

Town of Christiana

Plan Commission Meeting Minutes - Draft

June 24, 2025, 7:00 PM

The public meeting was called to order at 7:00 p.m. by Plan Commission Chairman, Tom Jelinek. In attendance were Plan Commission members Dawn Redford, Adam Travis, Kevin Gyland, Cindy Brady and members of the local community.

PROCEDURAL

The meeting was properly noticed and posted. A reminder to sign in was given.

PUBLIC COMMENT

Serena (Lund) Van Eeuwen was present to share a few concerns for the commission to consider while working on updating the town's comprehensive plan.

1st being wind turbines; due to the solar going in all around (the residents of the Town of Christiana) wind could be next. She asks what could be done to protect the Town of Christiana from anything such as wind turbines from coming into the area.

2nd is the potential of becoming a solar graveyard here in the Town of Christiana wondering what kind of ordinances we can have to restrict what is allowed to be buried here. She mentioned that wind or hailstorms or any other type of decommissioning of the (solar) panels can take place and due to the toxic nature of the panels, protection is needed. The town should not allow solar to bury their toxic panels here.

It was agreed upon by involved parties to address the concerns later when the meeting gets to the commission's status report on the Comprehensive Plan update project.

More comment was given by another concerned resident asking if we can have soil testing and water table imaging and then continue biannually or so for retesting. He further informed the Commission of Senate bill 3 and Senate bill 7 which was written to provide towns and villages with more authority to push back on projects like solar.

Tom provided information stating that the testing must be done before the solar panels go in and then testing can be done after they have been in a while.

BUSINESS

Confirmation of meeting notice/posting: yes

Approval of minutes: April 22, 2025, and May 27, 2025

Adam moved to approve minutes from April 22, 2025, and May 27, 2025, with the fixing of the name (Mrs. Skaar), Dawn Redford seconded the motion.

Motion Carried 5-0

OLD BUSINESS

- 1. A request by Steven Weinberger to rezone an existing lot for residential use using transfer of development rights (TDR) from FP-1 Farmland Preservation District to RR-2 Rural Residential District for parcels # 0612-354-9100-0 and # 0612-171-9002-0 at North of 1612 Hillside Road.**

Discussion regarding the Weinberger request and the use of an Ag Conservation Easement on the sending parcel rather than a deed restriction was had. It was noted that the parcel number on the application does not match the parcel number Invenergy approved Mrs. Skaar to use for the TDR, secondly the commission was provided an email from Invenergy rather than a letter as the Commission requested and additionally there was not a density study completed on the parcel that is now being brought forward to be approved.

Dawn Redford moved to deny the paperwork (application) as it is now and if Mr. Weinberger wants to come back to the Commission with another application with all the correct parcel numbers, the correct documentation, an official letter saying the split will not be a problem then we will entertain the request. Adam Travis seconded the motion.

Further discussion among the Commission was had to spell out what the Weinbergers need to provide the Commission in order to proceed with their request for rezone. First a new application using the correct parcel numbers, secondly an official letter from Invenergy stating the said parcel is approved to be used for the split, and thirdly a density study must be completed on that same said parcel.

Motion Carried 5-0

Status Report on the Town's Comprehensive Plan

Dawn Redford provided an update as to where the committee selection is at, sharing she has five people for the Comprehensive Plan committee, one candidate considering the opportunity and one more to find. She reported Majid Allan provided a lot of reading material for her to start with which she has. She mentioned the last committee who started to work on the Comprehensive Plan have some items that can be used but there is still a large workload ahead and having the county come alongside them will help. Updating the plan to protect the town from the wind power that is likely to follow the solar power is a big priority as well as looking at the suggestions to have soil testing done.

ADJOURNMENT

Adam Travis moved to adjourn the meeting. Dawn Redford seconded the motion.

Motion Carries 5-0

*Respectfully submitted,
Kathleen Egge, Clerk-Treasurer*