

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON JULY 30, 2018, STARTING AT 7:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

In absence of Chairman Mike Haberkorn, Vice Chairman Jerry Gaspardo called the meeting to order and roll call was taken.

Those present were: Jerry Gaspardo, Eddie Hoerner, Verne Taylor, Keith Bahler, Dean Wahls, Dee Woodburn, Shane Long and John Slagel

Those absent were: Mike Haberkorn, Rudy Piskule, Scott Sand, Luke Bartlett and Scott Cranford.

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 July 30, 2018 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 May 7, 2018 and June 4, 2018 meetings were mentioned by Vice Chair Gaspardo. John Slagel then moved, seconded by Shane Long, that these minutes be approved as presented. This motion was unanimously approved by voice vote.

BUSINESS:

Cases SF-5-18 and V-4-18 - FCI Subdivision – These zoning cases pertain to a proposed two lot subdivision and a requested rear yard setback distance variance which was determined by the regional planning commission members to be a request for a variance to have a 10 foot rear yard instead of a 50 foot rear yard, in an AG, Agriculture, District. The subject property in this zoning case is a 6.56 acre parcel of land, located in the Southwest Quarter of Section 29 in Avoca Township, at 10116 N – 1900 East Rd. The zoning administrator presented his report relative to this zoning case, along with additional relevant information. Applicant, Ron Fehr answered questions from the regional planning commission members. Mr. Fehr related that a family member will be moving in the house on the subject property. Mr. Fehr continued that they plan on selling all of the buildings, including the house, to the business, but they want it divided in case in the future they house would be divided off of the entire property, this subdivision is in place to make that transaction easier. A discussion then took place in that the plat indicates that the garage is 10 feet off of the lot line, so it was agreed to proceed with recommending a 10 foot variance request. Planned easements for access for the existing egress and ingress were discussed.

John Slagel moved, seconded by Shane Long, that the Livingston County Regional Planning Commission recommend the approval of Livingston County Zoning Case SF-5-18 – FCI Subdivision as it is being proposed, including a 10 foot variance in the rear yard area. This motion was approved by a unanimous voice vote. Mr. Fehr then updated the planning commission members on the cab interiors business operation.

Case SU-8 -18 – This zoning case pertains to a review of a request by for a special use pertaining to a proposed location of an outdoor commercial recreational enterprise, in an AG, Agriculture, District. The subject property in this zoning case is a tract of land bordering along the Vermilion River, being 2.99 acres in size, located in the West Half of the Northwest Quarter of Section 7 in Newtown Township, at 31543 N – 600 East Rd. The zoning administrator presented his report relative to this zoning case. Lee Sember the applicant in this zoning case commented that he had bought the property for his grandkids, and he has found that it is expensive to upkeep, and that he plans on having the property stay in the family upon his death. Mr. Sember continued that he thought of a little store on the subject property, and about having a little beer garden area for relaxing near the river. Mr. Sember then mentioned his plans for docks down along the river, of which he plans on renting out by the year to provided extra income for his grandchildren. Mr. Sember remarked that he has video gaming machines at his existing restaurants/bars in Streator, and that he is planning on trying the gaming machines on this property. Mr. Sember then replied to questions of the planning commission members. In response to a question about adding buildings, Mr. Sember remarked that he is considering adding onto the existing building, with a couple of bedrooms. The accessibility to the river was discussed. Mr. Sember noted the concrete ramp going down to the river allowing for the dock area. The consideration of conditions on approval of this zoning case was debated. With his existing businesses Mr. Sember is familiar with the headaches of running businesses. The location of the area river dam and the Smith Douglas property was noted. Conditions discussed included limiting the ownership to the applicant and his family including his grandchildren, the approval of the transfer of the business would need to be approved by the zoning board of appeals; the status of the zoning case would be reviewed in one year, compliance with other local, state regulations. The number of employees was then discussed to be around 2 or 4. The operational period was then discussed, in that it may be open in the winter if the video machines are located in the building. The option of annexation into the City of Streator was discussed, of which Mr. Sember prefers not to, because of higher taxes. Operations hours were then discussed. Mr. Sember noted that 11 am to 9 pm would be his primary hours. Having hours earlier and going to 10 pm was discussed. The Vermilion Boat Club facilities were discussed. Road and river traffic was discussed. Restroom requests and a need for the Livingston County Public Health Department needing to review were then mentioned. Mr. Sember mentioned about a potential second septic system as to if he added apartments. Mr. Sember believes the neighbors are okay with this proposal. John Slagel moved, seconded by Dee Woodburn, that the Livingston County Regional Planning Commission recommend the approval of Livingston County Zoning Case SU-8-18 as it is being proposed, with the conditions as mentioned, one being ownership being limited to the applicant and his family including grandchildren, two that the applicant complies with other local and state regulations, including the local health department regulations, three being a review of the status of this zoning case in one year, four limiting the employees to four, five that the hours be from 9 am to 10 pm. acknowledging that this can be reviewed for adjustment in one year, six that the business be limited as proposed, with a small convenience store, docks, beer garden This motion was approved by a unanimous voice vote.

ZT-1-18 – This zoning case pertains to a proposed zoning text amendment to clarify in what zoning districts solar farms are considered as special uses. The zoning administrator presented his report relative to this zoning case, regarding limiting solar farms as special uses in AG, Agriculture, Districts and I2, General Industrial, Districts. Taxing issues were discussed. Shane Long moved, seconded by John Slagel, that the Livingston County Regional Planning Commission recommend the approval of Livingston County Zoning Case ZT-1-18 as it is being proposed. This motion was approved by a unanimous voice vote.

OTHER BUSINESS:

John Slagel remarked about limiting the number of total acres on which solar farms can be developed and then suggested that an agenda line item be added to the agenda for the next meeting to allow further discussion on this matter.

PUBLIC COMMENT: None

INFORMATIONAL UPDATE:

The planning commission members present were informed that their next meeting is scheduled for Monday August the 27th 2018, at 7:00 pm.

ADJOURNMENT:

Eddie Hoerner moved, seconded by Shane Long, that the meeting be adjourned. This motion was unanimously approved.

This meeting was then adjourned at 8:30 p.m.

Respectfully submitted,

Charles T. Schopp, Secretary
Livingston County Regional
Planning Commission