MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, AUGUST 7, 2024, 4:00 PM

The Planning Commission convened in regular session at 4:00 PM, August 7, 2024. 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	Present
Justin Boyd	Chair	Present
Brady Sant Amour	Commissioner	Present
Thomas Krieger	Commissioner	Present
Anna Patino	Commissioner	Absent
Goverdhan Galpalli	Commissioner	Absent
Jackie Beyer	Vice Chair	Present
William Peradotti	Commissioner	Present

Staff present included: George Boyle, Assistant Corporation Counsel; Jon Branham, City Planner; Alissa Pemberton, City Planner; and John Myers, Assistant City Planner.

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 July 3, 2024, regular meeting of the Bloomington Planning Commission.

Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to approve the Consent Agenda.
AYES: Boyd; Lewis; Sant Amour; Peradotti; Beyer; Cullen; Muehleck; Krieger.
Motion passed viva voce.

Regular Agenda
The following item was presented:

Item 5.A. Public hearing, review, and action on a request submitted by The Farmhouse Early Learning & Development Center and David Bluford (owner), for approval of a Public Hearing Site Plan to allow a Child Day-Care Center in the B-2 (Local Commercial) District for the property located at 2001 General Electric Road, PIN: 14-36-126-027.

Mr. Branham presented the Staff report with recommendation for approval. He noted the current and adjacent zoning districts and uses. He reviewed the standards for Public Hearing Site Plan reviews. He described the proposal and noted all zoning requirements had been met, aside from the provision for bicycle parking.

Ms. Pemberton added background regarding the subdivision and stormwater obligation of the property, and specified flood zone and flood control items.

Mr. Branham stated the listed conditions associated with the recommendation for approval had been modified to exclude the fence material item. He stated staff was working with the applicant on an appropriate solution given standards for this type of facility.

Commission Chair Boyd opened the public hearing.

Molly Robinson (Applicant), provided further background on the project. She described the details of the facility and highlighted the inclusive aspects and additional facilities that would be provided beyond standard daycare models.

> Commissioner Lewis inquired about the capacity of the facility. Ms. Robinson stated the capacity would be around 100 children total, plus an additional 20 during summer camp, for a maximum of 120 children.

Ashley Young (Resident), stated she was a neighbor and parent of Ms. Robinson's current in-home daycare, and offered her support for the project.

Neil Finlen (2709 McGraw Drive), Engineer for the Applicant, outlined the site history. He outlined how stormwater management would be controlled on the site. He identified other steps required to finalize the development. He stated that bicycle parking will be added.

> Chair Boyd inquired about traffic impact at the site. Mr. Finlen stated that vehicle access was located toward the south end of the site along Hershey Road, past the median, to alleviate traffic impacts as much as possible. He added that it was the sole access point and that it should not negatively impact any driveways along the west side of Hershey.

Mark Sperry (Mechanical Devices, 2505 General Electric Road), stated he supported the project but had concerns about stormwater and how it might impact the property to the east. He inquired about plans for the property located just south of the subject property and behind 1607 Hershey, and how it would access Hershey Road in the future if it were split off and developed. He also wanted to ensure that bus service would not be impacted and noted that some of his employees smoke cigarettes on breaks near the corner of Hershey Road and General Electric Road.

Mr. Finlen responded that no stormwater would be impacting adjacent properties and highlighted how stormwater would be controlled on the site.

Ms. Pemberton stated the section of the property located directly south of the subject property and behind 1607 Hershey had been combined with the property at 1603 Hershey Road so any access and additional drainage implications would be the responsibility of the owner of 1603.

No additional testimony was provided. Commission Chair Boyd closed the public hearing.

There were no further comments by the Commissioners.

Commissioner Krieger made a motion, seconded by Commissioner Lewis, to establish findings of fact that the request for approval of the proposed Public Hearing Site Plan is in the public interest and not solely for the benefit of the Applicant or Property Owner and recommends approval of the request, subject to providing bicycle parking.
Roll call.
AYES: Boyd; Lewis; Sant Amour; Peradotti; Beyer; Cullen; Muehleck, Krieger.
Motion passed.

The following item was presented:

Item 5.A. Public hearing, review, and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main Street, Part of PIN: 21-04-135-001.

Ms. Pemberton stated the Applicant has requested the item be continued until the next meeting and staff supports the request.

Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to continue the item to the September 4, 2024, regular meeting.
Roll call.
AYES: Boyd; Lewis; Sant Amour; Peradotti; Beyer; Cullen; Muehleck, Krieger.
Motion passed.

New Business

1. Elections – Chair & Vice-Chair. Chair Boyd summarized the process for elections.

Commissioner Krieger made a motion, seconded by Commission Vice Chair Beyer, to nominate Commissioner Boyd for the position of Chair.
Commissioner Boyd accepted the nomination.
Roll call.
AYES: Lewis; Sant Amour; Peradotti; Beyer; Cullen; Muehleck, Krieger.
ABSENTIONS: Boyd
Motion passed.

Commissioner Cullen made a motion, seconded by Commissioner Krieger, to nominate Commissioner Beyer for the position of Vice Chair.
Commissioner Beyer accepted the nomination.
Roll call.
AYES: Boyd; Lewis; Sant Amour; Peradotti; Beyer; Cullen; Muehleck, Krieger.
ABSENTIONS: Beyer
Motion passed.

2. Solar Discussion. Staff noted they had met with other local governmental agencies last week to review the item and that additional information would be forthcoming. Vice Chair Beyer stated she was interested in requiring all solar energy facilities to have a Special Use Permit, and potentially aligning City and County standards. She highlighted the 500-foot setback requirement proposed in introduced IL HB-4135 as something the City could consider, and stated she would also like to review battery storage standards. Ms. Pemberton explained there is existing Code for Battery Energy Storage Systems as *Utility Facility, Minor* uses, so staff knows how to permit them when the need arises.

Ms. Pemberton reminded the Commission the next meeting may be located at the Library.

Adjournment

Commissioner Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to adjourn the meeting.
AYES: Boyd; Lewis; Sant Amour; Peradotti; Beyer; Cullen; Muehleck, Krieger.
Motion passed viva voce.

The Meeting Adjourned at 4:40PM.

CITY OF BLOOMINGTON

Commission Chair, Justin Boyd	Alissa Pemberton Staff Liaison, Alissa Pemberton