

MACON COUNTY ZONING BOARD OF APPEALS

HEARING MINUTES – April 4, 2018

MEMBERS PRESENT

Barb Lamont, Chairman
Bill Koretke, Vice Chair
Blake Noland
Ed Leonard, Alternate Member
Dennis Hughes, Alternate Member

COUNTY PERSONNEL PRESENT

Jennifer Gunter, Planning & Zoning Director
Tracy Sumpter, Planning & Zoning

MEMBERS ABSENT

Andy Freeland

Chair Lamont called the meeting to order at 8:30.

MINUTES

Bill Koretke made the motion to approve the March 7, 2018 minutes, seconded by Blake Noland. All members present answering, Aye. Motion Carried (5-0).

Chair Lamont stated that since this is the first solar farm for the County, Ben Adamich with Geronimo Energy has a small presentation.

Mr. Adamich passed out packets to the board to follow along. (Packet is attached to these minutes.)

Before Mr. Adamich started the presentation, he wanted to say a little bit about the company. Geronimo Energy is a utility scale renewable energy developer, owner and operator. They develop, own and operate renewable energy assets such as large scale wind projects and solar projects. They have around 1600 megawatts of wind and solar in operation or under construction. They have a development pipeline of over 3000 megawatts. Their company is headquartered in Minnesota. They have been active in Illinois for around 8 years or so. They have a couple of mature wind developments to the North. One of which is operational or almost operational and one of which is under construction now. They also have a couple of projects in development as well. On the solar side, they have developed large distributed portfolios of solar projects in other states, mainly Minnesota. They did a 100 megawatt solar distributed project called Aurora which was distributed between 16 different sites. That was the first of its nature; they actually beat a natural gas plant on price alone in terms of new capacity. It was kind of the first of its kind in the country. They also developed out community solar projects. They have done more than anybody in the Midwest. They have done around 150 megawatts projects in Minnesota. It is a more mature community solar market. He doesn't know the exact figures but he believes they are number 1 or 2 in the country in terms of community solar development for projects either operational or under construction right now.

At this time, Mr. Adamich began his presentation.

During the presentation, there were a few questions asked:

Mr. Leonard asked what the typical life the project is.

Mr. Adamich stated around 25 years, but the modules will produce power for 50-60 years. Based on current estimates and the way technology is just getting cheaper and cheaper and more efficient, at some point it will make sense to replace the modules on site with more efficient, cheaper modules. Therefore, the life of the project really depends on when the modules will be replaced. Additionally, one component of the life of the project is the contractual deal with the utility to purchase the power, depending on the life of that contract, that could dictate the life of the project as well. Therefore, at the end of the life of the project, they have filed a decommissioning plan in order to...

Chair Lamont stopped Mr. Adamich and advised to wait and do this part of it when we have started the hearing so that the board can finish other business.

Mr. Adamich stated sure and he would be happy to do question/answer during the hearing. He asked if that was acceptable to the board.

Chair Lamont stated yes.

Chair Lamont asked for any persons wishing to speak today to please stand so she could swear them in.

OLD BUSINESS:

- 4.1 S-01-03-18 a petition filed by Keith & Diane Jenkins requesting a Special Use Permit to allow a secondary residence on property where a primary residence already exists in (R-4) Single Family Residential Zoning. This property is commonly known as 999 Tohill Road, Decatur, IL 62521.
PIN 17-12-35-252-003

Mrs. Gunter stated this was approved by ZBA March 7, EEHW March 22, and it will be heard by full County Board April 12.

NEW BUSINESS:

- 5.1 S-02-04-18 a petition filed by Oreana Solar, LLC c/o Geronimo Energy requesting a Special Use Permit to allow the development and construction on an 80 acre tract of land, a solar energy system consisting of approximately 20 acres in (A-1) Agricultural Zoning. The property is commonly known as 6816 N Brush College Road, Decatur, IL 62526.
PIN 18-08-17-100-003

Ben Adamich
Geronimo Energy
7650 Edinborough Way, Suite 725
Edina, MN 55435

Mr. Adamich stated he didn't know if the board wanted him to make a presentation on the application, he said he thinks he will just ask if there are any questions on the application.

Chair Lamont asked Mr. Adamich to point out on the map, where the solar farm will be located on the property.

Mr. Adamich stated they are proposing approximately 20-acre solar project on the eastern part of an 80-acre tract adjacent to some transmission lines on Jay and Vickie Edgecombe's property. He pointed the location out on the map. He stated with respect to setbacks, they are around 1000 feet or more away from Jay & Vickie's residence on the other side of the 80 acres. More than 2000 feet away from the nearest non-participating residential property which is a lot farther away than most of the other projects elsewhere. The project, just to give the high level plan, 20 acres, the fenced area will be around 14 or so acres. They will hook directly up into the existing distribution line on the north side of Illiniwick Road. They are adjacent to a transmission line, however, the operating voltage of their project is so small that they actually hook directly into Ameren's distribution system. All the wiring will be underground, Ameren's infrastructure is above ground, so at some point they will need to come above ground to meet them based on their requirements. That will be towards the entrance of the site by their existing infrastructure. The proposed schedule for the project would be starting construction as early as spring 2019 and there are a couple of different aspects affecting when they are able to construct. The project will be marketed under the Illinois Power Agencies adjustable block program. Specifically the community solar procurement part of that program. To give the high level detail on that, the community solar project is a centralized project that allows utility customers to virtually subscribe their electricity usage to the output of the project. To give an idea, in other states that have these programs, folks who are utility customers that subscribe into these projects would receive a credit on their bill equal to their proportion of the production of the project. That is the high level on the program here in Illinois. Right now, the IPA is proposing this to the Illinois Commerce Commission for approval, so a number of different aspects to the program are currently changing. He will try not to touch on that much because they are not an official representative of the Illinois Power Agency. They are planning this project to bid into one of the procurements on their plan.

Mr. Noland asked how many proposed subscribers could be used on the 20 acres.

Mr. Adamich stated based on the production, they could say 2 megawatts could supply approximately 400 homes annual electricity usage. Depending on the type of subscribers, they can match up to their annual usage in a subscription, so depending on the load of the subscriber, a residential property typically takes up 6 – 10 kilowatts as a load. Depending on the load, it could be anywhere from 150 or less than that.

Chair Lamont asked where they plan to bring all of their equipment in from.

Mr. Adamich stated he does not think there is an existing field access where they are proposing their access at, but they will access from Illiniwick Road. Where the equipment would come in for construction, it would either come from the North down 51...

Chair Lamont stated no, she meant where it was going to come onto the property at.

Mr. Adamich stated it would come in approximately ¼ east of the intersection between the N. Brush College and Illiniwick Road. It would be on the western side of their project area away from the transmission lines.

Mr. Koretke asked if he could touch on the effect of local aircraft (reflection), tile lines, drainage and farm chemicals on the adjacent farm ground. He asked if this was a factor in the life of them, are there lawsuits for damage to their solar panels.

Mr. Adamich stated in regards to reflection affecting aircraft, the FAA mandates that if they are within 2 or 3 miles of an airport, or if they exceed their notice criteria, they would need to run a glare study. On this project, they are not within that mileage of the airport. In a pre-proposed ordinance he thinks it is 500 feet away from an airport that a glare study would need to be filed.

Mr. Koretke asked, so there is some glare.

Mr. Adamich stated there is glare impacts potentially to aircraft, the project from aircraft point of view, depending on the angle, can look like a lake/water body so that is why they study it, to make sure it is not impacting any pilots that are landing. He stated they really have not had too many issues with that anywhere, but it is something they have to file with the FAA and get their approval if they are within a certain distance of an FAA regulated airport.

Mrs. Gunter asked if it would affect the aerial spraying if they have farmers out there that do that.

Mr. Adamich stated it should not, they request that they do not aerial spray over the solar project, however, it should not affect the aerial spraying. Regarding drainage tile, drain tile is something they take very seriously; they are a company that was started by a farmer in Southwestern Minnesota. As soon as he buys a farm, he pattern tiles it if it does not have the drain tile on it already. One of the first things they look at, is asking the landowner if they are aware of tile, do they have maps, gps, most of the stuff in Illinois is a little older. A lot of folks don't have GPS of where all the lines are. On this site particularly he does not think the landowner was aware of functioning drain tile so if there is some older stuff on it, it is probably not functioning. They did find a couple of wet ones in the area.

Mr. Koretke asked if they were prepared if one of neighboring properties complained that they were backing up water on them.

Mr. Adamich stated yes, drain tile survey would be conducted prior to construction. They will try to find local folks that may be familiar with the system already, to try to locate the tiles if

there are any. At this point, he does not see this being an issue on this particular site but a survey will figure that out. One of the things they take seriously, they do have a sign at the gate with a 24/7 contact number if there are any impacts.

Mr. Koretke asked about the farm chemicals, say if the farmer was applying anhydrous, and there was a tank leak. Can the panels be damaged by somebody nearby using a farm chemical?

Mr. Adamich stated that sounds like some kind of environmental contamination or spill, on an adjacent property that is an issue with any sort of development.

Mr. Koretke asked if their setback was enough that they will not have a problem.

Mr. Adamich stated yes, they would not have a problem with adjacent agricultural activities. Basically all of their sites are on existing farm properties where the farmer farms right up to the fence. The common concern is dust during harvest, as well as chemical spraying. They have not had an issue with that, deeper down, if there is some sort of chemical spill or something like that, it would be handled on an individual basis. That would impact anything anybody would do, having some sort of chemical spill next to a property. He thinks the main concern would be impacts to surrounding agricultural uses and there is not anticipated to be any.

Chair Lamont asked about lightning strikes.

Mr. Adamich stated their equipment is not high off the ground compared to nearby electrical infrastructure such as tall transmission lines, but they are impacted by lightning just like anything else would be. They are an electric generator on the electric grid so they do have some pretty stringent regulations with respect to their contractual obligations to the utility so depending on how they manage lightning strikes to their generators on the grid, it would most likely be up to that contractual obligation utility. Another question that comes up a lot is hail. The panels are glass on top, so depending on the size of the hail, they could be impacted by hail but they do have insurance on the module.

Chair Lamont stated she just did not know if there was some kind of a plan with the local fire department if there was a problem so they would know what they are dealing with.

Mr. Adamich stated they did file a fire and operation safety plan that will be provided with the building permit. They typically have their operations contractor file a plan with the building permit or work with the local firefighters after construction to determine the best path forward. The project will have a sign on the front with 24/7 emergency contact information and that contact information will also be provided directly to the local fire stations.

Mrs. Gunter asked if there is a chance for expansion later on down the road.

Mr. Adamich stated it completely depends. The permit application was submitted for two mega watts so any alteration to that, they would publicly file for it. Right now it is unclear whether or not that would be achievable because again, the rules have been changing with this program. The size cap on the project has been 2 megawatts for a couple of months so you never know.

They could try to expand it; right now they are proposing a 2-megawatt project.

Mrs. Gunter asked if the inverter would produce any humming noise, sound or anything like that. She knows it will be in the middle, but just to say how loud it is. Is it kind of like a substation hum or...

Mr. Adamich stated he would not say it is a substation hum but it has a fan for cooling on it so it would be like a refrigerator or dishwasher in the middle of a farm field. You would not be able to hear it from outside of the project. If you are right up next to it, you might be able to hear the fan. It is not an impact they have had any complaints on or knowledge of.

Mrs. Gunter stated with them being located in Minnesota, if we do have a complaint come in, whom would she contact. She asked if they have a local person here.

Mr. Adamich stated they have an office in Illinois. It is up in Walnut, the north side of Bureau County, probably 2 hours away, but they will have a number to contact for operations contractor that will have somebody within a short distance to handle complaints and things of the sort.

Mr. Leonard said he would like to follow up on the life of the project since they were interrupted earlier. He said he heard 25 years and then 50 years was mentioned.

Mr. Adamich stated they are requesting a permit in perpetuity under the condition they are generating electricity per the decommission plan they filed if the project has not been producing electricity for a period of 12 consecutive months then it would be deemed in operational and decommissioned. The site will be converted back to an agricultural property/use or whatever use is appropriate at that time. Whatever the landowner wants to do. To answer the question, it completely depends on many different factors and mainly he would say the contractual agreement with the utility to purchase the power if there is no off take for the power, the facility has no further use because the main goal of this is to produce electricity and sell it back to the grid. Typical length of utility contracts initially are anywhere from 15 to 25 years. At the end of that contract, it could be re-upped to purchase power for another 25 years, they just do not know. He cannot say what Ameren will do in 25 years.

Steven Volle
7892 N Brush College Rd
Oreana, IL

Mr. Volle stated he mostly has questions instead of complaints. He stated some of his questions have already been answered. He owns the ground directly to the East of the project, he stated with big machinery, when you come to the end of the field it is kind of common practice, if you get along with your neighbor, and he does not have anything planted there, that you can drive out and then back out to plant the rows in. He would like to know how this outfit will be to let farmers do that. He is only talking about just far enough that you have a fairly good size tractor and say a 45 – 50 foot field cultivator so they can turn around. His other question is that he believes you cannot build anything under that big power line that is there. He was just wondering how close Geronimo's east fence will be from the land line.

Mr. Adamich stated as far as the access to the east, it looks like Mr. Volle has a field access on the east side of those transmission lines. He stated they would be outside of the easement area for those overhead power lines. The County has proposed a minimum of 50 feet setback from the property line so there will be room to turn equipment around between the fence and the adjacent property. Additionally, they are not proposing to build the modules underneath the power line. He does not know what the terms of the easement agreement are for those lines, but they will not be proposing panels in that easement area.

Mr. Koretke asked if the cyclone fence would be 50 feet off the present farms.

Mr. Adamich stated the fence from the east is actually set back a bit farther. The modules as proposed are set back 110.5 feet at their closest to the approximate property line. The fence is about 20 feet further in from that so as they have it proposed, both the fence and the modules meet the 50 feet proposed module setback.

Justin Martin
IBEW
3390 N Woodford Street
Decatur, IL

Mr. Martin stated he is here to speak in favor of the solar project and development. The IBEW has been around in this Macon County for over 100 years. It is because of projects like this that Geronimo is proposing, they are able to put men and women to work in our community. Not only that, but actually have these people still within the community contributing to daily lifestyles...going to your local gas stations or buying homes here or even purchasing the community solar within that project that they possibly might work on. He stated he will be brief, but they are in support of this. You look at a 2-megawatt plant here; they are looking at about 7,000 construction hours just on the electrical side alone. That is not with anything else and that can really substantially change a few individual's lives for at least a year or so. He stated he would take any questions on IBEW, manpower wise or anything that the board would have construction, maybe they can elaborate on later. John Bazadka is here, he is their business development rep for the IBEW. He does this across five states; he is very familiar with it. Solar is the way of the future along with wind. You do not see very many coal fire power plants being built right now. We all know what kind of scrutiny that is under. Times are a changing and he thinks this clean energy is going to be part of the way of the future. No matter if it is built here or not, they will be built somewhere.

Mrs. Gunter was called on to present her finding of facts. She did distribute some copies. She also stated that she did go over the stipulations with Attorney Baggett and they are pretty much what she has proposed in the solar ordinance. As far as road use, she has spoken to Bruce Bird, County Engineer.

Petition: For a Special Use Permit to allow the development and construction on an 80-acre tract of land, a solar energy system consisting of approximately 20 acres in (A-1) Agricultural Zoning.

Parcel Number: 18-08-17-100-003
Location: This property is commonly known as 6816 N. Brush College Road,
Decatur, IL 62526 in Whitmore Township.
Acreage: 80 Acres
Zoning: A-1 Agricultural Zoning

Finding of Facts

- A special use permit is needed because the Macon County Zoning Ordinance (Section 155.008) defines a special use as a use, either private or public, which, because of its unique characteristics, cannot be properly classified as a permitted use in any particular district or districts. Therefore the Special Use Permit was needed because this property is zoned A-1 Agricultural Zoning.
- Macon County currently does not have a Solar Ordinance.
- There is no floodplain on the property.

EFFECTS ON GENERAL WELFARE: The establishment, maintenance, or operation of this Special Use will not be detrimental to or endanger the public health, safety, welfare, and morals.

EFFECTS ON NEARBY PROPERTY: The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values with the neighborhood.

EFFECT ON DEVELOPMENT OF SURROUNDING PROPERTY:
The establishment of the Special Use Permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

ADEQUACY OF UTILITIES & FACILITIES: No known problems with required utilities and facilities.

INGRESS & EGRESS: No known problems with ingress and egress from Iliniwick Road.

CONFORMITY TO REGULATIONS: With the passage of the Special Use Permit by the Macon County Board the property will conform.

STAFF RECOMMENDATION: You may vote to approve or deny this petition, or amend as appropriate. Staff has inspected the property and staff recommends **approval** with the following stipulations:

Stipulations:

1. This Special Use Permit does not constitute a license issued to the name Petitioner only. The Special Use Permit is intended to “run with the land.”
2. The Special Use Permit is assignable or transferable only upon the sale or transfer in ownership of the subject property.
3. Development Standards

The following standards shall apply:

- A. Foundations: The manufacturer’s engineer or another qualified engineer shall certify that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.
- B. Other Standards and Codes- All solar farms shall comply with any applicable local, state, federal regulatory standards, and the National Electrical Code.
- C. Power and Communication Lines- Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground. Exemptions or variances may be granted in instances where shallow bedrock, watercourses, or other elements of natural landscape interfere with the ability to bury lines.
- D. Minimum lot size- No solar farm shall be erected on any lot less than 5 acres in size.
- E. Height- Systems, equipment, and ground or pole-mounted solar energy systems shall not exceed 20 feet in height, when oriented at maximum tilt. Excluded from this height requirement, however, are electric transmission lines and utility poles.
- F. Setbacks- A minimum of fifty (50) feet on the front setback and minimum of thirty (30) feet on the side/ rear setback must be maintained on all property lines. Solar panels shall be kept at least five hundred (500) feet from a residence that is not part of the Special Use Permit.
- G. Lighting- Lighting shall be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, all lighting shall be shielded

so that no glare extends substantially beyond the boundaries of the property upon which the solar farm is located.

- H. Signage- An appropriate warning sign shall be provided at the entrance of the facility and along the perimeter to the solar farm project. The sign at the entrance to the facility shall include the facility's 911 address and a 24-hour emergency contact number.
4. Building permits shall be obtained from the Planning & Zoning Department as required.

5. Weed/ Grass Control

The applicant shall submit an acceptable weed/ grass control plan for the project area for the entire property. The Operating Company or Successor during the operation of the Solar Farm shall adhere to the weed/ grass control plan. All areas occupied by the solar farm that are not utilized for access to operate and maintain the solar farm shall be planted and maintained with native warm-season grass(es) and/or other vegetation for the purpose of soil stabilization.

The solar farm owner/ operator shall provide for weed control in a manner that prevents the spread of weeds onto agricultural land affected by the construction, operation or decommissioning of the solar farm. Spraying shall be done by a pesticide applicator that is appropriately licensed for doing such work in the State of Illinois.

6. Fencing

The applicant shall submit a perimeter-fencing plan to the Planning & Zoning Department. The perimeter fencing shall have a maximum height of eight (8) feet and shall be installed around the boundary of the solar farm. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the site.

7. Aviation Protection

For solar energy systems located within five hundred (500) feet of an airport or within approach zones of an airport, the applicant shall complete and provide the results of the Solar Glaze Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federal Obligated Airports, or most recent version by the FAA.

8. Fire Protection

A fire protection plan for the construction and the operation of the facility, and emergency access to the site shall be provided.

9. Endangered Species and Wetlands

Solar Farm developers shall be required to initiate a natural resource review consultation with the Illinois Department of Natural Resources (IDNR) through the Department's online EcoCat Program. Areas reviewed through this process will be endangered species and wetlands. The cost of the EcoCat consultation shall be borne by the developer.

10. Road Use Agreements

All routes on either County or Township Roads that will be used for the construction and maintenance of the proposed solar farm shall be identified on the site plan. All routes for either egress or ingress need to be shown. The routing shall be subject to the approval of the Macon County Engineer in coordination with the Township Road Commissioners of all affected Townships. The Solar Farm developer shall complete and provide a preconstruction baseline survey to determine existing road conditions for assessing potential future damage due to development of related traffic. The development shall provide a road repair plan to ameliorate any and all damage, installation or replacement of roads that might be required by the development. The developer shall provide a surety bond in an amount and form approved by the County Engineer when warranted.

11. Decommissioning of the Solar Farm

- a. The Developer shall provide a decommissioning plan for the anticipated service life of the facility or in the event the facility is abandoned or had reached its life expectancy. If the solar farm is out of service or not producing electrical energy for a period of twelve (12) consecutive months, it will be deemed nonoperational and decommissioning and removal of that facility will need to commence according to the decommissioning plan as provided and approved. This period may be extended by the Planning & Zoning Administrator if the owner or operator provides evidence that the failure to generate electricity is due to circumstances beyond the owner's or operator's reasonable control and the solar farm has not been abandoned.
- b. A professional engineer or contractor who has expertise in the removal of the solar farm shall prepare a cost estimate for the decommissioning of the facility. The decommissioning cost estimate shall explicitly detail the cost before considering any projected salvage value of the out of service solar farm. The decommissioning cost shall be fully covered by a surety bond obtained before construction commences. Further, a restoration plan shall be provided for the site with the application. The decommissioning plan shall have the following provisions:
 1. Full decommissioning shall occur within six (6) months and shall include:

- a. Removal of all equipment, cables, wires, conduits, structures, fencing, and foundations to a depth of at least four (4) feet below the surface of the ground.
 - b. Removal of all graveled areas and access roads unless the owner of the leased real estate requests in writing that they are to remain in place.
 - c. Restoration of the land to a condition reasonably similar to its condition prior to the solar farm development, including replacement of top soil removed or eroded.
 - d. Removal of hazardous material from the property and disposal in accordance with Federal and State Law.
2. The decommissioning plan shall also recite an agreement between the applicant and the County that:
- a. The financial resources for decommissioning shall be in the form of a surety bond, or shall be deposited in an escrow account with an escrow agent acceptable to the Planning & Zoning Administrator.
 - b. The decommissioning bond shall be equal to or greater than the estimated amount by which the cost of decommissioning the solar farm exceeds the salvage value of the solar farm. By its terms, the Decommissioning bond shall survive the bankruptcy or dissolution of the owner and/ or operator of the solar farm's existence or its legal obligations. Once it is in place, the owner and/ or operator of the solar farm shall maintain the decommissioning bond, and cause the bond to be valid and enforceable until the secured decommissioning obligations are satisfied.
 - c. A written escrow agreement will be prepared, establishing upon what conditions the funds will be disbursed.
 - d. The County shall have access to the escrow account funds for the expressed purpose of completing decommissioning if the applicant does not complete decommissioning within six (6) months of the end of project life or facility abandonment.
 - e. The County is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.
 - f. The County is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the county's right to seek reimbursement from the applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien.

- g. Financial provisions shall not be onerous as to make solar power projects unfeasible.
 - h. Decommissioning costs shall be re-evaluated once every five (5) years from the date of substantial completion of the solar farm due to insure sufficient funds for decommissioning and, if the parties agree at that time that the decommissioning costs need to be modified, the amount of the Decommissioning Bond shall be adjusted accordingly.
12. Building permits will not be issued until a decommissioning plan is submitted along with the decommissioning bond paid in full.
 13. Said property and all operations shall be in compliance at all times with all applicable federal, state, and local laws and regulations. Failure to be in compliance may result in the suspension or revocation of this special use permit.
 14. This Special Use Permit will be voided if construction does not begin within eighteen (18) months of approval of said permit by the Macon County Board. This permit will be reviewed periodically for compliance as frequently as is deemed necessary by the Macon County Zoning Administrator, but not less frequently than once every ten (10) years.

Mr. Koretke asked where the semis would be unloading.

Mr. Adamich stated there would be a lay down yard on site initially for construction that will be used for loading and unloading equipment, parking for workers, and a small shed for a foreman. The access to the property for delivery of equipment will be on all paved roads. From the North they will be coming down 51, from the South they will be coming on 72 and then using paved roads to get to the site.

Chair Lamont asked about the access road, she was wondering about water in that ditch.

Mrs. Gunter stated Bruce Bird would handle that.

Mr. Leonard asked if the ownership of the property remain with the current owners or is it transferred to the solar company.

Mrs. Gunter stated it is a lease agreement for the ground.

Bill Koretke made the motion to approve the petition, seconded by Blake Noland. All members present voting, Aye. Motion carried (5-0).

Mrs. Gunter advised Mr. Adamich of the next meeting dates.

Chair Lamont asked Mrs. Gunter if the board has anything for the next scheduled meeting. Mrs. Gunter stated we have another solar farm and a variance so far.

ADJOURNMENT: Dennis Hughes made the motion to adjourn; Blake Noland seconded. All members present voting, Aye. Motion Carried. (5-0). Meeting adjourned at approximately 9:25 A.M.

Minutes submitted by Tracy Sumpter, Macon County Planning and Zoning Dept.