

Village of Mapleton
MINUTES
ZONING COMMITTEE MEETING

Mapleton Village Hall, 8524 Main St

Thursday, December 13, 2018

6:00 pm

A. Call to Order by Mark Foust, Chair at 6:10 pm

B. Pledge of Allegiance

C. Roll Call:

D. Subjects

- a) Discuss solar farms as special use on agricultural zoned property
Rodney Smith feels the property should be changed to Commercial. There was a discussion about the nature of other solar farms which are falling onto property that is agriculture. The property involved has had a non-conforming use as agriculture since it wasn't the specified 25 acres required by code. The question was raised about what would be in the best interest of the village? If goes to commercial and if they decommission it in 25 years it would allow growth for the village. Harvey asked if we change it to commercial doesn't it raise the tax on it. It was also asked if the Solar company would be paying the taxes on the property but no one knew that answer. The Village can change the acreage required for agricultural, making it 10 acres instead of 25. That way, the land could revert back to agricultural use. That would keep the village flexible and give the owner some options. The property owner stated that the land in question is marginal and only good for farming, so the solar farm is the best use of the property. The Village doesn't have to do anything but collect the real estate taxes on it. The village will get a whole lot more real estate tax. State of Illinois has set a value by megawatt on the system. Alice Dailey explained that it would be equivalent to putting a \$400,000 house on it. The resident explained that he bought all this property 20 years ago and there was nothing on it. Now there are houses and businesses which bring in more taxes, so we have benefited from the way they have dealt with that property. To maximize benefits the Solar Farm is the best use. The land is not suitable for building houses or commercial development.
- b) Review chapters on zoning in the Municipal Code – Set aside for a future meeting due to time constraints.

E. Additional Business

F. Adjourn Open Session 6:30 pm

Patricia A. Briggs