

CASE NO. 104-V-23
SUPPLEMENTAL MEMORANDUM #1
October 4, 2023

Petitioner: Julio Crispin and Joy Young

Request: Authorize a variance for an existing ground-mounted solar array with a side yard of 4 feet in lieu of the minimum required 10 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 of the Champaign County Zoning Ordinance.

Subject Property: A 9.46-acre tract in the Southeast corner of Section 6, Township 21 North, Range 8 East of the Third Principal Meridian in Condit Township, with an address of 2903 CR 700E, Fisher.

Site Area: 9.46 acres

Time Schedule for Development: As soon as possible

**Prepared by: Susan Burgstrom, Senior Planner
John Hall, Zoning Administrator**

STATUS

P&Z Staff requested an update regarding the positioning of the solar array from the petitioner and John Trefzger, PV solar array installer, on September 20, 2023. Mr. Trefzger called P&Z Staff that same day and said that he researched the boundary line of the subject property and found that the array had been installed approximately 25 feet south of the subject property on neighboring land. He said that during the week prior, his team removed everything except the I-beam posts in the ground, and that he plans to remove the posts after harvest when he will have room to get to the area with an excavator.

On October 3, 2023, P&Z Staff received an email from petitioner Julio Crispin. He said he had not yet received the property survey results and he is working on getting everything figured out.

P&Z Staff recommend that the Board dismiss this variance case in light of this new information.