

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 22, 2016, 4:02 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Balmer, Mr. Barnett, Mr. Boyd, Mr. Pearson, Mr. Protzman, Mr. Suess, Mr. Scritchlow, Chairman Stanczak

MEMBERS ABSENT: Ms. Schubert

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney, Kevin Kothe, City Engineer.

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:00 P.M.

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

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the June 8, 2016 minutes. Mr. Balmer made two changes then moved to approve the June 8, 2016 minutes; Mr. Scritchlow seconded the motion, which passed unanimously by a voice vote of 8-0.

REGULAR AGENDA:

Z-19-16 Public hearing, review and action on the petition submitted by Ryan Scritchlow requesting approval to rezone the property at 1910 S. Morris Ave. from R-1C Single Family Residential District to B-2 General Business Service District.

Mr. Scritchlow recused himself from the meeting at 4:03PM.

Chairman Stanczak introduced the case. Ms. Simpson presented the staff report and recommended in favor of the rezoning. She reviewed the surrounding uses, characteristics of the existing property and the proposed uses. Ms. Simpson noted the lack of utilities, the need for possible detention in the future, along with a transitional yard requirement. Ms. Simpson indicated the findings of fact supported, in staff's opinion, the rezoning.

Mr. Balmer asked if this was essentially the same case from the Planning Commission's last meeting but with a new petitioner; Ms. Simpson affirmed. Mr. Pearson asked if it was the same case number; Ms. Simpson affirmed. Mr. Boyle explained that the City Attorney's review of the change with the petition allowed it to be the same request, but with the correct petitioner. Mr. Suess asked about the timing for continued use of the house and when it would be demolished for the business use. Mr. Balmer noted the need for buffering the property, once rezoned, from

the residential to its south and east. Ms. Simpson felt the petitioner's representative could respond to these questions .

Mr. Todd Bugg, attorney for the petitioner, was sworn in. He summarized the petitioner's request. Mr. Bugg agreed that his client would install any needed buffering, along with detention and other city code related requirements. He indicated that while there was no timetable for removal of the house, the intention is to move it into a business as soon.

Mr. Bernie Anderson, 12 Hidden Lake, was sworn in. Mr. Anderson stated that the residents in the area support the rezoning.

Chairman Stanczak closed the public hearing. Mr. Protzman motioned to approve the request to rezone the property at 1910 S. Morris Ave. from R-1C to B-2; seconded by Mr. Pearson. The following votes were cast: Mr. Protzman—yes; Mr. Pearson—yes; Mr. Balmer—yes; Mr. Boyd—yes; Mr. Suess—yes; Mr. Barnett—yes; Chairman Stanczak—yes. Motion carried 7-0.

With the case completed, Mr. Scritchlow was invited back to the meeting.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Mr. Pearson motioned to adjourn; seconded by Mr. Balmer, which passed unanimously by voice vote. The meeting was adjourned at 4:17 PM.