

LIVINGSTON COUNTY BOARD
AGRICULTURE, ZONING AND EMERGENCY SERVICES COMMITTEE
MINUTES OF THE OCTOBER 3, 2023 MEETING

Committee Chair Gerald Earing called the meeting to order at 6:00 p.m.

Present: Gerald Earing, Joel Barickman, Michael Haag, Jack Vietti, Steven Lovell, Paul Ritter (arrived at 6:11 p.m.) and Rebekah Fehr

Absent: None

Board Members Present: Bob Weller, Marty Fannin, Bill Mays, Seth Welch, and Linda Ambrose

Also Present: Zoning Director Brittney Miller, Zoning & Planning Interim Director Jordan Uselding, Administrative Assistant Patricia Merlino, Executive Director Alina Hartley, Ben Sych, Dean Smith, and Tom Ryan (New Leaf Energy)

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

The Committee reviewed the minutes of the September 6, 2023 and September 14, 2023 meetings. Motion by Haag, second by Earing to approve the minutes as submitted. **Motion carried with all ayes.**

Business:

Case SU-10-23– North Road Solar 1, LLC

This zoning case pertained to the review of a proposed special use to develop a 5 MW solar farm on approximately 26.5 acres of a 117.83-acre tract of land in an RA, Rural Residence, District located in unincorporated Pontiac.

Miller gave an overview of the case to the committee members.

Sych, a representative of the applicant, 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, interconnection agreement, drainage study, stormwater study, noise study, visual screening and decommissioning plan.

A committee member asked if they were planning on grazing and Smith stated they were wanting to retain the option to do so in the future. Smith was asked if they had experimented with growing crops under the panels before and he stated they have not done so yet.

Another committee member expressed concern for the high aquifer table on this project and the potential risk for aquifer contamination. A question was raised regarding the depth and diameter of the driven piles being used. Smith stated the piles were 8 x 8 inches in diameter and didn't cover to much of the ground and would vary, noting soil testing will be completed after the field has been harvested.

Motion by Earing, second by Vietti to recommend approval of Case SU-10-23 North Road Solar 1, LLC to the County Board. **Motion carried on roll call vote. Ayes:** Earing, Vietti, Haag, Lovell, Ritter and Barickman **Nays:** Fehr **Absent:** None

Case SU-8-23 – Esmen Solar 1, LLC

This zoning case pertained to the review of a proposed special use to develop a 5 MW solar farm on approximately 33 acres of a 40.37-acre tract of land in an AG, Agricultural, District located in unincorporated Pontiac.

Miller gave an overview of the case to the committee members.

Ryan, a representative of the applicant, 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, interconnection agreement, drainage study, stormwater study, noise study, visual screening and decommissioning plan.

Motion by Lovell, second by Vietti to recommend approval of Case SU-8-23 Esmen Solar 1, LLC to the County Board. **Motion carried with all ayes on roll call vote. Ayes:** Earing, Vietti, Haag, Lovell, Ritter, Fehr and Barickman **Nays:** None **Absent:** None

Case SU-9-23 – Esmen Solar 2, LLC

This zoning case pertained to the review of a proposed special use to develop a 4.99 MW solar farm on approximately 32.9 acres of a 40.3-acre tract of land in an AG, Agricultural, District located in unincorporated Pontiac.

Miller gave an overview of the case to the committee members.

Ryan, a representative of the applicant, 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, interconnection agreement, drainage study, stormwater study, noise study, visual screening and decommissioning plan.

A committee member asked if the power lines would be on E. 2200 North Road to which Smith responded yes.

Motion by Haag, second by Vietti to recommend approval of Case SU-9-23 Esmen Solar 2, LLC to the County Board. **Motion carried on roll call vote. Ayes:** Earing, Vietti, Haag, Lovell, Ritter and Barickman **Nays:** Fehr **Absent:** None

Solid Waste Update

Miller reported that they have not received anything noteworthy from the landfills to report.

Other Issues to Come Before the Committee

Uselding informed the committee that the electronic recycling event will be held on November 4, 2023 at the old Kmart parking lot.

Hartley provided a copy of a draft ordinance for the county to review regarding battery storage, noting future discussion will take place.

Public comment

The floor was opened for public comment.

Review and Approval of Bills

Motion by Ritter, second by Haag to approve the bills as submitted. **Motion carried on voice vote.**

Adjournment:

Motion by Vietti, second by Haag to adjourn the meeting. **Motion carried on voice vote.**

The meeting was adjourned at 6:55 p.m.

Patricia Merlino, Administrative Assistant
Livingston County Regional
Planning Commission