

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 24, 2015, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Balmer, Mr. Barnett, Mr. Pearson, Mr. Protzman, Ms. Schubert, Mr. Scritchlow, Mr. Seuss, Chairman Stanczak

MEMBERS ABSENT: Mr. Cornell

OTHERS PRESENT: Mr. Tom Dabareiner, Community Development Director; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:01 P.M.

ROLL CALL: Mr. Dabareiner called the roll. A quorum was present.

PUBLIC COMMENT: None. Ms. Simpson introduced herself to the Commission, at the Chairman's request.

MINUTES: The Commission reviewed the October 28, 2015 minutes. There being no changes, Mr. Pearson moved to approve the October 28, 2015, minutes. Mr. Scritchlow seconded the motion which passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Barnett -yes; Mr. Pearson-yes; Mr. Protzman-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Mr. Seuss-yes; Chairman Stanczak-yes.

REGULAR AGENDA:

Z-02-16 and Z-03-16. Chairman Stanczak noted the petitioner's request to lay over these two cases to the Planning Commission on February 24, 2016. Mr. Pearson motioned to lay over cases Z-02-16 and Z-03-16 to the February 24, 2016 meeting. Mr. Seuss seconded the motion, which passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Pearson-yes; Mr. Seuss-yes; Mr. Balmer-yes; Mr. Barnett -yes; Mr. Protzman-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Chairman Stanczak-yes.

Adoption of the Official City of Bloomington Zoning Map. Ms. Simpson noted that the annual adoption of the Official Zoning Map is in accord with the requirements of Chapter 44 of the Municipal Code. She highlighted two cases where the zoning was changed in 2015. Mr. Scritchlow asked about a possible additional change; there was group discussion that the case may have been in 2014. Mr. Dabareiner indicated staff would double check the records for any additional changes and include them when they went before City Council; he added that the state mandates adoption of the official map by March 30 each year and that the changes from 2015 were already officially adopted. Chairman Stanczak asked whether a community should make proactively all the zoning changes to be in conformance with the Comprehensive Plan or whether

to wait to make the changes on a case-by-case basis; Mr. Dabareiner highlighted the strategies and problems with both approaches but recommended the case-by-case approach, addressing any zoning changes as needed. Chairman Stanczak asked if a comprehensive review of the zoning ordinance's text will take place now that the Comprehensive Plan is adopted; Mr. Dabareiner indicated that this review will take place and involve the Planning Commission. Mr. Balmer concurred with the approach that rezoning should be done on a case-by-case basis, unless it made sense to approve a "blanket" rezoning for some appropriate reason. Mr. Pearson clarified whether the vote today approves the changes to the map or whether it simply approves the map; Chairman Stanczak indicated this action is more "housekeeping" than an endorsement of changes. Mr. Pearson asked if the map could be updated more frequently; Mr. Dabareiner indicated the zoning map is routinely updated within a short period after a rezoning is approved. Mr. Protzman inquired about a couple additional property rezoning cases; Mr. Dabareiner reaffirmed that staff will double check the list of rezoning cases from 2015. Mr. Protzman motioned to recommend to the City Council approval of the Official Zoning Map, subject to staff checking on the status of a few additional cases. Mr. Balmer seconded the motion, which passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Protzman-yes; Mr. Balmer-yes; Mr. Barnett -yes; Mr. Pearson-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Mr. Seuss-yes; Chairman Stanczak-yes.

OLD BUSINESS

Related to the Planning Commission's draft by-laws, staff responded to a couple of the questions remaining from the prior meeting. Mr. Boyle noted the Council uses "Robert's Rules of Order Newly Revised" and Mr. Dabareiner clarified that that ex-officio members do not vote. Chairman Stanczak indicated he is content without specifying a particular version of "Robert's Rules" and questioned whether the group would ever get into a parliamentary dispute. Chairman Stanczak asked for a draft for official action at Commission's first meeting in March. There was general discussion on each member's terms and the term limit rules in place.

NEW BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 4:25PM.