

Piatt County
Zoning Board of Appeals

January 23, 2025

Minutes

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, January 23, 2025 in Room 104 of the Piatt County Courthouse. Chairman Loyd Wax called the meeting to order. The roll was read. Kyle Lovin, Jim Harrington, Scott Jean and Keri Nusbaum attended. Dan Larson was absent. County Board members in attendance: Jerry Edwards, Gail Jones, William Chambers.

The ZBA reviewed the minutes for September 26, 2024.

MOTION: Harrington made motion, seconded by Lovin to approve the minutes from September 26, 2024 as written. On voice vote, all in favor and the minutes were approved.

Public Comments: Congratulations to Loyd Wax on being featured for his public service in the Journal Republican and birthday wishes to Kyle Lovin.

New Business

Draft of the Piatt County Battery Energy Storage Systems Ordinance is presented for review and recommendations. The draft was prepared by Andrew Keyt of Heyl Royster.

The ZBA had the following suggestions for changes to the draft.

Page 7. H. Remove the words "if available".

- 1) A Tier 2 BESS may not be constructed over the Mahomet Aquifer.
- 2) A Tier 2 BESS system is limited to 200 MW of storage. (Or a maximum of 100 acres if that is more feasible to require.)
- 3) Please add the setbacks to match those of the IL State wind ordinance.
- 4) A fire suppression system is required.
- 5) Require a water study to find any impact on existing water wells on neighboring property.
- 6) Require a plan for containment in the event of a breach of materials or liquids from any part of the system.
- 7) Require a cash escrow for the decommissioning plan.

Add – definition for Electric Grid Operator:

Add- definition for Local Electric Cooperative/Utility:

Add- definition for Underwriters Laboratories (UL):

Add – Design and Installation – C. Lock boxes are required at each entrance for emergency personnel.

Add to K. Agriculture Damage Repair

"All investigation and repairs shall be in accordance with applicable law. If the BESS is within a Drainage District organized pursuant to Illinois law, the BESS shall adhere to all requirements of the Drainage District. Prior to receipt of Building Permi(s) for the BESS, the owner shall provide proof of consultation with any applicable Drainage District. Prior to receipt of an operating permit the owner shall provide proof of compliance with all drainage District requirements." (from Macon County ordinance)

Operation. D. Add -

Prior to issuance of building permits, an emergency operation plan shall be submitted to the Piatt County EMA director for review and approval.

The owner, applicant, or operator shall coordinate annual onsite training and practice drills with local emergency response agencies and the Piatt County EMA director.

The ZBA wants to add verbiage for protections of sub-surface water from contamination in the event of a leak.

AND – language requiring that any adjacent landowners are made whole in the event of an evacuation, or contamination of their water or land from the installation. To include payment for alternative housing, water delivery, or any other expenses related to an incident at a facility.

They would like to recommend a minimum of 10 feet between the containers

They would like to recommend a minimum base of 4 feet off the ground.

MOTION: Lovin made motion, seconded by Harrington to send the additions to Andrew Keyt for a next draft. Roll was called, all in favor and the motion carried.

MOTION: Lovin made motion, seconded by Harrington to adjourn. On voice vote, all in favor and the meeting adjourned at 2:05 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer