

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON JUNE 27, 2022, STARTING AT 7:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

The meeting was called to order at 7:05 p.m.

Roll call was taken.

Those present were: Michael Haberkorn, Shane Long, Dean Wahls, Dee Woodburn, Scott Sand, Rudy Piskule, and Ed Hoerner

Those absent were: Verne Taylor Jerry Gaspardo, Joel Barickman, and Keith Bahler

APPROVAL OF THE AGENDA:

The agenda to this meeting was mentioned by Haberkorn. With no recommendations for additions or amendments to the agenda for this June 27, 2022 meeting, Scott Sand moved, seconded by Shane Long, that the agenda for this meeting be approved as presented. This motion was unanimously approved by a roll call vote.

APPROVAL OF MINUTES:

Minutes from the May 2, 2022 meeting were noted. With no needed amendments or corrections noted, Dee Woodburn moved, seconded by Dean Wahls, that the meeting minutes be approved as presented. The motion was unanimously approved by a roll call vote.

BUSINESS:

SU-4-22 – Haab Forest Products

A representative of this case was not present at the meeting. Therefore, this business item was skipped.

Rudy Piskule arrived to the meeting around 7:10 P.M.

SU-3-22 – Thresherman Solar

This zoning case pertained to a review of a proposed special use permit in an AG, Agriculture, District located in unincorporated Pontiac to host a 5-megawatt solar farm.

The assistant zoning administrator provided an overview of the zoning case and explained that this particular company and tract of land had already been approved for a 2 megawatt solar project, but due to a change in the rules & regulations regarding community solar projects at the state level, the applicants were seeking approval to increase the size of their project from a 30 acre, 2 megawatt project to a 40 acre, 5 megawatt project.

Kiera Gavin, a representative of the project, was present at the meeting and provided a more in-depth presentation of the project to planning commission members.

There was a question about how much power the new wind turbines in LaSalle County produce compared to this proposed project. It was explained that the new turbines likely produce 3.4-3.6 megawatts per turbine. The similarity in power produced and difference in the amount of farm ground taken out of use for this proposed project was noted.

There was a question as to whether the same panels would be used as what were previously proposed. Ms. Gavin explained that they would likely be very similar, however, it would be difficult to say whether or not it would be the exact same panels that were previously proposed.

There was then a question about the life expectancy of this proposed project. Ms. Gavin stated that the life of the project would be approximately 40 years.

Decommissioning was then discussed. A commission member asked if new panels would be installed at the end of the life of the project, or if it would be returned to farm ground. Ms. Gavin related that it would all depend on who the land owner is at the time and if they would want new panels to be installed or for the ground to be returned to farm ground.

Replacement of solar panels with more advanced panels during the life of the project was then brought up. Ms. Gavin explained that it would not be economically feasible to replace panels during the life of the project.

A planning commission member then asked about potential glare from the solar panels. Ms. Gavin stated that all of the solar panels would be coated with an anti-glare substance that will prevent the panels from producing glare.

A question about the type of posts used for the panels then came up. Ms. Gavin stated that steel posts would be used.

Lastly, a question about potential tiling damage during installation was raised. Ms. Gavin explained that the company would coordinate with the land owners about potential tiling issues in addition to a tile survey being done. Ms. Gavin added that tile repair would also be done if needed.

Rudy Piskule then moved, seconded by Shane Long, that zoning case SU-1-22 be recommended for approval.

The motion was then approved by roll call vote:

Jerry Gasparido:	Absent – No Vote	Dean Wahls:	Yes
Michael Haberkorn:	Yes	Dee Woodburn:	Abstain
Shane Long:	Yes	Scott Sand:	Yes
Ed Hoerner:	Yes	Rudy Piskule:	Yes
Verne Taylor:	Absent – No Vote		
Keith Bahler:	Absent – No Vote		

Dean Wahls left the meeting at approximately 7:30.

OTHER BUSINESS:

The zoning administrator informed planning commission members that EDF renewables was very close to being ready to submit their application for a wind farm and that a special meeting date outside of the already scheduled planning commission meetings should be established. A tentative meeting date in September was established.

The assistant zoning administrator then informed planning commission members that there are many community solar projects upcoming.

PUBLIC COMMENT: None

ADJOURNMENT:

Ed Hoerner moved, seconded by Dee Woodburn, that the meeting be adjourned. This motion was unanimously approved by a roll call vote of all ayes.

This meeting was then adjourned at 7:36 p.m.

Respectfully submitted,

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