

LAND USE COMMITTEE MINUTES

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

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

MEMBERS ABSENT: None

SUMMARY OF DISCUSSION:

- Ron Welk from Area Disposal was present and reviewed the quarterly reports with the committee.
- Motion by Perring, 2nd by Tilley to approve the claims. Voice vote, motion carried.
- Motion by Redman, 2nd by Wickenhauser to approve the February 2018 minutes. Voice vote, motion carried.
- Angie went over her report and also informed the committee of upcoming meetings related to possible code changes to the wind ordinance and special use cases. Issued 3 new housing permits within the last two weeks. Continuing to work on cleaning up in Hallsville.
- Melonie Tilley spoke to the committee about statements in the current comprehensive plan and how the wind farms could affect the plan and the future residential development. Questioned if the committee should restrict applications to adhere to the comprehensive plan or not approve any applications until the new comprehensive plan is adopted. Melonie will send this information to the group hired to develop a new comprehensive plan for the county.
- Motion by Redman, 2nd by Wickenhauser to adjourn at 5:53 p.m. Voice vote, motion carried.

COMMITTEE ACTION:

- Approve the claims.
- Approve the February 2018 committee minutes.

RECOMMENDATIONS TO THE FULL BOARD:

None

**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: April 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 February 13, 2018 meeting minutes
5. Items for Discussion Only (No Action Requested)
 - A. Clinton Landfill Quarterly Report
 - B. Zoning Monthly Report
 - C. Discussion of Comprehensive Plan – Melanie Tilley
 - D. Wind Energy in the County - Tom Swierczewski
6. Executive Session:
7. Recommendations:

Posted: April 5, 2018 at 11:20AM by: Angie Sarver, Zoning Administrator

PERMITS ISSUED 3/1/2018 THRU 3/31/18

Permit #	Date	Fee	Est. Cost of Construction	Issued For	Location
7212	3/5/2018	\$60.00	\$7,000.00	Storage Shed	Harp
7213	3/5/2018	\$100.00	\$385,000.00	Single Family Residence	Tunbridge - S
7214	3/5/2018	\$40.00	\$3,000.00	Storage Shed	Tunbridge
7215	3/6/2018	\$25.00	\$11,200.00	Fence	Clintonia - S
7216	3/15/2018	\$60.00	\$10,000.00	Room Addition	Tunbridge
7217	3/19/2018	\$0.00	\$30,000.00	Ag Storage Shed Addition	Creek
7218	3/26/2018	\$100.00	\$75,000.00	Single Family Residence	Tunbridge
7219	3/27/2018	\$90.00	\$30,000.00	2 Room Addition plus Attached Garage	Waynesville - V
7220	3/27/2018	\$80.00	\$7,500.00	2 Sheds	Rutledge
		\$555.00		Permit Fees	
			\$558,700.00	Estimated Construction Cost	

54 Inspections for the Month

7 Staking, 13 Foundation, 14 Enclosure, 15 Final, 5 Bldg/Zoning/Nuisance Violation.

9 new permits came in and issued

302 miles

Year To Date	Total Permits	Mar Permits	Total New Residences	Multi-Family
2015	129	10	23	1
2016	130	17	11	0
2017	166	8	11	0
2018	18	9	2	0

DeWitt County Land Use Committee Meeting

April 9, 2018

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. Updated soil stockpile plan (Siting Condition No. 5) – No changes from 2017 Plan
5. Annual leachate management summary (Siting Condition No. 7) – Please see attached
6. Other

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

April 9, 2018 DeWitt County Land Use Committee Meeting

Final Second Quarter 2017 Receipts:	86,640.88 tons
Final Second Quarter 2017 Host Fee Payment:	\$204,303.30
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
January 2018 Receipts:	27,624 tons
February 2018 Receipts:	23,665 tons
March 2018 Receipts:	29,600 (<i>estimated</i>)

Next fee payment due April 20th for 1st Quarter Host Fees

IEPA BUREAU OF LAND PERMIT APPLICATION SUMMARY

Clinton Landfill Nos. 1, 2 and 3

As of April 5, 2018

FACILITY	LOG NO.	DESCRIPTION	RECEIVED DATE	IEPA DECISION DUE DATE
Clinton Landfill No. 1	2017-511	Submit for approval the annual Corrective Action Report	1/11/17	4/16/18
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	5/13/18
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. 2	2018-048	Application to operate a new landfill gas replacement well.	2/2/18	Approved
Clinton Landfill No. 3	2016-536	Required landfill gas assessment report for certain perimeter monitoring devices.	12/19/16	5/13/18
Clinton Landfill No. 3	2017-339	Alternate source demonstration for 1Q 2017 – exceedances not attributable to the facility.	7/18/17	Approved
Clinton Landfill No. 3	2017-469	Incorporate IEPA Compliance Commitment Agreement dated 6/5/17. Update geotextile specifications.	10/30/17	Approved
Clinton Landfill No. 3	2018-007	Application to operate new landfill Cell 7A.	1/2/18	5/3/18
Clinton Landfill No. 3	2018-009	Alternate source demonstration for 3Q 2017 – exceedances not attributable to the facility. Additional monitoring is proposed.	1/9/18	4/9/18
Clinton Landfill No. 3	2018-092	Application to operate newly installed leachate recirculation wells	3/6/18	6/4/18

IEPA BUREAU OF LAND PERMIT APPLICATION SUMMARY

Clinton Landfill Nos. 1, 2 and 3

As of April 5, 2018

FACILITY	LOG NO.	DESCRIPTION	RECEIVED DATE	IEPA DECISION DUE DATE
Clinton Landfill No. 3	2018-093	Application to operate newly installed gas extraction wells and associated equipment	3/6/18	6/4/18

IEPA BUREAU OF AIR PERMIT APPLICATION SUMMARY

Clinton Landfill Nos. 1, 2 and 3

As of February 8, 2018

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

Clinton Landfill, Inc. Leachate Management Summary Annual 2017 (Gallons)

