MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, SEPTEMBER 18, 2024, 4:00 PM

The Zoning Board of Appeals convened in regular session at 4:01 PM, September 18, 2024. called the meeting to order.

Roll Call

Attendee Name	Title	Status
Terry Ballantini	Vice Board Chair	Present
Michael Straza	Board Chair	Present
Zachary Zwaga	Board Member	Present
Nikki Williams	Board Member	Present
Victoria Harris	Board Member	Absent

City Staff present included Jon Branham, City Planner; Kelly Pfeifer, Assistant Director of Economic and Community Development; 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.

Vice Board Chair Ballantini made a motion, seconded by Board Member Zwaga, to approve the consent agenda as presented.
Roll call.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Williams; Board Member Zwaga
Motion passed.

Item 4.A. Review and approval of the minutes of the July 17, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following item was presented:
Item 5.A. **V-08-24** - Public hearing, review, and action on a request submitted by Habitat for Humanity of McLean County, for approval of a Variance to allow a reduced required Front Yard setback for the property located at 308 W. Stewart Street (PIN: 21-09-336-001).

Mr. Branham presented the staff report with a recommendation for approval of the Variance to the required Front Yard setback. He described the property and identified the surrounding zoning and land uses. He noted the corner lot setback requirements and the undersized nature of the property. He described the location of the proposed residence in relation to the previous residence at the property.

Board Chair Straza opened the public hearing.

Mr. Branham noted the Applicant was not present.

Vice Chair Ballantini noted that he understood timing may be an issue and delaying may be detrimental.

There was no Board questions or discussion.

Board Chair Straza closed the public hearing.

Vice Board Chair Ballantini made a motion, seconded by Board Member Zwaga, to establish findings of fact that the standards for approval of the Variance are met, that carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to approve the Variance with no conditions.
Roll call.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Williams; Board Member Zwaga
Motion passed.

The following item was presented:

<u>Item 5.B. **V-09-24** - Public hearing, review, and action on a request submitted by Ron Anderson & Donna Terven, for approval of a Variance to allow an Accessory Structure of greater than 1,000 square feet for the property located at 1026 Maple Hill Road (PIN: 14-31-377-003).</u>

Mr. Branham presented the staff report with a recommendation for approval of the Variance to the required size for an Accessory Structure. He described the property and identified the surrounding zoning and land uses. He noted the location of the proposed detached garage was significantly setback from all property lines and highlighted existing screening. He also noted the larger nature of the lots in the specific area.

Board Chair Straza opened the public hearing.

Ron Anderson (1026 Maple Hill Road), Applicant, provided further background on the project. He also described how vehicle access would be accommodated.

Board Member Zwaga inquired about the location of the proposed structure on the aerial map provided.

Mr. Anderson clarified the location of the structure and noted other structures had been relocated or removed since the photo was taken.

Mary Ellen Schmidt (1022 Maple Hill Road), stated she was in support of the application.

Leann Williams (1024 Maple Hill Road), stated she was the neighbor located directly south of the property, and she was in support of the application.

There was no further Board questions or discussion.

Board Chair Straza closed the public hearing.

Board Member Williams made a motion, seconded by Board Member Zwaga, to establish findings of fact that the standards for approval of the Variance are met, that carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to approve the Variance with no conditions.
Roll call.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Williams; Board Member Zwaga
Motion passed.

The following item was presented:

Item 5.C. **SP-04-24** - Public hearing, review, and action on a request submitted by Mayer Zahn, with owner Ramesh Atluri, for approval of a Special Use Permit for a Vehicle Sales & Service Use, in the B-1 (General Commercial) District for the property located at 1513 Morrissey Drive (PIN: 21-10-453-002).

Mr. Branham presented the staff report with a recommendation to continue the request. He described the continuing existing issues at the property and the unique ownership structure.

Mr. Boyle outlined the process for continuing a request.

Vice Board Chair Ballantini made a motion, seconded by Board Member Zwaga, to continue the request to the next regularly scheduled meeting.
Roll call.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Williams; Board Member Zwaga
Motion passed.

New Business - Elections – Chair and Vice Chair

Mr. Branham explained the Board was required to act on the annual election of Chair and Vice Chair.

Board Member Zwaga made a motion, seconded by Board Member Williams, to re-elect the current Chair and Vice Chair.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Williams; Board Member Zwaga
Motion passed.

Mr. Branham noted staff is continuing to work on filling the existing vacancies on the Board.

Adjournment

Board Member Williams made a motion, seconded by Vice Board Chair Ballantini, to adjourn the meeting.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Williams; Board Member Zwaga
Motion passed.

The Meeting Adjourned at 4:21PM

CITY OF BLOOMINGTON

Michael Straza
Michael Straza, Board Chair

Jon Branham
Jon Branham, Staff Liaison