

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON JULY 29, 2019, STARTING AT 7:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

Roll call was taken.

Those present were: Mike Haberkorn, Eddie Hoerner, Verne Taylor, Dean Wahls, Dee Woodburn, Scott Sand and John Slagel.

Those absent were: Jerry Gaspardo, Rudy Piskule, Keith Bahler, Shane Long and, Scott Cranford.

APPROVAL OF THE AGENDA:

The agenda to this meeting was mentioned by the chairman. With no recommendations for additions or amendments to the agenda for this July 29, 2019 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 March 4, 2019 meeting were mentioned by the chairman. Then John Slagel moved, seconded by Verne Taylor, that these minutes be approved as amended. This motion was unanimously approved by voice vote.

BUSINESS:

Livingston County Zoning Cases SF-1-19 and V-4-10 – Wenger

These zoning cases are in regard to a proposal by Dennis and Carol Wenger to subdivide their 5.75 parcel of land into two lots, with this property being located on the west end of Pine St. in an unincorporated area of Fairbury. A variance to provide for a lot to have a width of 35 feet instead of 150 feet is also being requested because of the manner in which the subject property is configured. Notice of this hearing was published and area property owners have been notified regarding this proposed subdivision and variance. The zoning administrator reviewed his report in regard to these zoning cases, with this report including aerial photos of the subject property and surrounding area, along with a plat of the proposed two lot subdivision. One lot would have the existing buildings on it and it is proposed that the second lot can be developed as a residential lot in the future. Dennis Wenger and his son Nathan Wenger were present at this meeting being representatives of both the applicant's and property owners. Dennis Wenger mentioned the location of this property in relation to his residence and the property in which he farms. In regards to this property being located adjoining to the corporate limits of the Village of Fairbury, Mr. Wenger mentioned that he had discussed this subdivision proposal with representatives of the City of Fairbury. A discussion then followed about how Pine St ends on the northeast portion of this property. Area property uses were commented about, and how property adjoining to this property may be accessed in case of further development in the area. The cost of extending water and sewer to the area was mentioned as a reason to leave the property as an unincorporated area of the Fairbury area at this time, while the annexation of the property into the City of Fairbury can be option depending on future plans on how this area could be developed.

Further discussion took place in regard to the location of the property and current and future interests the City of Fairbury could have in regards to this area.

John Slagel then moved, seconded by Ed Hoerner, that the Livingston County Regional Planning Commission recommend the approval of Livingston County Zoning Cases SF-1-19 and V-4-10, that would allow for the subject property to be divided into a two lot subdivision with a lot variance width to allow one of the lots to have a lot width of 35 feet.

OTHER BUSINESS:

Comments were made about the State of Illinois solar farm lottery with no solar farms being approved to be developed in unincorporated Livingston County. Remarks about wind energy in the Campus/Cullom area were also made.

PUBLIC COMMENT: None

INFORMATIONAL UPDATE:

The planning commission members present were informed that their next meeting is scheduled for Monday August the 26th 2019 at 7:00 pm.

ADJOURNMENT:

Dean Wahls moved, seconded by Dee Woodburn, 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