

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 10, 2014, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Cornell, Mr. Balmer, Mr. Pearson, Mr. Cain, Mr. Suess, Mr. Scritchlow, Mr. Wills, Mr. Protzman

MEMBERS ABSENT: Mr. Stanczak, Mr. Diamond

OTHERS PRESENT: Mr. Kevin Kothe, Director City Engineer
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 August 27, 2014 minutes. Mr. Suess moved to approve the August 27, 2014, minutes as written. Mr. Balmer seconded the motion which passed by a vote of 7-0 with following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Cornell-yes; Mr. Cain-yes; Mr. Pearson-yes; Mr. Balmer-yes; Mr. Protzman-yes; Mr. Suess-yes; Mr. Stanczak-absent; Mr. Diamond-absent; Mr. Wills-absent.

REGULAR AGENDA:

PS-03-14. Public hearing and review on the petition submitted by RBT of Illinois, Inc., requesting the approval of a Preliminary Plan for the Harvest Pointe Commercial Subdivision, for the property commonly located north of Illinois Route 9, west and east of Harvest Pointe Boulevard, consisting of approximately 14.3 acres.

Mr. Wills arrived at 4:20 p.m.

Chairman Cain introduced the case. Mr. Woolard gave the staff report with a recommendation of approval of the preliminary plan contingent on addressing items in the staff report. The commission discussed fire service access to the site. Mr. Koehler stated the Fire Chief had indicated the plan was acceptable to him.

Chairman Cain opened the public hearing. Mr. Neil Finlen, 2709 McGraw Drive, was sworn in and stated the fire coverage has two stations in close proximity. They are located on Hershey and just off of the Towanda-Barnes Road. Mr. Finlen stated this unusually close with easy access to fire protection. Mr. Finlen stated the other issues will be addressed by the development agreement which include the park, punch list, drainage and the turn lane. There is only one issue not addressed within the agreement and that is the flood plain route. He stated the city engineers

are reviewing such and it is noted on the plan and the plan has been modified to address other comments. He said he met with Denise Wilson on the site to view the impacts which were addressed adjacent to the right of way. He stated they are looking at the re-grading of the ditch. He also said he will look at assisting the design with impervious pavers.

Mr. Pearson asked if there was the appropriate turn radius for the fire apparatus. Mr. Finlen stated the preliminary plan doesn't need to address that detail as it will have to be addressed with the building permit. Mr. Finlen confirmed the building will be a single story structure.

Chairman Cain stated the development agreement seems out of order. Mr. Koehler stated any approval will be contingent upon a development agreement. Mr. Finlen stated the development agreement is a key. Chairman Cain said the preliminary plan approval can be made contingent upon the approval of the development agreement.

Chairman Cain asked if there were anyone who would like to speak in favor of the petition. Father Greg Ketcham, St. Patrick Catholic Church of Merna, 1020 Homestead Rd, said he was excited to welcome the new neighbors.

Chairman Cain asked if there were anyone with questions, comments, or who was in favor or opposition to the petition. Mr. Andy Sylvester, 1 Dry Sage Circle, stated his house backs up to the sight and expressed concern over parking, lighting, garbage and service vehicles.

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

Mr. Balmer stated he liked the facility however he didn't like the location. He stated there was a litany of things not addressed in a timely manner and the subdivision has had years of issues. He stated he doesn't want contingency approvals to be a common theme. There was discussion on the preliminary plan. Mr. Wills does not see this as a major contingency. Mr. Cornell stated he was not a big fan of the location. Mr. Scritchlow said he is ok if staff is ok with this. Chairman Cain said the lighting and service access will be addressed.

Mr. Pearson moved to recommend the city council approval of Case PS-03-14 the preliminary plan for the Harvest Pointe Commercial Subdivision, for the property commonly located north of Illinois Route 9, west and east of Harvest Pointe Boulevard, consisting of approximately 14.3 acres with the contingency upon the final development agreement being approved by the city council. Mr. Suess seconded the motion which passed by a vote of 8 to 0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Cornell-yes; Mr. Cain-yes; Mr. Pearson-yes; Mr. Protzman-yes; Mr. Balmer-yes; Mr. Suess-yes; Mr. Wills-yes; Mr. Diamond-absent; Mr. Stanczak-absent.

Z-07-14. 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 44.6-30 Table of Authorized Principal Uses in Each Zoning District and Section 44.13 Administration and Enforcement, E. Board of Zoning Appeals, 3. Meetings, Hearing, Procedures and Rules.

Chairman Cain introduced the case. Mr. Woolard provided the staff report. Mr. Koehler stated Nestle Beich is a compliment to the city.

Chairman Cain opened the public hearing. He asked if anyone was in favor of the petition and Mr. Dan Barr, 2501 Beich Road stated Nestle has a large portfolio of products. Mr. Barr stated the snack food products do not require heavy manufacturing and he would not want the M-1 zone district to have land uses such as meat packing or slaughter houses. He also would not want to be limited to just snack foods as they may consider another type of product at some point.

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

There was discussion on the impacts of adding food and kindred industry as a permitted use in the M-1 zone and other food uses which do not require heavy manufacturing. The consensus was this addresses the immediate need but the long term needs should be addressed with a complete new zoning ordinance after the comprehensive plan is completed.

Mr. Pearson moved to approve the amended, tabled, text amendment to the authorized principal uses and the Board of Zoning Appeals 3:00 p.m. meeting time to 4:00 p.m. Mr. Balmer seconded the motion which passed by a vote of 7 to 1 with the following votes being cast on roll call: Mr. Scritchlow-no; Mr. Cornell-yes; Mr. Cain-yes; Mr. Pearson-yes; Mr. Protzman-yes; Mr. Balmer-yes; Mr. Suess-yes; Mr. Wills-yes; Mr. Diamond-absent; Mr. Stanczak-absent.

OLD BUSINESS: Discussion of Comprehensive Plan: Mr. Woolard stated commissioners may encourage the public to submit the survey. The committees have been meeting.

NEW BUSINESS: None

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Balmer moved to adjourn the meeting. Mr. Protzman seconded the motion which was approved unanimously. The meeting was adjourned at 5:09 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

Mr. Woolard, City Planner

Department of Planning and Code Enforcement

Government Center, 115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2341 Fax: (309) 434-2857

E-mail: mwoolard@cityblm.org