



**MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING**

**Government Center Chambers (4th Floor) Room #400
115 E Washington St
BLOOMINGTON, IL
WEDNESDAY, November 10, 2021 4:00 P.M.**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting registered at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment emailed their comments to publiccomment@cityblm.org.

The Planning Commission convened in Regular Session in person with Assistant Director Kimberly Smith and Assistant City Attorney George Boyle present in the Community Room at 4:00 p.m., Wednesday, November 10, 2021.

The meeting was called to order by Chairperson Mohr.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Present
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Absent
Mr. Benjamin Muncy	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Director of Economic & Community	Present
Mr. Glen Wetterow	City Planner	Absent

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Boyd motioned to approve the minutes from the regular October 13, 2021 meeting. Mr. Muncy seconded. Voice Vote: The motion was approved via voice vote.

REGULAR AGENDA

- A. PR-08-21 Public hearing, review, and action on a petition submitted by Kent Seeman of Illinois Valley Construction, LLC requesting approval of a Site Plan (with potential variances) for a Commercial Recreation Facility in the B-1 (General Commercial) District for the property located at 404 Bronco Drive (PIN: 22-07-226-008). (Ward 8)

Ms. Smith presented the staff report on the case.

The petitioner, Kent Seeman, spoke in favor of the request.

There was no public testimony.

Chairperson Mohr closed the public hearing.

Mr. Krieger made the motion to establish findings of fact. Mr. Muehleck seconded.

Chairperson Mohr proceeded with the vote and asked for a Roll Call Vote. Mr. Stanczak - Yes, Mr. Mr. Danenberger - Yes, Mr. Boyd- Yes, Mr. Muehleck - yes, Mr. Krieger - yes, Mr. Muncy - yes, and Chairperson Mohr - Yes. The vote was 7-0 in favor. The motion passed.

Mr. Boyd made the motion to recommend approval of the Site Plan for a Commercial Recreation Facility in B-1 (General Commercial) District, for the property located at 404 Bronco. Roll Call Vote: Mr. Stanczak - Yes, Mr. Mr. Danenberger - Yes, Mr. Boyd- Yes, Mr. Muehleck - yes, Mr. Krieger - yes, Mr. Muncy - yes, and Chairperson Mohr - Yes. The vote was 7-0 in favor. The motion passed.

- B. Z-24-21 Public Hearing, review and action on text amendments, modifications and deletions to the Bloomington Zoning Ordinance, Chapter 44 of the City Code, submitted by the Bloomington City Council (Resolution 2021-31) relating to (1) auto sale exclusions, definition, and zoning; (2) updating certain zoning classifications; (3) reviewing residential uses that were previously permitted by right or via Special Use in commercial districts should again be allowed; (4) zoning for snack food manufacturing; (5) zoning for assisted living facilities; and (6) the review and submission process and commission schedules.

Ms. Smith presented the staff report and highlighted proposed text amendments

related to Snack Food Manufacturing, and the Planning Commission meeting schedule.

There was no public testimony.

Chairperson Mohr closed the public hearing.

The Commission expressed concern to approve text amendments without knowing the larger picture and requested a “policy session” for deeper discussion.

Mr. Boyd motioned to table to an unspecified date, the proposed text amendment for Snack Food Manufacturing. Mr. Danenberger seconded.

Chairperson Mohr proceeded with the vote and asked for a Roll Call Vote. Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd- Yes, Mr. Muehleck - yes, Mr. Krieger - yes, Mr. Muncy - yes, and Chairperson Mohr - Yes. The vote was 7-0 in favor. The motion passed.

Mr. Mohr made the motion to recommend approval the text amendment to move the Planning Commission meetings to once monthly, seconded by Mr. Muehleck. Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd- Yes, Mr. Muehleck - yes, Mr. Krieger - yes, Mr. Muncy - yes, and Chairperson Mohr - Yes. The vote was 7-0 in favor. The motion passed.

OLD BUSINESS

No items.

NEW BUSINESS

No items.

ADJOURNMENT

Mr. Muncy motioned to adjourn. Mr. Danenberger seconded. Voice Vote: Ayes were unanimous, and the motion carried. The meeting was adjourned.

MEETING MINUTES

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WEDNESDAY, NOVEMBER 10, 2021