

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 23, 2014, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Stuckey, Mr. Pearson, Mr. Scritchlow, Mr. Cornell, Mr. Cain
MEMBERS ABSENT: Mr. Wills, Mr. Balmer, Mr. Diamond, Mr. Stanczak, Mr. Suess

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Planning and Code Enforcement
Mr. Frank Koehler, Interim Economic Development Coordinator
Mr. Mark Woolard, City Planner

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

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the July 9, 2014 minutes. On page one, Mr. Wills should be placed under 'Members Present'. Mr. Pearson moved to approve the corrected July 9, 2014, minutes. Mr. Scritchlow seconded the motion which passed by a vote of 5-0 with following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Cornell-yes; Mr. Cain-yes; Mr. Pearson-yes; Mr. Stuckey-yes; Mr. Diamond-absent; Mr. Balmer-absent; Mr. Suess-absent; Mr. Stanczak-absent; Mr. Wills-absent.

REGULAR AGENDA:

Z-04-14. Public hearing and review on the petition submitted by the City of Bloomington, Illinois, a municipal corporation, requesting the amendment of Chapter 44 (Zoning), of the Bloomington City Code, Section 44.3-2, Definitions and Section 44.7-2.H, Minimum Number of Street Parking Spaces Required to address Parking for Senior Housing.

Chairman Cain introduced the case. Mr. Woolard explained the changes from the last meeting including the handicapped parking attributed to the patient population. Staff is recommending approval.

Mr. Cornell asked for the classification of the senior housing and how this change would apply to new facilities. He stated his visits to senior facilities required him to park on the street or in parking garages due to lack of space. He expressed concern over possibly creating a congested on-street parking situation with a reduction of required parking.

Mr. Koehler stated parking at a mixed use development may be attributed to other uses beyond the senior housing aspect. He stated his research pertained only to senior housing developments and the numbers strongly suggest that we need to reduce the required number of parking spaces. The proposed reduction of handicapped parking which is based on 10% of senior housing occupants is still above the average of the 15 towns that were researched. Mr. Cain stated that this type of configuration will help address Mr. Cornell's parking concern.

Mr. Koehler stated a mixed use development would be calculated based on the senior housing and other needs of businesses. The downtown is always a challenge with calculating the parking spaces.

Mr. Pearson pointed to item 4 under F-Senior Housing 'share of 1, 2 and 3 designations above' should replace 'elements'. Mr. Pearson noted the words used to describe the type of care for the elderly needs clarity and consistency. A further discussion on the industry and amendment language ensued.

Chairman Cain opened the public hearing. Chairman Cain asked if there were any questions, comments, or if anyone was in favor or in opposition to the petition and no one spoke. He closed the public hearing.

Chairman Cain summarized the recommended changes as item A.b. Assisted Senior Living, the first sentence needs to change 'ort' to 'or' and 'convalescent/nursing home/memory care' needs to replace all 'elements.'

Mr. Pearson moved to approve Case Z-04-14 with the amended listed changes. Mr. Scritchlow seconded the motion which passed by a vote of 5 to 0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Cornell-yes; Mr. Cain-yes; Mr. Pearson-yes; Mr. Stuckey-yes; Mr. Diamond-absent; Mr. Balmer-absent; Mr. Suess-absent; Mr. Stanczak-absent; Mr. Wills-absent.

NEW BUSINESS:

Mr. Woolard stated a text amendment regarding the meeting time for the Zoning Board of Appeals may be coming for this commission's review.

Mr. Woolard introduced Mr. Tom Dabareiner, Director of Planning and Code Enforcement.

OLD BUSINESS:

Discussion of Comprehensive Plan: Chairman Cain stated the working groups have been assigned with set meeting dates and times.

Mr. Koehler stated the medical marijuana case will be on the commission's August 13, meeting agenda to allow for publication.

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Cornell moved to adjourn the meeting. Mr. Scritchlow seconded the motion which was approved unanimously. The meeting was adjourned at 4:24 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

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