

**DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL**

**BOARD:** TAZEWELL COUNTY

**COMMITTEE:** LAND USE

**DATE/TIME:** Tuesday, June 11, 2024, at 5:00 p.m.

**PRESENT:** K. Russell Crawford, Greg Sinn, Mark Goddard, Jay Hall, Kaden Nelms, Eric Schmidgall and Chairman Kim Joesting

**ABSENT:** None

**STAFF PRESENT:** Jaclynn Workman, Community Development Administrator; and Melissa Kreiter, Community Development Chief Deputy

**OTHERS PRESENT:** Tim Baer, Elton Rocke, and other interested parties

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**CALL TO ORDER:** Chairman Joesting called the meeting to Order at 5:01 p.m.

**PUBLIC COMMENT:** Tim Baer appeared to address the committee. Mr. Baer discussed his concerns regarding compensation for landowners, a proposal that he stated was based on the Fifth Amendment. Mr. Baer asked that an amendment be passed by the Board and that nearby residents to any project be compensated accordingly.

**MINUTES:** Moved by Hall, seconded by Goddard, to approve the minutes of the May 14, 2024 Land Use Meeting. On voice vote, **motion declared carried.**

**NEW BUSINESS**

**CASES:**

**LU-24-10**

**Case No. 24-21-Z**

Clayton Moushon

Chairman Joesting presented the petition of Clayton Moushon for a Rezoning to change the classification from a R-1 Low Density Residential District to an I-1 Light Industrial District.

Member Russell Crawford stated this petition received a unanimous approval recommendation by the ZBA, as well, Tri County recommending approval. Mr. Crawford stated he was a close neighbor to the petitioner and stated they were a good family.

Member Greg Sinn stated the land is very rough and the petitioner actually owned the access road. Mr. Sinn said that an Agritourism business as proposed might fit well in this area once the property has been cleaned up.

Following discussion, moved by Sinn, seconded by Crawford to recommend approval of LU-24-10, Case No. 24-21-Z to the Tazewell County Board.

On voice vote, **motion declared carried, unanimously.**

## **DISCUSSION**

### **Class VI Injection Wells**

Administrator Workman gave a summary from UCCI regarding a moratorium placed on pipeline construction. Mr. Workman said she had requested legal counsel to review the summary prior to providing it to the committee.

Member Greg Sinn stated he felt the presentation at the May meeting was very informative and noted that he felt not having any regulations in the code may be more harmful to the County in the long term. Mr. Sinn said the committee cannot guess what the State or Federal Government would do, but he would like to see the county adopt regulations that would be at least 25% more stringent than the State or Feds. Mr. Sinn added that being too stringent may increase court cases, however, having nothing in place is not a good plan either. Mr. Sinn stated he was not for preventing the injection wells, but ensuring they are placed with proper life safety concerns being addressed.

Member Mark Goddard stated the best way to move forward would be to vote in the November election. Mr. Goddard noted that President Biden was pushing regulations, however our Governor had not yet signed anything into law.

Member Jay Hall stated his biggest concern was punching through the Mohomet Aquifer and he could not understand how doing so could be deemed safe under any circumstances.

Member Sinn added his concern of the potential increase in seismic pressures and again stated a lack of an adequate code would be better than no code at all.

Chairman Joesting stated that farmers were known to pour muriatic acid directly into irrigation wells, and although the injection well presenters stated there would be various check valves in place, he noted that check valves do fail.

Member Russell Crawford requested Administrator Workman draft language to present to the committee in relation to an ordinance, addressing both sides of allowing and disallowing.

Administrator Workman reminded the committee the County could only regulate siting of injection wells, and that the County is unable to regulate the pipeline itself. Ms. Workman stated that multiple entities regulate various components regarding to the pipeline, wells, etc. such as OSHA regulates the exposure levels, and best laid plans fall on the reliability of an emergency action plan (being with the City of Pekin Fire Department). Ms. Workman said the presenters to the committee did an excellent job, but she is concerned with who will ultimately be policing the work.

## **UNFINISHED BUSINESS:**

### **Solar Case Denials**

Member Russell Crawford stated he struggled with the recent wind, solar and CO2 proposals. Mr. Crawford said the State of Illinois thinks they know better than the local government on these matters. Mr. Crawford added that recent law passed allowing wind and solar was bad law, and an insider deal. Mr. Crawford noted that the County did approve some solar, however as the applications

increased, the county began to deny requests, at one instance requiring Chairman Zimmerman to enter into a tie breaking vote. Mr. Crawford stated that Dewey Klurfield of Cultivate Power spoke with him following the denial of his extension request recently and informed Mr. Crawford that he would be seeing him in court. Mr. Crawford said that Chairman Zimmerman also reached out to him regarding the defeating of the proposed solar cases and made his stance known that he was very unhappy with the outcome. Mr. Crawford added that Chairman Zimmerman believes a lawsuit will be brought against the county and to expect a reconsideration vote in the coming month. Mr. Crawford stated that he always upholds the law, however he will vote no when it involves bad law. Mr. Crawford said that the Assistant State's Attorney could not win if the county were to be sued, which could cost the county considerably to defend, however, he remained happy that the County Board denied the request.

Member Jay Hall stated he voted to approve the solar requests based on the economics of it all.

Member Mark Goddard stated he was not in attendance at the County Board meeting, however he would have voted to approve, as the rights and desires of the property owners should trump the County Board's decision.

**Building Inspector Search**

Member Greg Sinn questioned how the search was going for a new Building Inspector.

Administrator Workman stated there were a few applicants that had certifications, and she would be setting a time to meet with each in person.

**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 and no action was taken.

**NEXT MEETING:**

The next meeting of the Land Use Committee will be held on **TUESDAY, July 9, 2024 at 5:00 p.m.**

**RECESS:**

There being no further business, the meeting recessed at 5:54p.m.

***Jaclynn Workman, Secretary***  
*(Transcribed by Melissa Kreiter, Chief Deputy)*