

LAND USE COMMITTEE MINUTES

DATE OF MEETING: August 14, 2023 at 5:30 p.m. County Building

MEMBERS PRESENT: Claro Carter, Joe Witte, Pat Ryan, Melonie Tilley and Megan Myers. Also present, Dee Rentmeister – County Administrator/Interim Zoning Administrator.

MEMBERS ABSENT: None

SUMMARY OF DISCUSSION:

- No one was present to speak to the committee.
- Motion by Myers, 2nd by Ryan to approve last month's minutes. Voice vote, motion carried.
- Motion by Tilley, 2nd by Ryan to approve the claims. Witte asked about the Cloudpermit bill/software maintenance bill. Wonder if the software package was beneficial compared to the expense. Asked how many permits utilized the software. Dee explained that all permits are entered into Cloudpermit but that approximately 25% of permits are still submitted via paper. Voice vote, motion carried.
- No discussion on the solar ordinance. The RPC will begin review tomorrow night.
- Carter informed the committee that he had reviewed the landfill host fee agreement and that it is quite lengthy. Since the company has been sold Carter wondered if the agreement was binding. He stated that he was asked if the county had any oversight as to what was going into the landfill. Carter also stated that he felt that the new company (GFL) needed to sign off on the current host fee agreement.
- Committee discussed reviewing the wind ordinance. Committee felt that it would be best to have the current ordinance along with the draft of revisions that the RPC was working on to compare the two. Will work on review/potential revisions next month.
- Carter asked if there had been any response to the violation notice to Enel. Dee indicated that she had not heard anything back. General discussion on a follow-up letter.
- Witte discussed with the committee about a severe storm warning issued for Logan County on August 11. The windfarm did not curtail during this warning for Logan County. The curtailment condition indicates that the windfarm should also curtail when a severe weather warning is issued for Logan County. Discussed whether a fine could be assessed. Should a letter be sent notifying Enel that they should have curtailed, and the county expects them to abide by the curtailment condition.
- Witte asked if there had been any contact with the FAA concerning the lights that Mr. Husted brought up last month. Dee indicated that if anyone feels that a violation of the lighting – FAA requirements – they should contact the FAA directly since they have the authority concerning the lights.
- Discussion on the noise study – whether it had begun. Dee will contact the consultant to see if the study has been started.
- Motion by Tilley, 2nd by Witte to adjourn at 6:09 p.m. Voice vote, motion carried.

COMMITTEE ACTION:

- Approve last month's minutes.
- Approve the claims.

RECOMMENDATIONS TO THE FULL BOARD:

None

DATE OF NEXT MEETING: September 11, 2023 at 5:30 p.m.

**AGENDA FOR THE
LAND USE COMMITTEE**

Date and Time of Meeting: August 14, 2023 at 5:30 p.m. County Building

1. Call Meeting to Order
2. Roll Call
3. Persons Wishing to Address the Committee/ Public Comment (If requesting action, also list below in section 4)
 - A.
 - B.
4. Items for Discussion and Possible Action
 - A. Approve last month's minutes
 - B. Approve claims
 - C. Review solar ordinance for text updates
 - D. Review wind ordinance for text updates
 - E. Landfill Agreement
5. Items for Discussion Only (No Action Requested)
 - A.
 - B.
 - C.
6. Executive Session:
 - A.

Posted: August 9, 2023 at 11:25 a.m.

By: Dee Dee Rentmeister

Permit number	Legal address	Property ID	Work target	Issued date	Permit fees total	Cost of construction
2023-039	Wilson Twp	03-25-300-004	Shed	23-07-05	\$ 90.00	\$ 15,000.00
2023-041	Texas Township	12-14-200-010	Solar panel, ground mount	23-07-10	\$ 300.00	\$ 77,684.00
2023-042	Creek Township	13-05-300-010	Attached Garage	23-07-10	\$ 40.00	\$ 12,000.00
2023-043	Santa Anna - Farmer City	05-28-147-008	Fence	23-07-10	\$ 25.00	\$ 1,500.00
2023-041-1	Texas Township	12-14-200-010	Solar panel, ground mount	23-07-14	\$ -	\$ -
2023-044	Santa Anna Twp - Farmer City	05-32-202-002	Single-family dwelling	23-07-14	\$ 100.00	\$ 271,000.00
2023-040	Santa Anna - Farmer City	05-28-183-007	Shed	23-07-17	\$ 40.00	\$ 10,000.00
2023-045	Turnbridge twp - Kenney	11-16-426-005	Detached Garage	23-07-18	\$ 60.00	\$ 7,000.00
2023-046	Waynesville twp - Waynesville	01-29-314-004	Porch	23-07-18	\$ 40.00	\$ 900.00
2023-047	Waynesville/ Barnett Township	06-07-200-005	Pole Barn	23-07-20	\$ -	\$ 60,000.00
2023-048	Clintonia Township	07-22-100-012	Pole Barn	23-07-26	\$ -	\$ 72,000.00
2023-049	Waynesville villegelots 18 & 19 ex .15 A	01-32-103-010	Single-family dwelling	23-07-26	\$ 40.00	\$ 16,000.00
2023-051	Clintonia township Northrdge estates NO 2	07-22-400-040	Inground Pool	23-07-27	\$ 90.00	\$ 50,000.00
2023-050	Creek Twp	14-09-410-012	Solar panel, ground mount	23-07-27	\$ 150.00	\$ 34,335.00
2023-052	Creek township Lane second addition	13-10-160-007	Shed	23-07-27	\$ 40.00	\$ 8,000.00

**2023 - CLINTON LANDFILL No. 3 (includes IWU)
VOLUMES**

Month	Total Tons	CCR Tons	All Exempt Tonnages	All Subject to IEPA Fee Tonnages	State Fees Paid Out	County Fees Paid Out
JAN	33,598.23	0.00	0.13	33,598.10	\$ 74,587.78	\$85,339.50
FEB	32,779.11	0.00	0.00	32,779.11	\$ 72,769.62	\$63,288.94
MAR	42,035.39	0.00	0.00	42,035.39	\$ 93,318.57	\$106,768.89
TOTAL	108,412.73	0.00	0.13	108,412.60	\$ 240,675.97	\$275,368.33
APR	33,391.86	0.00	212.74	33,179.12	\$ 73,657.65	\$84,815.32
MAY	48,105.50	0.00	23.00	48,082.50	\$ 106,743.15	\$122,167.97
JUN	41,886.61	0.00	0.00	41,886.61	\$ 92,988.27	\$106,391.99
TOTAL	123,383.97	0.00	235.74	123,148.23	\$ 273,389.07	\$313,395.28
JUL				0.00	\$ -	\$0.00
AUG				0.00	\$ -	\$0.00
SEPT				0.00	\$ -	\$0.00
TOTAL	0.00	0.00	0.00	0.00	\$ -	\$0.00
OCT				0.00	\$ -	\$0.00
NOV				0.00	\$ -	\$0.00
DEC				0.00	\$ -	\$0.00
TOTAL	0.00	0.00	0.00	0.00	\$ -	\$0.00
GRAND TOTAL	231,796.70	0.00	235.87	231,560.83	\$ 514,065.04	\$568,763.62

As of 1/1/15, the county host fee is \$2.54 per ton, except CCR waste is at the rate of \$1.00 per ton. Annual adjustments begin 1/1/2031 (no adjustments for CCR waste).

2022 - IWU
VOLUMES

Included in No. 3 total

Month	Total Cubic Yard	Total - Tons	All Exempt Tonnes	All Subject To Fee Tonnes	State Fees Paid Out
JAN		0.00	0.00	0.00	\$ -
FEB		0.00	0.00	0.00	\$ -
MAR		0.00	0.00	0.00	\$ -
TOTAL	0	0.00	0.00	0.00	\$ -
APR			0.00	0.00	\$ -
MAY				0.00	\$ -
JUN				0.00	\$ -
TOTAL	0	0.00	0.00	0.00	\$ -
JUL		0.00	0.00	0.00	\$ -
AUG		0.00	0.00	0.00	\$ -
SEPT		0.00	0.00	0.00	\$ -
TOTAL	0	0.00	0.00	0.00	\$ -
OCT		0.00	0.00	0.00	\$ -
NOV		0.00		0.00	\$ -
DEC		0.00		0.00	\$ -
TOTAL	0	0.00	0.00	0.00	\$ -
GRAND TOTAL	0	0.00	0.00	0.00	\$ -

2023 - CLINTON
TRANSFER STATION
VOLUMES

Month	Total Tons		
JAN	113.22		
FEB	89.04		
MAR	112.73		
TOTAL	314.99		
APR	108.76		
MAY	104.38		
JUN	95.59		
TOTAL	308.73		
JUL	0.00		
AUG	0.00		
SEPT	0.00		
TOTAL	0.00		
OCT	0.00		
NOV	0.00		
DEC	0.00		
TOTAL	0.00		
GRAND TOTAL	623.72		