

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON AUGUST 7, 2023, STARTING AT 7:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

The meeting was called to order at 7:10 p.m.

Roll call was taken.

Those present were: Jerry Gaspardo, Ed Hoerner, Dee Woodburn, Michael Haberkorn, Verne Taylor, Shane Long, Keith Bahler, Dean Wahls, Jim Davis, and Rudy Piskule

Those absent were: Joel Barickman

Board Members Present: James Carley, Bob Weller, Marty Fannin, Steve Lovell and Gerald Earring

Also Present: Zoning Administrator Jesse King, Assistant Zoning Administrator Trish Merlino, Herb Steffen, Georgie Steffen, Keith Morel, Michael Keith and Kyle Berry (Attorney)

APPROVAL OF THE AGENDA:

The agenda to this meeting was motioned by Haberkorn. Taylor moved, seconded by Woodburn that the agenda for this meeting be approved as presented for this August 8, 2023 meeting. This motion carried by a unanimous voice vote.

APPROVAL OF MINUTES

Minutes from the June 5, 2023 meeting were then mentioned by Haberkorn. Piskule moved, seconded by Taylor that the minutes be approved as amended. The motion carried by a unanimous voice vote.

BUSINESS:

Case SF-1-23 – Steffen Farms Subdivision

This zoning case pertained to the review of a proposed 2 lot subdivision to divide the business from the home that is currently co-located on the property near Cropsey.

King gave an overview of the case to RPC members.

A question was asked about the easement and the well serving the property. Steffen explained that currently the well is serving both the house and the laboratory and after the subdivision, the easement and the well will be located on the lot with the house and that they will probably have to install a new well for the laboratory.

A committee member then asked if any of their neighbors were for or against the subdivision and Steffen said that only one neighbor contacted him to ask what they were doing and hadn't heard from anyone else.

With there being no further questions, Piskule made a motion, seconded by Woodburn this zoning cases be recommended as presented for approval. Motion carried by a unanimous roll call vote.

Ayes: Gaspardo, Haberkorn, Davis, Hoerner, Taylor, Wahls, Woodburn, Piskule, Long and Bahler

Nays: None **Absent:** Barickman

Case SU-7-23 – Beckham Solar

This zoning case pertained to the review of a proposed special use to develop a 5MW solar farm on approximately 66.7 acres of a 139.38-acre tract of land in an AG, Agricultural, District located in unincorporated Odell.

Morel a representative of the applicant, then gave a presentation on the project which included information about their company as well as the site plan, location of the project, setbacks. screening, site equipment, design, tax revenue, community outreach.

Keith, also a representative of the applicant went over the environmental impacts of the project including the Eco-Cat and its findings as well as the State Preservation Office requesting a survey and an archeological survey will be conducted.

A committee member asked if the company would come back in the future to request more land to expand the solar farm and Morel said that they had no intention of doing so in the future.

A question about the type of grazing that they would be doing was asked and Morel said they are going to use a company called Natural Resource Services out of Peoria to bring in sheep grazers and special farm equipment to go between the panels to bale hay that they may potentially grow as needed.

A question was then asked about the type of pollinator mix that was going to be used and Morel said that a native pollinator mix would be used on this project and should be found in the packets that were handed out.

Discussion also took place on how deep the posts are on the panels and how cautious they are not to hit a drain tile and Morel said they are typically six feet down and that a drain tile study would be conducted before construction so that they would avoid placing them over a drain tile. A committee member then asked King what recourse would a farmer have if a drain tile was damaged and he said that under the Agricultural Mitigation Agreement that any tiles that are damaged are required to be replaced with the same size tile.

Morel was asked about what type of fencing that would encompass the project and he told the committee that it would be a fixed knot fence.

Davis then made a motion, seconded by Bahler that this case be recommended for approval. Motion carried by roll call vote. **Ayes:** Gaspardo, Haberkorn, Davis, Hoerner, Taylor, Wahls, Woodburn, Piskule, Long and Bahler **Nays:** None **Absent:** Barickman

OTHER BUSINESS: None

PUBLIC COMMENT: None

ADJOURNMENT:

Davis moved, seconded by Taylor, that the meeting be adjourned. This motion carried by a voice vote of all ayes.

This meeting was then adjourned at 7:57 p.m.

Respectfully submitted,

Patricia Merlino, Assistant Administrator
Livingston County Regional
Planning Commission