

MINUTES OF THE LIVINGSTON COUNTY  
REGIONAL PLANNING COMMISSION MEETING  
HELD ON JUNE 4, 2018, STARTING AT 7:00 PM  
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE  
112 W. MADISON ST. PONTIAC, ILLINOIS

Vice- Chairman Jerry Gaspardo called the meeting to order and roll call was taken.

Those present were: Jerry Gaspardo, Rudy Piskule, Verne Taylor, Dean Wahls, Dee Woodburn, Scott Sand, Shane Long, Scott Cranford and John Slagel

Those absent were: Mike Haberkorn, Eddie Hoerner, Keith Bahler and Luke Bartlett.

APPROVAL OF THE AGENDA:

Vice - Chairman Gaspardo mentioned the agenda to this meeting. With no recommendations for additions or amendments to the agenda for this June 4, 2018 meeting, Shane Long 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: None

The zoning administrator informed the planning commission members that Case SU-5-18 – that pertains to a review of a request for a solar farm to be developed by Borrego has been placed on hold for the time being. The zoning administrator had previously distributed to the planning commission members application information pertaining to proposal. This special use may be reviewed at a future meeting.

BUSINESS:

Case ZM-1 -18 – This zoning case pertains to a review of a request by Harlan Knapp to amend the zoning classification on the subject property from an AG, Agriculture, District classification to an C3, General Business, District classification. The subject property in this zoning case is a tract of land approximately 2 acres in size, located in the Northwest area of the Northwest Quarter of Section 12 of Indian Grove Township. The zoning administrator presented his report regarding this zoning case. The planning commission inquired about access from the state highway, of which the applicant will need to contact the state. The corporate limit line of Fairbury was confirmed and it was confirmed that the building just west of the subject property is commercially zoned. The zoning administrator confirmed that they would just be expanding the commercial property area. The industrial property north of the subject property was also confirmed. John Slagel commented that in the comprehensive plan that this is area designed for a business corridor and that this would be an appropriate use for this area. Dee Woodburn then moved, seconded by Shane Long that the Livingston County Regional Planning Commission recommend that Livingston County Zoning Case ZM-1-18 be approved. This motion was approved by a voice vote of all ayes.

Case SU-6-18 - This zoning case pertains to a review of a request by Syed Gaziuddin for a special use pertaining to the proposed custom slaughterhouse. The subject property in this zoning case is a 12.31 acre tract of land located in the North ½ of the Northwest ¼ of Section 31 of Odell Township, on the north edge of unincorporated Cayuga. The zoning administrator presented his report pertaining to this zoning case.

Syed Gaziuddin commented that he and his brother are present, and that they come from a family of 11 brothers and sisters and their children and grandchildren. Syed Gaziuddin related that they had bought this property in 2003 as an outdoor getaway and picnic area; they now would like some meat like lambs and goats as they consume those meats. He explained that had contacted the Illinois Department of Agriculture and the septic contractor as they work to research what they need to do to place this on the property. So they are here now for the special use. His family would slaughter 5 to 10 animals on weekends. Syed Gaziuddin explained that this is not going to be a business as he works as a computer engineer, so this would be a side thing for the family. He commented that his brother is an electronic engineer. This planned slaughter house would be for their family and community. It was noted that the septic system is limited to 10 animals.

The planning commission members then began asking questions, starting as to if the animals would be raised on the property. Syed Gaziuddin replied that the animals would not be raised on the property, as they plan to buy the animals from local farmers. The whole operation would be manual, so they are limited that way as to how many animals they can slaughter in 6 to 8 hours. A question on refrigeration was asked, of which Syed Gaziuddin answered that they would be refrigeration as part of the improvement of the building. In regard to sale of the meat, Syed Gaziuddin related that it would not be a commercial operation. It was then asked if it was solely for family members or the community. Syed Gaziuddin confirmed that it would be sold to people they chose to sell it to, the meat will not be for sale on the open market. So revenue would be coming in on this sale. A question on the disposal of the waste products was then asked. Syed Gaziuddin replied that they would be contacting American Disposal, with guidance from the Illinois Department of Agriculture. A question on the amount of water was asked. Syed Gaziuddin said that not much water would be needed. Waste disposal was further discussed. They may have one or two additional employees if they are not able to do the work themselves. An existing building is to be used. A 30 X 25 building is planned to be used, with to building on the south area of their property.

The Odell Township road commissioner commented that he is concerned about the road leading into the property, being narrow with little base under them, so they cannot take a lot of heavy traffic. This is the road of his concern with traffic bringing livestock in and out. The township road ends at the applicant's property line. Syed Gaziuddin related that no commercial vehicles will be coming in except for the livestock development, only regular vehicles will come to pick up the animals. 40 to 60 pound animals will be slaughtered. This was at one time functioning farm, with the road servicing the small scale farming back then. The road commissioner noted that this is just a 12 foot wide blacktop, not a normal 18 foot wide road. Syed Gaziuddin stressed that this would be for weekends only. In answer to a planning commission question, Syed Gaziuddin confirmed that the subject property is currently vacant. The location of the property was confirmed, in relation to the property development around the area. The frequency of how often the garbage trucks would be coming in, once a week. This dialogue continued in reference to the road being posted for weight limits during the winter/spring thaw season. This is the bigger concern for the road commissioner because of the weight of the garbage truck. Current area residents place their waste on the corner of the more substantial road, during this road limit posting season. A question in selling the meat was then discussed. Syed Gaziuddin indicated that this will not be a commercial business, in that it will not be an open sale. They will provide meat to their family or to their enlarged family. At what point does sale of meats become commercial, was questioned. The State of Illinois Department of Agriculture license for this site was mentioned as a potential limitation on how much meat can be sold. Since the number of animals to be slaughtered on the property is to be limited, they will not be allowed to get too big. Syed Gaziuddin explained that they will work their normal regular business jobs, Monday through Friday. They plan to work with the slaughter business first to meet their family's needs, and then they will look as selling meat to acquaintances. They would sell the meat to their acquaintances, they do not know of selling meat beyond that. The Department of Agriculture permit was then discussed. The proposed building layout was mentioned, in which a room was left for an inspector office. This proposed permit was discussed in relation to other locker businesses. How this business will be regulated, such as the number of animals are to be processed per week was discussed. What happens if 15 animals would be slaughtered. What happens if the septic system is set up for 40 animals for an enlarging family.

Suggestions on enlarging the septic system to meet the real needs of the proposal were discussed. Type 1 and type 2 state permits were discussed. A type 2 permit has been applied for. Syed Gaziuddin explained that with their meeting with the Department of Agriculture a couple of years ago, they explained their plans and that department indicated that would be eligible for a type 2 permit. A Department of Agriculture permit may be list more information on what they will allow. Dialogue took place as to if they would go through all of the state regulations, there would be no problem. A question of raising the animals, and type 2 permits was discussed. A conversation took place in not seeing problems with the facility being proposed, they just need to follow the guidelines and requirements, and it should be verified that they are doing it right. Syed Gaziuddin said that that is why they contacted the Department of Agriculture, and Donnie Simmons at the county health department. And, Mr. Simmons had referred them to the zoning office. So they are working for approval through each step. They previously did not have the knowledge of how to operate such a facility, and they want to do it the right way now. Want custom slaughtering is was then conversed about. It was confirmed that the county health department and the Department of AG will be involved in the next steps in permitting this proposed facility. Scott Crawford moved, seconded by Shane Long, that the Livingston County Regional Planning Commission approve Livingston County Zoning Case SU-6-18, as long as Illinois Department of Agriculture and the Livingston County Public Health Department, with verification that this this proposal meets those departments requirements. Syed Gaziuddin noted that they had approached the department of agriculture, explaining this proposal, and the department of agriculture has guided them as outlined in their letter. That department also referred them to be approved by zoning first. Limitations on the proposed septic system were then mentioned. The cost of this planned improvement including the cost of the septic system and in improving the building should be considered. Mr. Crawford's motion was then approved, by a unanimous voice vote. A list of concerns in forwarding this to the ZBA included, the approval of a proper septic system, road commissioner posted road issues and specifics on the Illinois Department of Agriculture licensing. Potential conditions on a zoning board of appeals approval were also mentioned, including ownership, the number of employees, and hours of operation. A cost to improve the subject building was then noted as part of meeting health department and department of agriculture requirements.

OTHER BUSINESS:

PUBLIC COMMENT: None

INFORMATIONAL UPDATE:

The planning commission members present were informed that their next meeting is scheduled for Monday July 2<sup>nd</sup>. at 7:00 pm.

ADJOURNMENT:

Rudky Piskule moved, seconded by Dee Woodburn, that the meeting be adjourned. This motion was unanimously approved.

This meeting was then adjourned at 8:15 p.m.

Respectfully submitted,

Charles T. Schopp, Secretary  
Livingston County Regional  
Planning Commission

