

MINUTES OF THE LIVINGSTON COUNTY REGIONAL
PLANNING COMMISSION HELD ON
FEBRUARY 6, 2012
PONTIAC, ILLINOIS

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

Those present were: Jerry Gasparido, Mike Haberkorn, Rudy Piskule, Verne Taylor, Keith Bahler, Dean Wahls, Bob Legner and Dee Woodburn.

Those absent were: Barb Sancken, Eddie Hoerner, Gene McKinley, Scott Sand and Luke Bartlett.

Also present: Zoning Case Representative David Hensley, and Regional Planning Commission Representative Charles Schopp.

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 this agenda for the meeting be approved as presented. This motion was approved by a unanimous voice vote.

Minutes for the January 9, 2012, meeting were noted and with a recommendation to change a condition time to 9 pm from 9 am. Then Bob Legner moved, seconded by Dean Wahls, that the amended minutes be approved. This motion was approved by a unanimous voice vote.

CASES:

Case SU-3-12; Pertains to a request for the recommendation of approval of a special use to allow for a body shop business as a machine shop/welding shop in an AG, Agricultural, District. The property in question in this zoning case is a 1.69 acre tract of land located in the Southwest Quarter of Section 27 of Rooks Creek Township. Notice of public hearing has been made and surrounding property owners have been notified of this proposed special use request by David Hensley. Mr. Schopp presented his report, exhibits and other information relative to this proposed body shop. Draft conditions that may be part of the approval of this zoning case were presented. These draft conditions were 1) That the operation of this special use be limited to how this special use is outlined in the applicant's letter of intent, unless otherwise approved by the Livingston County Zoning Board of Appeals. 2) That a status review of this zoning case is conducted by the Livingston County Zoning Board of Appeals in one year. 3) That the operation of this business be limited to applicant, unless otherwise approved by the Livingston County Zoning Board of Appeals. 4) That the business signage for this proposed property use be approved by the Livingston County Zoning Administrator's office.

David Hensley was present at this meeting representing the applicant in this zoning case. Mr. Hensley answered questions from the planning commission members, initially confirming his ownership of the property. Mr. Hensley then confirmed that all vehicles would be stored inside the building. Mr. Hensley did discuss that he is starting a new business but that he had previously worked at Wilson Auto Body. Similar special uses that had been approved were then discussed. No negative comments had been heard from the neighbors was mentioned. The need of an IEPA permit for the handling of hazardous waste products was discussed.

With the discussion on this proposed special uses concluded Rudy Piskule moved, seconded by Bob Legner, that the Livingston County Regional Planning Commission recommend to the Livingston County Zoning Board of Appeals the approval of Livingston County Zoning Case SU-3-12, in an AG, Agricultural, District, with the draft conditions as presented at this meeting. This motion was approved with a unanimous voice vote.

In other business:

The planning commission members were informed of a potential future subdivision case, of which the planning commission agreed to review.

The next scheduled meeting for the Livingston County Regional Planning Commission is planned for March 12, 2012, with a meeting to take place in the Livingston County building at 110 W. Water St., Pontiac.

Verne Taylor moved, seconded by Dean Wahls, that the meeting be adjourned. This was approved unanimously.

This meeting was adjourned at 7:30 pm.