

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON AUGUST 3, 2020, STARTING AT 7:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

Roll call was taken.

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

Those absent were: 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 August 3, 2020 meeting, Dee Woodburn moved, seconded by Jerry Gaspardo that the agenda for this meeting be approved as presented. This motion was unanimously approved by roll call vote.

Gaspardo-Yes, Haberkorn-Yes, Piskule-Absent, Hoerner-Yes, Taylor-Yes, Bahler-Absent, Wahls-Yes, Woodburn-Yes, Sand-Yes, Long-Absent, Cranford-Absent, Slagel-Yes.

APPROVAL OF MINUTES:

Minutes of the January 6, 2020 meeting were mentioned by the chairman. Then Shane Long moved, seconded by Verne Taylor, that these minutes be approved as amended. This motion was unanimously approved by roll call vote.

Gaspardo-Yes, Haberkorn-Yes, Piskule-Absent, Hoerner-Yes, Taylor-Yes, Bahler-Absent, Wahls-Yes, Woodburn-Yes, Sand-Yes, Long-Absent, Cranford-Absent, Slagel-Yes.

BUSINESS:

Livingston County Zoning Cases SF-1-20 and V-1-20 - Haley

These zoning cases are in regard to a proposal by Haley family for the approval of two lot subdivision, with the approval of a variance in the front lot width to allow for one lot to have a width of 113.24 feet instead of 150 feet in an AG, Agriculture, District. The subject property is a 10.01 acre parcel of land located in the Southwest Quarter of Section 25 of Odell Township, at 23451 E – 2200 North Rd., Odell, IL. The zoning administrator presented his report and additional pertinent information about these zoning cases. This is a family parcel of land of which contains two dwellings and some farm land of which they would like to divide.

As shown on the plat of this proposed property division, one house would be on one lot, another house would be on a separate lot and the farmland would be sold to the adjoining farmland owner. These two dwelling share a well, a septic system and an ingress/egress lane of which agreements or easements should be part of the property documents. Jim Haley representing the Haley family in this zoning case noted that he has lived in one of the houses on the subject property for 30 years, and that his parents lived in the second house located on the subject property. His parents have passed away and they are not dealing with the estate. He would like to continue to live in one house, and his brother would be living in the second house. With a need to close his parent's estate, now is the time to separate the property so that the estate can be closed.

John Slagel moved, seconded by Jerry Gaspardo , that the Livingston County Regional Planning Commission recommend the approval of Livingston County Zoning Case SF-1-20, that would allow for proposed two lot Haley Subdivision as it is being proposed. This motion was approved by roll vote.

Gaspardo-Yes, Haberkorn-Yes, Piskule-Absent, Hoerner-Yes, Taylor-Yes, Bahler-Absent, Wahls-Yes, Woodburn-Yes, Sand-Yes, Long-Absent, Cranford-Absent, Slagel-Yes.

Cases SF-2-20 and ZM-2-20 - Essman

These zoning cases pertain to a request for the approval of a two-lot subdivision and the approval of a zoning district map amendment to allow for the zoning classification on the subject property to be changed from an AG, Agriculture, District classification to an RA, Rural Residence, District classification. The proposed text amendment would allow for the lots on the proposed subdivision to conform with property development standards closer to which the property was developed prior to Livingston County have zoning regulations. The zoning administrator presented his report and additional pertinent information about these zoning cases. This is a family parcel of land of which did have two dwellings located on the property. This development was done prior to zoning regulations in the county, and the applicant and property owner would like to continue using the property the same way. So for this similar property development they would like to divide the property into two lots to comply with the current zoning regulations, of which also requires the need to amend the zoning classification to have the property development more closely comply with the current regulations. These properties are both served with a public water supply and by the Reading Township waste disposal public sewer system. Dan Essman representing the applicant and property ownership in this zoning case, related that his mother will continue to live on the property, and that he would like to also live on the property to be close to his mother. He now lives on a separate property and it would be easier for him to live close to his mother, so that he could maintain just on property and be close to look after his mother. The planning commission member questioned Mr. Essman about the specific lot dimensions and as how the property would be divided. An aerial photo was used to indicate the proposed lot sizes and the approximate lot line. The surrounding uses were also pointed out to the planning commission members.

John Slagel then moved, seconded by Jerry Gaspardo, that the Livingston County Regional Planning Commission recommend the approval of Livingston County Zoning Cases SF-2-20 and ZM-2-20, that would allow for a two-lot subdivision of the subject property and to allow for the zoning classification to be amended on the subject property from an AG, Agriculture, District classification to a RA, Rural Residential, District classification. This motion was approved by a roll call vote.

Gaspardo-Yes, Haberkorn-Yes, Piskule-Absent, Hoerner-Yes, Taylor-Yes, Bahler-Absent, Wahls-Yes, Woodburn-Yes, Sand-Yes, Long-Absent, Cranford-Absent, Slagel-Yes.

OTHER BUSINESS:

Remarks about the status of potential wind energy projects in the Campus/Cullom area were made. Remarks about the status of the planned solar energy projects in Livingston County were made.

PUBLIC COMMENT: None

INFORMATIONAL UPDATE:

The planning commission members present were informed that their next meeting is scheduled for Monday August 31, 2020 at 7:00 pm.

ADJOURNMENT:

Verne Taylor moved, seconded by Eddie Hoerner, that the meeting be adjourned. This motion was unanimously approved by roll call vote.

Gaspardo-Yes, Haberkorn-Yes, Piskule-Absent, Hoerner-Yes, Taylor-Yes, Bahler-Absent, Wahls-Yes, Woodburn-Yes, Sand-Yes, Long-Absent, Cranford-Absent, Slagel-Yes.

This meeting was then adjourned at 7:35 p.m.

Respectfully submitted,

Charles T. Schopp, Secretary
Livingston County Regional
Planning Commission