MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
AUGUST 24, 2017 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET

Call to Order Chair Don Schwarz called the meeting to order at 6:30 P.M.

Commissioners Present:	Margaret Farina, Lisa Hogan, Alicia Hanlon, Jessica Petrow, Gene Savaria and Maura Rigoni
Commissioners Absent:	Don Schwarz
Staff Present:	Building Department Supervisor Adam Nielsen and Administrative Assistant Marina Zambrano
Elected Officials Present:	Trustee Keith Ogle and Trustee John Clavio

A. Approval of Minutes from August 10, 2017

Motion (#1): Approve the minutes as amended from August 10, 2017

Motion by: Hanlon Seconded by: Hogan
Approved: (4 to 0)
Abstain: Savaria and Petrow

B. Public Hearing Request: Bingham Variance (Ref. #105)
Public Hearing Request: Variance of side yard setback from 10 feet to 7 feet to permit the construction of an addition to the existing home located at 133 Linden Drive.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request.

Chairperson Pro-Tem Maura Rigoni asked for additional public comment and none were forthcoming.

Motion (#2): Close the Public Hearing

Motion by: Hogan Seconded by: Petrow
Approved (5 to 0)

During the Plan Commission Discussion:

- Commissioners discussed the proposed side yard setback of 7' along the northern property line. Plan Commission members found it conforming with the existing structure which maintains an existing side yard setback of 7' along with several other homes adjacent to the subject parcel.

- Commissioners questioned if any comments were received from neighboring property owners. Staff informed the Commission they were unaware of any concerns in regards to the project.

- Plan Commission members discussed drainage on the property and how the addition may impact neighboring properties. The applicant and staff commented they were unaware of any outstanding drainage issues near the property and the submitted plans were currently under review by the Building Department.

- Members discussed the building materials proposed for the addition. The applicant commented 90% of the existing home is brick and they are proposing a similar brick for the addition. The applicant also commented the home's exterior will be painted so the exterior materials are uniform in color.

Motion (#3): Recommend the Village Board approve a side yard setback variance from 10' to 7' along the northern property line to permit the construction of an addition to the existing home located at 133 Linden Drive in accordance with the reviewed plans and public testimony.

Motion by: Hogan Seconded by: Petrow
Approved (5 to 0)

C. Workshop- Solar Shift, EFARMS, LLC Community Solar Facility
Future Public Hearing Request: Rezoning from R2 to ER, and special use for a utility facility to develop a solar energy production field on the ±32 acre property located at the southwest corner of Pfeiffer Road and Sauk Trail.

Building Department Supervisor, Adam Nielsen presented the staff report and provided an overview of the request. Applicant Joshua Barret and representative James Olguin were in attendance and offered further discussion, regarding the project.

During the Plan Commission Discussion:

- Commissioners discussed the landscaping plan. Commissioners specifically discussed the height of the proposed landscaped berms and how maintenance will be handled. The applicant commented the berms will be anywhere from 7 to 9 feet tall and will provide adequate screening from oncoming traffic traveling on Sauk Trail and Pfeiffer. The applicant further explained that he will be providing landscape maintenance and will furnish staff with a maintenance guide detailing site upkeep.
- Plan Commission members discussed the longevity of the proposed project and inquired what the necessary steps are to decommission a project like this. The applicant commented this site and the solar panels have a life expectancy of 25 years. The applicant further explained the decommissioning process results in removing the panels and associated electrical infrastructure, which will be sold for scrap value. The applicant implied the site will return to current conditions at the end of the process. Plan Commission members

requested a decommissioning plan that outlines the decommissioning plan and resources allocated to assure its success.

- The applicant proposed a chain link fence around the perimeter of the property. Some Plan Commission members expressed their disdain in regards to the use of chain link fencing. The applicant informed the Commission the chain link fence will not be visible as it is proposed behind the landscaped berms. The applicant also commented decorative aluminum gates will be uses at the two proposed points of ingress/egress, on Sauk Trail and on Pfeiffer Road. The applicant continued to inform the Commission of his proposal to install chain link fencing throughout the interior of the site for added security.
- Members discussed what solar panels will be associated with the final proposal. The applicant commented the panels will not be specified before approvals or permits have been released. Rather the applicant will market the site after approvals, but assured the Commission the majority of the panels are limited to 7 to 9 feet in height. The applicant commented the landscaped berms and the inclusion of native grasses and landscaping will further screen the panels from vehicular view.
- Plan Commission members questioned the requirement for curb and gutter installation within the proposed parking lot. The applicant commented he was not in favor of installing curb and gutter and storm water infrastructure and would rather the drainage sheet flow to bio-swales located along Pfeiffer Road. The applicant further commented the sales office that abuts the parking lot will only be open to the public during the initial point of sale and possibly for school field trips.
- Commissioners discussed rezoning of the property and the applicant cited a preference to rezone for agricultural use because this is the current use of the land and other nearby properties and the applicants desire to raise honeybees and sell the product as retail. Staff informed the Commission that estate residential is more restrictive than agricultural and cautioned Commissioners on other permitted uses that could be established if the solar farm did not achieve its expected success rate.

D. Public Comments

None

E. Village Update

Trustee Clavio provided an update on recent Board action.

F. Other Business

None

G. Attendance Update

Plan Commission members in attendance confirmed their availability for the next Plan Commission Meeting to be held on September 14, 2017 except Commissioner Petrow.

Motion (#4): Adjournment (9:10 PM)

Motion by: Hogan Seconded by: Farina
Unanimously approved by voice vote.

Approved September 14, 2017

As Presented X

As Amended _____

Maura A. Rigoni /s/Donnell Schwarz, Chair

_____ /s/ Secretary