

**Village of Lily Lake
Plan Commission Minutes
Monday August 6, 2018**

1. Roll Call:

The Plan Commission was called to order at 7:01 PM by Chairperson, Steve Zahn. Dan Turner and Tim Dell were present. Glenn Bork was absent.

Guests

Mae Strobel, Karl Pollak, Cheryl Pollak, Bill French, Rick Overstreet, Jodi Woodruff

2. Approve Agenda:

Motion to approve the agenda for the August 6th Plan Commission meeting by Tim Dell and second by Dan Turner - all in favor. Motion passes.

3. Approve the Meeting Minutes from the June 4, 2018 Plan Commission Meeting

Motion to approve the meeting minutes from the May 7th Plan Commission meeting by Dan Turner and second by Tim Dell – all in favor. Motion passes.

4. Public Comment:

Karl Pollak opposes the proposed Sunvest Solar project at Route 47 and Read Road. Mr. Pollak commented that the proposed solar project would create an industrial “look” to the area and give a negative image along a lead route through the Village. Cheryl Pollak noted concern for the effect the proposed project would have on local wildlife. Mrs. Pollak also noted that no signs were placed on the property identifying the scheduled public hearing. Further comments are reserved for the Sunvest discussion.

Jodi Woodruff asked of the warranty of the road repair done at Trail Ridge and Empire Road in September 2017. Mrs. Woodruff reports the pothole repair is again failing and will require repair.

Mae Strobel asked of further definition concerning “temporary shelters” and reminded the Commission that she was required to remove a temporary shelter on her property 10 years ago. Mrs. Strobel reports that she lost her investment in the shelter, a shelter that had been in place for several years.

5. Old Business

a. Review Sunvest Special Use Application

Bill French of Sunvest presented the proposed solar project at Route 47 and Read Road (Turner farm). Mr. French defined the difference between a solar farm and a solar garden. Among the presentation details, Mr. French reported a 25 year project life of the solar panels, 8 to 12 week construction period, and a decommissioning plan.

Karl Pollak asked of the potential noise generated by the solar system. Mr. Pollak noted a specification of 45 dB measured at the fence line of the system. Cheryl Pollak commented on the visual impact from her property, looking southward. Mr. Pollak noted the rise in site terrain of the solar project would place the combined height of some solar panels at 19 ft. above Read Road. Mr. French noted that the project would generate \$26,000 annually in tax revenue to local schools. Mr.

Pollak responded that a similar amount of tax revenue can be generated by 2 to 3 homes within the Village. Mr. and Mrs. Pollak presented photos of solar sites that had failing ground cover and poorly maintained fencing.

Chairperson Steve Zahn asked if there are any existing Sunvest solar projects in the region that can be viewed for reference. Mr. French noted that there are several in the planning stage but none have been constructed.

Mr. Zahn asked for comment from the Plan Commission. Dan Turner abstained from comment leaving only Tim Dell. Mr. Dell noted the desire for “green” efforts within the Village and County but was concerned with the effect of the project upon adjacent properties. With only one Plan Commission member to comment, Mr. Zahn stated that the Commission cannot vote on the proposed project and that matters would move forward to the scheduled public hearing.

b. Review Accessory/Temporary Structures Ordinance

The Plan Commission resumed the discussion with several objectives that would help define the amended ordinance. The objectives include a time limit of the presence of the temporary structure, the type of temporary structure, and the maximum size of the temporary structure.

Chairperson Steve Zahn asked the Plan Commission to resume the discussion at the September meeting.

6. New Business

None

7. Adjourn:

Chairperson Steve Zahn calls for a motion to adjourn the meeting. Motion to adjourn by Dan Turner and second by Tim Dell – all in favor. Motion passes. Meeting adjourns at 8:56 PM.