

Minutes of the Land Use and Development Committee Meeting

The Land Use and Development Committee of the McLean County Board met on Thursday May 2, 2013 at 3:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Erickson, Brandt, Buchanan, Pyne and Wendt

Members Absent: None

Other Board Members Present:

Staff Present: Ms. Hannah Eisner, Assistant County Administrator, Mr. Mark Messman, Assistant State's Attorney Ms. Diana Hospelhorn, Recording Secretary

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

Others Present:

Chairman Gordon called the meeting to order at 3:30 p.m.

Chairman Gordon reported that Mr. George Wendt has requested to attend the Land Use and Development Committee by remote access, as recently adopted by the County Board. Member Wendt will be deemed authorized to attend unless a motion is made objecting to the member's electronic attendance and said motion is seconded and approved by two-thirds of the committee members present. Hearing no objection, the request to attend remotely by Mr. Wendt is approved. Remote access was made at 3:32 p.m.

Chairman Gordon presented the Minutes of the April 4, 2013 Land Use and Development Committee Meeting for approval. He noted that the date has been corrected to reflect April 4, 2013.

Motion by Pyne/Buchanan to recommend approval of the April 4, 2013 Land Use and Development Committee Meeting as amended.
Motion carried.

Chairman Gordon presented the bills from March 31, 2013 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 April 30, 2013 is \$8,332.34. He asked for any objections to the bills.

Motion by Brandt/Pyne to recommend approval of the Land Use and Development Committee Bills for April 30, 2013.
Motion carried.

Chairman Gordon informed the Committee that the first item for action on the Agenda is the Request by Todd and Kathy Springer for a waiver of preliminary plan requirement and a two lot final subdivision plat for the Springer Family Subdivision, File No. S-13-04.

Mr. Phil Dick, Director of Building and Zoning, referred to an aerial photo he distributed showing a small storage building. The property is otherwise vacant. The two lot property is located in Randolph Township. Parcel lot one is 2.867 acres in area and lot two is also 2.867 acres in area. Both are zoned an agriculture district. He noted that the County Health Department, County Highway Department and staff have reviewed the application and recommended approval of the final plat of the Springer Family Subdivision. The Randolph Township Road Commissioner has signed a plat access certificate for the subdivision. Mr. Springer was present to answer any questions the Committee may have.

Mr. Buchanan asked if the application requested anything not consistent with property zoned agricultural, there would be a request for rezoning. Mr. Dick responded that homes on both these lots are consistent with the requirements of the agricultural district. Dividing the parcel will allow a house to be built on one lot.

Motion by Buchanan/Erickson to recommend approval of the Request by Todd and Kathy Springer for a waiver of preliminary plan requirement and a two lot final subdivision plat for the Springer Family Subdivision, File No. S-13-04.
Motion carried.

Chairman Gordon informed the Committee that the next item for action on the Agenda is the Request by Thomas and Lori Guth for a waiver of preliminary plan requirement and a one lot final subdivision plat for the Guth Ridge Family Subdivision, File No. S-13-05.

Mr. Phil Dick referred to an aerial photo he distributed showing the property is currently in crop production. The property is located in Hudson Township. Parcel lot one is 1.37 acres in area and lot two is also 2.867 acres in area. At the time of this report the County Health Department had not recommended approval. As of Monday the County Health Department, County Highway Department and staff have reviewed the application and recommended approval of the final plat of the Guth Ridge Subdivision. A permit for the septic system is needed before the house can be built. The County Engineer has indicated that the proposed location of the entrance on Ron Smith Memorial Highway County Highway 63 is adequate and will issue a plat access certificate of the subdivision. The parcel is located as part of the Guth family farm and is zoned R-1, Single Family Residence District. Ms. Lori Guth was present to answer any questions the Committee may have.

Ms. Pyne asked the reason for the delay in the County Health Department's approval. Mr. Dick responded that because of deadlines, the application almost did not make the Agenda.

Motion by Pyne/Brandt to recommend approval of the Request by Thomas and Lori Guth for a waiver of preliminary plan requirement and a one lot final subdivision plat for the Guth Ridge Family Subdivision, File No. S-13-05.
Motion carried.

Member Wendt thanked the Committee. He believes the audio remote access will be beneficial to all board members.

Chairman Gordon stated that there are several items of information left on the Agenda. Mr. Wendt stated that he believed that remote access would be an asset and he would talk to Mr. Wasson about one issue. Chairman Gordon reported that the Committee was able to hear and understand Mr. Wendt.

Minutes of the Land Use and Development Committee Meeting
May 2, 2013
Page Four

Chairman Gordon noted with actions items completed, Mr. Wendt ended the remote access at 3:45 p.m.

Chairman Gordon continued with the first Item for Information, Ecology Action Center; Solid Waste Recycling Education 2012 fourth Quarter Report continued from the April Committee Meeting. He asked Mr. Michael Brown, Director of the Ecology Action Center to address the Committee.

Mr. Brown referred the Committee to the 2012 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 October, 2011 through December, 2012.

Mr. Brown pointed out that the Household Hazardous Waste Collection was very successful. This collection event was the first in five years. With tight State budgets a campaign for local funds was launched to raise the funds needed to hold the event. He noted that half of the funding did come from local Government entities, City of Bloomington, Town of Normal and McLean County. The remaining funds were raised through private contributions by residents and businesses. Mr. Brown stated that the Ecology Action Center is now working on the possibility of continuing the event on a more regular basis.

Mr. Brown reported that the annual survey of local recyclers was taken to determine the Countywide annual waste generation rate as well as the annual recycling rates. Recycling increased 6.7% in 2012 to 36.5%. We are very close to the Countywide goal of 40%. The total waste generation declined by 12%.

Mr. Brown stated that the Ecology Action Center Solid Waste and Recycling Education continues with activities that include events, educational programs, public presentations, small grant programs through the Solid Waste Technical Committee, operation of the information center 40 hours a week, and promotion of recycling programs throughout the County. He advised that overall, 20,000 people have been reached in an addition to 35,000 through the media and 40,000 through social media.

Ms. Pyne asked how many of the surrounding municipalities have a recycling program and is the program curbside recycling. Mr. Brown responded that he is not sure on the exact number. Only a few have curbside. Most are still dependant on recycling drop offs in Normal. Ms. Brandt added that in the past year, McLean has added curbside recycling for an optional fee.

Chairman Gordon asked if there is an explanation in the decline in total waste disposal. Mr. Brown responded that the decline in waste disposal is due to:

- Economy – decreased consumer spending
- Less consumption of disposables
- Success of recycling

Mr. Dick reported that there will possibly be a November 2013 Citizen Planner Greenways Workshop. He asked the Committee to consider possible dates. Tentative planning is for the second Friday of November, 2013. He would also like ideas of possible subjects the Committee would like to see addressed.

Ms. Pyne asked for an explanation of the Citizen Planner Greenways Workshop. Mr. Dick responded that the Workshop is an attempt to educate citizens about greenways and planning issues. The workshop will be partially subsidized by the American Planning Association. Mr. Dick stated that this year the focus will be on Greenways, with ideas presented on new ideas for storm water detention.

Mr. Buchanan advised that an item called “Fracking” is being considered in Springfield. He advised that it would be to the County’s advantage to pay attention to bill 2615 even if McLean County is not a focal point on this type of procedure.

Chairman Gordon reported that there has been a push for bringing 2615 to a vote.

Mr. Wasson agreed that this is also his understanding. He noted that the County continues to express through our Legislative consultants for the County and Metro Counties our concerns over any loss of local zoning control. The County has clearly outlined the County Board’s view and communicated this to all our Legislative Representatives and State Senators in Springfield.

Mr. Erickson stated that in regards to the remote attendance Ordinance, if the line is so significantly degraded that the Chairman cut the link. He asked if statute states that you are not able to cut anyone out once the connection has been made.

Mr. Mark Messman, Assistant State’s Attorney stated that there is a provision in the County Ordinance. He is not sure that it conflicts with the Statute. Mr. Wasson added that the County Ordinance states “if the connection is lost or degraded” reasonable application is part of the process.

Mr. Buchanan added that having video and audio connection would make a difference in meeting the intent of the Open Meetings Act.

Minutes of the Land Use and Development Committee Meeting
May 2, 2013
Page Six

Mr. Messman will check the State Statute and the Open Meetings Act, however he does not believe there is anything that would prohibit trying to reestablish the audio connection.

Ms. Brandt asked when the Land Use and Committee Meeting would be held in July. Having problems with scheduling in July, the Committee agreed to hold a stand up meeting before County Board on July 16, 2013.

Chairman Gordon stated that the next meeting of the Land Use and Development Committee will be June 6, 2013 at 3:30 p.m.

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

Motion by Buchanan/Pyne to
Adjourn the Land Use and
Development Committee Meeting.
Motion carried.

Chairman Gordon adjourned the Land Use and Development Committee Meeting at 4:18 p.m.

Respectfully Submitted,

Diana Hospelhorn
Recording Secretary