

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

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

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

Absent: None

Board Members Present: Bob Weller, Bill Mays, Craig Monson, and Linda Ambrose

Also Present: Zoning Administrator Brittney Miller, Executive Director Alina Hartley, Zoning Administrative Assistant Angie Teske, Bayley Bellers (AES Clean Energy), Jay Bider (Yeshivas Kesser Yonah), Chaim Krausz (Yeshivas Kesser Yonah), Tom Kulasik, Chuck Hicks

Earing called for any additions or amendments to the agenda with none requested. Motion by Ritter, second by Vietti to approve the agenda as presented. **Motion carried by voice vote with all ayes.**

The Committee reviewed the minutes of the October 7, 2024 meeting. Motion by Haag, second by Lovell to approve the minutes as submitted. **Motion carried by voice vote with all ayes.**

Business:

SU-18-24 Yeshivas Kesser Yonah

This zoning case pertains to the review of a proposed special use to operate a private retreat/camp an Ag, Agriculture/FP Flood Plain District. The property is located on a 50.22-acre tract of land in an AG, Agriculture District located in Section 34 of Newtown Township in unincorporated Manville.

Miller gave an overview of the case. It was noted that the Zoning Board of Appeals made a motion to change the title of the case from retreat/campground, to simply retreat/camp. Miller discussed the title change, stating that the Special Use ordinance does not have regulations for retreat/camp, therefore, the committee would need to define the case based on the Special Use ordinance.

Bider and Krausz discussed the future plans for Yeshivas Kesser Yonah, indicating that 15 prefabricated homes will be placed for additional housing. There was discussion regarding potential titles and the corresponding building regulations.

Motion by Ritter, second by Vietti to recommend approval of SU-18-24 Yeshivas Kesser Yonah to the full county board pending approval of title from the State's Attorney. **Motion carried on roll call vote.**
Ayes: Gerald Earing, Jack Vietti, Steven Lovell, Joel Barickman, Paul Ritter, Rebekah Fehr, and Michael Haag **Nays:** None **Absent:** None

Case SU-9-18 Vermillion Solar 1, LLC- Extension

This zoning case pertains to the review of a proposed extension of a previously approved special use to develop a 2 MW solar farm on a 76-acre tract of land in an AG, Agricultural District located in unincorporated Pontiac.

Miller gave an overview of the extension, noting that the applicant has obtained a building permit and has started construction. Bellers updated the Committee on Vermillion Solar 1 and Vermillion Solar 2, indicating that the extension is due to racking delays and supply chain shortages. Bellers noted that Vermillion 1 is expected to be mechanically complete by the end of 2024, Vermillion 2 by May 2025, and that the proposed extension would conclude in June 2025.

Motion by Haag, second by Lovell to recommend approval of a 6-month extension of case SU-9-18 Vermillion 1 Solar, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Jack Vietti, Steven Lovell, Joel Barickman, Paul Ritter, Rebekah Fehr, and Michael Haag **Nays:** None **Absent:** None

Case SU-10-18 Vermillion Solar 2, LLC- Extension

This zoning case pertains to the review of a proposed extension of a previously approved special use to develop a 2 MW solar farm on a 76-acre tract of land in an AG, Agricultural District located in unincorporated Pontiac.

Motion by Ritter, second by Vietti to recommend approval of a 6-month extension of case SU-10-18 Vermillion Solar 2, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Jack Vietti, Steven Lovell, Joel Barickman, Paul Ritter, Rebekah Fehr, and Michael Haag **Nays:** None **Absent:** None

Request for Zoning Ordinance Amendment

Hartley addressed the letter of advice provided by attorney Andrew Keyt, concerning Trajectory Energy's request for an amendment to the solar farm ordinance. Keyt advised that the current wording of the ordinance is adequate and does not need to be altered.

Fehr discussed the language of the wind farm ordinance and requested that legal counsel review and revise the sections on doppler radar and shadow flicker for clarity. The general consensus was to have legal counsel review the ordinance.

Other Issues to Come Before the Committee:

Earing reminded the committee members that the E-Recycling Event will be held on November 16, 2024. Ritter emphasized the importance of members volunteering at the event.

Public comment:

The floor was open for public comment.

Review and Approval of Bills:

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

Adjournment:

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

The meeting was adjourned at 6:30 p.m.

Brittney Miller, Administrator
Livingston County Regional
Planning Commission