

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING,
WEDNESDAY, AUGUST 14, 2013, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J Balmer, Chairperson Stan Cain, Mr. Rex Diamond, Mr. Jim Pearson, Mr. Ryan Scritchlow, Mr. Bill Schulz, Mr. Charles Stuckey, Mr. Robert Wills

MEMBERS ABSENT: Mr. David Stanczak

OTHERS PRESENT: Mr. Kevin Kothe, City Engineer
Mr. Mark Woolard, City Planner

CALL TO ORDER: Chairperson Cain called the meeting to order at 4:00 P.M.

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the July 24, 2013 minutes. Mr. Stuckey moved to approve the July 24, 2013 minutes as submitted. Mr. Pearson seconded the motion which passed by a vote of 8 to 0 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--yes; Mr. Wills--present; Mr. Pearson--yes; Mr. Balmer--present; Mr. Schulz--yes; Mr. Scritchlow--yes; Mr. Stanczak--absent; Mr. Diamond--present.

REGULAR AGENDA:

PS-04-13 Public hearing and review on the petition submitted by Fox Creek Village, LLC, requesting the approval of an Amended Preliminary Plan for the Fox Creek Village Planned Unit Development Subdivision, for the property located south of Carrington Lane, west of Union Pacific Railroad, consisting of approximately 26.25 acres.

Chairperson Cain introduced the petition. Mr. Woolard explained the changes to the plan from the previous Planning Commission review including a replacement of two cul-de-sacs by a street loop which enables emergency vehicles to maneuver easier through the subdivision. The plan also shows new sidewalks and a connection to Rutherford Way. Staff recommends approval contingent upon the developer adequately addressing the items in the engineering memo.

Chairperson Cain opened the public hearing. Mr. Don Adams of 2709 McGraw Drive, stated they do not have total flexibility to do things that would like since much of the property is developed. He explained the changes and that connecting Rutherford Drive to Winding Way is not as simple as building a new intersection. Construction plans were approved for the intersection and the developer thought the residents may have wanted it but there has been a change in heart from some residents who did not want it. The developer has agreed with the home owner's association to not build on the end lot. The association has a first right of refusal to buy the lot and make the connection if desired. He said it is not the developer's responsibility to make the connection. City staff will reach out to the association regarding the connection. A sign will be posted indicating it is a private street. The city will have to acquire an easement to

build sidewalks along the east part of Winding Way on the lots that are already sold. He said the items identified by the engineering memo have been changed on the plans and outlot 126 can be used for emergency vehicles. He will revise the golf course name. Mr. Balmer stated when he was out to the site recently, he could not get through the main entrance and had to use the construction entrance. He explained how a permanent connection to Rutherford Drive is important both for the residents and for emergency services.

Chairperson Cain asked if there were any members of the audience who wished to speak in opposition, in favor or if they had questions pertaining to the petition and no one spoke.

Chairperson Cain closed the public hearing.

Mr. Pearson questioned if a private street is based on width or ownership and Mr. Kothe explained it is a little of both because for a public street it has to comply with the Subdivision Code and the city does not maintain the streets.

Mr. Balmer said he understands how the development evolved over time and the original and current thinking in how this was designed but prefers not to see a lot of these in the future. He would like to see guidelines in the comprehensive plan particularly in the provision of services.

Mr. Diamond moved in case PS-04-13 to pass a motion to recommend to the City Council to approve the Amended Preliminary Plan for Fox Creek Village Planned Unit Development Subdivision for the property located south of Carrington Lane, west of Union Pacific Railroad, consisting of approximately 26.25 acres. Mr. Scritchlow seconded the motion which passed by a vote of 8 to 0 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--yes; Mr. Wills--yes; Mr. Pearson--yes; Mr. Balmer--yes; Mr. Schulz--yes; Mr. Scritchlow--yes; Mr. Stanczak--absent; Mr. Diamond--yes.