

AGRICULTURE, ZONING AND EMERGENCY SERVICES COMMITTEE

MINUTES OF THE DECEMBER 3, 2019 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: Jason Bunting, Paul Ritter, Gerald Earing, Patrick Killian, Steven Lovell and John Slagel.

Absent: Tim Shafer.

Others Present: Additional County Representatives included: Non Committee County Board member John Vitzthum, County Executive Director Alina Hartley, Livingston County Zoning Case SF-2-19 Representative James Slagel, interested citizens Ed and Jane Wiebers, Duane Kiesewetter, Rick Vitzthum and county farm bureau representative Roger Wahls.

Committee Chair Jason Bunting commented about the agenda for this December 3, 2019 meeting. It was related that a report on the electronic recycling program will be made under other issues. Paul Ritter then moved, seconded by Steven Lovell, that this agenda be approved as proposed to be amended. This motion was approved by a voice vote of all ayes.

Committee Chair Jason Bunting then referred to the minutes of the November 5, 2019 committee meeting. Patrick Killian moved, seconded by Gerald Earing, that these meetings minutes be approved as presented. This motion was approved by a voice vote of all ayes.

Business:

Review of Livingston County Zoning Case SF-2-19 – Hedge Creek Place Subdivision:

The zoning administrator presented his report in regard to Livingston County Zoning Cases SF-2-19, V-7-19 and SU-2-19, all related to the proposed Hedge Creek Place Subdivision. Livingston County Zoning Case SF-2-19 is in regard to a proposed two lot subdivision, as proposed on the plat for this property division. The residential area of the subject property is proposed to be divided off of the remaining non-residential portion of the property. A portion of the adjoining property is also being added to the planned subdivision property to create adequate size for the proposed lots. Other existing nonresidential buildings would be part the second proposed lot. Livingston County Zoning Case V-7-19 pertains to a proposal to have Lot 2 of the proposed subdivision to have 40 feet of lot width instead of 150 feet of lot width along a public right of way. A new access lane would be placed on the 40 foot area, to allow access to the buildings at the rear lot. Zoning case SU-2-19 in in regards to a special use that would acknowledge two long standing existing businesses on the property, Slagel Monuments and Slagel Insulation. Since the buildings on the proposed Lot 2 of this subdivision would be used for these businesses, in is an appropriate time to acknowledge these businesses. The Livingston County Zoning Board of Appeals reviewed the proposed lot width variance and special use, and they have approved these two zoning cases.

The Livingston County Regional Planning Commission reviewed these zoning cases on December 2, 2019. The regional planning commission recommends to the Livingston County Board the approval of SF-2-19 – Hedge Creek Subdivision. Discussion then took place between the committee members and the applicant James Slagel. This discussion related to how the well and septic system on the existing property would continue to be shared as the use of the property will remain the same. The proposed access drive to be placed on the proposed 40 foot lot two frontage area, will allow for an improvement for deliveries in that trucks will no longer need to park on the road to be unloaded. The area being to be added to the initial land area was then confirmed. Patrick Killian then moved, seconded by Gerald Earing, that this committee recommend to the Livingston County Board that Livingston County Zoning Case SF-2-19 be approved as proposed.

Solid Waste Report – Review of a synopsis of solid waste related documents:

Printed copies monthly synopsis document reviews were presented to and reviewed with the committee members. These reports and discussion on these reports focused on reports regarding the landfill gas system, NPDES reports, and private well sampling results. Proposed changes to the monitoring levels for phenols at the Streator Area Landfill were also mentioned. Monthly host fee information was also provided to the committee.

All Hazards Mitigation Plan Update:

The committee members were reminded that the next mitigation planning meeting is to be at 7 pm following this committee meeting.

Other Issues to Come Before the Committee:

The committee members were presented with a report as part of an invoice pertaining to the Dwight Electronics Recycling Project. The committee reviewed product weights collected. Then the invoice portion of this report from Dynamic Lifecycle Innovations, for this electronic recycling project in the amount of \$412.75 was also reviewed by the committee. Patrick Killian moved, seconded by Paul Ritter, that this committee approve the payment of these invoices. This motion was approve by a voice vote.

Public Comment:

The committee members had been made aware of and had been provide with an application explanation for a proposed special use by Pontiac Flying Services to develop a private airport for their agricultural chemical application business along Route 116 west of Saunemin. During public comment Ed Wiebers the closest resident to the proposed runway related to the committee members the history of his property, and about how his and his wife Jane's house would be 814 feet from the proposed runway. Mr. Wiebers remarked that he would be losing the enjoyment of his property from the noise that would be created from the takeoff and landing of many planes during the peak season for Pontiac Flying Services. Mr. Wiebers questioned his family's safety, with his wife having a compromised immune system, with Pontiac Flying Services handling agriculture chemicals. Mr. Wiebers has concerns about available water in the area and how his family's well could be compromised by Pontiac Flying Services putting in a new well that could draw tens of thousands gallons during their peak operational period.

Mr. Wiebers commented that his has concerns about his property values, and about how surface water drainage will be addressed. Because of the relatively short period of time the area property owners have been aware of this private airport proposal, Mr. Wiebers would like to see the review of this proposal tabled to allow for more research on this overall project. Mr. Wiebers noted that at the Livingston County Regional Planning Commission meeting the previous evening, a map of a flight path was presented by the applicant, and Mr. Wiebers has concerns about this flight path and how it could further affect his property, and the enjoyment of his yard. Area resident Duane Kiesewetter expressed his opinion that the proposed property will not generate as much tax revenue, in relation as to how the agricultural chemical building should be assessed. Mr. Kiesewetter also commented about the potential noise, potential water use and potential health issues. Mr. Kiesewetter concluded that the area residents need more time to research this proposal. Rick Vitzthum as a close resident to this proposed private airport commented on concerns of this proposal. Jane Wiebers commented about how they enjoy living in the country and about how this proposed private airport will impair their enjoyment of living on their property. It was explained that the Livingston County Zoning Board of Appeals will be holding a hearing on this proposal at their meeting this coming Thursday and that they will be the group that will make a decision on this proposed private airport special use.

Review and Approval of Bills:

No more bills were reviewed, as the invoice from Dynamic Lifecycle Innovations, for the electronic recycling project in Dwight was approved earlier in the meeting by the committee.

Adjournment:

Then Steve Lovell moved, seconded by Patrick Killian, that this meeting be adjourned. This motion was approved unanimously.

This meeting was adjourned at 6:44 p.m.

Charles T. Schopp, Administrator
Livingston County Regional
Planning Commission