<u>FINAL</u>
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 9, 2019 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. David Stanczak; Mr. John Protzman; Mr. Justin Boyd; Mr. Mark Muehleck; Mr. Tyson Mohr; Mr. Thomas Kreiger; Chairperson Megan Headean.

MEMBERS ABSENT: Mr. Kevin Suess; Mr. Eric Penn; Ms. Megan McCann.

OTHERS PRESENT: Mr. Bob Mahrt, Community Development Director; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Council.

CALL TO ORDER: Chairperson Headean called the meeting to order at 4:05 PM. Mr. Mahrt called roll. With seven members present, the Commission established a quorum.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the August 28, 2019 regular meeting. Mr. Boyd motioned to approve the minutes as presented; Mr. Stanczak seconded the motion. The minutes were approved by voice vote 7-0.

REGULAR AGENDA:

Mr. Mahrt provided an overview of the recent update to the Zoning Ordinance, which now established the requirement for legislative Site Plan Reviews for commercial developments in all Business Districts. The two public hearings on the agenda represent the first application of the regulations since adoption by the City Council on March 11, 2019. Mr. Mahrt outlined the general application criteria and the standards for conducting a Site Plan Review by the Planning Commission.

PR-01-19 Public Hearing, review and action on a site plan review application submitted by Bellas Landscaping LLC for a patio and parking lot in the B-1 General Commercial District at 5 Finance Drive (Ward 1).

Chairperson Haedean opened the public hearing and introduced the case. Ms. Weeks was sworn in and provided an overview of the case and the staff recommendation. The staff recommendation included approval of the application for outdoor seating and parking lot at 5 Finance Drive along with the four requested variances as follows: 1) variance to reduce the front yard landscaping setback for the parking lot, 2) variance to waive the requirement for landscape islands installed in a parking lot with more than ten spaces, 3) variance to waive the requirement for pedestrian sidewalk from the public sidewalk to the building entrance, and 4) variance to waive the five foot sidewalk requirement through the parking lot entrance.

Mr. Boyd requested information on the process and timing for the developer to secure building permits with approvals by both the City Council and administrative site plan approval by City Staff. There was some general discussion on timing for legislative Site Plan Review being roughly 6-8 weeks and the administrative site plan review being 2-3 weeks before Building Permit issuance. There was continued discussion on whether the Commission should continue the discussion on the new processes under New Business.

Justin Bellas, petitioner, provided an overview of the development project and development constraints on the property. He expressed the need for approval of the requested variances.

Chairperson Haedean called for additional testimony in favor or opposition to the petition. There was none.

There being no further testimony, Chairperson Haedean closed the public hearing.

Commissioner Mohr made a motion to adopt the findings of fact and approve the petition for Site Plan Review with the requested variances as recommended by City Staff. Commissioner Justin Boyd seconded the motion.

Roll call vote to approve petitioner's request: Mr. David Stanczak - Yes; Mr. Justin Boyd - Yes; Mr. John Protzman - Yes; Mr. Mark Muehleck - Yes; Mr. Tyson Mohr - Yes; Mr. Krieger - Yes; Chairperson Megan Headean - Yes.

PR-02-19 Public Hearing, review and action on a site plan review application submitted by Carmala LLC for a restaurant in the B-1 General Commercial District at 802 E Washington Street (Ward 4).

Chairperson Haedean opened the public hearing and introduced the case. Ms. Weeks was sworn in and provided an overview of the case and the staff recommendation. The staff recommendation included approval of the application for a restaurant at 802 East Washington Street with development conditions and conditional approval of requested variances as follows: 1) condition to shift the building either 10 feet to the east or shift the building 5 feet to east while vacating a portion of existing easement along the west property line; 2) variance to eliminate the landscaping setback on east property line while maintaining the requirement for perimeter landscaping adjacent to the alley right-of-way; 3) condition that no required plantings be located within public right-of-way; 4) condition to relocate dumpster to northeast corner of the property; and 5) variance to waive the requirement for pedestrian sidewalk from the public sidewalk to the building entrance.

Mr. Boyd requested information on site lighting and the impact on the adjoining properties to the east. Mr. Mahrt indicated that lighting would be required within the parking lot, but that lighting would need to be shielded to prevent glare on adjoining residential uses.

Mr. Mohr requested information on the need to relocate the dumpster and was encouraged by the building placement which maintained the streetscape along Washington Street. Mr. Mahrt replied that the refuse disposal areas are not to be located in the required street front of the property.

Mr. Mark Allen, petitioner, provided an overview of the development project. He indicated that the property owners completed a survey of the property and found some discrepancies in the alley right-of-way. He also indicated an interest in working with IDOT to establish a two-way alley.

Chairperson Haedean called for additional testimony in favor or opposition to the petition.

Mr. Mark Kudrys indicated that he owned property in the vicinity and that he wanted to view the building configuration on the property and the proposed location of the mechanicals. After viewing the renderings provided he stated he had no further questions and was happy to see something get developed. He further requested information on the removal of the billboard.

Mr. Allen indicated that the billboard would be removed.

There being no further testimony, Chairperson Haedean closed the public hearing.

Commissioner Mohr made a motion to adopt the findings of fact and approve the petition for Site Plan Review with the conditions and variances as recommended by City Staff. Commissioner Justin Boyd seconded the motion.

Roll call vote to approve petitioner's request: Mr. David Stanczak - Yes; Mr. Justin Boyd - Yes; Mr. John Protzman - Yes; Mr. Mark Muehleck - Yes; Mr. Tyson Mohr - Yes; Mr. Krieger - Yes; Chairperson Megan Headean - Yes.

OLD BUSINESS: None.

NEW BUSINESS: There was general discussion amongst commission members in regard to the newly adopted legislative Site Plan Review and the potential impacts on the business community. A request was put forth by the membership for Staff to provide a summary of the process and the benefits of the Site Plan Review for discussion at a future meeting.

ADJOURNMENT: The meeting was adjourned at 4:46 pm by voice vote, motioned by Mr. Muehleck and seconded by Mr. Boyd.

Respectfully submitted,
Bob Mahrt
Community Development Director