

LIVINGSTON COUNTY BOARD
AGRICULTURE, ZONING AND EMERGENCY SERVICES COMMITTEE
MINUTES OF THE May 1, 2023 MEETING

Committee Chair Gerald Earing called the meeting to order at 5:31 p.m.

Present: Paul Ritter, Gerald Earing, Michael Haag, Joel Barickman, Jack Vietti, and Steven Lovell

Absent: Rebekah Fehr

Also Present: Zoning & Planning Administrator Jesse King, Administrative Assistant Patricia Merlino, and Executive Director Alina Hartley, Chris Matich (Livingston Stone Company) Attorney Gary Peters (Howard & Howard), Attorney Kyle Berry, Alex Mendelson (Turning Point Energy), Scott Osborn (Turning Point Energy), Michelle Carpenter (Turning Point Energy)

Earing called for any additions or corrections to the agenda with none requested. Motion by Ritter, second by Haag to approve the agenda as presented. **Motion carried with all ayes.**

The Committee reviewed the minutes of the March 1, 2023, March 6, 2023, March 8, 2023 and April 3, 2023 meetings. Motion by Lovell, second by Haag to approve the minutes as presented. **Motion carried with all ayes.**

Business:

Case SU-1-23-Livingston Stone Company

This zoning case pertained to the review of a proposed mineral extraction site located in an AG, Agricultural and FP, Flood Plain District.

King gave an overview of the case to board members.

Matich (Director of Operations) then gave a presentation regarding the background of their company and explained the type of product that they produce which is primarily utilized for agriculture purposes. He also explained how slow the process is and that they only go through a small amount of acreage.

Discussion took place about the findings on the IEPA inspection report. Peters explained the that the violations that are being alleged by the IEPA are unfounded and they are addressing them.

Motion by Barickman, second by Haag to recommend approval of Case SU-1-22 – Livingston Stone Company to the County Board. **Motion carried with all ayes on roll call vote.** Ayes: Earing, Vietti, Lovell, Haag, Barickman, Ritter. Absent: Fehr

Case SU-19-22 – TPE IL L177 Solar

This zoning case pertained to the review of a proposal to develop a 4.5 MW solar farm on approximately 27 acres of land located in an AG, Agricultural, District in unincorporated Pontiac.

King gave an overview of the case to board members.

Mendelson, a representative of the applicant, then gave a presentation of the project which included information about their company as well as the site plan, screening, site equipment and design, drainage tile, tax revenue, and location of the project.

After the presentation, discussion took place about surrounding property owner notification and the method used for notification. Mendelson stated that he talked to all the surrounding property owners personally.

A question then was asked about tracker panel maintenance and efficiency and it was noted that the panels do not require more maintenance and are 15-20% more efficient.

Motion by Earing, second by Haag to recommend approval of Case SU-19-22 – TPE IL L177 Solar to the County Board. **Motion carried with all ayes on roll call vote.** Ayes: Earing, Vietti, Lovell, Haag, Barickman, Ritter. Absent: Fehr

Case SU-20-22 – TPE IL L118 Solar

This zoning case pertained to the review of a proposed special use to allow for the development of a 5 MW solar farm located in an AG, Agricultural, District in unincorporated Pontiac.

King gave an overview of the case to board members.

Osborn, a representative of the applicant, then gave a presentation of the project which included information about their company as well as the site plan, screening, site equipment and design, drainage tile, tax revenue, and location of the project.

A committee member asked about the noise that would come from the inverter and its position to nearby properties. Osborn explained that nearby residents should not hear any sound coming from the inverter and that it was placed in proximity to the location of existing transmission lines.

Discussion also took place about how many positions would be created with the project, and how they came up those numbers. Carpenter (Vice President of Development) explained how they came up with 50-75 jobs and that most of them would only be temporary positions.

Motion by Barickman, second by Haag to recommend approval of Case SU-1-22 – Livingston Stone Company to the County Board. **Motion carried with all ayes on roll call vote.** Ayes: Earing, Vietti, Lovell, Haag, Barickman, Ritter. Absent: Fehr

Solid Waste Update

King reported that the Livingston County Landfill has plans to connect to the City of Pontiac sewer treatment plant to dispose of leachate.

King mentioned that there is a visit and tour scheduled at the landfill on May 8, 2023 at 9:00 a.m.

Public Comment:

The floor was open for public comment.

Review and Approval of Bills

Discussion took place regarding a bill from Dynamic Lifecycle Innovations in the amount of \$170.75 and the zoning bills for April 2023. Motion by Ritter, second by Lovell to approve the bills as submitted. **Motion carried with all ayes.**

Adjournment:

Motion by Lovell, second by Vietti to adjourn the meeting. **Motion carried with all ayes.**

The meeting was adjourned at 6:53 p.m.

Patricia Merlino, Assistant Administrator
Livingston County Regional
Planning Commission