

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING,
WEDNESDAY, JULY 10, 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. Ryan Scritchlow, Mr. Charles Stuckey, Mr. Robert Wills

MEMBERS ABSENT: Mr. Bill Schulz, Mrs. Julie Morton, Mr. Jim Pearson, Mr. David Stanczak

OTHERS PRESENT: Mr. Mark Huber, Director PACE Department
Mr. Mike Kimmerling, Fire Chief
Mr. Kevin Kothe, City Engineer
Mr. Mark Woolard, City Planner

CALL TO ORDER: Chairperson Cain called the meeting to order at 4:01 P.M.

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the June 26, 2013 minutes. Mr. Balmer moved to approve the June 26, 2013 minutes as written. Mr. Wills seconded the motion which passed by a vote of 6 to 0 with the following votes being cast on roll call:

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

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. Huber explained at the last meeting there were several issues and the case was held over. The issues have been mostly worked through. There is a concern for a need to sell certain lots and thus the petitioner is going to the City Council to have the original preliminary plan reinstated for a period not exceeding 120 days. This will allow the petitioner to then obtain a final plat and sell certain lots. The amended preliminary plan review should be held over until August 14.

Chairperson Cain asked the petitioner to present any comments. Mr. Don Adams, 2709 McGraw Drive with Farnsworth Group stated they have nothing to add but will address questions.

Chairperson Cain opened the public hearing and asked if there were any members of the audience who wished to speak in opposition or support of the petition and no one spoke. He also asked if there were any members of the audience who had questions. Bruce Meeks of 1402

Wright St. questioned if there will be a republishing. He suggested that they do republish. He agreed the fire situation is a concern and this was not very well planned. The Commission could pursue changes to the code. Mr. Huber explained the publication and sign requirements were met.

Mr. Wills asked the petitioner if this will be a hardship or is it mutually agreeable. Mr. Steven Snyder, 1 Brickyard Dr. said anytime you have to go back and redo the preliminary plan it is a hardship. It was approved originally and should still be good but they are making the changes willingly and have worked through about 95 percent of the staff concerns. He said we should be able to bring back a plan that he can work with and will also please the Planning Commission.

Ann Eckert of 2607 Westbrook Dr. asked if there is a process that you carefully go through for an expired preliminary plan to make sure it is now in compliance with the entire Manual of Practice, which has been updated more than once since this original preliminary plan was drawn. Mr. Huber stated the original plan was approved in 2003 and the Manual of Practice has changed since. He said we have learning much from past practices that are not working very well today. When the plans are submitted they are reviewed by staff for compliance.

The Planning Commission discussed the benefits and process of reviewing expired preliminary plans. Mr. Huber explained how this is a new problem in that plans have not expired until more recently. He said what is going to the City Council now will allow the developer to go ahead with just these lots but still have to come back with an amended plan. Commissioners felt they should make a recommendation to be thorough and consistent.

Chairperson Cain closed the public hearing.

Mrs. Stuckey moved to lay over case PS-04-13 to August 14, 2013 to fully consider matters in the petition of the amended preliminary plan with the exception of making an advisory recommendation to the City Council to reinstate the preliminary plan for 120 days for purposes of going ahead and developing or building on the lots. Mr. Wills seconded the motion which passed by a vote of 6 to 0 with the following votes being cast on roll call:

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

OLD BUSINESS:

Planning Education – Transportation Planning

Mr. Kothe discussed traffic tools that are used in engineering and transportation planning including the Long Range Transportation Plan which is useful in planning for where we will need future roads. Plans can also help for bike planning. These types of plans are beneficial so developers will know where the improvements should be located. He also explained possible changes to Washington Street to improve safety for pedestrians and how we will be seeking public comments on the changes. Micro-surfacing may also be used on this road to extend the pavement life which will also avoid having to remove the old pavement paint.

NEW BUSINESS:

ADJOURNMENT

There being no further business to come to the Bloomington Planning Commission's attention, Mr. Balmer moved to adjourn and Mr. Scritchlow seconded the motion which was approved unanimously. The meeting was adjourned at 5:06 p.m.

Respectfully submitted,

Mark Woolard
City Planner

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