

MINUTES OF THE LIVINGSTON COUNTY  
REGIONAL PLANNING COMMISSION MEETING  
HELD ON JUNE 6, 2016, 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: Mike Haberkorn, Rudy Piskule, Verne Taylor, Keith Bahler, Dean Wahls, Dee Woodburn and Scott Sand.

Those absent were: Jerry Gaspardo, Eddie Hoerner, Shane Long, Scott Cranford, and Luke Bartlett.

APPROVAL OF THE AGENDA:

With no recommendations for additions or amendments to the agenda for this meeting, Dee Woodburn moved, seconded by Verne Taylor, that the agenda for this meeting be approved as presented. This motion was unanimously approved by voice vote.

APPROVAL OF MINUTES:

Minutes of the March 7, 2016 meeting were mentioned by Chair Haberkorn. There being no further comment Chair Haberkorn declared that these minutes shall then stand approved as written.

BUSINESS:

Case ZT-2-16; Pertains to a request by the County Board of Livingston County for a proposed text amendment for the purpose of amending the text of the Livingston County Zoning Regulations to add Chapter 56, Article VIII, Code of Ordinances, proposing Article VIII-B- Solar Farms, to include new Code of Ordinance Section being Sec. 56-645. Definitions, Sec. 56-646. Design Standards, Sec. 56-647. Application Requirements, Sec. 56-692, Procedures for adding solar farms to special uses needing approval by the county board. Notice of public hearing has been made regarding this proposed text amendment. This planning commission review is a continuation of the review of this zoning case that was briefed at the last scheduled meeting. Mr. Schopp presented his report with exhibits and other information relative to this zoning case. Information on a U of I solar farm in Champaign and pictures of a solar farm in LaSalle County were presented to and explained to the planning commission members. The planning commission members questioned and discussed the proposed 100 foot setback for residentially zoned lots and existing residential properties, under #6 Setbacks on the bottom of page 1 of the handout document.

This setback discussion generally considered as to if this is an adequate setback distance requirement. The commission members reached a consensus to suggest that this residential setback distance be changed to 300 feet with an option to have a resident/land owner waiver this setback requirement. Some specifics of the other proposed sections were also talked about, including the # 7 on the top of page 2 of the handout document, Screening and Fencing.

At the conclusion of the dialogue regarding this zoning case, Keith Bahler moved, seconded by Rudy Piskule, that the planning commission recommend the approval of the proposed text amendments, adding solar farm regulations to the Livingston County Zoning Regulations, as proposed, except for a recommended change in the 100 foot setback for residentially zoned lots and existing residential properties to a 300 foot setback with an option to have a resident/property owner to waive this setback request. This motion was approved by a unanimous voice vote.

#### OTHER BUSINESS:

A briefing on proposed amendments to the Livingston County Wind Energy Regulations was made to the planning commission members. The planning commission members were provided with copies of the proposed wind regulations text amendment(s), copies of the May 3 and May 10, 2016 Agriculture, Zoning and Emergency Services Committee meeting(s) minutes, at which the proposed recommended text amendments were discussed and finalized, and with copies of Pontiac Daily Leader articles in which the two previously noted committee meetings and the May Livingston County Board meeting are the subject of these newspapers articles in which reference to the wind energy regulations text amendments is made. It was expressed that a zoning case relating to these proposed amendments will be formally considered for the planning commission members to provide comments on these proposed text amendments at their next meeting.

PUBLIC COMMENT: Interested citizen John Slagel, suggested that when the approved planning commission recommendation to approve the proposed solar farm regulations as amended, that the reasoning for the proposed amendment be explained, that it is to allow for an adequate area for screening or fencing, and to allow for larger area away from any proposed project and any noise from a proposed project.

#### INFORMATIONAL UPDATE:

The planning commission members present were informed that in regard to cases they had previously reviewed; the Rich Re-Subdivision Case had been approved, and that the Ziegenhorn Camp Ground is awaiting IDPH and Septic system approvals. A potential solar farm in incorporated Dwight was also remarked about. Comments were noted on the National Gas Pipeline Compressor project, and the Pleasant Ridge legal complaint status.

The planning commission members present were informed that their next meeting is scheduled for Monday June 27, 2016 at 7:00 pm.

#### ADJOURNMENT:

Verne Taylor moved, seconded by Scott Sand, that the meeting be adjourned. This motion unanimously approved.

This meeting was then adjourned at 7:30 p.m.