



MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, MAY 3, 2023, 4:00 PM

The Planning Commission convened in regular session at 4:00 PM , May 3, 2023. Chair Tyson Mohr called the meeting to order.

Roll Call

Attendee Name	Title	Status
Tyson Mohr	Commission Chair	Present
Brady Sant Amour	Commissioner	Present
Thomas Krieger	Commissioner	Present
Mark Muehleck	Commissioner	Present
Justin Boyd	Commissioner	Present
Anna Patino	Commissioner	Present
Goverdhan Galpalli	Commissioner	Present
Jackie Beyer	Commissioner	Present
John Danenberger	Commissioner	Absent

Staff present included: Melissa Hon, Economic & Community Development Director, Jon Branham, City Planner, and Alissa Pemberton, City Planner.

Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

Note: To be considered Testimony, statements must be made in person or by duly authorized agent, during the public hearing for the specific Regular Agenda item.
 None.

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. Review and approval of the minutes of the March 1, 2023, regular meeting of the Planning Commission, as requested by the Economic & Community Development Department.

Commissioner Muehleck noted a spelling error in the minutes.

Commissioner Beyer made a motion, seconded by Commissioner Boyd, to accept the minutes as amended.

Roll call.

AYES: Commission Chair Mohr; Commissioner Brady Sant Amour; Commissioner Krieger; Commissioner Muehleck; Commissioner Boyd; Commissioner Patino; Commissioner Galpalli; Commissioner Beyer.

Motion passed.

Regular Session

The following item was presented:

Item 5.A. Public hearing, review, and action on a petition submitted by Bloomington Municipal Credit Union, requesting approval of a Public Hearing Site Plan and a Special Use to allow a Financial Services use with a Drive-Through in the B-2 (Local Commercial) District for the property located at 602 S. Gridley Street, in Bloomington, PIN: 21-04-462-021, as requested by the Economic & Community Development Department.

Mr. Branham presented the Staff Report, with recommendation for approval. He noted key site plan features, including that the Special Use was required as it is adjacent to a Residential District. He indicated pedestrian paths, required parking, and noted the reduced transitional buffer yard and existence of an opaque (non-required) fence within the transition yard.

Greg Goette, Keely Construction (500 S. Ewing, Suite G, St. Louis, MO 63103), architect for the applicant, provided further background. He stated the existing building will be removed and explained the anticipated phased construction plan. He verified that the drive-through meets the queuing standards and explained the pond indicated on the site is for retention, not detention, so it will not permanently hold water.

Commissioner Beyer inquired about the ATM indicated on the landscape plan. Mr. Goette stated that was a AutoCAD error and the ATM will not be located as indicated.

Commissioner Beyer asked for clarification on the drive-through queuing. Mr. Goette further explained how the queuing would function. He added they worked with the applicant to ensure lighting will dim at night.

Commissioner Beyer inquired about the expected day-to-day customer count at the drive-through. Mr. Todd Keil, Bloomington Municipal Credit Union, stated they expected approximately 30 customers to utilize the drive-through per day.

Commissioner Beyer inquired whether the mature trees located on the north part of the property would be able to be kept. Mr. Goette explained that area was designated for retention on the site to hold stormwater, and it was unlikely that the trees will be able to be kept due to grading required in the area.

Commissioner Beyer asked about the landscaping indicated at entrance/exits of property and whether views would be impacted. Mr. Goette stated they could adjust the plantings if sight issues occur. Commissioner Boyd stated there is an existing Code requirement for that issue. Mr. Branham confirmed.

Chair Mohr closed the public hearing.

There was no further discussion.

Commissioner Beyer made a motion, seconded by Commissioner Boyd, to recommend approval of the Site Plan and Special Use as presented.

Roll call.

AYES: Commission Chair Mohr; Commissioner Brady Sant Amour; Commissioner Krieger; Commissioner Muehleck; Commissioner Boyd; Commissioner Patino; Commissioner Galpalli; Commissioner Beyer.

Motion passed.

Old Business

None.

New Business

None.

Adjournment

Commissioner Beyer made a motion, seconded by Commissioner Boyd, to adjourn.

AYES: Commission Chair Mohr; Commissioner Brady Sant Amour; Commissioner Krieger; Commissioner Muehleck; Commissioner Boyd; Commissioner Patino; Commissioner Galpalli; Commissioner Beyer.

Motion passed.

The Meeting Adjourned at 4:43pm.

CITY OF BLOOMINGTON

Justin Boyd

Chair Justin Boyd

Alissa Pemberton

Staff Liaison Alissa Pemberton