

AGENDA

Bureau County Regional Planning Commission

Thursday, April 13, 2023 -- 7:00 p.m.

1st Floor Courtroom, Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting(s): March 9, 2023
4. Public Comment (not comments on the cases to be heard at this meeting).
5. New Business:
 - A. **Public Hearing on Conditional Use Request from the Village of Mineral. CONDITIONAL USE as stated in Article 3.41.4c. of the Bureau County Zoning Ordinance** for a wastewater treatment facility with utility shed. The property is identified as being located on the South side of 1600 N Ave. approximately 500' West of 100 of E St., Mineral. Parcel #13-18-200-020 and Parcel #13-18-200-021, is located on property in Section 18 of Mineral Township.
 - B. **Action on Village of Mineral Conditional Use Request.** The Bureau County Regional Planning Commission will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use Permit.
 - C. **Public Hearing on Conditional Use Request from the River Valley Cooperative. CONDITIONAL USE as stated in Article 3.41.4 of the Bureau County Zoning Ordinance** to build a 180' x 528' hoop building for grain storage, a 120' tall grain leg and pit (commercial use). The property is identified as being located on the Northeast corner of the junction of Rt. 40 and Rts. 6 & 34, 15132 IL Hwy. 40, Sheffield. Parcel #14-15-300-006 and Parcel #14-15-300-009, is located on property in Section 15 of Concord Township.
 - D. **Action on River Valley Cooperative Conditional Use Request.** The Bureau County Regional Planning Commission will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use Permit.
 - E. **Public Hearing on Proposed Zoning Ordinance Amendments.** The Bureau County Regional Planning Commission will review and act on a recommendation to the Bureau County Board concerning An Ordinance Amending the Bureau County Zoning Ordinance to:
 1. Update Section 15.2 (Definitions);
 2. Update Section 3.41-4 s.
(Regulation of Commercial Wind Energy Facilities in Agricultural Districts);

3. Update Section 3.41-4 v.
(Regulation of Commercial Solar Energy Facilities in Agricultural Districts);
4. Add Section 3.71-4
(Regulation of Commercial Wind and Solar Energy Facilities in M-2 General Manufacturing Districts); and
5. Add Section 8.31-1 (Hearing Procedures for Commercial Wind Energy Facilities and Commercial Solar Energy Facilities)

F. Action on Proposed Zoning Ordinance Amendments. The Bureau County Regional Planning Commission will act on a recommendation to the Bureau County Board to grant or deny proposed Ordinance Amending the Bureau County Zoning Ordinance.

6. Other Business

7. Adjourn