



CITY COUNCIL MEETING MEMORANDUM

ITEM: Resolution 2019-32; 2015 E. Washington Street Conditional Use Permit Request	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	DATE: June 19, 2019

BACKGROUND:

Applicant- MCUSD #25 & Clean Energy Design Group, Inc., for a project at 2015 E. Washington Street, zoned Single Family Residential (RE-1).

Monticello Community Unit School District #25 has partnered with Clean Energy Design Group, Inc., to construct a ground-mounted array of solar panels to serve the Middle School facility. The structures would be approximately 6' in height and considered low-profile. The area for the panels would take up 4.9 acres and be constructed on the southwest portion of the property, surrounded by a 6' fence. The contractor plans to install bee habitat friendly ground planting to be continuously operated and maintained by Clean Energy Design Group, Inc., surrounding the panels.

*UPDATE since the Planning & Zoning Board meeting... The contractor has submitted a new site design (6.19.19), shifting the area west 59', creating a total setback of the solar panels from the residential properties to the west of 259'; and 50' from the farmground to the south. Additionally, the contractor has proposed privacy fence slats on the west side of the fence enclosure.

§153.020 (C2) of the City of Monticello Municipal Code states that a Conditional Use permit is required for additional or other accessory structures (not listed) in a Single Family Residential (RE-1) zone.

A public notice was published in the May 31, 2019 edition of the Piatt County Journal Republican, and notice was sent to all adjacent property owners by certified mailing, as per state statute. Staff received a letter from an adjacent property owner prior to the hearing, which was distributed to the Planning & Zoning Board.

The Planning & Zoning Board held a hearing at the June 17, 2019 Planning & Zoning Board meeting. Public comment was solicited and several individuals spoke with concerns of noise, the view, safety, property tax impact, heat generation, vegetation control, as well as the need to find other options. Another individual spoke in support of the project and the educational and green energy efficiency benefits. Several members of the Planning & Zoning Board commented on research they found concluding that solar projects have no impact on property values. After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use permit request, 5-2-0.

Submitted letters from individuals in opposition and support of this project are included in the supporting documents for this resolution.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and take action on Resolution 2019-32.