

**MINUTES OF THE
LEE COUNTY REGIONAL PLANNING COMMISSION**

Regular Meeting

Monday, August 1, 2022, at 6:30 p.m.

**Third Floor, County Board Room
Old Lee County Courthouse, Dixon, Illinois**

Zoom Video- & Tele-conferencing

Meeting ID: 988 4502 4438

Password: 043424

YouTube Link

<https://www.youtube.com/watch?v=-Ax3okbRKC4>

Board Members

Hon. Charles T. Beckman, Chair
Ellen Smith, Member
Ben Forster, Member
Emily Pratt, Member
Reed Akre, Member

Staff

Dee Duffy, Zoning Officer
Alice Henkel, Clerk/Renewable Energy Coordinator
Charley Boonstra, State's Attorney

Acting Chair Ellen Smith called the meeting to order at 6:30 p.m. Clerk Alice Henkel called roll:

Members present: Smith, Forster, Akre

Members absent: Beckman, Pratt

Staff present: Henkel

Staff absent: Duffy, Boonstra

The next order of business was the approval of the minutes from the March 7, 2022 meeting. There were no comments or changes to the minutes. Ben Forster made a motion to approve and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 3-0.

The next order of business was comments from the visitors' section. There were none.

There was no old business.

Under new business was a public hearing on Petition No. 22-PC-67, a Petition for Text Amendment requesting to amend the text of the Lee County Code to include an ordinance regulating the development private pipelines.

Renewable Energy Coordinator Alice Henkel explained that the only public hearing that evening would be on the petition for text amendment regarding private pipelines. The public hearings on the wind and solar text amendments were at one time scheduled for this meeting; however, on July 21, 2022, the County Board moved to send both the draft wind and draft solar ordinances back to the Renewable Energy Committee for further discussion. The Renewable Energy Committee will meet on August 8, 2022, at 9:00 a.m. The meeting is open to the public.

With regard to the public hearing process, Ms. Henkel explained that the purpose of this hearing is to give the public a platform to weigh in on the proposed changes to the Code. Once the public has had their opportunity to speak and the public hearing has concluded, the Commission may open up its own discussion on the proposed ordinance so their comments may also be included in the minutes that will go to the County Board.

Ms. Henkel informed the public present for the hearing that they would each be given 10 minutes to speak on the proposed text amendment, uninterrupted. A timer would be used, and the public would be able to hear when their 10 minutes are up. The public would not be sworn in or subject to cross-examination.

Acting Chair Smith called for the first speaker.

Danelle Burrs, with Lee County Farm Bureau, explained that the proposed ordinance had been reviewed by their staff and they would like to offer the following suggestions:

1. The definition of Agriculture Impact Mitigation Agreement (AIMA) should reflect an agreement between the Illinois Department of Agriculture and the utilities – not the landowner and the utility.
2. Since there is no legal requirement for companies constructing a private pipeline to sign an AIMA; the Farm Bureau recommends creating language that would require an AIMA. This would require changes under Prohibition, Drainage, Design Standards, etc.
3. The Farm Bureau would like to see the AIMA requirements be set as the minimum standards for construction and drainage.
4. The AIMA does not address decommissioning so the ordinance would need to be changed to remove the requirement to adhere to the AIMA.

Mrs. Burrs said she will provide the Zoning Office with the proposed language of the Farm Bureau to be provided to the County Board.

There were no other members of the public present that wished to speak on the proposed text amendment.

Ben Forster made a motion to send Petition No. 22-PC-67 back to the County Board, with the comments of the public, for its consideration. A second was discerned and there was no debate. A vote was taken, and the ayes prevailed. Motion passed, 3-0.

The Commission briefly discussed the proposed private pipeline ordinance and did not have any additional comments to add.

There was no other business.

At 6:45 p.m., Reed Akre made a motion to adjourn and a second was discerned. There was no debate. A vote was taken, and all were in favor. Motion passed, 3-0.

Respectfully submitted,

/s/ Alice Henkel

Alice Henkel, Clerk