

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 13, 2015, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Balmer, Mr. Barnett, Mr. Cornell, Mr. Diamond, Mr. Protzman, Ms. Schubert, Mr. Scritchlow, Mr. Stanczak, Mr. Suess

MEMBERS ABSENT: Mr. Pearson

OTHERS PRESENT: Mr. Bob Yehl, Assistant City Engineer
Mr. Mark Woolard, City Planner

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

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the April 22, 2015 minutes. On page four the following will be added for the nominations: Mr. Pearson nominated Mr. Balmer for the Chairman and Vice-Chairman, for the Chairman Mr. Wills nominated Mr. Stanczak and Mr. Protzman nominated Mr. Pearson. Mr. Scritchlow moved to approve the April 22, 2015, minutes as altered. Mr. Diamond seconded the motion which passed by a vote of 9-0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Barnett -abstain; Mr. Balmer-yes; Mr. Protzman-yes; Mr. Stanczak-yes; Mr. Diamond-yes; Mr. Cornell-yes; Ms. Schubert-abstain; Mr. Suess-yes.

REGULAR AGENDA:

PS-01-15 Public hearing and review on the petition submitted by Parkway Partners-One, Inc., requesting the approval of an Amendment for the Preliminary Plan for the Parkway Village PUD Phase 4, for the property located at the southeast corner of Mercer Avenue and Veterans Parkway, consisting of approximately 5 acres.

Chairman Stanczak introduced the case. Mr. Woolard identified the location and the adjacent zoning and land uses. He explained the proposal will combine two lots in the north. Southeast of there one lot will be split into two lots. Most of the development will have no change. There are no new street locations or access points to the city streets. He explained Hotel Drive needs to be fully extended. This will prevent a long dead end which will help for circulation and emergency vehicles. Also the newly built streets need to have the bike lanes and sidewalks. He stated staff is recommending approval conditioned upon complying with these two items. There was discussion on the stubs that are in place and how they may be for streets or driveways. There was discussion on the detention basins. Mr. Woolard stated the bike lanes are not a code requirement but with planned unit developments we can ask for improvements as part of the approval

process. The developer can ask for waivers of code requirements and in turn the city can ask for items that would not normally be required. Mr. Balmer stated that the Bike Plan has been adopted and will be part of future development. Mr. Suess stated there already are bike lanes out there so this will not be like there will be bike lanes in an area that has none.

Chairman Stanczak opened the public hearing. Mr. Michael Shamsie, with Landmark Engineering, was sworn in. He stated he is the engineer for the developer. He said the detention basin south of the retail strip center is being filled in and deleted. That was presented at the last review which was phase three when the storm water management report was approved. It is addressed in the construction plans. He said the final plan will be revised. The basin to the northeast will be sufficient to handle the storm water. He said the combining of the two lots occurred because it was sold to one party which pushed the strip retail center to the southeast. They were not originally planning to extend Hotel Drive in this phase because they were waiting until the parcel to the west of the strip center is developed. They request that there be a waiver until that time and not incur that cost for this small strip center. Mr. Balmer stated that should be included. Chairman Stanczak stated that if Hotel Drive is not extended that anyone wanting to get to the new development at lot 401 will have to go around to Greenview and up to get there. Mr. Protzman questioned what is planned for 401 with all that parking and said he is concerned about the traffic flow with one access. Mr. Shamsie stated he thought they should also have two access points with that much parking but that design has not been finalized. Chairman Stanczak said that Hotel Drive needs to be extended for access for the strip center. Mr. Shamsie stated the access will be off the road extended along lot 401. There was discussion on the whether the bike lanes were wanted with the original development by the developer.

Chairman Stanczak asked if there was anyone in opposition, in favor of or had questions regarding the petition and no one spoke. Mr. Shamsie requested that they be allowed to extend Hotel at a future phase. Chairman Stanczak closed the public hearing.

Mr. Balmer stated that all we are really doing is swapping out some lots from what was already approved. He said as long as we include the requests by staff regarding sidewalks and bike lanes in conjunction with the street installation he sees no reason to oppose the request.

Mr. Balmer moved in regards to PS-01-15 Parkway Partners-One, Inc., requesting the approval of the current Amendment for the Preliminary Plan for the Parkway Village PUD Phase 4, to recommend to the City Council pending updates to the plan including recommendations by the city staff for sidewalks, bike paths, the extension of Hotel Drive, and rerouting of the sewers to the larger detention basin be approved. Mr. Scritchlow seconded the motion which passed by a vote of 9 to 0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Barnett -yes; Mr. Balmer-yes; Mr. Protzman-yes; Ms. Schubert -yes; Mr. Stanczak-yes; Mr. Diamond-yes; Mr. Cornell-yes; Mr. Suess-yes.

OLD BUSINESS: Discussion of Comprehensive Plan

Chairman Stanczak stated we do not have anyone to appear to discuss the plan and all of the working groups have made their presentations.

NEW BUSINESS:

Chairman Stanczak provided commissioners copies of the by-laws and the city code related to such and explained that some things may need revised. At the next meeting these can be discussed to determine where we should go with possible changes.

Mr. Suess stated the photos and presentation by city staff has been helpful.

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Balmer moved to adjourn the meeting. Mr. Suess supported the motion which was approved unanimously. The meeting was adjourned at 4:43 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

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