

# Zoning Board of Appeals Meeting

February 24, 2020 @ 6:00 pm

Meeting Minutes:

- 1.) Roll Call- Sean Murphy (chairman) \_\_x\_\_, Heather Brotherton \_\_x\_\_, Kathy Gable \_\_x\_\_, Bob Nolan \_\_\_\_, Drave Grube \_\_\_\_, Crystal Geerts \_\_x\_\_, John Coffey \_\_x\_\_ (Zoning Administrator). Quorum Established- Yes.

Audience Attendees: Dan Griffin, Lorraine Speer, Jerry Flores and female friend, Francisco Ramirez.

- 2.) Solar Energy –Zoning Ordinance

Solar Energy System zoning format for residential and commercial application was discussed. A sample of each was reviewed by members of the zoning board. A building permit system for residential solar application was addressed as to how it would be administered. Zoning administrator review for acceptance is provided based on the information received from the applicant in the solar building permit. A list of requirements and restrictions are present on the application zoning form, and must be acknowledged for approval.

Solar energy for commercial use was discussed. The Illinois Municipal league format was presented and discussed. Concern that the presented zoning solar energy guidance did not fit the village as a guide. The standard represents large solar gardens and farms, the areas in size by standard would not fit in any available areas in the areas of commercial business in Hanover. Further discussion indicated that the a recommendation that Commercial Solar Energy request be similar to the Residential Solar Energy system, with exception that large systems be approved by Village Board and Village President. Application for Commercial Energy to be developed and present recommendations to the Village trustee for approval. Public Notice to be issued if accepted.

The text portion of the current Hanover Zoning Ordinance, Paragraph 5-9-22: SOLAR ENERGY SYSTEMS: text shall be removed and replaced with the text indicating solar power policy accepted by the Village Board as approved. Recommendations shall be provided for the March 10, 2020, Village board meeting.

- 3.) Sulcanna- Adult Use Cannabis Application- (Update)

Zoning Administrator Coffey has signed the submitted applications for the verifications of established Adult Use Cannabis zoning for Sulcanna. The applications for Craft Grower, Infuser, and Transportation of Adult Use Cannabis are being submitted to the State of Illinois for approval by Sulcanna. A portion of the “FACTORY” is dedicated to Adult use cannabis if approved. Questions and information required was responded to by Lance Larsen (Sulcanna).

An overview of the security, public awareness, and the process was discussed. Comments and responses to the application by the Village Administrator were addressed.

4.) Zoning Business:

a) Jerry Flores Zoning Violation. Review of citation and response.

Review of the Zoning Violation by the Zoning Administrator with the Zoning Board. Has constructed a garage without a building permit. Review of the response from Mr. Flores with the zoning board. Mr. Flores was asked about the lack of a building permit. He indicated that there were other issues that occupied his time and did not get a permit.

Possible response from the Village of Hanover can be provided for the construction without a permit, which can be fines, demolition, other legal action. Mr. Coffey has indicated he wants to inspect the building with Mr. Flores before providing a recommendation to the Village Board. This is to be accomplished prior to March 10, 2020. Mr. Coffey will contact Jerry Flores to coordinate a time to look at the building.

Recommendation: Inspection and comments to be forwarded to the Village of Hanover trustees for action.

b) Elizabeth Tire / Auto Salvage Yard, Review of citation and correspondence.

Mr. Ramirez was asked if he was able to let the zoning board know of any correction to the pending zoning issues from 2019- Salvage yard. Mr. Ramirez has indicated that he really does not know what he is going to do with the correction of the salvage yard. Mr. Coffey has indicated that he was scheduled to prepare recommendations for the Village Trustees and legal support for this issue for the March 2020 Village Board Meeting. Mr. Ramirez was informed that the issue is tabled until the end of April 2020, and that he needs to contact Mr. Coffey or Mayor Schaible on what he plans to do.

Recommendation: Item tabled until April 30, 2020

c) Proposed fines in ordinance- The current dollars values for administrative services and fines for Zoning Services were addressed. No changes recommended by all in attendance.

d) Building Permits – Administrative discussion:

Revised Building permit for the village was presented. The addition of the building standards used by the Village of Hanover are listed. Same or similar as Jo Daviess County.

5.) Housing Quality Standards For Commercial Rental Properties:

Efforts in early discussion to improve the quality of the rental properties in Hanover will be started. This includes inspection of existing properties and construction of new housing for rental or lease use. During the development the zoning board will be contacted for input and upcoming discussion.

6.) Adjourn: Motion made by Heather B. Second by Crystal G. 7:00pm

Minutes by John C.