MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, JULY 3, 2024, 4:00 PM

The Planning Commission convened in regular session at 4:00 PM, July 3, 2024. Chair Boyd called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mary Ann Cullen	Commissioner	Present
Mark Muehleck	Commissioner	Absent
David Lewis	Commissioner	Present
Justin Boyd	Chair	Present
Brady Sant Amour	Commissioner	Present
Thomas Krieger	Commissioner	Absent
Anna Patino	Commissioner	Present
Goverdhan Galpalli	Commissioner	Absent
Jackie Beyer	Vice Chair	Present
William Peradotti	Commissioner	Present

Staff present included: Kelly Pfeifer, Assistant Economic & Community Development Director; George Boyle, Assistant Corporation Counsel; Jon Branham, 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 May 1, 2024, regular meeting of the Bloomington Planning Commission.

Commission Vice Chair Beyer noted corrections to the minutes, including the presence of Assistant Corporation Counsel Boyle at the meeting, and potentially adding departure time in the Roll Call status.

Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to approve the Consent Agenda, as amended.
Roll call.

AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Sant Amour; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino; Commissioner Cullen
Motion passed.

Regular Agenda
The following item was presented:

Item 5.A. Public hearing, review, and action on a request submitted by the City of Bloomington for a Zoning Map Amendment for the property legally described as the North 200 feet of the West 200 feet of Lot 30 in the Subdivision of the Southwest Quarter of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, in McLean County, Illinois, from R-1B (Single-Family Residence) District to P-2 (Public Lands & Institutions) District, Part of PIN: 21-17-428-004.

Mr. Branham presented the Staff report with recommendation for approval. He noted the current and adjacent zoning districts and uses. He described the history of the property, which formerly included a single-family residence, which was acquired by the City in 2005 but never rezoned. He stated the map amendment would allow for consistent zoning with the larger golf course property and allow for appropriate screening of equipment for the proposed water tower project.

Commission Chair Boyd opened the public hearing.

There were no public comments regarding the map amendment.

Commission Chair Boyd closed the public hearing.

There were no comments by the Commissioners.

Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the P-2 (Public Lands & Institutions) District is in the public interest and not solely for the benefit of the Applicant or Property Owner and recommends approval of the request.
Roll call.
AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Sant Amour; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino; Commissioner Cullen.
Motion passed.

New Business

Vice Chair Beyer requested Code information regarding the S-4 designation process be sent out prior to the next meeting.

Vice Chair Beyer distributed information on House Bill 4135 regarding potential updates to County solar setback requirements. She also requested a discussion item regarding solar requirements for the next meeting.

Mr. Branham notified the Planning Commission that annual elections of Chair and Vice-Chair would be on the agenda for the next meeting.

Adjournment

Commissioner Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to adjourn the meeting.
Roll call.
AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Sant Amour; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino; Commissioner Cullen.
Motion passed.

The Meeting Adjourned at 4:11PM.

CITY OF BLOOMINGTON

Commission Chair, Justin Boyd

Jon Branham
Staff Liaison, Jon Branham