September 19, 2024

Hearing on the updated Planning and Zoning Ordinance

- Prayer – Junior Muehring
- Pledge of Allegiance
- Introductions
- 29 in attendance

1. John Lake opened the meeting by welcoming everyone and he opened the floor for questions.
2. Jim Bair –
    a. He wanted to know that by the solar companies purchasing land instead of leasing if this way around the minimum acreage, the answer was No.
    b. He asked if the 6500 acreage was for wind and solar? Right now, it is just for solar.
    c. He wanted to clarify that landowners within 1000 feet would have to be notified of any projects, the answer was yes.
3. Benita Embree –
    a. Setbacks – not far enough
    b. 50 decibels is too high
    c. Emergency response before project begins and solar companies should supply all materials
    d. Soil testing done more than every 5 years and solar companies should pay for this
    e. Screening – 18 inches is too small
    f. Shouldn't pass unless 65% percent of surrounding landowners agree
4. Greg Eisele (absent – Benita spoke on his behalf)
    a. 10 miles between solar farms
5. Terry Hoyt –
    a. Can we get any electricity? Not at this time
    b. John Lake did tell him that a good portion of the funding from Ameren will go to the Van-Far School District
6. Ron Evans –
    a. Wanted to know what would happen if his permit expired after a year, if he was building something as he had the money, would he have to reapply?
7. David Locke –
    a. Spoke on his reasons for leasing to a solar company
8. Bobby Quinones – Scout Clean Energy
    a. Hopes to begin construction on the Lucky Rock Solar Farm in the Summer of 2027 and be operational in 2028
    b. Located out of Boulder, Colorado
    c. Projects in 23 states
9. Danny Hulse –
    a. Great relationship with Scout Clean Energy
    b. Has an end date
    c. Questioned how many of the county trucks were 75% American Made

10. Oliver Chag – Ranger Power
    a. Chapter 100 Bond will be no issue
    b. 75% requirement – no issue
    c. We developed a reasonable solar project ordinance
    d. They develop, construct and own their projects
    e. Project in the county will be begin in 2027, construction in 2028 and goes active in 2029
11. John Hawkins –
    a. Notification when rezoning from commercial or industrial
    b. Residential – ordinance says 10,700 square feet it needs to remain 3 acres
    c. Need to keep home based businesses in the new ordinance
12. Richard Guthrie –
    a. He wanted to know whose name should be on the bond, the county or the resident. He was advised that they think it should be the resident.

- Adjournment

Date approved: 1/8/25

Motion made by: Kaleb Thompson

Motion 2nd by: David Talbott