

LIVINGSTON COUNTY BOARD  
AGRICULTURE AND ZONING COMMITTEE  
MINUTES OF THE MAY 6, 2024 MEETING

Committee Vice Chair Paul Ritter called the meeting to order at 6:00 p.m.

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

Absent: None

County Board Members: Marty Fannin, Bill Mays, Seth Welch, Linda Ambrose, Craig Monson, and Bob Weller

Also Present: Zoning Administrator Brittney Miller, Zoning Administrative Assistant Angie Teske, Executive Director Alina Hartley, Andrew Keyt (Heyl, Royster, Voelker & Allen), Ben Schneider (Applicant)

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

The Committee reviewed the minutes of the April 1, 2024 meeting. Motion by Earing, second by Barickman to approve the minutes as submitted. **Motion carried with all ayes.**

**Business:**

**SU-10-18 Vermillion Solar II LLC Decommissioning Plan**

This zoning case pertains to the review of a decommissioning plan of a previously approved special use to develop a 2 MW solar farm on approximately 20 acres of a 76-acre tract of land in an AG, Agricultural District located in unincorporated Pontiac. The Regional Planning Commission and Zoning Board of Appeals have approved his case.

Miller gave an overview of the decommissioning plan of a \$135,000 bond that was presented for the Committee's consideration.

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

**V-2-24 Schneider Airport**

This zoning case pertains to the review of a proposed variance to bypass the fencing and living buffer requirements on a proposed airport located in unincorporated Flanagan. The Regional Planning Commission and Zoning Board of Appeals have approved his case.

Miller gave an overview of the zoning case.

Ben Schneider, owner and operator of airport, reported that the Federal Aviation Administration (FAA) determined that the project is considered a Restricted Landing Area, therefore, the airstrip will be private use and will be used recreationally. Schneider indicated that the FAA advised that the airstrip has no obstructions and having so would negate the project.

Motion by Barickman, second by Vietti to recommend approval of V-2-24 as presented to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Steve Lovell, Michael Haag, Jack Vietti, Paul Ritter, and Joel Barickman **Nays:** Rebekah Fehr **Absent:** None

### **SU-3-24 – Schneider Airport**

This zoning case pertains to the review of a special use to operate an airport on a 20-acre tract of land located in an AG, Agricultural District in unincorporated Flanagan. The Regional Planning Commission and Zoning Board of Appeals have approved his case.

Miller gave an overview of the zoning case.

Motion by Haag, second by Earing to recommend approval of SU-3-24 as presented to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Steve Lovell, Michael Haag, Jack Vietti, Paul Ritter, and Joel Barickman **Nays:** Rebekah Fehr **Absent:** None

### **Zoning Text Amendment – Tourist Home**

Andrew Keyt was present to discuss the proposed amendment to the zoning ordinance concerning tourist homes. Keyt recommended that tourist homes are permissible in all zoning districts.

Motion by Haag, second by Vietti to recommend approval of the text amendment to the full county board. **Motion carried on roll call vote with all ayes. Ayes:** Gerald Earing, Steve Lovell, Michael Haag, Jack Vietti, Paul Ritter, and Joel Barickman **Nays:** None **Absent:** None

### **Zoning Text Amendment – Kennel**

Keyt discussed the proposed amendment to the zoning ordinance concerning kennels. Keyt recommended that the definition and meaning of kennel follow the State of Illinois's definition of kennels.

Motion by Haag, second by Barickman to recommend approval of the text amendment to the full county board. **Motion carried on roll call vote with all ayes. Ayes:** Gerald Earing, Steve Lovell, Michael Haag, Jack Vietti, Paul Ritter, and Joel Barickman **Nays:** None **Absent:** None

### **Zoning Text Amendment – Regional Planning Commission**

Keyt discussed the proposed amendment to the zoning ordinance to the amend the definition of the Regional Planning Commission.

Motion by Earing, second by Vietti to recommend approval of the text amendment to the full county board. **Motion carried on roll call vote with all ayes. Ayes:** Gerald Earing, Steve Lovell, Michael Haag, Jack Vietti, Paul Ritter, and Joel Barickman **Nays:** None **Absent:** None

Action items “g. Zoning Text Amendment – Airports” and “h. Ordinance – Regional Planning Commission” were switched.

### **Ordinance – Regional Planning Commission**

Keyt discussed the proposed amendment to the zoning ordinance concerning Regional Planning Commission, amending the definition, powers, and duties of the Regional Planning Commission. Keyt advised the ordinance be updated to improve the efficiency of the zoning process.

Motion by Haag, second by Barickman to recommend approval of the text amendment to the full county board. **Motion carried on roll call vote with all ayes. Ayes:** Gerald Earing, Steve Lovell, Michael Haag, Jack Vietti, Paul Ritter, and Joel Barickman **Nays:** None **Absent:** None

### **Zoning Text Amendment – Airports**

Keyt discussed the proposed amendment regarding airports, heliports, and vertiports. Keyt advised that the members update the setback requirements to accommodate each type of aircraft service.

Motion by Haag, second by Barickman to recommend approval of the text amendment to the full county board. **Motion carried on roll call vote with all ayes. Ayes:** Gerald Earing, Steve Lovell, Michael Haag, Jack Vietti, Paul Ritter, and Joel Barickman **Nays:** None **Absent:** None

### **E-Recycle Event Discussion**

Earing informed the committee that the E-Recycle Event was successful, with many volunteers and almost 3 semi-trucks were occupied. Miller noted that the event received over 18,000 pounds of electronics to recycle.

### **Solid Waste Update:**

Miller advised that Republic Services has been made aware of debris along Interstate 55 and are taking action to clean the area.

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

Earing introduced Angie Teske as the new administrative assistant in the Zoning Department.

### **Public comment:**

The floor was open for public comment.

### **Review and Approval of Bills:**

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

**Adjournment:**

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

The meeting was adjourned at 6:50 p.m.

---

Brittney Miller, Administrator  
Livingston County Regional  
Planning Commission