

LIVINGSTON COUNTY BOARD
AGRICULTURE & ZONING COMMITTEE
MINUTES OF THE SEPTEMBER 4, 2024 MEETING

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

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

Absent: Paul Ritter

Board Members Present: Bob Weller, Marty Fannin, Craig Monson, Gina Manker, Bill Mays, and James Carley

Also Present: Zoning Director Brittney Miller, Executive Director Alina Hartley, Zoning Administrative Assistant Angie Teske, Andrew Keyt (Heyl, Royster, Voelker & Allen, P.C), States Attorney Michael Regnier, Kristin Clay (Landowner), Randy Irvin (Landowner), Brad Franklin (Landowner), Tom Kulasik (Landowner)

Earing called for any additions or changes to the revised agenda. Motion by Vietti, second by Lovell to approve the revised agenda. **Motion carried by voice vote with all ayes.**

The Committee reviewed the minutes of the August 5, 2024 meeting. Motion by Fehr, second by Lovell to approve the minutes as submitted. **Motion carried by voice vote with all ayes.**

The Committee reviewed the minutes of the August 15, special 2024 meeting. Motion by Vietti, second by Haag to approve the minutes as submitted. **Motion carried by voice vote with all ayes.**

Business:

SU-12-24 Long Point 1, LLC

This zoning case pertains to the review of a proposed special use to develop a 5 MW solar farm on approximately 26.91 acres of a 39.79-acre tract of land in an AG, Agriculture District located in Section 1 of Long Point Township in unincorporated Long Point.

Miller gave an overview of the of the case.

A member expressed concerns regarding co-located solar farms applying as individual projects.

Motion by Haag, second by Lovell to recommend approval of SU-12-24 Long Point 1, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Michael Haag, Jack Vietti, and Steve Lovell **Nays:** Joel Barickman, Rebekah Fehr **Absent:** Paul Ritter

SU-13-24 Long Point 2A, LLC and SU-14-24 Long Point 2B, LLC

These zoning cases pertain to the review of two proposed special uses to develop two co-located 5 MW

solar farms on a 78.24-acre tract of land in an AG, Agriculture District located in Section 2 of Long Point Township in unincorporated Long Point.

Motion by Haag, second by Earing to recommend approval of SU-13-24 Long Point 2A, LLC and SU-14-24 Long Point 2B, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Michael Haag, Jack Vietti, and Steve Lovell **Nays:** Joel Barickman, Rebekah Fehr **Absent:** Paul Ritter

Case SU-15-24 Rooks Creek Solar, LLC

This zoning case pertains to the review of a proposed special use to develop a 5 MW solar farm on approximately 31 acres of a 41.56-acre tract of land in an AG, Agriculture District located in Section 3 of Eppards Point Township in unincorporated Pontiac.

Motion by Earing, second by Vietti to recommend approval of SU-15-24 Rooks Creek Solar, LLC to the full county board. **Motion carried on roll call vote with all ayes. Ayes:** Gerald Earing, Michael Haag, Jack Vietti, Steve Lovell, and Rebekah Fehr **Nays:** Joel Barickman **Absent:** Paul Ritter

Request for Solar Ordinance Amendments - Trajectory Energy

Keyt reviewed the applicant's requests concerning liability insurance for solar developers and noise complaint procedures. He explained the current ordinances and how the proposed changes would affect them. The general consensus was to have legal counsel examine the requests and discuss them at a future hearing. There was no action taken on this request.

Case SU-5-24 Illinois Generation, LLC a.k.a Heritage Prairie Wind

Chairman Earing recused himself from the case, whereby Haag led the meeting. Discussion took place regarding a reconsideration of the County Board's decision to refer Heritage Prairie Wind back to the Zoning Board of Appeals for additional clarification. The floor was open for questions with States Attorney Regnier and Andrew Keyt. There was no action taken on this case.

Miller requested clarification on the members' requirements for a final solar inspector. Members indicated that a certified electrician or an engineering firm will qualify as a final solar inspector, however, it was noted that several agencies specialize in solar farm inspections.

Solid Waste Update:

Earing noted that the E-Recycling event will take place on Saturday, November 16, 2024.

Miller advised there was nothing to report.

Other Issues to Come Before the Committee:

Miller reported that three solar farm building permits have been issued and provided updates on other solar farm permits, along with information on future wind farm permits.

Public comment:

The floor was open for public comment.

Review and Approval of Bills:

Motion by Vietti, second by Barickman 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 6:38 p.m.

Brittney Miller, Administrator
Livingston County Regional
Planning Commission