

AGRICULTURE, ZONING AND EMERGENCY SERVICES COMMITTEE

MINUTES OF THE AUGUST 4, 2020 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, Tim Shafer and John Slagel.

Absent: None.

Others Present: Additional County Representatives included: Non committee County Board Member Linda Ambrose, County Executive Director Alina Hartley, County Network Computer Systems Administrator Jon Sear, New Planning and Zoning Office assistant administrator Jesse King, and zoning case representatives, Jim Haley and Dan Essman.

Committee Chair Jason Bunting commented about the agenda for this August 4, 2020 meeting. Tim Shafer then moved, seconded by Paul Ritter, that this agenda be approved as amended. This motion was approved by a roll call vote; Bunting-Yes, Ritter-Yes, Earing-Yes, Killian-Yes, Lovell-Yes, Shafer-Yes, Slagel-Yes.

Committee Chair Jason Bunting then referred to the minutes of the July 14, 2020 committee meeting. Gerald Earing moved, seconded by Patrick Killian, that these meetings minutes be approved as presented. This motion was approved by a roll call vote; Bunting-Yes, Ritter-Yes, Earing-Yes, Killian-Yes, Lovell-Yes, Shafer-Yes, Slagel-Yes.

Business:

Review of the Proposed Haley Subdivision:

This is a proposal pertaining to the review of a final plat of subdivision to allow for a two lot subdivision, with a variance for the lot width on one of the two proposed lots, referred to as zoning case SF-1- 20. This subdivision is being proposed to complete the division and transfer of property that is part of an estate. The zoning administrator reviewed his report for this case and he mentioned that after reviewing this case the Livingston County Regional Planning Commission has made a recommendation that this zoning case be approved. The committee members discussed how some common infrastructure has been and is proposed to continue to be used, with a shared access lane, a shared water well, and a shared septic system. The applicant in this zoning case Jim Haley was present, and explained the history and common use of this infrastructure. Dialogue then took place regarding that the easements for the common use of the access lane, well and septic system being part of the approval of this subdivision. A further conversation was had on the capacity of the well. Mr. Haley explained that it is a deep well that has always served the needs of the property. Paul Ritter moved, seconded by Patrick Killian, that this committee recommend to the Livingston County Board that this proposed two lot Haley Subdivision, Livingston County Zoning Case SF-1-20, be approved with the condition easement documents for the water well, septic system and access lane become part of the recorded subdivision documents. This motion was approved by a roll call vote; Bunting-Yes, Ritter-Yes, Earing-Yes, Killian-Yes, Lovell-Yes, Shafer-Yes, Slagel-Yes.

Review of the Proposed Essman Subdivision and Map Amendment:

This is a proposal pertaining to the review of a final plat of subdivision to allow for a two lot subdivision, with a zoning district map amendment that would allow for smaller lot sizes, with these zoning cases being referred to as Livingston County Zoning Cases SF-2-20 and ZM-2-20. This subdivision is being proposed to allow for the continued use of the property with two dwellings on the family property. In this case two dwelling units were located on the same tract of land prior to zoning regulations becoming effective in Livingston County, with one dwelling being demolished that the applicant would like to rebuild. In order to rebuild that dwelling the proposed subdivision and map amendment should be approved to bring the property into compliance with the zoning regulations. The zoning administrator reviewed his report for this case and he mentioned that after reviewing this case the Livingston County Regional Planning Commission has made a recommendation that this zoning case be approved. The zoning administrator commented that he was seeking this committee opinion on the concept of approving these two zoning cases, in that the Livingston County Zoning Board of Appeals had to complete their review of Livingston County Zoning Case ZM-2-20, at their scheduled August 6, 2020 meeting. Dan Essman the applicant in this zoning case was present at this meeting, and he remarked about how he would like to build a new residence on the property where a manufactured home once stood, maintaining two dwellings on the family property. He related that his mother lives in the existing house on the property, and he would like to live near her to maintain the property and be available to assist her as she aged. After a discussion the committee members agreed with the concept of these zoning cases that would allow for the division of the land into two lots, as part of the proposed subdivision and zoning map amendment. The committee will review these cases for making a recommendation at their next meeting.

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 for Livingston Landfill focused on reports regarding the landfill gas system and leachate testing at the Livingston Landfill. In regard to the Streator Area Landfill ground water monitoring and ground water flow reports were mentioned to the committee. Monthly host fee information was also provided to the committee.

Recycling Update:

The committee was informed that the electronic recycling provider Dynamic Recycling is contacting the clients they serve in regards to battery containing devices, such as remote controls, and as to how they would like these devices segregated and the batteries removed if possible. They are apparently seeing an increase in the volume of these devices and they are changing their handling these devices so that the process of recycling these devices is more efficient. The batteries need to be removed because these components are generally shredded and when the batteries are left in these devices they create a hazard during the shredding process.

A conversation then took place as to where the next recycling event to take place in Pontiac may be held at.

Update on the Status of the County Hazard Mitigation Plan project:

The committee members were informed that the update of the county hazard mitigation plan is now in draft form and is in a public comment period, with a draft document available in the planning commission office.

This document will then be submitted to the IEMA and FEMA for their approval, which is anticipated to take 4 to 6 months. Once IEMA and FEMA have approved the document, the county board will then take action on the county approval of the final document.

Solar Energy Update:

A copy of an article titled; “Future Energy Jobs Act – Booming Illinois solar industry falls off the funding cliff.” This article reflects on how the COVID pandemic and a need for state lawmakers to review the process of approving solar energy.

Review County Zoning Regulations Related to Airports:

The continuation of the committee discussion in regard to the Livingston County Zoning Regulations related to airport zoning regulations focused on a handout document that provided airport zoning ordinance information. This information was in two parts, one being ordinance examples from other counties and airport definition examples. Part of the discussion was related to the definition from LaSalle County. New planning and zoning office assistant Jesse King related that he does not recall any specific LaSalle County setback regulations, as Mr. King had compiled the handout material. A second part of this committee discussion was in regard to if the county board or the zoning board of appeals should make the final decision on airport special uses. The committee members agreed to continue this discussion at future meetings.

Fair Housing Resolution:

Alina Hartley presented a Fair Housing Resolution to the Committee. The committee agreed with the need for such a resolution. Patrick Killian moved, seconded by John Slagel, that this committee recommend the approval of this fair housing resolution to the county board. This motion was approved by a roll call vote; Bunting-Yes, Ritter-Yes, Earing-Yes, Killian-Yes, Lovell-Yes, Shafer-Yes, Slagel-Yes

Other Issues to Come Before the Committee:

Jesse King was formally introduced as the new assistant to the regional planning commission office.

Public Comment: None

Review and Approval of Bills: None

Adjournment:

Paul Ritter moved, seconded by Patrick Killian, that this meeting be adjourned. This motion was approved by a roll call vote; Bunting-Yes, Ritter-Yes, Earing-Yes, Killian-Yes, Lovell-Yes, Shafer-Yes, Slagel-Yes.

This meeting was adjourned at 7:00 pm.

Charles T. Schopp, Administrator
Livingston County Regional
Planning Commission