

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 9, 2014, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Schulz, Mr. Diamond, Mr. Balmer, Mr. Scritchlow, Mr. Cornell, Mr. Cain, Mr. Stuckey, Mr. Stanczak, Mr. Pearson (arrived 4:03 pm)

MEMBERS ABSENT: Mr. Wills

OTHERS PRESENT: Mr. Mark Woolard, City Planner
Mr. Frank Koehler, Interim Director of Planning and Code Enforcement
Mr. Kevin Kothe, City Engineer

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

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the March 26, 2014 minutes.

On page three, in the sixth paragraph “is” is to be deleted after “explained”. On page four, in the fifth paragraph “to be” is to be added before “rewritten”. On page five, a colon is to replace the period after “5”.

Mr. Scritchlow moved to approve the March 26, 2014, minutes as corrected. Mr. Balmer seconded the motion which passed 9-0 with following votes being cast on roll call: Mr. Stuckey-- present; Mr. Schulz--yes; Mr. Diamond--yes; Mr. Balmer--yes; Mr. Pearson—yes; Mr. Stanczak--present; Mr. Scritchlow--yes; Mr. Cornell--yes; Mr. Cain--Yes; Mr. Wills--absent.

REGULAR AGENDA:

Z-02-14 Public Hearing on the petition submitted by Marti Rave requesting approval of an Annexation Agreement for land generally located east of Veteran’s Parkway, north of Hamilton Road and west of Greenwood Avenue.

Chairperson Cain introduced the petition. Mr. Woolard described the location and zoning for the site property, size and the adjacent properties. The waiving of fees are a result of a 2003 annexation agreement. Mr. Kothe stated the city did the Veterans Parkway, Hamilton Road, Fox Creek Road intersection and Greenwood Avenue redirection at the same time. The purpose of this was to space it out to make the traffic flow correctly through this area. He said all of these pieces under review are part of the city agreement with IDOT. The purpose of this was to put together a future saleable piece of property for the petitioner. This agreement that included the fee waivers were a part of the original right of way purchase agreement. Mr. Kothe explained it was a trade, in that the petitioner had a piece of his property the city needed to complete the road and the city would obtain the IDOT right of way for the petitioner to have a resalable piece of land. The annexation cleans up the details. He said the land might be a gas station or convenient store. He also stated there would not be access to Hamilton Road except maybe a right in and right out. The state requires the city to annex all six tracts and even though some are already annexed, it is the intent to not leave any piece unspecified.

Chairman Cain opened the public hearing. Elizabeth Megli, attorney at law, 115 W. Jefferson St., Suite 400, represented the petitioner and stated the agreement has been in the works for quite some time. The reason for the annexation agreement first was to address easements and other details. Ms. Megli stated that the current negotiations for land development would permit a gas station and convenient store, however no land use has been finally determined.

Chairman Cain asked if there were any questions or comments from the audience and no one spoke. Chairman Cain closed the public hearing.

Mr. Diamond stated that this is straight forward. Mr. Cornell agreed.

Mr. Diamond moved to recommend approval to the city council for case Z-02-14, for the property generally located east of Veteran's Parkway, north of Hamilton Road and west of Greenwood Avenue. Mr. Cornell seconded the motion which passed by a vote of 9 to 0 with the following votes being cast on roll call: Mr. Stuckey--yes; Mr. Schulz--yes; Mr. Diamond--yes; Mr. Balmer--yes; Mr. Pearson--yes; Mr. Stanczak--yes; Mr. Scritchlow--yes; Mr. Cornell--yes; Mr. Cain--yes; Mr. Wills--absent.

OLD (other) BUSINESS:

There was a discussion on the Strong Town forum and other seminars.

Chairman Cain stated the steering committee for the new comprehensive plan is now active.

NEW BUSINESS: None

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Schulz moved to adjourn this meeting and Mr. Stanczak seconded the motion which was approved unanimously. The meeting was adjourned at 4:41 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

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