

LAND USE COMMITTEE MINUTES

DATE OF MEETING: October 9, 2018 at 5:30 p.m. DeWitt County Building

MEMBERS PRESENT: Melonie Tilley, Jay Wickenhauser, Camille Redman at 5:35 p.m., Randy Perring and Sue Whitted- Chair. Also, present – Angela Sarver, Zoning Administrator.

MEMBERS ABSENT: None

SUMMARY OF DISCUSSION:

- Motion by Perring, 2nd by Tilley to approve claims.
- Motion by Wickenhauser, 2nd by Tilley to approve August minutes. Voice vote, motion carried.
- Dave Bryant and Ron Welk from Clinton Landfill were present go over reports. (Attached to minutes.) No violations were found at the September inspection.
- Presentation from Allie Loschen with Novel Energy Solutions related to solar wind farms. Discussion on the information provided concerning solar wind and incentives from the State – Renewable energy credits that are available if a project is approved by the January 2019 cutoff date; number of leases that have been signed in DeWitt County. Committee asked Allie Loschen to attend the county board meeting this month and give her presentation.
- Diane Peck Addition – 2 lot minor subdivision final plat. Angie presented to committee and also indicated that this will have to go before the City of Clinton since it is within a mile and half of city limits. Motion by Perring, 2nd by Redman to recommend to the full board to approve the Diane Peck subdivision final plat. Voice vote, motion carried.
- General discussion among committee concerning solar farms, the lottery with the State for incentives and other solar farm companies in other counties and sizes of farms.
- Motion by Perring, 2nd by Redman to adjourn. Voice vote, motion carried.

COMMITTEE ACTION:

Approve August minutes.

Approve claims.

Recommend to full board to approve Diane Peck subdivision final plat.

RECOMMENDATIONS TO THE FULL BOARD:

Recommend to full board to approve Diane Peck subdivision final plant.

**AGENDA FOR THE
DEWITT COUNTY BOARD**

Finance Committee Land Use Committee Property Committee
 Public Safety Committee Road & Bridge Committee CenCom

Date and Time of Meeting: October 9, 2018 at 5:30 p.m. County Board Room

1. Call Meeting to Order
2. Roll Call
3. Persons Wishing to Address the Committee (If requesting action, also list below in section 4)
4. Items for Discussion and Possible Action
 - A. Approve Claims
 - B. Approve of August 7, 2018 meeting minutes
 - C. Diane Peck Addition (2 Lot Minor) – Subdivision Final Plat
5. Items for Discussion Only (No Action Requested)
 - A. Clinton Landfill Quarterly Report
 - B. Allie Loschen – Novel Energy Solutions
 - C. Zoning Monthly Report
6. Executive Session:
7. Recommendations:

Posted: October 3, 2018 at 9:20AM by: Angie Sarver, Zoning Administrator

PERMITS ISSUED 9/1/2018 THRU 9/30/18

Permit #	Date	Fee	Est. Cost of Construction	Issued For	Location
7292	9/4/2018	\$25.00	\$500.00	Porch	Santa Anna - Farmer City
7293	9/4/2018	\$25.00	-	Deck	Clintonia -Sub
7294	9/4/2018	\$25.00	-	Deck	Clintonia -Sub
7295	9/4/2018	\$35.00	-	Mobile Home	Clintonia -Sub
7296	9/4/2018	\$35.00	-	Mobile Home	Clintonia -Sub
7297	9/5/2018	\$60.00	\$20,000.00	Attached Garage	Nixon - Weldon
7298	9/18/2018	\$25.00	\$1,500.00	Porch with Ramp	Santa Anna - Farmer City
7299	9/19/2018	\$100.00	\$90,000.00	2 Room Additions + Attached 3 car garage	Creek
7300	9/24/2018	\$25.00	\$5,700.00	Fence	Santa Anna - Farmer City
7301	9/24/2018	\$0.00	\$10,000.00	Ag Tunnel	Creek
7302	9/26/2018	\$40.00	\$3,000.00	Storage Shed	Creek -Sub
		\$395.00		Permit Fees	
			\$130,700.00	Estimated Construction Cost	

32 Inspections for the Month

3 Staking, 4 Foundation, 8 Enclosure, 16 Final, 1 Bldg/Zoning/Nuisance Violation.

11 new permits came in and Issued

371 miles including mileage to IACZO Annual Meeting

Year To Date	Total Permits	September Permits	Total New Residences	Multi Family
2015	129	15	23	1
2016	130	10	11	0
2017	166	15	11	0
2018	100	11	14	0

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Clinton Landfill Report

1. Landfill Operations Report
 - a. Volume report
 - b. Current non-construction activities
 - c. Construction activities
2. Permitting Activities
 - a. IEPA Bureau of Land Permits
 - b. IEPA Bureau of Air Permits
3. Compliance Report
 - a. Recent inspections
4. Other

Summary of Clinton Landfill No. 3 2017/2018 Volumes and Host Fee Payments

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Final Third Quarter 2017 Receipts:	84,973.84 tons
Final Third Quarter 2017 Host Fee Payment:	\$209,785.79
Final Fourth Quarter 2017 Receipts:	86,783.01 tons
Final Fourth Quarter 2017 Host Fee Payment:	\$213,330.99
Final First Quarter 2018 Receipts:	80,892.10 tons
Final First Quarter 2018 Host Fee Payment:	\$199,279.11
Final Second Quarter 2018 Receipts:	91,578.36 tons
Final Second Quarter 2018 Host Fee Payment:	\$221,710.90
July 2018 Receipts:	31,429.46 tons
August 2018 Receipts:	33,175.90 tons
September 2018 Receipts:	29,622 tons (<i>estimated</i>)

Next fee payment due October 20th for 3rd Quarter Host Fees

IEPA BUREAU OF LAND PERMIT APPLICATION SUMMARY

Clinton Landfill Nos. 1, 2 and 3

As of October 1, 2018

FACILITY	LOG NO.	DESCRIPTION	RECEIVED DATE	IEPA DECISION DUE DATE
Clinton Landfill No. 1	2018-204	Proposes intrawell values for groundwater well G108. Well was historically dry but more recently has yielded enough water to sample.	5/17/18	10/14/18
Clinton Landfill No. 1	2018-391	Alternate source demonstration for 2Q 2018 - The increases are not attributable to the facility. Also proposes to replace four older wells that were inspected with a camera and determined to be compromised.	8/31/18	11/29/18
Clinton Landfill No. 2	2016-383	Periodic gas probe assessment report concluding that significant landfill gas is not present and the system is adequately controlling gas.	8/29/16	10/10/18
Clinton Landfill No. 2	2016-388	Request to change groundwater monitoring to semi-annual frequency as is allowed five years after closure and certain criteria are met.	9/1/16	12/24/18
Clinton Landfill No. 3	2016-536	Required landfill gas assessment report for certain perimeter monitoring devices.	12/19/16	10/10/18
Clinton Landfill No. 3	2018-092	Application to operate newly installed leachate recirculation wells	3/6/18	Approved
Clinton Landfill No. 3	2018-093	Application to operate newly installed gas extraction wells and associated equipment	3/6/18	Approved
Clinton Landfill No. 3	2018-140	Alternate source demonstration for 4Q 2017 - conditions are representative of natural conditions and not attributable to the facility.	4/5/18	10/28/18
Clinton Landfill No. 3	2018-155	Proposes new intrawell values and routine detection monitoring for four well/parameter pairs.	4/16/18	Approved

IEPA BUREAU OF LAND PERMIT APPLICATION SUMMARY

Clinton Landfill Nos. 1, 2 and 3

As of October 1, 2018

FACILITY	LOG NO.	DESCRIPTION	RECEIVED DATE	IEPA DECISION DUE DATE
Clinton Landfill No. 3	2018-188	Annual updates to closure/post-closure care cost estimates.	5/10/18	Approved
Clinton Landfill No. 3	2018-300	Report on well G109D assessment. Conditions are likely natural variability. Proposes continued monitoring through 2Q 2019.	6/15/18	Approved
Clinton Landfill No. 3	2018-342	Alternate source demonstration for 1Q 2018 - conditions are representative of natural conditions and not attributable to the facility.	7/26/18	10/24/18

IEPA BUREAU OF AIR PERMIT APPLICATION SUMMARY

Clinton Landfill Nos. 1, 2 and 3

As of October 1, 2018

DESCRIPTION	APPLICATION DATE	IEPA DECISION DUE DATE
None at this time	N/A	N/A