

VILLAGE OF AVISTON
MINUTES OF THE ZONING BOARD MEETING HELD ON:
Tuesday, June 25, 2024

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:01 p.m. on June 25, 2024, at the Village Hall by Mike Engel. In attendance were Mike Engel, Clayton Renth, Amelia Morgan, Terry Tebbe, Zachary Meyer, and Irma Deimeke. Pledge of Allegiance was recited by all.

1. GUESTS: Lou Keil, Paul Irby (Dimension Energy)

2. AGENDA:

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

3. MINUTES:

Minutes of the May 2024 meeting were available for all to review. A motion to approve the minutes was made by Terry Tebbe and seconded by Zachary Meyer. Motion carried.

4. NEW BUSINESS:

- Aviston Fitness – Concrete Pour – no action, on hold. Dave Trame absent to present information.

5. OLD BUSINESS:

a) Current permits: Irma Deimeke reported in Dave Trame’s absence: June permits – 4 – miscellaneous, 1 – multi-family residence. Totals for 2024 are: 3 – new home, 18 – Miscellaneous, 4 – Accessory Use, 3 – Commercial Addition, 1 – residential addition, 1 – commercial structure, 1 – multi-family residence.

b) Zoning Code Discussion (Reference previous meeting regarding commercial solar farms):

Currently the village of Aviston zoning code does not allow commercial solar farms. A review of the zoning codes of surrounding towns reveals that Highland allows commercial solar farms within their city limits as a special use in industrial areas (zoned as such). A discussion was held to see if the Aviston code should be revised to provide a means for allowing commercial solar farms within village limits. After assessing pros/cons it was determined that the Aviston zoning code should remain as is and essentially prohibit commercial solar farms within the city limits.

A motion was made by Zachary Meyer, second by Amelia Morgan to not change our zoning code. A Roll call was made with members present, all affirming ‘no change’. M.C.

c) Comprehensive Plan Discussion (Reference previous meeting regarding commercial solar farms):

The discussion regarding the placement of commercial solar farms within the 1 ½ miles of the village limits centered on the comprehensive plan view. Our review of the Clinton County

Comprehensive Plan as well as the comprehensive plans of surrounding communities. The Aviston plan currently calls for the village to continue to be a residential community with small business and light industry. There was no call for commercial solar farms or any commercial alternative energy projects. The question is then should the plan to modified in any way to incorporate such projects. The pros and cons were reviewed. The largest issue would be how could random solar farm placements impact infrastructure growth of the village. Planned residential and business developments should drive the infrastructure growth such that it maximizes infrastructure connectivity on a linear foot basis (lowest costs). Random placement of solar farms would impede efficient grow. The other issues were touched on in previous meetings. Not assessed numerically was the issues of aesthetics. Clearly, there would need to be public input if the comprehensive plan was to be revised. If in the future the village decided to allow for a designated area for commercial projects, such as is the case with the city of Highland, the plan could be revisited. Therefore, the planning commission does not recommend modifying the comprehensive plan to support the placement of solar farms in the 1 ½ mile area around the village.

A motion was made by Amelia Morgan, second by Zachary Meyer to not change our Comprehensive Plan. Roll call vote was made with members present, all affirming 'no change'. M.C.

(As a clarification on the proposal for a solar farm immediately south of the village, Paul Irby stated that the agreement was for a 25-year initial term + one 5-year additional term.)

6. A motion to adjourn the meeting at 8:14 p.m. was made by Terry Tebbe, seconded by Amelia Morgan. Motion carried.

Irma Deimeke