

VILLAGE OF AVISTON
MINUTES OF THE ZONING BOARD MEETING HELD ON:
Tuesday, November 26, 2024

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:01 p.m. on November 26, 2024, at the Village Hall by Mike Engel. In attendance were Mike Engel, Clayton Renth, Amelia Morgan, Terry Tebbe, Zachary Meyer, Dave Trame and Irma Deimeke. Pledge of Allegiance was recited by all.

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

2. AGENDA:

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

3. MINUTES:

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

4. NEW BUSINESS:

a) New solar farm proposal. Paul Irby was in attendance and spoke about a proposed solar farm to be built on land along Rt. 50, bordering on Linden Grove Rd. on the east side. There would be a chain link fence around it with a landscape buffer. There would be 10,368 tracker panels used. It would be a 25-year lease + one 5-year extension if used – time starts at construction. They have not spoken with the landowners on either of the sides of the property. New Rt. 50 is on the north side. All members were asked to study the proposal as it is not envisioned by our Comprehensive Plan. It is to be discussed at the December meeting.

b) Clinton County Zoning Public Hearing – 12/4/24. This was for a map variance for Ryan & Emily Johnson to rezone a portion of a lot just south of the Village to meet County requirements as R-1. Our Zoning Board does not have any comment regarding this change.

c) 2025 Meeting Dates – dates were discussed and it was decided to change the December 2025 meeting date to December 16th so there won't be any interference with the Christmas rush.

d) Netemeyer Engineering sent a copy of a plat whereas Carl Ottensmeier has property near the intersection of Crackerneck & Venhaus Rd. (within 1 ½ mile from Aviston border) that he wants to subdivide for residential lots. The Board does not oppose this growth as it's across/divided by Sugar Creek and feels that it will not interfere with our growth.

5. OLD BUSINESS:

a) Current permits: Dave Trame reported: November permits – 3–miscellaneous, 1–new home. Totals for 2024 are: 10–new homes, 44–Miscellaneous, 11–Accessory Use, 3–Commercial Addition, 1–residential addition, 2–commercial structure, 1–multi-family residence, 2–variance

b) Mailing fees for variances. Discussion was held and Mike Engel presented fees that a few other local towns charge. A Motion was made by Amelia Morgan, seconded by Clayton Renth to raise the variance and Special Use Permit fees to a flat fee of \$250. (No separate publication or notice to property owner fees). M.C.

c) Recap of Village Board meeting: Village Board signed and sent a letter regarding the solar farm opposition south of town.

6. A motion to adjourn the meeting at 8:15 p.m. was made by Terry Tebbe, seconded by Amelia Morgan. Motion carried.

Irma Deimeke