if any conclusions can be made yet. Mr. Reibel responded that the survey speaks for itself and just wanted give the members a status report.

   Mr. Funk suggested that this is the time for members to write a letter to the editor and encourage the public to participate in survey and feels it would be helpful.

   Mr. Funk stated that light industrial development was a desire in the survey response. He stated that this would address concerns and help the county with the tax load.

   Mr. Reibel stated that the county will be soon seeing some agri-business development. He continued that the loop track in Polo is going to start construction soon. They will begin construction on the loop track first, but will likely not have time to finish before winter. They will continue work on the bins and elevator over winter as weather allows, and hope to be running next summer. Mr. Funk noted that Byron Township is currently the leader in responses to the survey.

Mr. Reising stated that there was some responses to increase the forty acre minimum building requirement for the agricultural district. Mr. Conn stated that those are the people that do not want to see any growth.

Mr. Funk asked if there were any surprises in the response to the questions in the survey. Mr. Reibel responded that he has seen no surprises thus far.

Mr. Reising stated that he thinks the survey is doing a good job. Mr. Funk agreed that with the minimal amount the county has invested there will be a good return.

Discussion ensued about the question regarding the forty acre buildable lot minimum.

Mr. Colson questioned what the response was to the question that asks what three aspects are valued the most in the county. Mr. Reibel responded that he would bring a more detailed report to next months meeting, as this question is for written responses that are not generated in this report.

Discussion ensued regarding the high response from Byron Township and the possibility that the proposed pre-annexation agreements in the Byron area may be a factor in this.

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#7-09 AMENDMENT -- Dan Luepkes, 1132 S. Marsh Rd., Chana, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to IA Intermediate Agricultural District on property described as follows and owned by the petitioner:

Part of the SW1/4 NE1/4 Section 22 Oregon-Nashua Township 23N, R10E of the 4th P.M., Ogle County, IL, 13.70 acres, more or less
Property Identification Number: 16-22-400-005
Common Location: 3200 Block of S. Lowden Rd.

Mr. Reibel read the staff report. LESA score of 179.42 indicates a low rating for protection. IDNR identified protected resources in this proposed area. They completed an evaluation and concluded that adverse effects are unlikely and terminated their investigation.

Mr. Luepkes explained that he has had soil borings done on the property by Certified Soil Classifier Bruce Putman and that he knows the land and the soils. He stated that it will sustain a septic system, the fact of which is confirmed in a letter from the Ogle County Health Department. He stated that he did his own excavating at the site and passed around pictures of the hole he dug near the soil borings. He explained that his pictures show the amount of top soil, then fine sand. He stated that this illustrates why this is such poor land. There is not much subsoil maybe six inches shown in the pictures. Mr. Reibel question how deep of a pit was dug by Mr. Luepkes. Mr. Luepkes responded that the pit was eight to nine feet deep. He stated that he has farmed this land for seventeen or eighteen years and is alright for hay but is very dependent on a certain amount of rain. He stated that out of the thirteen acres about seven would be a suitable location for a house. He also explained that it looks like this parcel was cut from the timber at one time. He further explained the past production of

the property and stated that he feels this request is the intention of Intermediate Agriculture.

Mr. Funk questioned if the property will be sold. Mr. Luepkes responded that it would be. Mr. Funk asked if the property is rezoned to Intermediate Agriculture what activities does he see being compatible. Mr. Luepkes responded that the acreage with the property would be ideal for someone with horses. Discussion ensued.

Mr. Colson stated that he remembers concerns about the tree farm across the road when the petition was previously denied. He stated that this is the last year for the tree farm so that will no longer be a concern. Discussion ensued.

Mr. Conn stated that he called Jim Harrison and found that the property currently generates $23 a year in taxes. He stated that if it was rezoned and a $300,000 house was constructed it would generate $7,000 a year and $730 would go to the county. He further explained that it would take thirty one years to get that back in the current state of the property. He stated that considering the county is over a million dollars short for next years budget based on projections for revenue he thinks things need to be looked at differently in the county. Mr. Funk stated that he agrees with Mr. Conn but that it is not the Planning Commissions obligation to be concerned about the income but to consider issues based on the Comprehensive Plan. Discussion ensued.

A brief discussion ensued regarding clarification of the 1/4 mile distance restriction of a livestock management facility.

Mr. Colson moved to recommend approval of Petition No. 7-09 Amendment in that he believes it fits the intent of the Intermediate Agricultural District; the motion was 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)

There was no other business for consideration.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURN

Chairman Funk declared the meeting adjourned at 7:28 P.M. The next meeting of the Regional Planning Commission is scheduled for September 17, 2009 at the Ogle County Farm Bureau, 421 W. Pines Rd., Oregon, IL.

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator