



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Plan Commission Minutes November 1, 2018

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, November 1, 2018, at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge of Allegiance was recited and the Petitioners and audience who want to speak were asked to remain standing to be sworn in.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Shirley Howard, Mark Davis, Don Luddeke, Mary Jo Akeman, Peggy Cunningham, Roger Tracy, Wayne Reuter and Frank Orris. Excused absence: Don Scaturro and Ritch Alexander. Also present were: Zoning Administrator Steve Willaredt, Alderman Dan McDowell and Alderman Tim Elliott.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting October, 4, 2018 and the Amended Minutes from September 6, 2018 and this evening's Agenda was made by Roger Tracy and seconded by Mary Jo Akeman. All in favor. Motion carried.

COMMENTS BY THE CHAIRMAN

The Chair stated to the Petitioners, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, November 20, 2018.

COUNCIL REPORT

Dan McDowell stated the City Council concurred with the Plan Commission and approved:

- 1.) The request from Chris & Jennie Percell at 2723 E 24th St. for a Special Use Permit to allow for food preparation for the petitioner's food truck and catering business was approved by the City Council at the October 16th, 2018 Council Meeting.

**PETITIONER : (1) St John United Church of Christ
2550 Maryville Rd
22-1-20-16-00-000-017.002**

The Chair stated this is a request for a Non Conforming Special Exemption to allow the establishment of a Solar Energy Conversion System in a District Zoned C-3.

Gordy Simanton, representative for Solar Stone Development headquartered out of Minneapolis, Minnesota addressed the Plan Commission and went over the site design for the project.

Gordy Simanton gave a brief overview of the Company and some of the company's statistics. He described the Futures Energy Job Act, enacted into law in by the Governor in 2016. Designed to bring community solar to Illinois. A legislative mandate to the IPA was made to produce 4300 MW by 2030, between Ameren and ComEd. A lottery will be held on January 15, 2019 conducted by Ameren, from a list of fully permitted projects and interconnection agreements. He explained that there is a possibility (10-20%) that this project will not be selected. AMA, the Agricultural Impact Bill, states that a \$20,000 Bond would be submitted to the City for the project to be decommissioned if needed. This project would be a 2 MW facility and commercial revenue for the municipality and school district for a facility this size is approximately \$14,000.00 per year. Each facility must have a minimum of 3 subscribers. 1 subscriber cannot take more than 40% of the capacity, and they must be an Ameren customer. These subscribers would receive renewable energy credits from Ameren which are between 5-10%.

Three requirements are that there must be a 3 phase power line within 1 mile, 5-7 miles to a substation, and that substation must have enough capacity to accept that energy.

The facility would be equipped with fixed panels facing south. The panels are 12-15 feet in height and 2-3 feet off the ground. There will be 20-30 feet between the panel rows. The parcel is 38 acres and only 13 of those acres will be used. The perimeter would be surrounded with an 8ft cyclone fence and native grasses and pollinator plants. A one acre parking lot will also be constructed for the facility with an access point off Maryville Rd, east of the cemetery. Construction period will be from 90-120 days. 3 poles (1 in the easement and the other 2 on the leased property) and 1 inverter will be installed on site, that sits on a concrete pad and is about 4 feet high, to convert the power from the panels from DC to AC. This facility will be remotely operated, but local labor for construction and long term maintenance.

Gordy Simanton stated that this facilities capacity would be approximately 500 homes.

Chairman John Janek asked if there were any questions.

Roger Tracy asked how many panels would be installed. Gordy Simanton stated that this facility would have 8000 panels. Roger asked how they would be grouped? Into frames that run about 3 ft wide and 6 feet long.

Wayne Reuter asked what would the priority would be on the homes/customers and what would be the difference if tracker panels would be used instead of fixed. Gordy Simanton explained it would be first come first serve and that it obviously would make a difference but by no means is a downgrade by having the fixed panels.

Don Luddeke asked about vandalism, and the representative stated that they will carry insurance on the facility that would cover any type of vandalism.

Mary Jo Akeman asked about the fencing? Gordy Simanton explained that it would be a black in color and 8 ft cyclone style as to code for electrical and insurance.

Frank Orris inquired about storm events and an emergency disaster plan? Gordy Simanton explained that they would have insurance to cover the damage, that the Fire and Police would have contact information for them on file, in case of an emergency. That is normal procedure. Frank asked about a 35 year plan and the amount of the decommissioning bond of \$20,000.00 not covering the cost at that time, and that it should be higher. The representative stated that the amount of the bond can be changed, if the municipality requests. Frank also asked where the panels would be made and Gordy Simanton stated that the ones used on other projects were imported. Frank asked about the proximity to railroad tracks, and shaking from the trains 8-10 times a day for 35 years. Gordy Simanton explained that other types of poles could be used and they have never run into an issue. Frank Orris stated that he is just concerned about the ecological issues.

Mark Davis asked if they would have battery storage. Gordy stated that DC energy would go into the inverter and then to the 3 phase line and onto the substation. Mark asked if any of the property has been sold as cemetery plots. Gordy Simanton had no information about that.

Dan McDowell asked how many Solar Systems had his company decommissioned, and Gordy Simanton stated none.

Tim Elliott inquired if at decommission time (35 years), could the facility be upgraded, and the representative stated it could continue depending on the property lease. Tim Elliott also asked how they would go about obtaining subscribers and Gordy Simanton stated canvassing, direct mail and social media.

John Janek asked the owner of the property to speak and Joan Mueller; a Lifetime Member of St John UCC spokesperson introduced herself.

Mark Davis ask Joan Mueller if any of the property had been sold for cemetery plots and she stated no. She stated that there are still 2000 plus graves available.

Erica Schalib of 3251 St Rt 162-Resident expressed her approval of the facility. She is very proactive to means of getting off fossil fuels and came to obtain more information on the location of the panels.

MOTION by Wayne Reuter, second by Peggy Cunningham to approve the petition and request for Non-Conforming Special Exemption, for Solar Energy Conversion System in a district zoned C-3. All in favor. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Don Luddeke	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Wayne Reuter	Yes	Frank Orris	Yes

NEW BUSINESS

Steve Willaredt explained that the city and county have no existing Ordinances regarding solar energy facilities and the Plan Commission should consider updating the Zoning Ordinance for small and large scale facilities.

UNFINISHED BUSINESS

Motion by John Janek and seconded by Peggy Cunningham to adjourn the Plan Commission meeting. All in favor. Motion carried.

Respectfully submitted,
Melanye Weinhoffer
Secretary,
Plan Commission

PLAN COMMISSION ADVISORY REPORT
Hearing Date: November 1, 2018

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2550 Maryville Rd
22-1-20-16-00-000-017.002

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ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Don Luddeke	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Wayne Reuter	Yes	Frank Orris	Yes

*****end of Advisory Report*****