



## AGENDA

**Carbondale Planning Commission  
February 20, 2019  
City Hall / Civic Center  
200 South Illinois Avenue, Room 108  
6:30 p.m.**

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes:** Minutes of December 12, 2018
- 3. Citizen Comments and Questions**
- 4. Report of Officers, Committees, Communications**
- 5. Public Hearings**  
None
- 6. Old Business**  
None
- 7. New Business**
  - A.** Election of 2019 officers.
  - B.** By-Laws Amendment 2/20/2019
  - C.** City Council Agenda from January 8, 2019, January 22, 2019, and February 12, 2019.
- 8. Adjournment**



## MINUTES

**Carbondale Planning Commission**  
**Wednesday, December 12, 2018**  
**Room 108, 6:00 p.m.**  
**City Hall/Civic Center**

Ms. Litecky called the meeting to order at 6:00 p.m.

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**Members Present:** LeBeau, Sheffer, Henson, Litecky, Love and Bradshaw (ex-officio)

**Members Absent:** Miller, Hamilton, Burnside, Lilly

**Staff Present:** Taylor

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### **1. Approval of Minutes:**

Mr. Love moved, seconded by Mr. Sheffer, to approve the minutes for November 14, 2018.

The motion to approve the minutes passed with a unanimous voice vote.

### **2. Citizen Comments or Questions**

There were none

### **3. Report of Officers, Committees, Communications**

There were none

### **4. Public Hearings**

**PC 19-07 6:02 pm**, - GRNE Solar, is requesting a Special Use Permit for the development of a solar array in the AG, General Agriculture, zoning district for property located at the intersection of New Era Road and Airport Road.

Ms. Litecky declared Public Hearing PC 19-07 open and asked Mr. Taylor to read the legal notice.

Travis Taylor, Senior Planner for the City of Carbondale, read the legal notice.

Ms. Litecky asked Mr. Taylor to read the staff report.

Mr. Taylor read parts A and B of the staff report.

Ms. Litecky asked if there were any questions of staff.

Mr. Sheffer asked if the solar project is within the mile and a half radius of Carbondale. Mr. Taylor stated that is correct. Mr. Sheffer asked if the other condition is that this property be annexed. Mr. Taylor stated yes, that was a condition recommended by the Public Works Department.

Ms. Litecky asked if the applicant was present and wished to speak.

Eric Peterman, CEO of GRNE Solar, 1612 E Canterbury Dr. Arlington Heights, IL, came forward to speak about the background of the project and the company. Mr. Peterman stated that the project is on SI Airport property and stated what kind of solar equipment will be used on the property from the solar panels to the inverters that convert the energy into useable energy. The solar panels will be on a tracker, which will rotate the solar panels to follow the sun as the day goes on and will use motors to move the panels every 10 minutes for 15 minute intervals and only during the day. Mr. Peterman stated that there are no known health concerns with solar fields and there is minimal noise within 10 to 25 feet of the inverters and motors that turn the panels.

Dr. Lebeau asked how many solar fields that GRNE Company has. Mr. Peterman stated the company is based in Illinois and has three offices in Illinois, Nebraska, and Indiana. The company has done a 4,000 solar panel projects, including one for a school in Indiana and an airport project in the upper peninsula of Michigan that is similar in size as this project and GRNE was awarded the number one solar installer in the state of Illinois by Solar Power World Magazine. Dr. Lebeau asked what kind of security would be in place of the project. Mr. Peterman stated that there would be fencing and locks to help secure the system. Mr. Sheffer asked, being at the airport, if the glare from the panels would be a problem for the pilots. Mr. Peterman stated that the FAA and GRNE is going through a process now of a Glint and Glare study to analyze what Mr. Sheffer asked. Mr. Peterman also stated that solar panels are designed to absorb sunlight and not reflect it, so the glare wouldn't be as bad as other metals or plastics, and the study will provide if there will be any certain setback. Mr. Peterman stated that since the project is so far from the airport itself, it was on the edge of whether to do the study or not but are participating with the FAA to make sure everything is okay with that concern. Mr. Sheffer asked if GENE is getting FAA approval. Mr. Peterman confirmed.

Ms. Litecky asked if anyone wished to speak in favor.

Curt Graff, Vice Chairman of Southern Illinois Airport Authority Board, came forward to speak. Mr. Graff stated that the airport has been working with GRNE for a couple years to get the program together and doesn't think the solar field will be a hindrance to the airport and a worthy investment. Mr. Graff also said that the FAA has been working with the Airport to provide an independent audit for rent for GRNE to the Airport and reiterated

that the FAA is working on the Glint and Glare study and stated that the local airport personally doesn't see any issues with the placement of solar field. Mr. Graff stated that the project will be good for the local economy and the Airport.

Dr. Bruce Breeden, of Telamon Corporation Energy Services solar division, came forward to speak about the background of the project. Dr. Breeden stated that his company has developed four solar arrays on airport property, two them are the largest solar array on any airport in the world and in the last four years has 32 projects up and running and 9 in the design phase. Dr. Breeden stated that Telamon helps bring all the pieces together, the company works with Southern Illinois Power Co-Op and the airport, what ground can be used so it's not in the way of the pilots and also works with the FAA to finalize the project. Dr. Breeden stated the FAA has finalized and approved, GRNE will take over the project as they will own the array, sell the power the Co-Op and pay the rent to the airport.

Ms. Litecky asked if anyone wished to speak in opposition.

Mr. Gary Bowen, of 95 Hawthorne Lane Desoto, came forward to speak. Mr. Bowen stated that he owns the property next to where the solar array is going to be built. Mr. Bowen stated his concern is that the array will create more water runoff and would like to see a detention basin to hold the water back from the road to control the erosion.

Mr. Taylor read Part C of the staff report for PC 19-07, with a recommendation of approval.

Ms. Litecky asked if the Commissioners had questions for staff.

Mr. Sheffer asked if underneath the solar panels, will it still dirt or is there going to be gravel? Mr. Taylor stated that yes it would still be dirt. Mr. Peterman stated that the area that will be disturbed will be minimal as there will only be a 4x4 post going into the ground and will create minimal water runoff compared to other developments.

Ms. Litecky asked if there were questions from anyone to anyone.

Mr. Howe came forward to speak. Mr. Howe asked who owns the land, is the land being leased out, will the leases earn income from the energy generated and what power company will be used Sothern Illinois Power Co-Op, Ameren, or Egyptian Electric. Dr. Breeden stated that Egyptian Electric buys the power from Southern Illinois Power Co-Op, so that's why Southern Illinois Power Co-Op is used directly and the Airport will not use any of the power at all. Dr. Breeden stated that the Airport board will receive a lease payment per year that was assessed by the FAA and GRNE will own the power and sell the power to the Southern Illinois Power Co-Op. Dr. Breeden also stated that the amount of ground that will be disturbed and create water runoff will be .25 of 1%.

William Terry of 286 Murdale Gardens Road Murphysboro, came forward to speak. Mr. Terry is concern about any hazardous waste inside the solar panels. He also wonders how long the lease is on the land is for and what happens to the panels when the lease is up. Dr. Breeden answered that the panels are warrantied for 25 years and the expected life is for

35-40 years. Dr. Breeden stated that the lease is a 20 years lease with the option of two 5 year extensions to be discussed at the end of the 20 years. Mr. Peterman stated that there is no hazardous material within the panel.

Elius Reed of 2012 South Illinois Avenue came forward to speak. Mr. Reed asked of GRNE has to pay a power generation fee to the City of Carbondale and does the company build solar arrays on brownfield property. Mr. Reed also asked when the project starts and how many jobs will be created. Mr. Peterman answered that there would be tax revenue that would go to the City. Mr. Peterman stated that GRNE has propose solar arrays for brownfield sites before, but for different reasons, they have not moved forward. Mr. Peterman stated that the project will hopefully start in the late spring/ early summer of next year and will be about a 4 to 5 million dollar project and also provide about 15 to 20 construction jobs and about one person for ongoing maintenance and upkeep.

Ms. Bradshaw asked if the land will be annexed and will Public Works have to review the land for water runoff as part of the annexation. Mr. Taylor stated that if the property is annexed, it will be subjected to the site plan review process, which the Public Works would then review the site for drainage and things of that nature.

Ms. Litecky declared PC 19-07 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Commission accept as findings of fact Parts A and B of the staff report for PC 19-07, the applicant was present, and two spoke in favor, one opposition and no letters in favor or opposition, seconded by Mr. Love.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission vote on all seven criteria as one, seconded by Mr. Love.

Roll Call Vote:

Yes – 5 (LeBeau, Sheffer, Henson, Love, and Litecky)

No – 0

Mr. Sheffer moved that the Commission vote that the applicant has meet all seven criteria, seconded by Mr. Love.

Roll Call Vote:

Yes – 5 (LeBeau, Sheffer, Henson, Love, and Litecky)

No – 0

Mr. Sheffer moved that the Commission recommend approval of the Special Use Permit PC 19-07 with the condition that the property be annexed into the Carbondale city Limits, seconded by Mr. Henson.

Roll Call Vote:

Yes – 5 (LeBeau, Sheffer, Henson, Love, and Litecky)

No – 0

Mr. Taylor stated that the item would move forward with recommendation for approval of PC 19-07 and that the item would be on the City Council agenda for discussion at their meeting on January 8<sup>th</sup> 2018.

**5. Old Business**

There was none.

**6. New Business**

**A. Discussion of 2019 Officers**

Committee for nominations in January for the planning committee officers of Chair, First Vice Chair and Second Vice Chair will be Mr. Love and Mr. Sheffer.

**B. City Council Agenda from December 11<sup>th</sup>, 2018.**

Ms. Bradshaw reviewed the City Council meetings as they related to Planning.

**6. Adjournment**

Ms. Litecky adjourned the meeting at 6:46 p.m.