MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, NOVEMBER 1, 2023, 4:00 PM

The Planning Commission convened in regular session at 4:01 PM, November 1, 2023. Commission Chair Boyd called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mary Ann Cullen	Commissioner	Present
Mark Muehleck	Commissioner	Present
David Lewis	Commissioner	Absent
Justin Boyd	Commission Chair	Present
Brady Sant Amour	Commissioner	Present
Thomas Krieger	Commissioner	Absent
Anna Patino	Commissioner	Present
Goverdhan Galpalli	Commissioner	Present
Jackie Beyer	Vice Chair	Present
William Peradotti	Commissioner	Present

Staff present included: Kelly Pfeifer, Assistant Economic & Community Development Director; Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; and George Boyle, Assistant Corporation Counsel.

Public Comment

No public comment was provided.

Consent Agenda
Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Item 4.A. Consideration and action to approve the Minutes of the October 4, 2023, regular meeting of the Bloomington Planning Commission.

Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to approve the consent agenda.
AYES: Commission Chair Boyd; Commissioner Sant Amour; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.
Motion passed.

Regular Agenda

The following item was presented:

Item 5.A. **Z-13-23** - Public Hearing, review and action on a request submitted by Western Avenue Community Center, for approval of a **Zoning Map Amendment** from R-1C (Single-Family Residential) District to P -2 (Public Lands and Institutions) District, for the properties located at 601 N. Western Ave. and 1210 W Locust St. PINs: 21-05-252-009 and 21-05-252-016.

Ms. Pemberton presented the Staff Report, with recommendation for approval. She gave a brief history of the site, noting the need for expansion of the community center. She stated the proposed project complies with the Official Comprehensive Plan and meets the Standards for Consideration for Rezoning, as well as being in the public interest and not solely for the benefit of the petitioner.

Commission Chair Boyd asked staff for clarification of existing parking lot and current land uses. Ms. Pemberton clarified that P-2 (Public Lands and Institutions) District is required, because they plan remove the playground, and parking lots are not primary uses are not permitted in R-1C (Single-Family Residential) District.

Commissioner Peradotti expressed concerns about access to recreational facilities with the removal of the playground. Ms. Pemberton stated O'Neil Park is located approximately 3.5 blocks northwest of the subject property, with pedestrian infrastructure existing.

Commission Chair Boyd opened the public hearing. No testimony was provided for or against the request. Chair Boyd closed the public hearing.

Commissioner Cullen noted that the playground was created when a preschool existed in the Community Center building, and stated a personal observance that it has become underutilized now that the preschool is no longer in service. Ms. Pemberton added that the Applicant has been working for about a year to identify the best way for the Center expansion to move forward and that this Map Amendment is a required step.

Vice Chair Beyer made a motion, seconded by Commissioner Galpalli, to establish findings of fact that the request for approval of a proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the petitioner, and to recommend approval of a Zoning Map Amendment to the P-2 (Public Lands and Institutions) District for the subject properties.

AYES: Commission Chair Boyd; Commissioner Sant Amour; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.

Motion passed.

New Business

No new business.

Adjournment

Commission Vice Chair Beyer made a motion, seconded by Commissioner Patino, to adjourn the meeting.
AYES: Commission Chair Boyd; Commissioner Amour; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.
Motion carried (viva voce).

The Meeting Adjourned at 4:11PM

CITY OF BLOOMINGTON

Justin Boyd

Commission Chair, Justin Boyd

Alissa Pemberton

Staff Liaison, Alissa Pemberton