

VILLAGE OF AVISTON
MINUTES OF THE ZONING BOARD MEETING HELD ON:
Tuesday, May 28, 2024

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:02 p.m. on May 28, 2024, at the Village Hall by Mike Engel. In attendance were Mike Engel, Clayton Renth, Terry Tebbe, Rick Zobrist, Zachary Meyer, Zoning Administrator Dave Trame and Irma Deimeke. Pledge of Allegiance was recited by all.

1. GUESTS: Lou & Sam (Lampe) Keil

2. AGENDA:

A motion to approve the agenda was made by Zachary Meyer and seconded by Clayton Renth. Motion carried.

3. MINUTES:

Minutes of the April 2024 meeting were available for all to review. A motion to approve the minutes was made by Clayton Renth and seconded by Rick Zobrist. Motion carried.

4. NEW BUSINESS:

The Village was notified that there will be a Public Hearing at the Clinton County Courthouse on June 5th for a Special Use Permit filed by Lawrence & Rose Haas to put a bakery into the house – zoning board reviewed the information and has no objection.

5. OLD BUSINESS:

a) Current permits: Dave Trame, Zoning Administrator reported: May permits – 1 – new home, 3 - miscellaneous. Totals for 2024 are: 3 – new home, 14 – Miscellaneous, 4 – Accessory Use, 3 – Commercial Addition, 1 – residential addition, 1 – commercial structure.

b) Comprehensive Plan/Solar Farm:

Lou & Sam Keil were present to further provide input to the planned solar farm on the property across from the Legion.

- Sam also stated that she's been approached many years about this land. Sam stated she will never sell or develop this land. She was hoping to agree to this company in order to provide her children with the income.
- Lou stated that they are working so that it will not be visible and will be blocked by fence, bushes, etc. He stated that it would be as a 'community solar' so that everyone would be able to participate and get use out of the solar. He stated it would be a 25-year lease with no extensions. Subsequent to the meeting he said there would be 1 five-year option. (This is being checked with Dimension Renewable Energy.) Lou further stated that this would generate more tax revenue than is currently collected as this is farm land (2022 tax was \$976).

The remaining discussion centered around research from the previous meeting. A copy of the governing zoning and planning documents were provided everyone:

- A copy of our Comprehensive Plan filed with the County.
- Aviston's comprehensive plan.
- Clinton County's Zoning Code which covers Solar Energy Systems.
- Clinton County's comprehensive plan map.
- Highland's Zoning Code covering solar farms.
- Highland's comprehensive plan map.
- Breese's comprehensive plan maps.

Currently the Aviston Zoning Code allows personal-scale solar energy systems for homes and commercial-scale systems for the principal use of the parcel. There is no provision for commercial solar farms or other alternative energy sources within the village limits.

The Clinton County comprehensive plan provides guidance that new residential and commercial developments should be placed around the existing cities and villages.

The Aviston comprehensive plan provides guidance for the future development of land within the village corporation limits as well as land immediately adjacent to the village limits to a distance of 1 ½ miles. Aviston is to remain primarily a residential community and is to focus development on a mix of residential, small business, and light industrial uses. The current view is to allow business and industrial growth immediately north and south of new highway 50. Residential growth is to be north and south of that corridor. Therefore, any non-residential development would impede residential growth, and be averse to the goal of maximizing utility revenue from expanding infrastructure. Therefore, there is no current provision for this type of development in the village or within the surrounding 1 ½ miles of the village.

The question then is should we include provisions for such projects in the current village or within 1 ½ miles of the village. We reviewed the Highland code which does allow for solar farms in industrial areas as a special use. Further, we looked at the Breese plans. Both of these cities have their own power generation plants. Highland does have a provision to allow solar farms as a special use in industrial areas. Breese does not.

We had a short discussion of the concepts by which these types of developments might occur, but the planning commission members wished to have more time to think about these concepts. We will further discuss this at our next meeting.

6. A motion to adjourn the meeting at 8:10 p.m. was made by Clayton Renth, seconded by Zachary Meyer. Motion carried.

Irma Deimeke