



COUNTY OF ST. CLAIR

DEPARTMENT OF BUILDING & ZONING

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ENVIRONMENT COMMITTEE

April 24, 2018

The regular meeting of the Environment Committee of the St. Clair County Board was called to order on Tuesday, April 24, 2018 in the St. Clair County Board Conference Room, #10 Public Square, Belleville, Illinois, by Chairman, Dave Tiedemann.

Members present: Chairman Dave Tiedemann, Paul Seibert, June Chartrand, Ken Easterley & Marty Crawford

Members excused: Joseph Kassly & Nick Miller

Staff in attendance: Anne Markezich, Zoning Director, Sharon Valentine, St. Clair County Health Department, David Schneidewind, Zoning Attorney, & Ben Adamich, Geronimo Energy.

Members recited the Pledge of Allegiance.

Public Comment – Ben Adamich, Geronimo Energy spoke in support of the proposed Solar Energy Ordinance on the Agenda as written. He stated his company is one of the largest community solar developers in the Midwest and top 1 or 2 of the country. Mr. Adamich stated he will answer any questions regarding solar energy.

MOTION by Seibert, second by Easterley to approve Minutes of March 20, 2018. Motion carried.

MOTION by Easterley, second by Chartrand to approve the Zoning Fee Report. Motion carried.

MOTION by Chartrand, second by Crawford to approve Zoning Board Summary.

MOTION by Seibert, second by Crawford to approve Occupancy Program Report. Motion carried.

MOTION by Easterley, second by Chartrand to approve Building Permit List. Motion carried.

MOTION by Crawford, second by Chartrand to approve Expense Claims. Motion carried.

ENFORCEMENT DECISION GROUP (EDG) REPORT

There was no EDG Meeting held in April, 2018.

Ms. Valentine presented a Budget Performance Report for the Committee to review Solid Waste fees.

HEALTH DEPARTMENT - SHARON VALENTINE

Ms. Valentine reported that the Earth Day celebration was a success and was well attended. She reported there were close to 200 students present that participated in the event.

MOTION to approve report by Seibert, second by Crawford. Motion carried.

ZONING DIRECTOR'S REPORT - ANNE MARKEZICH

Ms. Markezich presented the Solar Ordinance to the Committee that was approved by the Zoning Board of Appeals.

Ms. Markezich stated there is one correction to the Ordinance as presented to the Zoning Board of Appeals. Letter (i) labeled AIMA was removed and revised to read "Any other special requirements as determined necessary by the St. Clair County Zoning Board of Appeals". Mr. Schneidewind explained the revision to the Committee.

Ms. Markezich explained Solar Farms will be allowed in Agricultural and Industrial Zone Districts as a Special Use Permit. She stated at the time of the hearing, there will be stipulations placed on the Solar Farms.

Mr. Schneidewind explained the code allows two types of solar systems: PSES Personal Solar Energy Systems that will be permitted in any zone district. He further explained the PSES systems are solar systems you will see on top of houses or in any side yard or back yard for energy consumption on site.

Mr. Schneidewind explained the second type of solar system is the SFES Solar Farm Energy Systems which are for commercial energy production.

Mr. Schneidewind stated the new code provides for Annual reports and inspections by the Zoning Administrator. The Environment Committee will receive reports and approvals. He also stated every 5-years decommissioning plans will be re-evaluated.

Ms. Markezich explained she is currently reviewing how bond money will be collected for decommissioning. She stated when she has further details she will bring the plan back before the Committee.

Chairman Tiedemann asked if there is anything in the code concerning the AirForce ACOUS area. Mr. Schneidewind answered the code reads the SFESs shall conform to any applicable Air Installation Compatible Use Zone study and the requirements of any overlay district, including but not limited to the Airport Overlay (AO) District.

MOTION by Crawford to approve Ordinance with revisions, second by Seibert. Motion carried.

CLEAN SWEEP PROGRAM

No report.

BEN HENNING - STATE'S ATTORNEYS OFFICE

No report.

MOTION to adjourn by Easterley, second by Crawford. Motion carried.