

MEMBERS PRESENT: Tim Freehill, Duane Hitchens, Todd Sommer, Carrol Statler, Eric Thompson, Russell Tjarks and Jerry Oyer

MEMBERS ABSENT: John Smith

OTHERS PRESENT: Candice D. Short, Interim Zoning Enforcing Officer, Doug Krause, Dogtown Wind LLC, Thomas Coté, Akuo Energy, Matt Kaufmann, Stewardship Energy, Jason Bleich, Ford County Soil & Water Conservation District, Howard Hesford, Cindy Ihrke, Ann Ihrke, Darrell Cambron, Thomas Harrison, Rick Bowen, County Board Chairman, Tom McQuinn and Randy Berger, County Board, Jason Johnson, County Board Zoning liaison, Robert Link, Chairman Zoning Board of Appeals, Ronald Moore, Zoning Board of Appeals, Dean Swan, Button Township Supervisor & PBL School Board Member, Rose Ann Moore and 2 other unknown persons.

Chairman Oyer called the meeting to order. The minutes of the meeting of April 12, 2012 were read and approved.

Comments from the floor – each person was given 3 minutes to speak.

Howard Hesford, Loda, Iroquois County – lives in Pioneer Trail Wind Farm in Iroquois County. Has wind shadow and noise causing health problems. Concerned with income stopping in 20 years, who will be responsible for taking them down and that they aren't efficient.

Cindy Ihrke, Roberts – New information, action being taken across the globe. Concerned about removing turbines and the millions of dollars it will cost to take down the dinosaurs and who will pay to take them down. There is nothing ag about them, they are industrial. The county needs to protect the citizens and address the weakness of the ordinance.

Ann Ihrke, Buckley, Ford County – read some of county's Nuisance Ordinance. Wind farms fly in the face of it. Mentioned some concerns such as low frequency noise, infrasound and a myriad of health issues. Property values decrease and people are selling out or abandoning their properties.

Darrell Cambron, Rankin, Vermilion – proliferation of industrial wind turbines is controversial throughout the state and across the country. Health and safety concerns.

Tom Harrison, Paxton – Excessive noise concerns. Concerns about a high voltage line that will run a half mile from his property.

New Business – Application for Special Use Permit Dogtown Wind LLC.

Doug Krause made a brief presentation to the commission about the wind farm project. He spoke about the \$200 million capital project which included machinery, upgrades to roads and to the electric grid. The reliability of the grid will be much better and will attract future businesses. The project will generate jobs for 200 people during construction, including local people. Derivative jobs will be 15 people. The project will inject \$2 million into the local economy, half from local taxes and half to land owners. They cannot commit to turbine size at this time. They would like to start construction as soon as possible but do not expect the build cycle to begin until next year.

Jason Bleich, Ford County Soil & Water Conservation District – Presented a Natural Resource Inventory Report Summary on the Dogtown Wind project. Bleich stated that they have been working with Dogtown Wind LLC throughout the planning stages of the project. They have been very cooperative and have made all recommended changes. He has no current recommendations because everything has been addressed and he expects that they will continue to cooperate throughout the project.

The planning commission then discussed the project and prepared an Advisory Report to present to the Zoning Board of Appeals. The following items were discussed:

Size of generators, compared noise levels for various sizes

Many questions concerning noise study, decibel levels – governed by Illinois Pollution Control Board. The company does their studies and adds 2 decibels to all their work to assure that they won't exceed sound limits. They don't just meet they exceed the requirements. Discussed mitigation if a noise issue arises. Most likely cause is turbine needing repair. Turbine direction can also be shifted at times or turned off. There is a downwind affect directly behind the turbine but that is included in the studies and the computer models. It's all about wind flow patterns. Turbines in this project are located a minimum of 500 meters (1640') from a primary dwelling (ordinance requires 1000') to also address noise issues.

Questions concerning depth of foundation, removal of components at time of decommissioning

Life of turbines – with proper inspections and preventative maintenance turbines can last 30 to 40 years. The steel is going nowhere but the nacelle can be replaced.

Questions about the power - 138,000 bolt line to the Ameren substation, Mr. Kaufmann stated that wind farms make power bills go down.

Shadow flicker – orientation of turbines

Property values – They used Dr. Loomis who is a highly regarded authority in IL. The study is in the application. Farmland values in Bureau County are showing that farmland with a turbine sells higher.

A motion was made by Freehill and seconded by Tjarks that the Planning Commission forward to the Zoning Board of Appeals an Advisory Report stating that the Application of Dogtown Wind LLC meets the requirements of the Ford County Zoning Ordinance. Roll call vote – all in favor.

A motion was made by Hitchens and seconded by Statler that the Zoning Board of Appeals review the noise level be reviewed by the Zoning Board of Appeals. Roll call vote – all in favor.

There being no further business Sommer moved and Hitchens second that the meeting be adjourned. Voice vote unanimous. Meeting adjourned at 8:35 P.M.

Approved:

Dated: May 8, 2014