

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 27, 2016, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. Balmer, Mr. Barnett, Mr. Pearson, Mr. Protzman, Ms. Schubert, Mr. Scritchlow, Chairman Stanczak

MEMBERS ABSENT: Mr. Suess

OTHERS PRESENT: Mr. Tom Dabareiner, Community Development Director; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:00 P.M.

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

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the April 13, 2016 minutes. Mr. Protzman moved to approve the April 13, 2016 minutes; Mr. Scritchlow seconded the motion, which passed unanimously by a voice vote of 7-0.

REGULAR AGENDA:

Z-11-16. Public hearing, review and action on the petition submitted by Brian and Jessica Szarek requesting the annexation and rezoning of property commonly located west of Szarek Drive and south of Six Points Road, approximately 2.12 acres.

Chairman Stanczak introduced the case. Ms. Simpson presented City Staff's report and recommended in favor of the proposal. Ms. Simpson reviewed the request for annexation and rezoning, the surrounding uses and explained why rezoning the R-1A Low Density Single Family Residence District was appropriate for the rezoning from the automatic Agricultural zoning upon annexation. She reviewed the standards for rezoning the property and concluded that the standards were met by this proposal.

The petitioner, Brian Szarek, 1418 Six Points Road, was sworn in. He briefly describe his proposal for annexation and rezoning. No others spoke in favor or against.

Mr. Scritchlow asked about the need for a substandard road fee and clarification on the purpose of the dormant special services area. Ms. Simpson indicated staff was working the City's engineers to resolve this question. Mr. Dabareiner provided an explanation about the special

services area. Chairman Stanczak confirmed with staff that these fees and provisions were more common for larger developments.

Chairman Stanczak closed the public hearing. Mr. Scritchlow indicated he would be abstaining from voting. Mr. Pearson motioned to approve the annexation and rezoning requests; seconded by Mr. Barnett. The motion to recommend passed by a vote of 6-0-1 with the following votes being cast on roll call: Mr. Pearson-yes; Mr. Barnett -yes; Mr. Balmer-yes; Mr. Protzman-yes; Ms. Schubert-yes; Mr. Scritchlow-abstain; Chairman Stanczak-yes.

PS-03-16 Public hearing, review and action on the petition submitted by ARK VI, L.L.C requesting the approval of the Amended Preliminary Plan for Eagle View South Subdivision of the property located east of Towanda Barnes Rd., north GE Road and 1500 N Rd., and south of Fort Jesse Road, approximately 15.84 acres.

Chairman Stanczak introduced the case. Ms. Simpson presented City Staff's report, provided a review of the previously approved changes to the property, and recommended in favor of the proposal. She noted that the City Engineer has additional comments which should be incorporated into the approval, along with the need to provide a temporary cul-de-sac at the southern terminus of Phase One construction of Holly Court, which may be gravel. The changes should be reflected in the plans prior to City Council approval. Mr. Protzman inquired about the previous three-party agreement for this property. Ms. Simpson explained the 2008 three-party agreement between the City, the petitioner and the land owner is still in effect and that this amended preliminary plan is in accordance with the three-party agreement.

Devin Birch, engineer for the petitioner, was sworn in. Mr. Birch noted that the proposed revised plan honors the terms of the 2008 three-party agreement. Mr. Robert Rewerts, Jr., representing the ownership of the adjacent property located south of the petitioner's and party to the three-party agreement, was sworn in, offering his support for the petition. Mr. Rewerts concurred with the conclusion that the plan meets the terms of the agreement.

Mr. Jeff Pate, 1320 E. Grove, was sworn in. He had concerns about the location of the access point from Towanda-Barnes Road, along with traffic concerns resulting from the un-built properties and potential cut-through. Ms. Stacy Marshall, 14 Yukon Circle, expressed concerns about traffic and lighting from the development. Mr. Birch described the rationale for the location if the Holly Court/Towanda-Barnes intersection. Mr. Dabareiner reminded the Commission that the development itself is not under their purview today, as it already received approval, only the realigned street is to be considered. He added, traffic and lighting requirements are met.

Chairman Stanczak closed the public hearing. Mr. Pearson motioned to approve the annexation and rezoning requests; seconded by Mr. Scritchlow. The motion to recommend passed by a vote of 6--1 with the following votes being cast on roll call: Mr. Pearson-yes; Mr. Barnett -yes; Mr. Balmer-yes; Mr. Protzman-no; Ms. Schubert-yes; Mr. Scritchlow-yes; Chairman Stanczak-yes.

Amendment to the 2035 Comprehensive Plan. Public hearing, review and action on a resolution to amend Figures 11.3, 11.4 and 6.3 of the Comprehensive Plan to represent the

land use for the property commonly known as Highland Golf Course as Parks and Recreation and to remove it as a development priority.

Chairman Stanczak introduced the case. Ms. Simpson presented City Staff's report. She noted that the approved Plan showed Highland Golf Course as a development priority and was targeted for Regional Commercial development. This is reflected in Figures 6.3, 11.3 and 11.4 in the Plan. Ms. Simpson indicated that a change to the Comprehensive Plan requires a public hearing. Mr. Dabareiner stated that the original designation stemmed from consideration about one year earlier to close the golf course and market it for some kind of large scale commercial or retail use, adding that recent Council action re-established that desired use is to continue as a golf course. Ms. Simpson noted that the zoning was not changed and remains S-2 Public Lands and Institutions District.

Ms. Schubert asked if any of the other City golf courses in Figure 11.3 are designated as Regional Commercial; Ms. Simpson that Highland Golf Course is the only public golf course represented with this designation in Figure 11.3. .

Both Mr. Pearson and Mr. Barnett questioned whether a change should occur so soon after the Plan's adoption. Mr. Pearson suggested that the Plan recently adopted and that it should not be changed based on whim. Mr. Barnett noted the extensive public process and input and indicated he was uncomfortable with making a change that the public had supported.

Chairman Stanczak closed the public hearing. Mr. Protzman motioned to approve Plan amendments; seconded by Mr. Balmer. The motion to recommend passed by a vote of 6-1 with the following votes being cast on roll call: Mr. Protzman-yes; Mr. Barnett -yes; Mr. Pearson-no; Mr. Balmer-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Chairman Stanczak-yes.

OLD BUSINESS

Chairman Stanczak introduced the draft amended Planning Commission by-laws for consideration. There were several amendments proposed to the draft. Mr. Pearson moved that under Article II, Section 2 officers should be elected with a positive vote of five or more members of the Commission; seconded by Mr. Balmer. Mr. Pearson moved to change the word "aid" to "assistance" in Article III, Section 4; seconded by Mr. Balmer. Mr. Pearson suggested to change the word "schemes" to "proposals" in Article II, Section 5, and the word "germane" to "pertinent" in Section 6; adopted by consensus. All were adopted unanimously. Mr. Protzman asked consideration for a minimum attendance requirement to be included in the by-laws, whereby lack of attendance would be reported to the mayor's office; however, there was no consensus over how to word this goal or its associated penalties.

Once amended, Mr. Balmer moved for adoption of the by-laws; seconded by Mr. Scritchlow. The motion passed by a vote of 7-0 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Scritchlow-yes; Mr. Protzman-yes; Mr. Barnett -yes; Mr. Pearson-yes; Ms. Schubert-yes; Chairman Stanczak-yes.

NEW BUSINESS

None

ADJOURNMENT

Mr. Balmer motioned to adjourn; seconded by Mr. Pearson, which passed unanimously by voice vote. The meeting was adjourned at 5:29PM.