

**DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL**

**BOARD:** TAZEWELL COUNTY

**COMMITTEE:** LAND USE

**DATE/TIME:** Tuesday, February 13, 2024, at 5:00 p.m.

**PRESENT:** Greg Sinn, Mark Goddard, Jay Hall, Kaden Nelms, Sierra Smith, and Chairman Kim Joesting

**ABSENT:** Randi Krehbiel & Russ Crawford

**STAFF PRESENT:** Jaclynn Workman, Community Development Administrator; Matt Drake, Assistant States Attorney; and Denise Gryp, Community Development Assistant

**OTHERS PRESENT:** RWE Representative, Silas

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**CALL TO ORDER:** Chairman Joesting called the meeting to Order at 5:00 p.m.

**PUBLIC COMMENT** None.

**MINUTES:** Moved by Hall, seconded by Smith, to approve the minutes of the January 9, 2024 Land Use Meeting. On voice vote, **motion declared carried.**

**RESOLUTIONS:**  
**LU-24-02**  
**COMP PLAN UPDATES** Administrator Workman presented the committee with a consultant proposal for a Comprehensive Plan for FY25. Tri-County will apply for a SRP funding grant. With the grant covering 80% of the cost, leaving \$40,000 in costs for Tazewell County to pay.

Member Goddard expressed his concern regarding the cost the county would have to pay for the consultant.

Administrator Workman stated if the proposal is approved by the board and the grant is accepted, the costs would be appropriated in the FY25 budget. If a grant is not accepted, Tri County will wait for another grant opportunity.

On voice vote, **motion declared carried.** 5 - 1 – Nay, Goddard

**DISCUSSION:**  
**Public Comment**

Administrator Workman presented the committee with a concern brought forth by Mr. Tim Baer, regarding items that have been presented to both the committee and County Board. Mr. Baer had questioned the steps after items have been presented as he was disappointed as his efforts were not continued for discussion.

Following discussion, it was the consensus of the committee that Chairman Joesting and Administrator Workman will discuss any items presented and determine which items should be presented to the committee.

Assistant State Attorney Drake was in agreement that the Chairman should determine the items that will be presented to the committee.

**Carbon Sequestration**

Administrator Workman stated local company, ALTO, was wanting to put an injection well on property to store CO2. Currently our zoning code does not address such use, which would therefore make it prohibited. Ms. Workman said the county has no control over the pipeline, as this will be controlled by the EPA. Administrator Workman questioned if an amendment to the code would be desired to allow as a potential special use or only within Agriculture or Industrial Districts?

Member Hall expressed concern regarding the maintenance and safety of injection wells as properties are bought/sold several times over the decades.

Member Sinn expressed concern for any repercussions the county could face. Mr. Sinn stated he would like to have a representative of the EPA to discuss the process with the board members.

Following further discussion, Assistant State Attorney Drake advised he would research this topic and return to the committee with what would be allowable and what should not be allowed for zoning codes and address any possible county repercussions by the next meeting.

**STAFF REPORT**

Administrator Workman presented the Committee a Staff Report detailing revenues, expenses and other office related activity for the month and year to date. This item was for discussion purposes only. No action was taken.

**NEXT MEETING:**

The next meeting of the Land Use Committee will be held on **TUESDAY, March 12, 2024 at 5:00 p.m.**

**RECESS:**

There being no further business, the meeting recessed at 5:49 p.m.

***Jaclynn Workman, Secretary***  
(Transcribed by Denise Gryp,  
Community Development Assistant)