

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday July 5, 2012 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Cavallini, Erickson, Soeldner, Segobiano and Wendt

Members Absent: None

Other Board Members Present:

Staff Present: Mr. Bill Wasson, County Administrator, Ms. Hannah Eisner, Assistant County Administrator, Ms. Diana Hospelhorn, Recording Secretary, County Administrator's Office

Department Heads/
Elected Officials
Present: Mr. Phil Dick, Director of Building and Zoning

Others Present: Mr. Michael Brown, Director of Ecology Action Center, Mr. Bill Fisher, Pork: The Other White Meat, Douglas County Farm Bureau, Mr. John Pratt, Attorney for Mabel Gast and Benjamin and Jessica Kuhns, Property Owners

Chairman Gordon called the meeting to order at 4:45 p.m. Chairman Gordon presented the Minutes of the June 7, 2012 Land Use and Development Committee Meeting for approval. He asked for any additions or corrections. Hearing none, he approved and placed the June 7, 2012 Land Use and Development Meeting minutes on file as submitted.

Chairman Gordon presented the bills from June 30, 2012 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The prepaid total and fund total for June 30, 2011 is \$1,211.98. He asked for a motion to approve the bills as presented by the County Auditor.

Motion by Segobiano/Soeldner to recommend approval of the June 30, 2012 bills as presented by the County Auditor.
Motion carried.

Chairman Gordon informed the Committee the first Item for Action is the request by Mabel Gast and Benjamin and Jessica Kuhns for a waiver of preliminary plan requirements and a two lot final subdivision plat for the 26 Oakmont Subdivision, File No. S-12-09.

Mr. Phil Dick, Director of Building and Zoning, distributed an aerial photo of the Oakmont Road property. The .52 acre property contains a duplex that the developer converted into condominium units. The applicants would like to divide the property into two zero lot line residences so that each dwelling unit would be on a separate lot. A variance in lot width and area requirements to allow lot widths to be 71 feet and 77 feet rather than the required 100 feet and to allow lot areas to be 10,805 square feet and 11,667 square feet rather than 22,500 square feet as required in the R-2 District were

approved on November 2, 2011 in zoning case ZV-11-14.

The County Highway Department, County Health Department and staff recommend approval of the request for a waiver of preliminary plan and approval of the final plat of 26 Oakmont Subdivision. The applicants will use the existing entrances to their properties from Oakmont Road.

Mr. Dick noted that Mr. John Pratt, Attorney for the applicant is present and available to answer questions for the Committee.

Mr. Segobiano asked if there have been any objections from the surrounding property owners. Mr. Dick noted that this is not a public hearing; the property owners were not notified. The office has not been contacted with any objections or concerns.

Mr. Soeldner asked if there were any concerns by the local Township Road Commissioner. Mr. Dick responded that Mr. Charlie Fitzgerald, Bloomington Township Road Commissioner is required to sign the plat access certificate to have it recorded.

Chairman Gordon asked if Mr. Fitzgerald has signed the plat access certificate. Mr. Dick responded that Mr. Pratt has tried to contact Mr. Fitzgerald.

Motion by Segobiano/Soeldner to recommend approval of the request by Mabel Gast and Benjamin and Jessica Kuhns for a waiver of preliminary plan requirements and a two lot final subdivision plat for the 26 Oakmont Subdivision, File No. S-12-09.
Motion carried.

Chairman Gordon presented the Request by the McLean County Solid Waste Management Technical Committee to approve a resolution to fund \$16,000 for a Household Battery Recycling Grant administered by the Ecology Action Center.

Mr. Michael Brown, Director of the Ecology Action Center, stated that the annual resolution will designate \$16,000 for the ongoing Household Battery Recycling Program. The Program provides residents recycling services for household batteries. The program is done in partnership with Interstate Batteries and Batteries Plus as drop off locations. He added that it is a popular program that continues to grow. In the past year the quantities are beginning to level off.

Mr. Soeldner asked if \$16,000 is the normal amount approved. Mr. Brown responded that the request is for funding a one year program. The amounts may vary.

Chairman Gordon asked how many years the program has been in existence. Mr. Brown reported that he has overseen the program for 5 years. The program ran 3-4 years prior to that.

Motion by Segobiano/Soeldner to recommend approval of the Request by the McLean County Solid Waste Management Technical Committee to approve a resolution to fund \$16,000 for a Household Battery Recycling Grant administered by the Ecology Action Center.
Motion carried.

Chairman Gordon continued with the Items for Action. He presented the Request by the McLean County Regional Planning commission to approve a Regional Planning Service Agreement for their fiscal year July 1, 2012 through June 30, 2013.

Mr. Segobiano asked if the City of Bloomington and the Town of Normal have their own Planning Commission or are they part of the Regional Planning Commission. Mr. Wasson, County Administrator responded that they are all part of the Regional Planning Commission. They also have their own planners.

Mr. Segobiano voiced his concern in the citizens of the City of Bloomington being taxed to pay for both the Regional Planning Commission as well as the City of Bloomington planners. Duplicate services are being provided. Mr. Wasson advised that the Regional Planning office does not fund the City of Bloomington or the Town of Normal's in house planners. The Regional Planning office is the Metropolitan Planning Unit of McLean County and Bloomington Normal. The Regional Planning Commission Planners have very different rolls and different functions than the planners working specifically for the City of Bloomington, the Town of Normal or McLean County Building & Zoning.

Mr. Dick advised that up until February, 1993 the short and long range planners resided at the Regional Planning Commission. In 1993 the various short range planners moved to the City of Bloomington, the Town of Normal and McLean County Building & Zoning. The Regional Planning Commission was then primarily responsible for long range planning.

Mr. Soeldner asked how the amount of \$23,239.34 was determined. Mr. Wasson responded that the amount will pay for the balance of the operational cost of the Regional Planning Commission which is funded through several different revenue sources.

Mr. Segobiano asked how their personnel policies compare to McLean County's. Mr. Wasson stated that though they are not a County Department they generally do follow the County's policies. Their payroll is operated through the Treasurer's Office.

Mr. Soeldner asked if the Regional Planning Commission's revenue is only received through this agreement and State funding. Mr. Wasson noted that the Regional Planning Commission also receives GIS revenue. Mr. Dick added that this same amount the County is paying is also paid by the City of Bloomington and the Town of Normal.

Motion by Segobiano/Erickson to recommend approval of the Request by the McLean County Regional Planning commission to approve a Regional Planning Service Agreement for their fiscal year July 1, 2012 through June 30, 2013.
Motion carried.

Chairman Gordon presented "Pork: More Than Just the Other White Meat" by Bill Fisher an Ag literacy coordinator for the Douglas County Farm Bureau's Ag in the Classroom outreach program which helps students learn how agriculture affects their daily lives. Mr. Fisher represents the National Pork Board and will share information about how the industry is impacting the local economy.

Mr. Fisher thanked the Committee. He stated that he will present the information and then open it up for Committee questions.

Mr. Fisher advised that he has been involved in the pork industry for 50 years. America's changing diet helped to spark a transition in our industry to make a better more nutritious product. In the late 1970 we start to see the relationship between fat in our diet and our nutritional health. By applying new science and new technology we are able to produce more lean nutritious pork efficiently.

"Pork the other white meat" is a noted successful slogan. In 2006 USDA reported that:

- pork tenderloin is as leaner than skinless chicken breast.
- The six most common port cuts are 16% leaner than they were 15 years ago.
- Pork fat has dropped 27%.

Pork is no longer raised outside open range. The new leaner animal is in a facility with a controlled environment in specialized buildings where the waste, air, disease and traffic can be controlled.

Illinois has established a set of scientifically based requirements for the design, construction and operation of livestock facilities. The Livestock Management Facilities Act protects the rights of citizens to a safe and clean environment.

Mr. Fisher stated that the Pork industry has entered into an era of specialization. Specialization allows ever increasing operational efficiencies. The pork industry consumes 10% of the corn and soybeans in this country. In Illinois this amounts to more than 94 million bushels of corn and 28 million bushels of soybeans per year. Illinois is ranked 4th in U.S. pork production with 4.1 million pigs and 3,400 hog farms. This impact adds:

- \$1.9 billion to the State's economy
- \$176 million in taxes
- 7800 jobs

McLean County is ranked 28th in state pork production. The pork industry in McLean County contributes:

- \$31 million to the State's economy
- \$3 million in taxes
- 170+ jobs

Mr. Fisher reported that globally pork is the meat of choice. From 2000-2004 global meat consumption averaged:

- 39% pork
- 31% poultry
- 25% beef/veal
- 05% sheep

The United States produces the safest, best supply of pork in the world. Approximately 26% of U.S. pork production goes overseas. This amounts to an estimated \$4.1 billion in U.S. trade.

Animal well being, the environment and odor control are issues that face the pork industry. The pork industry has provided the pork producers with new software applications that will calculate the carbon footprint of their operation. The industry has taken on the challenge to lower the individual footprint for each farm.

Mr. Fisher concluded with the Pork Industry's Pledge. We care about:

- Producing safe and nutritious food
- Protecting the well-being of our animals
- Protecting the public health
- Providing a safe workplace
- Making our community a better place
- Safeguarding the land we all live on.

We cannot solve problems using the same thinking we used when we created them.

Mr. Segobiano asked if the information was available in print. Mr. Fisher will email the printed information to be given to the Committee.

Mr. Soeldner commented that the main issue is not an odor issue. In the 1970's tandem trucks used County Highways to haul feed. They are now using semi trucks. The Transportation Committee and County Zoning does a good job reassuring that the hog facilities are located on County Roads. Mr. Fisher responded that the common sense approach to starting a hog operation is, number one, do your homework.

Chairman Gordon thanked Mr. Fisher for the information.

Chairman Gordon continued with Items of Information – The Ecology Action Solid Waste and Recycling Education Quarterly Report for the first quarter of 2012.

Mr. Brown referred the Committee to the 2011 McLean County Solid Waste Program / Recycling Education Report. He stated that the report details efforts by the Ecology Action Center to provide solid waste and waste reduction services to residents of McLean County, the City of Bloomington and the Town of Normal from January 1 – March 31, 2012.

Mr. Brown reported that the McLean County Solid Waste Program is 2/3 of the way towards the \$150,000 goal to hold the Household Hazardous Waste Event this fall.

Mr. Segobiano received a letter from Dry Grove Township regarding recycling centers. He talked to the Town of Normal. They are doing away with some of their drop-off recycling centers, one being at the West Market Street Wal-Mart. This location is an important recycling area for the west side of Bloomington. If we can't find a way to accommodate those who do want to recycle, it will shorten the life expectancy of the landfill. He asked Mr. Brown if there has ever been an Intergovernmental Agreement in regards to recycling. Mr. Brown responded that Mr. Wasson had asked him to check into other available options. In speaking with the Town of Normal, the recycling site was cut due to moving to a different recycling system. When changing to a new type of recycling

program, it was factored in that there would be cuts to help pay for the new system. Because the site is outside of the city limits, the Town of Normal chose to close the site, which was actually located in Bloomington. County and City of Bloomington residents have benefited from the Town of Normal services without paying into taxes that helped to fund the West Market Street recycling site. He advised that in talking to the City of Bloomington, they are interested in looking into some recycling drop off sites of their own; however it is not on the short term list. The other option is to look at private contractors. The cost would be \$150 - \$200 for a pick up. The West Market Street site had 14 services a week times 52 weeks. The annual cost would be over \$100,000. Some nominal cost savings would be seen through the revenues generated.

Mr. Segobiano asked if there is a way to estimate how the total number of pick-ups a year would decrease the life expectancy of the land fill. Mr. Brown stated that it would be difficult to estimate not knowing how many of the people will shift to another recycling site even when it is an inconvenience.

Chairman Gordon thanked Mr. Brown for the helpful information

Chairman Gordon continued with the Illinois American Planning Association chapter Conference in Champaign-Urbana on September 19-21, 2012. More information is available at www.ilapa.org a unique track developed specifically for plan commissioners and other elected and appointed officials will be on Thursday, September 20th.

Mr. Dick stated that if the Committee is interested in attending to contact him.

Chairman Gordon asked if there was any other information to come before the Committee.

Chairman Gordon adjourned the Committee Meeting at 5:25 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary