

LAND USE COMMITTEE MINUTES

DATE OF MEETING: September 12, 2016 at 5:30 p.m.

MEMBERS PRESENT: Camille Redman, David Newberg, Melonie Tilley, Randy Perring and Sue Whitted-Chair. Also present – Angela Sarver, Zoning Administrator and Dee Rentmeister, County Administrator

MEMBERS ABSENT: None

SUMMARY OF DISCUSSION:

- Motion by Perring, 2nd by Tilley to approve the claims. Voice vote, motion carried.
- Motion by Newberg, 2nd by Tilley to approve last months' minutes. Voice vote, motion carried.
- Ron Welk from Clinton Landfill was present to go over the monthly reports. Compliance inspection was done on August 16, 2016 with no deficiencies found. Discussed having representatives from the Landfill come to the Land Use meetings quarterly instead of monthly. Would continue to send the monthly reports to the committee. They will be at the meeting next month and then after that on a quarterly basis.
- Monthly zoning reports submitted and reviewed. Angie reported that the LeRoy gun club will notify her when they are ready to go back before the ZBA concerning their easement issue. Angie also informed the committee that the temporary concrete plant that would be used for constructing the wind towers in Macon County has decided to locate within Macon County.
- Motion by Tilley, 2nd by Perring to go into executive session at 5:44 p.m. to review/discuss complaints filed against the zoning administrator. Voice vote, motion carried.
- Motion by Tilley, 2nd by Newberg to return to regular session at 6:11 p.m. Voice vote, motion carried.
- Committee discussed with the zoning administrator the interaction/handling of customers. They also asked her to officially respond to the complaints.
- General discussion on how to let customers/builders/developers know that they shouldn't wait until the last minute to come into the office and discuss permits needed/wanted.
- Motion by Redman, 2nd by Perring to adjourn at 6:18 p.m. Voice vote, motion carried.

COMMITTEE ACTION:

- Approve claims.
- Approve last months' minutes.

RECOMMENDATIONS TO THE FULL BOARD:

None

DATE OF NEXT MEETING: October 17, 2016 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: September 12, 2016 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 last month's minutes
5. Items for Discussion Only (No Action Requested)
 - a. Clinton Landfill Report
 - b. Zoning Report
 - c. Mileage Report

6. Executive Session:

7. Recommendations:

Posted: September 8, 2016, at 9:30AM by: Angie Sarver, Zoning Administrator

DeWitt County Land Use Committee Meeting

September 12, 2016

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 2015/2016 Volumes and Host Fee Payments

September 12, 2016 DeWitt County Land Use Committee Meeting

Final Third Quarter 2015 Receipts:	90,319.27 tons
Final Third Quarter 2015 Host Fee Payment:	\$212,934.52
Final Fourth Quarter 2015 Receipts:	92,856.11 tons
Final Fourth Quarter 2015 Host Fee Payment:	\$216,407.34
Final First Quarter 2016 Receipts:	79,504.32 tons
Final First Quarter 2016 Host Fee Payment:	\$183,924.56
Final Second Quarter 2016 Receipts:	82,382.83 tons
Final Second Quarter 2016 Host Fee Payment:	\$193,749.38
July 2016 Receipts:	29,121 tons
August 2016 Receipts:	31,490 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 September 7, 2016

FACILITY	LOG NO.	DESCRIPTION	RECEIVED DATE	IEPA DECISION DUE DATE
Clinton Landfill No. 1	2016-115	Demonstration that 1 st quarter 2016 exceedances are not attributable to the facility. Well G106 monitors an isolated seam and we believe the variations over time are simply expected variability.	4/4/16	Approved
Clinton Landfill No. 1	2016-343	To address 2 nd quarter 2016 exceedances CLI proposed to incorporate total manganese at well G105 and additional monitoring for the development of intrawell background values is proposed at well G108.	7/29/16	10/27/16
Clinton Landfill No. 2	2016-230	Periodic required update of closure and post-closure care cost estimates.	5/27/16	Approved
Clinton Landfill No. 2	2016-314	Demonstration that an exceedance for the 1st quarter 2016 reporting period is not attributed to the landfill. Additional monitoring is proposed.	7/12/16	10/10/16
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	11/27/16
Clinton Landfill No. 2	2016-388	Request to change groundwater monitoring to semi-annual frequency as allowed five years after closure and certain criteria are met.	9/7/16	11/30/16
Clinton Landfill No. 3	2016-229	Periodic required update of closure and post-closure care cost estimates.	5/27/16	9/15/16
Clinton Landfill No. 3	2015-585	Required periodic gas assessment report from monitoring of perimeter devices. Concentrations have generally declined and monitoring will continue. This modification also seeks to add language required by the Consent Order that was entered with the municipalities such as we will not seek siting to accept MGP and PCB waste, laboratories we use will have certain accreditations, and we will place 12" of clayey soil above the	12/16/15	9/22/16

IEPA BUREAU OF LAND PERMIT APPLICATION SUMMARY

Clinton Landfill Nos. 1, 2 and 3

As of September 7, 2016

FACILITY	LOG NO.	DESCRIPTION	RECEIVED DATE	IEPA DECISION DUE DATE
		MGP waste in the CWU (this is completed).		
Clinton Landfill No. 3	2016-332	Demonstration that groundwater exceedances during the 1st quarter 2016 are not attributable to the facility. Assessment monitoring for inorganic constituents is proposed for well G09D.	7/20/16	10/18/16
Clinton Landfill No. 3	2016-338	Application to operate newly constructed leachate recirculation wells.	7/26/16	10/24/16

IEPA BUREAU OF AIR PERMIT APPLICATION SUMMARY

Clinton Landfill Nos. 1, 2 and 3

As of July 13, 2015

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

PERMITS ISSUED 8/1/2016 THRU 8/31/16

Permit #	Date	Fee	Est. Cost of Construction	Issued For	Location
6991	8/8/2016	\$40.00	\$2,996.00	Storage Shed	Santa Anna - Farmer City
6992	8/8/2016	\$25.00	\$1,500.00	Fence	Nixon - Weldon
6993	8/9/2016	\$151.20	\$1,440,000.00	Greenhouse Expansion	Nixon
6994	8/11/2016	\$25.00	Not Listed	Fence Renewal	Santa Anna - Farmer City
6995	8/19/2016	\$40.00	\$1,000.00	Room Addition	Nixon - Weldon
6996	8/23/2016	\$25.00	Not Listed	Fence	Santa Anna - Farmer City
6997	8/30/2016	\$40.00	\$4,000.00	Storage Shed	Santa Anna - Farmer City
6998	8/30/2016	\$40.00	Not Listed	Storage Shed	Santa Anna - Farmer City
6999	8/30/2016	\$100.00	\$250,000.00	Single Family Residence	Clintonia
7000	8/31/2016	\$25.00	\$4,400.00	Fence	Santa Anna - Farmer City
		\$511.20		Permit Fees	
			\$1,703,896.00	Estimated Construction Cost	

85 Inspections for the Month

6 Staking, 9 Foundation, 11 Enclosure and 41 Finals, 7 Nuisance Violations, 11 Building
10 new permits came in and issued

278 miles includes 51 miles to a conference in Bloomington for Supervisory of Assessm

Year To-Date	Total Permits	Aug Permits	Total New Residences	Multi-Family
2014	117	14	21	-
2015	129	17	23	1
2016	97	10	10	0