

LIVINGSTON COUNTY BOARD  
AGRICULTURE, ZONING AND EMERGENCY SERVICES COMMITTEE  
MINUTES OF THE FEBRUARY 5, 2024 MEETING

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

Present: Steven Lovell, Gerald Earing, Michael Haag, Jack Vietti, Joel Barickman, Rebekah Fehr

Absent: Paul Ritter

Board Members Present: James Carley, Bob Weller, Seth Welch, Bill Mays, Mark Runyon, Marty Fannin

Also Present: Zoning Director Brittney Miller, Executive Director Alina Hartley, and Attorney Andrew Keyt (Heyl Royster)

Earing requested to amend the agenda, moving the solar cases before the text amendments. Motion by Haag, second by Vietti to approve the agenda as amended. **Motion carried with all ayes.**

The Committee reviewed the minutes of the January 3, 2024 meeting. Motion by Haag, second by Lovell to approve the minutes as submitted. **Motion carried with all ayes.**

**Business:**

**Case SU-19-23 – 1400 East Solar 1, LLC**

Miller reported this zoning case pertains to the review of a proposed special use to develop a 5 MW solar farm on approximately 30 acres of a 104.3-acre tract of land in an AG, Agricultural District located near Blackstone. Miller noted that this case was unanimously recommended for approval at both the Regional Planning Commission and Zoning Board of Appeals.

Motion by Lovell, second by Haag to recommend approval of Zoning Case SU-19-23 to the full county board. **Motion carried on roll call vote. Ayes:** Steven Lovell, Gerald Earing, Michael Haag, Jack Vietti, Joel Barickman and Rebekah Fehr **Nays:** None **Absent:** Paul Ritter

**Case SU-20-23 – 2700 East Solar 1, LLC**

Miller reported this zoning case pertains to the review of a proposed special use to develop a 5 MW solar farm on approximately 35.3 acres of a 113.97-acre tract of land in an AG, Agricultural District located in unincorporated Dwight. Miller noted that this case was unanimously recommended for approval at both the Regional Planning Commission and Zoning Board of Appeals.

Motion by Vietti, second by Lovell to recommend approval of Zoning Case SU-20-23 to the full county board. **Motion carried on roll call vote. Ayes:** Steven Lovell, Gerald Earing, Michael Haag, Jack Vietti and Joel Barickman **Nays:** Rebekah Fehr **Absent:** Paul Ritter

### **Case SU-1-24 – Pontiac Renewables, LLC**

Miller reported this zoning case pertains to the review of a proposed special use to develop a 4.998 MW solar farm on approximately 30.5 acres of a 46.6-acre tract of land in an AG, Agricultural District located near Pontiac. Miller noted that this case was unanimously recommended for approval at both the Regional Planning Commission and Zoning Board of Appeals.

Motion by Vietti, second by Barickman to recommend approval of Zoning Case SU-1-24 to the full county board. **Motion carried on roll call vote. Ayes:** Steven Lovell, Gerald Earing, Michael Haag, Jack Vietti and Joel Barickman **Nays:** Rebekah Fehr **Absent:** Paul Ritter

### **Case ZT-6-23 – Livingston County Board**

Miller reported this is a proposed zoning text amendment to revise Chapter 56 - Zoning, Article VIII-B Commercial Solar Energy Facilities of the Livingston County Code of Ordinances, adding regulations to Battery Energy Storage Systems on a commercial solar energy facility.

Keyt presented the Committee with the changes that the Zoning Board of Appeals recommended.

Motion by Barickman, second by Haag to recommend approval of Zoning Case ZT-6-23 to the full county board. **Motion carried on roll call vote. Ayes:** Steven Lovell, Gerald Earing, Michael Haag, Jack Vietti and Joel Barickman **Nays:** Rebekah Fehr **Absent:** Paul Ritter

### **Case ZT-7-23 – Livingston County Board**

Miller reported this is a proposed zoning text amendment to revise Chapter 56 - Zoning, Article VIII Commercial Wind Energy Facilities of the Livingston County Code of Ordinances, adding regulations to Battery Energy Storage Systems on a commercial wind energy facility.

Keyt presented the Committee with the changes that the Zoning Board of Appeals recommended.

Motion by Vietti, second by Barickman to recommend approval of Zoning Case ZT-7-23 to the full county board. **Motion carried on roll call vote. Ayes:** Steven Lovell, Gerald Earing, Michael Haag, Jack Vietti and Joel Barickman **Nays:** Rebekah Fehr **Absent:** Paul Ritter

### **Solid Waste Update:**

Miller reported that she received a semi-annual report from the American Disposal Services of Illinois, Inc. – Livingston Landfill for July 1, 2023 through December 31, 2023, mentioning that she will be sending this out to Committee members via email.

Miller reported that she met with the Livingston Landfill for a quarterly meeting and discussed the projects that will take place this year as well as the borrow pit application that should be filed between March and April.

### **Other Issues to Come Before the Committee:**

Miller reported that Cayuga Ridge provided an update regarding the turbine that caught fire, noting that the company wishes to repower in 2027 and has requested to cap the turbine to eliminate any burnt materials. An official request will be submitted with the repower application.

It was consensus of the Committee to schedule an E-Recycling event for April 6, 2024.

**Public comment:**

The floor was open for public comment.

**Review and Approval of Bills:**

Motion by Vietti, second by Lovell to approve the bills as submitted. **Motion carried with all ayes.**

**Adjournment:**

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

The meeting was adjourned at 6:40 p.m.

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Brittney Miller, Administrator  
Livingston County Regional  
Planning Commission