

AGRICULTURE, ZONING AND EMERGENCY SERVICES COMMITTEE

MINUTES OF THE JULY 6, 2021 MEETING

The meeting was called to order at 5:59 p.m..

Present: Gerald Earing, Tim Shafer, Scott Mennenga, and Steven Lovell

Absent: Jason Bunting, John Slagel, and Paul Ritter

Due to the absence of the Chair and Co-Chair of this committee, Gerald Earing was elected interim Chair of the committee for this meeting.

Committee Chair Gerald Earing commented about the agenda for this July 6, 2021 meeting. It was noted by the Chair that the highway litter discussion would be removed from the agenda. Steven Lovell then moved, seconded by Scott Mennenga that this agenda be approved as amended. This motion was unanimously approved by roll call vote.

Committee Chair Gerald Earing then referred to the minutes of the June 8, 2021 committee meeting. Steven Lovell then moved, seconded by Scott Mennenga that the June 8th minutes be approved as presented. This motion was unanimously approved by roll call vote.

Business:

Due to the representatives of zoning case ZM-3-21 not being present at the meeting at this time, it was decided by the committee chair to review zoning case ZM-2-21 first instead of zoning case ZM-3-21 to allow more time for the applicants to arrive at the meeting.

ZM-2-21 – Pitte

This zoning case pertained to the review of a proposed zoning map amendment of two parcels of property located in South Streator currently zoned C1, Local Business and R2, Low Density Multiple Family to be changed to a zoning classification of C3, General Business. This zoning map amendment would allow for the development and operation of a rental storage unit facility.

The assistant zoning administrator presented an overview of the zoning case, including concerns that had been raised by 2 different neighbors at the previous two hearings. Minutes of those meetings were also included for reference.

Jason Pitte, the applicant, was present at the meeting to answer questions.

The first question raised by the committee was related to what type of property was nearby the subject property, more specifically, what the landscape was like to the South. Mr. Pitte explained that it was all timber up until the railroad tracks and that the river was also down there.

Next, there were questions about containing the possible light and noise pollution that may be produced by the development. Mr. Pitte explained to committee members that he intends to construct an 8 foot chain link fence with a “privacy mesh” that is supposed to block 90% of light passing through it. Regarding noise pollution, Mr. Pitte explained that the rental units would only be accessible from dawn until dusk and that the facility would be locked during overnight hours.

Fence setbacks were then discussed. The assistant zoning administrator noted to committee members that the county does not have a setback requirement for fence construction and that a fence could be constructed on the owners’ side of the property line. It was recommended by a committee member that the applicant constructs the fence on his side of the property line to limit disputes over maintaining that part of the property. The applicant was open to that idea.

There was then a question raised by a committee member as to why the zoning classification had to be changed to a C3, General Business classification. The zoning administrator then explained that back in the 80’s, there was a storage unit constructed in Saunemin, and it was determined at that time that a C3 classification was most appropriate to accommodate a business of that nature.

The applicant was then asked about a timeline of when he anticipates on beginning construction. Mr. Pitte related that he anticipates to begin construction as soon as his zoning case is approved. There was also a question about the timeline of the development of the property. Mr. Pitte stated that he plans to build the Northern-most storage building to start with, and then construct the additional buildings as they fill up.

With no other questions or concerns noted, Steven Lovell then moved, seconded by Scott Mennenga that zoning case ZM-2-21 be recommended for approval by the county board.

The motion was then approved by a roll call vote:

Jason Bunting: Absent – No Vote	Steven Lovell: Yes
Paul Ritter: Absent – No Vote	Tim Shafer: Yes
Gerald Earing: Yes	John Slagel: Absent – No Vote
Scott Mennenga: Yes	

ZM-3-21 – Zutat Feed Solutions

This zoning case pertained to the review of a proposed zoning map amendment to change zoning of property in unincorporated Chatsworth from an AG, Agriculture classification to an I1, Light Industry classification.

The applicants in this zoning case had still not arrived to the meeting, so the assistant zoning administrator provided an overview of the case to the committee members.

Committee members noted their appreciation for this type of business coming into the county.

With no concerns or questions noted, Tim Shafer then moved, seconded by Steven Lovell that this zoning case be recommended for approval by the county board.

The motion was then approved by roll call vote:

Jason Bunting: Absent – No Vote	Steven Lovell: Yes
Paul Ritter: Absent – No Vote	Tim Shafer: Yes
Gerald Earing: Yes	John Slagel: Absent – No Vote
Scott Mennenga: Yes	

Briefing on Solid Waste:

The assistant zoning administrator presented a brief overview on solid waste updates by informing committee members that there was no significant issues or concerns to report.

The tonnage report for May, 2021 was noted by the assistant zoning administrator.

Host Agreement Renewal:

The zoning administrator then presented an overview of the proposed three year extension to the host agreement with Republic for the Livingston Landfill.

There was a question by the committee as to whether there were any notable changes to the agreement. The zoning administrator related that the agreement is generally identical to the original agreement except for the price per ton as adjusted by CPI.

With no other concerns noted, Steven Lovell then moved, seconded by Gerald Earing that the host agreement renewal be recommended for approval by the county board.

The motion was then approved by a roll call vote:

Jason Bunting: Absent – No Vote	Steven Lovell: Yes
Paul Ritter: Absent – No Vote	Tim Shafer: Yes
Gerald Earing: Yes	John Slagel: Absent – No Vote
Scott Mennenga: Yes	

Electronic Recycling Discussion:

The assistant zoning administrator noted to committee members that the e-recycling event went well with a great turnout. The assistant administrator related to committee members that improvements in the number of volunteers as well as establishing a better way of guiding traffic could be made.

The assistant administrator stated that the event resulted in the collection of approximately 98,264 pounds of recyclables.

Additionally, there was discussion on the site of the event. Chair Gerald Earing stated that he felt that the site worked out well with plenty of space for the volunteers to work. There was then discussion about whether the location of the event had to be rotated among towns or if it could be hosted there multiple times in a year. The zoning administrator stated that the event could be held in Pontiac multiple times in a year.

Budget Proposal:

The zoning, planning, and EMA draft budget for FY 2022 was then presented to committee members by the zoning administrator.

Committee members then raised a question about the pay increase which was addressed by Diane Schwahn, the director of finance.

There was then a question about meeting per diems. The zoning administrator explained that for a long time, there were no meeting per diems for members of the different committees, but that it had been added to the budget awhile back.

With no other concerns or questions raised, Tim Shafer then moved, seconded by Steven Lovell that the proposed budget be recommended for approval to the finance committee.

The motion was then approved by roll call vote:

Jason Bunting: Absent – No Vote	Steven Lovell: Yes
Paul Ritter: Absent – No Vote	Tim Shafer: Yes
Gerald Earing: Yes	John Slagel: Absent – No Vote
Scott Mennenga: Yes	

Other Issues to Come Before the Committee:

A committee member asked if there was any update on the bus property near Cornell. The assistant zoning administrator stated that he has not received an update from David Babb who has been contracted by the county to prosecute the matter.

Public Comment:

There was concern noted about the lack of ambulance services and personnel to service the West side of Livingston County. The concern of ambulance services in the county as a whole are also having trouble acquiring and maintaining ambulance personnel.

Review and Approval of Bills:

One bill from Dynamic in the amount of \$600 for an underweight fee for the collection of the remaining electronics from the e-waste event that did not fit on the trucks that were originally scheduled for the event.

Scott Mennenga moved, seconded by Tim Shafer that the bill be paid.

The motion was then approved by a roll call vote:

Jason Bunting: Absent – No Vote
Paul Ritter: Absent – No Vote
Gerald Earing: Yes
Scott Mennenga: Yes

Steven Lovell: Yes
Tim Shafer: Yes
John Slagel: Absent – No Vote

Adjournment:

With there being no further business to come before the committee, there was a motion by Steven Lovell, second by Scott Mennenga to adjourn. The motion was carried with a voice vote of all ayes.

The meeting was adjourned at 6:54 p.m..

Jesse J. King, Assistant Administrator
Livingston County Regional
Planning Commission