

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON MAY 4, 2015, STARTING AT 7:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

Chairman Mike Haberkorn called the meeting to order and roll call was taken.

Those present were: Jerry Gaspardo, Mike Haberkorn, Scott Cranford, Rudy Piskule, Eddie Hoerner, Verne Taylor, Keith Bahler, Dee Woodburn, Scott Sand, Shane Long and Richard Runyon.

Those absent were: Dean Wahls and Luke Bartlett.

APPROVAL OF THE AGENDA:

With no recommendations for additions or amendments to the agenda for this meeting, Verne Taylor moved, seconded by Jerry Gaspardo, that the agenda for this meeting be approved as presented. This motion was approved.

APPROVAL OF MINUTES:

Minutes of the February 2, 2015 meeting were mentioned by Chair Haberkorn. There being no comments, Chair Haberkorn declared the minutes approved as written.

BUSINESS:

Case SF-2-15; Pertains to a request for the approval of a final plat for a proposed 11 lot subdivision in an AG, Agricultural, District. The subject property in this zoning case, being a former stone quarry site, is a 53.34 acre tract of land, located in the Northeast Quarter of Section 5 of Indian Grove Township. Notice of public hearing has been made and surrounding property owners have been notified of this proposed special use. Mr. Schopp presented his report with exhibits and other information relative to this zoning case. Differences in the preliminary plat and final plat for this proposed subdivision were explained.

These differences included the zoning administrator's suggestion that the property owners consider increasing the easement on the north end of the property to 60 feet in width considering that a new road may be considered for this area in the future. Water, drainage and private sewer systems were mentioned as part of the proposed by-laws for the Stone Lake Estates Homeowner's Association of Fairbury. Donnie Simmons of the Livingston County Public Health Department was present to answer any questions relating to water and/or sewer systems that may be proposed for this subdivision.

One of the property owners for this proposed subdivision, Ken Fehr commented about this planned subdivision. A review and discussion about different aspects of this proposed subdivision then took place. This discussion included what would happen to landowners if they failed to pay their association dues, which would result in them losing their right to have a say in subdivision matters. The by-laws were discussed, in part discussing tiling issues. The boat ramp and north gravel right of way area was discussed. The lake depth of 25 to 30 feet was discussed, and how water would flow to drainage ditches or other lakes if the lake overflowed was discussed.

Dee Woodburn moved, seconded by Shane Long, that the Livingston County Regional Planning Commission recommend the approval of Livingston County Zoning Case SF-2-15, a final plat of an 11 lot subdivision, referred to as Stone Lake Estates. This motion was approved by a unanimous voice vote.

PUBLIC COMMENT: ---

INFORMATIONAL UPDATE:

The planning commission members were informed about the status of the Pleasant Ridge Wind Energy Project status, the proposed extension of the moratorium on wind energy project applications and the ongoing review of wind energy regulations review. Mention was then made of the Enbridge construction projects. The planning commission members were also informed of the recent death of former longtime planning commission member Barb Sancken.

The planning commission members present were informed that their next meeting is scheduled for Monday June 1, 2015 at 7:00 pm.

ADJOURNMENT:

Jerry Gaspardo moved that the meeting be adjourned. This motion unanimously approved.

This meeting was then adjourned at 7:45 p.m.