

LAND USE COMMITTEE MINUTES

DATE OF MEETING: January 14, 2019 at 5:30 p.m. DeWitt County Building

MEMBERS PRESENT: Terry Ferguson – Chair, Melonie Tilley, Jay Wickenhauser, and Cole Ritter. Also, present – Angela Sarver, Zoning Administrator and Dee Rentmeister, County Administrator.

MEMBERS ABSENT: Camille Redman

SUMMARY OF DISCUSSION:

- Tilley asked who pays for the notice of hearing for the special use request related to the wind farm and Angie indicated that Tradewinds did. Tilley also asked how people would know exactly where the towers are proposed based on the legal notice; indicated that it was very confusing.
- Motion by Wickenhauser, 2nd by Tilley to approve last months' minutes. Voice vote, motion carried.
- Discussion on notice received from the Illinois Department of Agriculture indicating that the County was in noncompliance by not having a weed control superintendent. After discussion a motion was made by Tilley, 2nd by Ritter to recommend to the county board chair to appoint Terry Ferguson as the weed control superintendent. Voice vote, motion carried.
- Angie informed the committee that she had spoken with the State's Attorney about the vacancies on the RPC and ZBA and he advised not filling these vacancies until after the special use permit regarding the wind farm is complete.
- Chris Coulter, Ron Welk, and Dave Bryant from Clinton Landfill were present to go over quarterly reports and updates concerning Clinton Landfill. Chris Coulter also wanted to inform the committee that the appointment of Teresa Barnett to the Mahomet Aquifer Task Force Board was a great compliment to the Task Force and to DeWitt County. She was a great advocate for protecting the county board's interest. Mr. Coulter also informed the committee that there is a need to expand the existing power plant of build a new one and would be meeting with Wabash Valley Power Authority for further discussions.
- Angie Sarver presented her monthly report. She also informed the committee that there were a couple of signatures that she has not received concerning the special use permit application for the wind farm. These signatures are needed for setback waivers. Tradewinds has indicated that the leases cover the setback waivers but Angie explained that the county requires a signature from the owners on the county's form. She will be testifying at the ZBA hearings that these signatures on the county special use permit application form have not been received.
- General discussion on what other counties did with stipulations on special use permits for wind farms.
- Motion by Tilley, 2nd by Ritter to adjourn at 6:46 p.m. Voice vote, motion carried.

COMMITTEE ACTION:

Approve last months' minutes.

Recommend to the county board chair to appoint Terry Ferguson as the weed control superintendent.

RECOMMENDATIONS TO THE FULL BOARD:

Recommend to the county board chair to appoint Terry Ferguson as the weed control superintendent.

DATE OF NEXT MEETING: FEBRUARY 11, 2019 AT 5:30 P.M.

**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: January 14, 2019 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 December 10, 2018 meeting minutes
 - C. Control Authority for IL Noxious Weed Law
 - D. Open Seats on the ZBA and RPC
5. Items for Discussion Only (No Action Requested)
 - A. Clinton Landfill Quarterly Report
 - B. Zoning Monthly Report
6. Executive Session:
7. Recommendations:

Posted: January 10, 2019 at 2:25PM by: Angie Sarver, Zoning Administrator

DeWitt County Land Use Committee Meeting

January 14, 2019

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. Chris Coulter General Update

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

January 14, 2019 DeWitt County Land Use Committee Meeting

| | |
|---|----------------------------------|
| 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 |
| Final Third Quarter 2018 Receipts: | 94,228.27 tons |
| Final Third Quarter 2018 Host Fee Payment: | \$237,583.05 |
| October 2018 Receipts: | 31,342.74 tons |
| November 2018 Receipts: | 29,431.75 tons |
| December 2018 Receipts: | 31,310 tons (<i>estimated</i>) |

Next fee payment due January 20th for 4th Quarter Host Fees

IEPA BUREAU OF LAND PERMIT APPLICATION SUMMARY

Clinton Landfill Nos. 1, 2 and 3

As of January 7, 2019

| FACILITY | LOG NO. | DESCRIPTION | RECEIVED DATE | IEPA DECISION DUE DATE |
|------------------------|----------|--|---------------|--|
| Clinton Landfill No. 1 | 2018-204 | Proposes intrawell values for groundwater well G-108. Well was historically dry but more recently has yielded enough water to sample. | 5/17/18 | Approved |
| 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 | 1/28/19 |
| Clinton Landfill No. 1 | 2018-479 | Submittal of Annual Corrective Action Report | 11/16/18 | 2/14/19 |
| 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 | 2/7/19 |
| 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 | Withdrawn for further data development |
| Clinton Landfill No. 2 | 2018-503 | Certification of gas system header pipe and other components voluntarily replaced. | 11/30/18 | 2/28/19 |
| Clinton Landfill No. 3 | 2016-536 | Required landfill gas assessment report for certain perimeter monitoring devices. | 12/19/16 | 2/7/19 |
| 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 | 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 | 1/22/19 |

IEPA BUREAU OF LAND PERMIT APPLICATION SUMMARY

Clinton Landfill Nos. 1, 2 and 3

As of January 7, 2019

| FACILITY | LOG NO. | DESCRIPTION | RECEIVED DATE | IEPA DECISION DUE DATE |
|------------------------|---------------------|--|---------------|------------------------|
| Clinton Landfill No. 3 | 2018-488 | Alternate source demonstration for 2Q 2018 - conditions are representative of natural conditions and not attributable to the facility. | 10/15/18 | 1/13/19 |
| Clinton Landfill No. 3 | 2018-498 | Certification of installation of new gas system components, including wells, header pipe, and driplegs. | 11/29/18 | 2/27/19 |
| Clinton Landfill No. 3 | 2018-520 | Alternate source demonstration for 3Q 2018 - conditions are representative of natural conditions and not attributable to the facility. | 12/27/18 | 3/27/19 |

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 |

PERMITS ISSUED 12/1/2018 THRU 12/31/18

| Permit # | Date | Fee | Est. Cost of Construction | Issued For | Location |
|----------|----------|----------|---------------------------|-----------------------------|------------|
| 7322 | 12/05/18 | \$100.00 | \$24,650.00 | Pole Barn | Harp |
| 7323 | 12/06/18 | \$25.00 | \$5,000.00 | Carpport | DeWitt |
| 7324 | 12/11/18 | \$25.00 | \$3,000.00 | Deck Extension | Santa Anna |
| 7325 | 12/17/18 | \$25.00 | \$1,800.00 | Fence | Creek |
| 7326 | 12/17/18 | \$40.00 | - | Shed Addition | Clintonia |
| 7327 | 12/31/18 | \$25.00 | \$400.00 | Carpport | Santa Anna |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | \$240.00 | | Permit Fees | |
| | | | \$34,850.00 | Estimated Construction Cost | |

22 Inspections for the Month
 1 Staking, 5 Foundation, 6 Enclosure, 10 Final, Bldg/Zoning/Nuisance Violation.
 6 new permits came in and issued
 88 miles

| Year To Date | Total Permits | December Permits | Total New Residences | Multi-Family |
|--------------|---------------|------------------|----------------------|--------------|
| 2015 | 129 | 11 | 23 | 1 |
| 2016 | 130 | 3 | 11 | 0 |
| 2017 | 166 | 6 | 11 | 0 |
| 2018 | 125 | 6 | 16 | 0 |