

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 12, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. J. Balmer (arrived 4:01 PM), Mr. Kevin Suess, Ms. Megan Headean Mr. Ryan Scritchlow, Mr. John Protzman, Mr. David Stanczak, Chairman Justin Boyd

MEMBERS ABSENT: Ms. Nicole Chlebek, Mr. James Pearson, Mr. Eric Penn

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Mr. George Boyle, City Attorney

CALL TO ORDER: Chairman Boyd called the meeting to order at 4:00 PM

ROLL CALL: Mr. Dabareiner called the roll. With six members in attendance, a quorum was present (Mr. Balmer joined the group after roll call).

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the June 28, 2017 minutes. Mr. Protzman moved to approve the minutes; Mr. Stanczak seconded the motion. Motion was passed unanimously by a voice vote.

REGULAR AGENDA:

Z-19-17 Public hearing, review and action on petitions submitted by Eric Miner, on behalf of the Islamic Center of McLean County requesting the rezoning of 421 and 425 Olympia Drive (PINS: 22-07-200-061; 22-07-200-062) from M-1, Restricted Manufacturing District to B-1, Highway Business District.

Chairman Boyd introduced the case. Ms. Simpson provided the staff report and recommendation. She showed an aerial view of the subject property and discussed the surrounding uses and zoning. She stated the proposed use is not allowed in the M-1 district but is less impactful than many of the uses allowed in the current M-1 district; adding that places of worship are not allowed in the M-1 but are allowed in the B-1 district. She conformed the comprehensive plan recommendation for the area is consistent with the B-1 zoning. Ms. Simpson concluded by highlighting the Findings of Fact for rezonings, determining the proposal meets these standards and recommended in favor.

There was a discussion about how places of worship may fit into the new zoning ordinance.

Eric Miner, representing the petitioner, was sworn in. Mr. Miner assured Commissioners that the design of the building would be compatible with surrounding buildings and indicated appreciation for staff's recommendation. Mr. Protzman asked about the remainder the of property; Mr. Miner noted future need for parking to support the property as a place to gather.

Mr. Scritchlow reminded the petitioner that the building height will need review by the airport.

Mr. Balmer motioned to approve the rezoning as presented; seconded by Mr. Suess. Motion was approved 7-0 with the following votes: Mr. J. Balmer—yes; Mr. Kevin Suess—yes; Ms. Megan Headean—yes; Mr. Ryan Scritchlow—yes; Mr. John Protzman—yes; Mr. David Stanczak—yes; Chairman Justin Boyd—yes.

Z-20-17 Public hearing, review and action on petitions submitted by Norma Ortiz, requesting the rezoning of 2405 Monica Lane from A, Agriculture to R-1C, Single Family Residential District.

Chairman Boyd introduced the case. Ms. Simpson provided the staff report and recommendation. She noted staff is recommending in favor of the proposed rezoning from A Agriculture to R-1C Single Family. She provided background on the need for an emergency annexation, which occurred Monday at the city council meeting, to allow the petitioner to tie into BNWRD following failure of their septic system. She noted the surrounding uses and zoning. She stated the comprehensive plan indicates this property is a Tier One priority. She reviewed the Findings of Fact and believes the standards are met.

Mr. Balmer confirmed the city council approved the annexation.

Ms. Norma Ortiz, the petitioner, was sworn in, and stated she was available to respond to any questions.

Mr. Stanczak motioned to approve the rezoning as presented; seconded by Mr. Scritchlow. Motion was approved 7-0 with the following votes: Mr. David Stanczak—yes; Mr. Ryan Scritchlow—yes; Mr. J. Balmer—yes; Mr. Kevin Suess—yes; Ms. Megan Headean—yes; Mr. John Protzman—yes; Chairman Justin Boyd—yes.

OLD BUSINESS:

City of Bloomington Zoning Ordinance Update. Mr. Dabareiner stated he expects the consultant will present the business district text at the next planning commission meeting. There was discussion about potential changes to certain districts within the proposed zoning ordinance.

NEW BUSINSS

None.

ADJOURNMENT: Mr. Stanczak moved to adjourn; seconded by Mr. Protzman, which passed unanimously by voice vote. The meeting was adjourned at 4:29 PM.

Respectfully,

Tom Dabareiner AICP
Community Development Director