

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON AUGUST 28, 2017, 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, Rudy Piskule, Eddie Hoerner, Verne Taylor, Keith Bahler, Dee Woodburn, Scott Sand, Shane Long, Scott Cranford and John Slagel

Those absent were: Dean Wahls and Luke Bartlett.

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

Minutes of the July 31, 2017 meeting were mentioned by Chair Haberkorn. John Slagel then moved, seconded by Eddie Hoerner, that these minutes be approved as presented. This motion was unanimously approved by voice vote.

BUSINESS:

Case SU-2 -17; – This zoning case pertains to a review of a request by Valley View Industries, Inc. for a special use pertaining to the proposed development of a mineral extraction site, in an AG, Agriculture, District. The subject property in this zoning case involves 266.2 acres drawn together from four parcels of land, located in east half of Section 25 of Eppards Point Township. The zoning administrator presented his report relative to this zoning case. Notice of publication for the hearing for this zoning case was published on August 23, 2017, and surrounding land owners have been notified of this proposed property development.

Richard Hatzer, Pontiac, IL. presented testimony relative to this zoning. Mr. Hatzer is the president of Valley View Industries, and he introduced others present, Marty Hatzer, the quarry manager at the McDowell quarry, Shari Hatzer from the company office, Aaron Hatzer his grandson and company employee, his sister Helen an office employee, Rich Hatzer the quarry operator at the Rowe Quarry, Dick Hatzer's son Doug, Tim Kenney their office manager, Paul Brown their engineer, Mr. Grosshans a neighbor to the subject property and Mr. Metz partial subject property owner. Mr. Hatzer used the existing site conditions exhibit to reflect the ownership of the property and how agreements had been made to re-divide the property to allow for the proposed quarry operations.

Mr. Hatzler then explained that Kevin Schafer has two hog houses just north of the proposed quarry, and Mr. Hatzler explained plans on having Popejoy's Plumbing, to run a water line from the quarry pond north of the subject area to the hog house area where a 6000 gallon tank will be placed to provide a water source for the hogs in case the proposed quarry causes water issues in the existing water source for the hog houses. Mr. Hatzler commented on how he plans to move the overburden dirt only once, initially to the active quarry area across the road to the east of the subject property. Mr. Hatzler has discussed with the township road commissioner as to how Valley View plans in installing a 18 feet to 20 feet wide concrete road crossing, with Mr. Hatzler further commenting on how he had improved the township haul road(s). Mr. Hatzler expressed that they would like to start in this site next Spring. Mr. Hatzler then explained their blasting operations and how they have changed since 1965. Mr. Hatzler related as to how they now use liquid dynamite, which is safer and does a better job of blasting. Mr. Hatzler then mentioned as to how they stay setback from homes and monitor the blasting, with seismographs. This monitoring indicates that they are blasting below limits. Mr. Hatzler then talked about how in the old quarry area north of the subject property, they had blasted 75 feet away from a 36 inch diameter natural gas line, and how they had measured near the pipeline generally maintaining limits being half of the required safe limits, and that they had no complaints about this blasting.

The planning commission members then asked questions of Mr. Hatzler. The Metz house that will be bordered on three sides by the proposed quarry operation was discussed. The Metz's are a property owner involved in this proposed quarry operation and they are aware of the existing quarry blasting in the area. Mr. Hatzler then commented that it may take 20 years to get down to this building site, as the propose quarry operation plan was explained. A question and a more detailed explanation at their quarry blasting operations was made by Dick and Marty Hatzler. The planning commission members and Dick Hatzler discussed the area residences and area land owners. A question on the reclamation of this site was then made, with Dick Hatzler referencing the reclamation plan exhibit, noting that a pond will end up in the middle with soil placed around the edge, and that the final reclamation may differ from the plan, depending on the soil, rock and future quarry operations. Mr. Hatzler indicated that this site averages about 20 feet of stone below 25 feet of soil. Mr. Hatzler then commented about his past quarry reclamation projects. Farm land drainage was then discussed, of which Mr. Hatzler remarked about how he is aware of a farm tile on the property and how he plans on having that tile drain into an open ditch that they plan on constructing as part of this quarry development. When the quarry operations are finished, drainage will go into the quarry pond, with an outlet on the other end of the quarry pond.

At the conclusion of this dialogue regarding this zoning case, Scott Cranford moved, seconded by Shane Long, that the planning commission recommended the approval of Livingston County Zoning Case SU-2-17 a special use regarding the development of a mineral extraction site, in an AG, Agriculture, District, with the subject property in this zoning case involves 266.2 acres drawn together from four parcels of land, located in east half of Section 25 of Eppards Point Township, This motion was unanimously approved by voice vote.

OTHER BUSINESS:

The planning commission members were informed of the status of text amendment under review pertaining to the Livingston County Wind Energy Regulations.

PUBLIC COMMENT: None

INFORMATIONAL UPDATE:

The planning commission members present were informed that their next meeting is scheduled for Monday October 2nd at 7:00 pm.

ADJOURNMENT:

Keith Bahler moved, seconded by Rudy Piskule, that the meeting be adjourned. This motion was unanimously approved.

This meeting was then adjourned at 7:40 p.m.

Respectfully submitted,

Charles T. Schopp, Secretary
Livingston County Regional
Planning Commission