

AGRICULTURE, ZONING AND EMERGENCY SERVICES COMMITTEE

MINUTES MAY 8, 2018 MEETING

The committee chair called the meeting to order at 6:00 pm at the Livingston County Historic Courthouse, 112 W. Madison St., Pontiac, Illinois and roll call was taken.

Present: Daryl Holt, Jason Bunting, James Carley, Patrick Killian, and Steven Lovell.

Absent: Paul Ritter.

Others Present: Additional County Representatives included: County Board Chair Bob Young, Non-committee County Board member John Slagel, Robert Weller, and Joe Steichen. County Executive Director Alina Hartley and State's Attorney Randy Yedinak. Interested citizens of the county were also present at this committee meeting.

Committee Chair Daryl Holt commented about the agenda for this May 8, 2018. Jason Bunting took notice of several interested citizens from Campus being present at the meeting, and he proposed to amend the agenda to reflect under business f that Campus Property Use Concerns be added. Jason Bunting then moved, seconded by Patrick Killian, that the agenda for this meeting be approved as amended. This motion was approved by a voice vote of all ayes.

Committee Chair Daryl Holt then referred to the minutes of the April 3, 2018 committee meetings. Jason Bunting moved, seconded by Steven Lovell, that these meeting minutes be approved as presented. This motion was approved by a voice vote of all ayes.

Business:

Reedville Subdivision Review:

The zoning administrator reviewed with the committee members his report pertaining to this proposed subdivision. Jeff Cotter was present representing the family, proposing to divide this property that is in a trust. Mr. Cotter confirmed that three houses exist on this property, and that they would like them on three separate lots. Mr. Cotter also confirmed that 2 wells are located on the property and that one well located on proposed lot 3 will serve proposed lots 2 and 3. All relatives live on the property at this time, and he does not believe sharing a well is an issue. Patrick Killian moved, seconded by James Carley, that this committee recommend to the Livingston County Board that this proposed subdivision be approved. This motion was approved with a voice vote of all ayes.

Tredennick/Bittner Subdivision Review:

The zoning administrator reviewed with the committee members his report pertaining to this proposed subdivision. Keith Bittner related primary reason for this proposed subdivision is that his accountant had suggested that this family property be divided into two tracts. Jason Bunting, moved, seconded by Patrick Killian that this committee recommend to the Livingston County Board that this proposed subdivision be approved. This motion was approved with a voice vote of all ayes.

Stone Lakes Subdivision Phase 2 Subdivision Review:

The zoning administrator reviewed with the committee members his report pertaining to this proposed subdivision. Additional information provided included a copy of a new plat indicating that the Outlot A area will now end 30 feet into proposed lot C, as the one person is proposing to purchase Outlot A and proposed lot C. The committee members were given copies of the Stone Lake estates Homeowner's Association of Fairbury By-laws. These reflect the roadway responsibilities. The committee was informed that because in part of these by-laws, the zoning board of appeals has approved a lot frontage variance to allow for Outlot A to be used as a private access lane. Will Gerber an attorney representing the family owning the subject property, further commented about the planned access and easements and the reasoning for this plan. Mr. Gerber noted that the easement has also been printed on the new plat of survey. The proposed private road issues were further discussed. Then Steven Lovell moved, seconded by Patrick Killian, that this committee recommend to the Livingston County Board that this proposed subdivision be approved. This motion was approved by a voice vote of all ayes.

Committee Briefing on Solar Energy Special Use Applications:

The committee members were briefed on the status of solar farm special use proposals and how it is now planned to proceed through the Livingston County Zoning Board of Appeals hearing process in May, with the zoning board of appeals to make a recommendation, and then these solar energy applications will come back before the county board for a decision. Copies of the NRI Livingston County Soil and Water Conservation District Reports regarding the proposed Threshermen and Miacomet Solar Energy projects were provided to the committee members. Copies of the proposed Borrego Solar Energy application were also provided to the committee members. This application is scheduled to be reviewed by Livingston County Zoning Board of Appeals at their June meeting. A potential new solar energy site, just south of the Streator Area Landfill was mentioned to the committee members. This property currently has a zoning classification of I2, General Industry, District of which solar projects had not been anticipated to be located. The committee members agreed with the determination that any interested party seeking to place a solar energy site on this property should first pursue a map amendment seeking to change the zoning classification to an AG, Agricultural, District classification, and if this map amendment is approved then they could seek a special use for a solar energy project.

Solid Waste Report – Review of a synopsis of solid waste documents and host fee information:

Printed copies of the planning commission monthly synopsis were presented to and reviewed with the committee members. These reports and discussion on these reports focused on landfill gas monitoring reports and NPDES reports at Livingston Landfill. The committee was briefed on the progress of the work being done on the Livingston Landfill Gas system, along with a planned completion of the capping of Parcel C. At the Streator Area Landfill gas well X-309 issue continues to be monitored.

Copies of the Deigan & Associates submittal of correspondence pertaining to a Livingston Landfill Site Visit were also presented to the committee. This correspondence focused on the new caisson landfill gas wells in the active face area, and the placement of a replacement of a gas well on the eastern edge of Cell D.

Host Agreement and monthly host agreement fund information was also provided to the county. Communication is continuing on moving forward with extending the current Livingston Landfill Host Agreement.

Review of Campus Property Use Concerns:

Committee chair Daryl Holt commented about the ongoing issue of a port a potty business being located in a residential area of Campus. At this point the State's Attorney's office is involved and they have sent a letter to the property owners to address this issue. State's Attorney Randy Yedinak commented as to how he is pursuing this matter as a nuisance, and that he will pursue the proper papers being served on the property owner. Village Trustee Ted Turner, commented about how this had been an ongoing evolving situation, and the he is glad to see the action being taken, and that he just want to matter pursued to the end. Mr. Turner offered copies of pictures of the site, and related about issues regarding the trash hauler. Village nuisance ordinances were then discussed. It was related as to how the property is for sale, and how the property owner lives in the greater Peoria area. Though he is still on the subject property at least twice a week. Again the State's Attorney related that he would pursue this matter. Potential alternatives to clean up the property were discussed, and it was questioned about IDPH licensing of the business, and potential IEPA issues. County Board member Joe Steichen commented on how this ongoing situation had evolved. County Board member Bob Weller stressed that now is the time to resolve this matter.

Review and Approval of Bills:

An invoice with a total amount of \$4,271.25 from Deigan and Associates, LLC for Professional Services for the period from February 21, 2018 to April 6, 2018 relating to landfill monitoring and technical reviews of Republic/Allied Waste's Livingston and Streator Area Landfills, for environmental/solid waste landfill consulting service to Livingston County was submitted and explained to the committee. A second invoice with a total amount of \$3,718.75 from Deigan and Associates, LLC for Professional Services for the period from April 7, 2018 to April 30, 2018 relating to landfill monitoring and technical reviews of Republic/Allied Waste's Livingston and Streator Area Landfills, for environmental/solid waste landfill consulting service to Livingston County was also submitted and explained to the committee. Jason bunting moved, seconded by James Carley, that this committee approve the payment of these invoices. This motion was approved by a unanimous voice vote.

Other Issues to Come Before the Committee:

The committee's on-going dialogue continued pertaining to issues being pursued regarding improperly discarded materials then took place and questionable land use.

Public Comments: None

Executive Session Pursuant to 5/ILCS 120/2 (c) (11) – Litigation: None

Adjournment:

Then Steven Lovell moved, seconded by James Carley, that this meeting be adjourned. This motion was approved unanimously.

This meeting was adjourned at 7:05 p.m.

Charles T. Schopp, Administrator
Livingston County Regional
Planning Commission