

Village of Mazon
Zoning Committee Meeting Minutes
July 16, 2024

The meeting was called to order at 6:01 pm on July 16, 2024.

Present were: D. Misener, D. Punke, E. Emrich and M. Murphy

Absent: K. Webster

The meeting was to review and make recommendations for solar panel regulations.

The committee recapped what was agreed upon and discussed at the previous zoning committee meeting. D. Misener presented a list of items including requiring a line of sight rule similar to the fence requirements. Ground and pole mounted panels will need to be behind existing fences and vegetation. Removing the rule in existing ordinance that states power produced must only be used for property where panels are installed. The board agreed that the ordinance should include the ability to install panels on garage roofs and remove the roof color matching rule. In addition, they would like to include that applicants will need to state plans how area surrounding ground or pole mounted panels will be maintained.

The committee discussed the need for ground and pole mounted panels to be 10 ft from property line. E. Emrich asked if the pole needed to be 10 ft from the property line or the panels themselves. The committee stated that it would need to be mounted properly to keep panels 10 ft from the property line. D. Misener suggested that pole or ground mount may be located in front or side yard on a case-by-case basis with board approval.

In addition, the committee would include a penalty fee of \$50 to \$500 dollars for each violating offense. And each day that passes without rectifying would be considered a separate offense.

The committee agreed that they do not want to allow solar plants in village limits. They also discussed allowing solar panels on manufacturing, industrial, and business districts and agreed that it should be allowed.

D. Misener made a motion to adjourn the meeting at 6:27 pm. The motion was seconded by D. Punke. Roll was taken: D. Misener, D. Punke-Yes, E. Emrich-Yes. Motion carried.