

**VILLAGE OF MANTENO**  
**PLANNING COMMISSION MEETING**  
March 12, 2019

The meeting was called to order at 6:00 p.m.

Roll Call: Present: Todd Creek, Dan McGowan, George Weiland, Jerry Dole, Emily Fisher-Gentry; Sherri Crawford; and Francis Smith  
Absent:

Attendance: Ryan Marion, Building & Zoning Official; Trustee Diane Dole; Trustee Todd Crockett; Tad & Dolly Graves; Jeff West; Luke Fosler; Jordan & Danielle Graves; and Court Reporter with Eunice Sachs & Associates.

Pledge of Allegiance – Chairman Smith

Chairman Smith announced and welcomed the newly appointed member of the Plan Commission, Sherri Crawford.

MOTION: A motion by McGowan, second by Dole, to waive the reading and approve the meeting minutes of December 11, 2018 as presented with no corrections or deletions. Motion approved 7-0.

Chairman Smith opened the Public Hearing portion of the meeting.

**PUBLIC HEARINGS:**

**PC-SUP 18-03** - A Public Hearing will be held to consider a request by Tad Graves, Owner and Luke Fosler DBA Fosler Solar LLC for a special use permit to allow the installation of solar panels on his property located at 246 West Second Street.

The court reporter swore in Mr. Jeff West with Fosler Solar LLC.

Mr. Marion stated that he has been receiving more inquiries about solar systems. Mr. Marion stated that the federal and state governments are offering rebates and tax credits for the use of solar. Chairman Smith asked if the village has thought about amending the ordinance concerning the process for solar systems. Mr. Marion stated that he is working on some changes and will bring the proposed changes back to the Plan Commission for their consideration.

Mr. West stated that they are the installers of the solar panel systems and have been working with Mr. Marion on the process for Mr. Grave's residence.

Commissioner Dole would like to see some language in the ordinance where the fire department is allowed to inspect the system during installation and also that the residence be registered with the local dispatch so that the fire department is aware that the property has a solar panel system.

Commissioner Dole wants to watch out for the safety and liability of the fire fighters in the event that the department is called to a home with a solar panel system.

Chairman Smith asked Mr. West about how the system works with tree canopies. Mr. West stated that the designer of the system does an analysis and then works with the homeowner on his electrical needs. The system must produce a certain amount of electricity to qualify otherwise the homeowner is liable for difference.

Commissioner Creek asked if the panels would follow the angle of the roof. Mr. West stated the panels would follow the roof line. Commissioner Creek stated if there is a higher roof load the fire department needs to also be aware in case of a roof collapse. Mr. Marion stated that this is all part of the building code.

There were no further comments from the commission, public or staff.

Chairman Smith concluded this portion of the public hearing and went to the second public hearing.

**PC-ZON 18-01** – The village has received an application by Ruth Rosenboom, individually, and Lyn A. Rosenboom and Jacqueline L. James, as Successor Co-Trustees of the Roland Rosenboom Living Trust concerning the annexation of 11 acres of land located north of 6000 North Road and east of 1000 East Road and to be zoned I-2 Heavy Industrial upon annexation.

There were no members of the Rosenboom family present at the meeting.

Chairman Smith stated that the property is located near current village property that is already zoned I-2. The proposed annexed property would be considered an asset to the village.

There were no comments from the public, commissioners or staff.

Chairman Smith closed the public hearing portion of the meeting.

### **NEW BUSINESS:**

**MOTION:** A motion by Dole, second by Gentry, to approve Plan Commission Recommendation 18-03, A Recommendation approving a Special Use Permit to allow for installation of solar Panels on Tad Graves Property located at 246 West Second Street, Manteno, IL. Motion approved 7-0.

**MOTION:** A motion by Creek, second by Crawford, to approve Plan Commission Recommendation 18-04, A Recommendation approving the Findings of Fact and Recommendation of the Plan Commission of the Village of Manteno for the zoning of approximately 11.00 Acres of land located North of 6000 North Road and East of 1000 East Road, as I-2 Heavy Industrial upon its annexation to the Village of Manteno. Motion approved 7-0.

The next Plan Commission meeting will be April 9, 2019.

MOTION: A motion by Smith, seconded by Creek, to adjourn the meeting at 6:15 p.m. Voice vote: all ayes.

*Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk*