

LIVINGSTON COUNTY BOARD
AGRICULTURE, ZONING COMMITTEE
MINUTES OF THE JUNE 3, 2024 MEETING

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

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

Absent: Steven Lovell, and Rebekah Fehr

Board Members Present: Bob Weller, Marty Fannin, Linda Ambrose, Craig Monson, and James Carley

Also Present: Zoning Director Brittney Miller, Executive Director Alina Hartley, Zoning Administrative Assistant Angie Teske, Scott Dehm, and Tammy Dehm

Earing called to reorder the agenda switching item A and B. Motion by Ritter, second by Haag to approve the agenda as amended. **Motion carried by voice vote with all ayes.**

The Committee reviewed the minutes of the May 6, 2024 meeting. Motion by Ritter, second by Haag to approve the minutes as submitted. **Motion carried by voice vote with all ayes.**

Business:

Case SU-4-24 AC Power 51, LLC

This zoning case pertains to the review of a proposed special use to develop a 4.99 MW solar farm on approximately 25.1 acres of a 90.83-acre tract of land in an I2, General Industrial District, located near Streator.

Miller gave an overview of the of the case.

Motion by Vietti, second by Ritter to recommend approval as presented to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Paul Ritter, Michael Haag, Jack Vietti, and Joel Barickman **Nays:** None **Absent:** Steve Lovell, Rebekah Fehr

Other Issues to Come Before the Committee:

Hartley addressed a new state law concerning the State's CO2 moratorium, noting that the Committee may wish to consider additions to the ordinance where authority still exists. Discussion took place.

Case SF-1-24 Dehm

This zoning case pertains to the review of a proposed 2 lot subdivision of property located in Section 22 of Pike Township, near Chenoa, IL.

Miller gave an overview of the case.

During the case overview, Miller noted that the ZBA imposed a condition that Dehm plat a 30-foot frontage road leading to the rear property. This was to ensure road access in case Dehm decided to sell the business located in the southern parcel. However, it was noted that addition of the frontage road caused additional issues on both sides of the property. Miller addressed the two easements on the applicant's plat of survey and questioned if the easements are sufficient. Hartley indicated that Andy Keyt (Heyl, Royster, Voelker & Allen, P.C) is reviewing the case to provide an opinion. Discussion took place regarding the use of the easement for access. Consensus of the Committee was to allow the use of the easement pending final attorney review and approval.

Motion by Ritter, second by Haag to recommend the board approve the subdivision utilizing the easement, pending final attorney review and approval. **Motion carried on roll call vote with all ayes. Ayes:** Gerald Earing, Paul Ritter, Michael Haag, Jack Vietti, and Joel Barickman **Nays:** None **Absent:** Steven Lovell, Rebekah Fehr

Solid Waste Update:

Miller advised there was nothing to report.

Public comment:

The floor was open for public comment.

Review and Approval of Bills:

Motion by Barickman, second by Ritter 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 6:24 p.m.

Angie Teske, Administrative Assistant
Livingston County Regional
Planning Commission

