

MINUTES OF THE LIVINGSTON COUNTY  
REGIONAL PLANNING COMMISSION MEETING  
HELD ON NOVEMBER 2, 2015 AT 7:30 PM  
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE  
112 W. MADISON ST.  
PONTIAC, ILLINOIS

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

Those present were: Jerry Gaspardo, Mike Haberkorn, Rudy Piskule, Eddie Hoerner, Verne Taylor, Keith Bahler, Dean Wahls and Richard Runyon.

Those absent were: Scott Cranford, Dee Woodburn, Scott Sand, Luke Bartlett and Shane Long.

APPROVAL OF THE AGENDA:

Chairman Haberkorn mentioned the agenda for this meeting. With no recommendations for additions or amendments to the agenda for this meeting, Rudy Piskule 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 August 31, 2015 meeting were mentioned by Chairman Haberkorn. Then with no comments being made Chairman Haberkorn declared that these minutes be approved as written.

BUSINESS:

Case SU-1-15; Pertains to a request by Dale Sass for the approval of a special use to allow for liquid fertilizer storage along with a loading pad, to be used for commercial purposes, on the subject property in an AG, Agriculture, District. No representative of this zoning case was present at this meeting, so the planning commission did not review this zoning case at this meeting.

Case SU-4-15; Pertains to a request by Patrick Huetten for the approval of a special use to allow for a contractor's storage yard for an office and shop for service truck maintenance and tool maintenance, in an AG, Agriculture, District. The subject property in this zoning case is a part of an irregularly shaped parcel of land generally located in the Southwest corner of the Southeast Quarter of Section 34 of Avoca Township. Notice of public hearing has been made regarding this proposed special use 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.

Patrick Huetten remarked about his business and his plans for constructing a new 50 X 100 shop, on the subject property for him to manage his business. Mr. Huetten explained that he has around 26 employees that generally work off site as installers, and he has 4 employees as office staff.



Questions were then asked of Mr. Huette pertaining to his business. Mr. Huette replied that the medical equipment they install would not come to this site, but would be trucked to the installation location where it would be met by one of his installations crews. Mr. Huette then related about the subject property and how it is currently divided and developed. Mr. Huette commented about how he is moving his business from Forrest. A discussion then took place about this property being zoned AG, but generally developed residentially, as the area transforms into an agriculture area, and as to if this is the best site for the proposed use. Would vacant building or sites along route 24 be better for the business? Mr. Huette related that it is difficult to find properties along route 24, of which people are willing to sell. Mr. Huette then commented about the service trucks and 18' equipment trailers that will be maintained and sometimes parked on the subject property. Mr. Huette then mentioned his plans for a new entrance along the north portion of the subject property, with a potential to re-subdivide the property in the future. Mr. Huette affirmed that this would not be a retail business, but an office with a shop as he has previously explained. Mr. Huette related that he is reviewing his options of city water and city sewer, as he has discussed with City of Fairbury representatives, or he will go with a well and septic system for his water and wastewater needs. Mr. Huette confirmed that some of the trailers and service trucks will be parked outside, when they are not on the road or being serviced. Mr. Huette replied that he has 12 employees that live in Livingston County, with the only other family member in his business being his wife. The surrounding residential area and fields were then discussed. Mr. Huette responded that the proposed building site is currently a pasture. Mr. Huette then referenced exhibit five of the zoning administrator's report, which is a partial survey of the property, to further illustrate potential development of the property, including the new drive access previously mentioned. Making the drive a hard surfaced drive to keep dust controlled, so the dust would not affect the area residential properties was discussed. Mr. Huette then described his plans to renovate the house on the property and then lease the house, for at least three years, in that he doubts he could sell the house for what the renovated value of the house would be. Mr. Huette then described the planned maintenance of his vehicles and equipment, being done inside the building, though again some may be parked outside the building. Mr. Huette then commented that he has been operating his business in Forrest for four years with no problems. Mr. Huette then addressed as to how his business operates with his crews are generally out over weekends working, coming back to the office/ shop on either Monday or Wednesday, and his office/shop will operate during daytime hours Monday through Friday, though his family may be on the property during the weekend for personal use or him catching up in the office.

Rudy Piskule then moved, seconded by Verne Taylor, that the Livingston County Regional Planning Commission recommend to the Livingston County Zoning Board of Appeals the approval of Livingston County Zoning Case SU-4 -15 that pertains to a request by Patrick Huette for the approval of a special use to allow for a contractor's storage yard for an office and shop for service truck maintenance and tool maintenance, in an AG, Agriculture, District. Mr. Piskule noted that is a way to keep business in the county. This motion was approved by a unanimous voice vote.



Case SU-3-15; Pertains to a request by for the approval of a special use to allow for a campground, in an AG, Agriculture, District. The subject property in this zoning case is a part of an irregularly shaped parcel of land generally located in the Quarter of Section of Township. Notice of public hearing has been made regarding this proposed special use 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. The applicant Stephen Ziegenhorn remarked about how he currently lives part time in Peoria Arizona, while still keeping himself rooted in the family property in the Fairbury area. Mr. Ziegenhorn then related about the family history of the subject property, and how he would like to maintain some heritage on this property. In considering options on how to use this proposed property use of the property for recreational purposes seemed like a viable idea, in that the subject property has in part been used for recreational purposes his whole life. Mr. Ziegenhorn then commented about his proposed logistics of initially developing the property with portable cabins and restrooms. Mr. Ziegenhorn compared this proposal as being similar to KOA cabins. Water and sewer services will need to be further analyzed for this proposed project. The 192 foot deep well will need to be tested, and Popejoy Plumbing Heating and Electric will need to further develop a septic system plan. Mr. Ziegenhorn then furthered commented about how this project is in part how he wants to make a dream of his a reality and how there may be 20 cabins on the property in the future as part of his vision for this property. Mr. Ziegenhorn related that an onsite manager would be part of this proposed development.

The planning commission members and Mr. Ziegenhorn then had a discussion on this proposed development. Mr. Ziegenhorn related that the cabins would not be located in the flood plain, relating his knowledge about flood waters in the area. Mr. Ziegenhorn then explained how the pre-fab cabins are to be built and the proposed cabin floor plans. Mr. Ziegenhorn also related about the proposed restroom buildings. Mr. Ziegenhorn related that this would be a seasonal facility open May 1<sup>st</sup> through October 31<sup>st</sup>. Security including fencing and lighting was then mentioned. Tent camping was also mentioned. Mr. Ziegenhorn also mentioned the potential use of the property for weddings, and wedding receptions may be considered in the future. Mr. Ziegenhorn then remarked about the proposed bathroom buildings, with 5 total buildings being planned, 2 for Women, 2 for Men and 1 ADA restroom. The need to discuss the restrooms and planned septic system with the officials at the Livingston County Public Health Department was discussed. Mr. Ziegenhorn remarked on the portable concept of these structures.

Then a discussion on the potential overall planned use of the property took place, about RV's or race overflow RV parking was discussed along with tents potentially be part of the campground development. Mr. Ziegenhorn explained that he plans on being a good steward of the land. Current proposed plans and potential future plans were then discussed. Up to 30 cabins and tents were then discussed. Area property owners inquired about rules for the proposed campground, which could address their concerns of additional traffic, noise, and use of alcohol on the property. Mr. Ziegenhorn then talked about the rules he is considering, such as no ATV's. Area property owners then further commented and inquired about noise levels number of users of the property



etc. Mr. Ziegenhorn replied that they have had up to 200 or more on the property for some events in past years.

Concerns of noise and other potential nuisances were further mentioned. Plans for the cabins and tents were further discussed. RV's or plans not to have RV's on the property were further discussed. The timeline of the project was discussed with Mr. Ziegenhorn responding that he plans on having 10 cabins available for use in 2016. Area property owners and residents expressed their concerns about increase road use, and about how 10 cabins may be manageable, what limits or proposals will there be on the overall proposed development. The neighbors would like some assurance that this proposed development will not develop into a party area. As the discussion continued it became more apparent that more specific plans/rules for the property, so that an overall use of the property can be reviewed. If a special use is approved for this property development the review of the property use was then discussed. The area property owners and residents inquired as to how health and safety factors area to be addressed, along with concerns with the area property owner's enjoyment of their property. Limitations of alcohol use on the property were also remarked about.

The regional planning commission members discussed how more information on rules/bylaws for the property use and more detailed information on this proposed campground development would assist them in making a recommendation pertaining to this proposal.

Rudy Piskule moved, seconded by Richard Runyon, that the Livingston County Regional Planning Commission recommend that Livingston County Zoning Case SU-3-15 be tabled until the December 7, 2015 Livingston County Regional Planning Commission meeting to allow for the applicant to provide more detailed information pertaining to his campground request. This motion was approved by a unanimous voice vote.

#### PUBLIC COMMENT:

#### INFORMATIONAL UPDATE:

The planning commission members were updated on the status of the Pflibsen zoning cases, and on the complaint filed for legal review pertaining to the Pleasant Ridge Wind Energy LLC.

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

#### ADJOURNMENT:

Richard Runyon moved, seconded by Rudy Piskule, that this meeting be adjourned. This motion unanimously approved.

This meeting was then adjourned at 9:07p.m.