MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
OSBORN ROOM, 2ND FLOOR POLICE DEPARTMENT
305 S. EAST STREET, BLOOMINGTON, IL
WEDNESDAY, April 6, 2022 4:00 P.M.

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 www.cityblm.org/register at least 5 minutes before the start of the meeting

The Planning Commission convened in-person within the Osborne Room inside of the Bloomington Police Department at 4:00 p.m., Wednesday, March 2, 2022, with the following physically present staff members Mr. George Boyle, Assistant Corporation Counsel; Mr. Glen Wetterow, City Planner; Mr. Jon Branham, City Planner; Ms. Alissa Pemberton, Assistant City Planner; Ms. Kimberly Smith, Assistant Economic and Community Development Director; Genevieve Rappold, Stephenson Fellow; and Craig Shonkwiler, City Engineer.

The meeting was called to order by Chairperson Mohr at 4:00 p.m.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Present
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Absent
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Absent
Mr. Benjamin Muncy	Commissioner	Present
Mr. Govardhan Galpalli	Commissioner	Present
Ms. Anna Patino	Commissioner	Present

Mr. Wetterow called the roll. There was a quorum present.

PUBLIC COMMENT

None.

MINUTES

Mr. Krieger motioned to approve the minutes from the March 2, 2022 meeting. Mr. Boyd seconded. Roll call vote: Mr. Boyd – Yes, Mr. Krieger - Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (8-0). The minutes were approved.

No Discussion.

Chair Mohr addressed the request to Table Item 5G (1101 Bell St - Map Amendment). Mr. Muncy made a motion to table item 5G to the next regular meeting, Mr. Kreiger seconded. Voice vote (8-0). The motion passed.

Chair Mohr reminded the public of the intent and protocol for Planning Commission meetings. He stated the primary intent of this meeting is to hold a public hearing and make recommendation on cases. Attendees should address comments directly to the Commission. He stated comments may include questions which the Commission may or may not direct to staff or the petitioner to address. He stated attendees should not speak unless recognized, and not to address comments directly to the petitioners.

REGULAR AGENDA

A. PR-01-22 Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for Legislative Site Plan Review, with potential Variances, for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).

City Staff Jon Branham presented the staff report, with a recommendation for approval.

Mr. Boyd asked if sidewalks were included as part of this project and for staff to indicate them on the site plan. Mr. Branham indicated they are a part of the project and indicated where they are located on the site plan.

The petitioner, John Pratt (attorney for QuikTrip), 217 E Washington St, Bloomington IL introduced himself and Ms. Gwen Keen.

Mr. Pratt thanked the Commission for hearing the case this evening, and for their attentiveness and consideration during the last meeting. He emphasized how much planning has occurred for the subject property and project, including Illinois Department of Transportation and City staff.

Mr. Pratt emphasized that no variances were requested because they worked diligently with City staff to ensure everything met the Code and is compatible with the Comprehensive Plan. He noted that the one adjacent residence is owned by QuikTrip at this time, and residences to the south are buffered by a large agricultural area. He also highlighted that QuikTrip is adding public sewer, improving streets, sidewalks, and pedestrian crossings.

Gwen Keen - 2255 Bluestone, St. Charles, MO. Ms. Keen echoed Mr. Pratt's comments and noted her appreciation for the feedback from staff and the community. She stated QuikTrip has now officially purchased the property and is looking forward to being part of the community. She apologized to the community for the litter issue brought up during the last meeting. She stated she drove by the property after last month's meeting and noted that trash had begun to accumulate. She said they are now partnering with Bloomington Apostolic Church to maintain the site.

Steve Stallard - 122 Bloomington Heights Road. Mr. Stallard stated he had concerns about overnight truck parking. He also expressed his concern regarding buffering. He expressed his concern for how busy the lot could be during the winter when the roads were not safe to travel. He was concerned the site plan changed since the last meeting.

Ms. Keen clarified that the site plan has not changed since the last meeting. She stated they have no intent to allow overnight parking. She stated they do need to have truck parking on site for customers, but the number is significantly less than similar businesses in the area. She stated employees would be responsible for monitoring. She highlighted how the property will be fully landscaped and areas most adjacent to the neighborhoods will be fenced and landscaped.

Denise Balagna – 2020 Interurban Road. Ms. Balagna stated that she did not receive a meeting notification. She had questions regarding color lines identified on the site plan. She also inquired about the camper station and power wash tubing identified on the site plan. She also wanted to know how trucks will utilize the facility. She inquired about a timeline for the project and when sidewalks would be added.

Mr. Wetterow responded that the lines are utility lines.

Chair Mohr asked staff or the petitioner to address the questions regarding traffic flow.

Ms. Keen stated access from Market Street has been designed as a right-in,-right-out for smaller vehicles. She said truck circulation should use the signals which encourages them to go onto JC Parkway and Wylie Drive as they are signaled. She stated a camper station is tied in directly with sanitary sewer line so RVs can dump, if needed. She stated power washer tubing is used to clean the property. She stated a new signal at Wylie Drive and Bloomington Heights Road was not warranted, per the traffic study.

Shannon Ramirez - 2020 Interurban Road. Ms. Ramirez stated that she did not believe this area needs another fueling station or additional convenience store. She stated she would like to see signage indicating limited parking times allowed for trucks. She inquired about stormwater detention. She had questions related to a proposed highway sign and if a variance would be required. She requested that 10 additional evergreen plantings be added along the south edge of the property to increase buffering.

Ms. Keen agreed to add evergreen plantings but stated it would have to work in conjunction with the detention system.

Beverly Bell – 105 N Adelaide St., Normal, IL. Ms. Bell expressed her extreme frustration with the process and feels that the public has not been provided answers to many of the questions asked. She requested a wall be installed to screen the property from neighboring properties, and that the soil be adequately graded to prevent flooding on the adjacent properties. She asked for a lake pond to be created so that the water will gather in it, in order to be treated because she has concerns regarding potential contamination from the fuel from QuikTrip.

Chair Mohr asked the speaker to limit comments to the site plan and to not address the petitioner directly.

Ms. Keen thanked the Commission for their time and diligence and noted that the reports provided state that QuikTrip has met all of the requirements and complied with all of the provisions. She stated the site plan has not changed since it was presented at the last meeting.

Robert Blessing - 114 Constantine St. Mr. Blessing stated he is concerned about the value of his home no that it is directly adjacent to a truck stop. He inquired how long the trucks would be permitted to park in the parking area and he inquired about the maintenance of Bloomington Heights Road.

Ms. Keen noted that while it was not included in the packet from the last meeting, the site plan was reviewed during her presentation.

Chair Mohr noted that previous presentations at the last meeting indicated that employees would be responsible for monitoring the site and parking issues and asked for clarification on the maintenance of Bloomington Heights Road.

Craig Shonkwiler, City Engineer stated there was a 2004 jurisdictional transfer of Bloomington Heights Road from the County to the City. He stated the City is responsible for the maintenance of the road.

Chair Mohr closed the public hearing.

There was no discussion by the Commission.

A motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code was made by Mr. Boyd and seconded by Mr. Kreiger. Roll call vote: Mr. Boyd – Yes, Mr. Krieger - Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (8-0) Motion passed.

A motion to recommend that City Council approve a Site Plan for a Vehicle Fueling Station in the B-1 (General Commercial) District for the property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PIN: 21-06-102-003 and 21-06-102-004) was made by Mr. Boyd with additional consideration that Council makes a recommendation for "No Overnight Parking" signs, seconded by Ms. Patino.

Mr. Galpalli recommended amending the motion to require a sign limiting parking to a certain number of hours, rather than overnight. Seconded by Mr. Muehleck.

Discussion: Mr. Boyd would rather not put a certain number of hours' time-limit sign, but to recommend Council consider a sign after working with staff.

Vote on amendment to original motion. Roll call vote: Mr. Boyd – No, Mr. Krieger - No, Mr. Muehleck - Yes, Mr. Danenberger – No, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – No Chairperson Mohr – No. (3-5). The amended motion did not pass.

Chairperson Mohr brought the original motion back before the Commission for a vote. Roll call vote: Mr. Boyd – Yes, Mr. Krieger - Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Chairperson Mohr – Yes. (8-0) The original motion passed.

B. Z-05-22 Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for an Annexation Agreement with Zoning Map Amendment, for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

C. PR-02-22 Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for Legislative Site Plan Review with potential Variances, for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

Chair Mohr requested that cases Z-05-22 and PR-02-22 be reviewed together, for clarity and time. There were no objections.

City Staff Glen Wetterow presented the staff report for Z-05-22 with a recommendation for approval.

City Staff Jon Branham presented the staff report for PR-02-22 with a recommendation for approval. He noted additional recreational requirements related to fencing children's play areas, and minimum lot area and width, have all been met. Mr. Branham stated there is one variance related to interior parking lot landscaping islands due to the lot material that has already been approved.

Mr. Boyd inquired about sidewalk locations. Additionally, he inquired if bicycle parking was included in the plan.

Mr. Branham indicated existing and proposed sidewalks and stated the Constitution Trail near the site will be maintained. He deferred to the petitioner on bicycle parking as it was not identified on the site plan.

Chairperson Mohr opened public hearing.

Jeremy Kelley – 904 Fairchild Ave., Normal, IL. Mr. Kelley, representing Prairie Cities Soccer League, noted there are approximately 2,000 children playing soccer in their club. He stated the league is losing their current field, located near the airport, as their lease is up at the end of this year; they have been working with Sale Barn to lease or lease-to-own since they cannot currently afford to purchase outright. He stated they have been working with the community, including holding an open house to review the proposal with neighbors. He stated many of the concerns expressed at that meeting are shared by the League and are being addressed. Regarding the concern of noise pollution: they will not be having major tournaments at this site; tournaments have been moved to Rantoul. This location is a place for the club to have for practice, train and have League games. The primary focus of use will be on team training which will occur around 5:30-9:30pm, and then there will be games on the weekends (this is similar how they operate at Community Fields.) Regarding stormwater runoff: the water flows towards the lake to the north, and the property drains to a drop box that feeds the lake. Mr. Kelley stated that the goal is to capture water and use it for irrigation to water the onsite turf. He noted the restrooms and concessions will use City water. Regarding access: he stated an existing vehicle access point on Hamilton Road will be utilized, and that they have no intent to utilize access from Timberlake Road. He also stated they will be supplementing trees along the west property edge, and posting “no parking” signs to deter parking in that area. He stated the intent is to centralize activities and keep them away from residential areas as much as possible. He stated bike parking has been added for people coming in from Constitution Trail to the site.

Mr. Galpalli asked if there are plans to place trees in the front along Hamilton Road.

Mr. Kelley noted the green areas on the plan are the landscaped areas, and also that the trees will serve as a wind and soccer ball break. These are beneficial to the site and the neighbors.

Mr. Kelley reemphasized that full tournaments will not be able to occur at the location due to size and noted the middle road is extra wide to allow for emergency vehicles and accessibility parking near the concession area.

Chair Mohr asked for additional information on the chip and tar parking material and what infrastructure was being built that the City would have a responsibility to maintain.

Mr. Kelley stated the water main would be maintained by City but would be installed at their expense. He stated the rest of the infrastructure is internal to site and would be privately maintained. He stated the surrounding sidewalks are existing. He added he would have to defer to his engineer regarding the proposed parking lot material.

Chairperson Mohr asked if any incentives were being provided by the City.

Mr. Kelley states this is a private project, and no incentives were requested. He stated the annexation fees have been waived as they are a nonprofit organization, and this is routine for the City to do for nonprofit organizations. He stated the tap-on fees were already addressed by the property owner when Hamilton Road was constructed.

Mr. Danenberger asked for clarification on the stormwater plan and details regarding the property that is not being annexed.

Mr. Kelley explained Mr. Shirk intends to keep both areas as is, or hand them over to the City for future development and management. There will be an easement for access so the retention basin is not land-locked.

Mr. Mohr asked about property maintenance, given the large number of visitors throughout the week.

Mr. Kelley explained that they have contracts for grass mowing and waste management, and that their teams like their facilities to remain clean.

David Brown – 505 N Main St. Mr. Brown, representing Prairie Cities Soccer League (PCSL), as designer of the site plan. He stated chip and tar is liquid asphalt and small aggregate stone that is applied in layers. He said it is commonly used in rural areas. It creates a dust-free surface and reduces maintenance compared to non-managed surfaces like turf.

Chairperson Mohr asked if the material is pervious. Mr. Brown stated is not a pervious surface.

Mr. Boyd inquired about any negatives regarding the use of that type of material. Mr. Brown explained the downside might be that it needs reapplication every 3-5 years, whereas a conventional asphalt or concrete would be more durable long-term.

Chris Granning – 22 Timberlake Rd. Mr. Granning thanked Mr. Kelley for already addressing many of the concerns he has; he stated he still had concerns about the B-1 zoning designation. He stated he was also concerned about what happens if PCSL goes under or the lease expires. He said stormwater management is still a concern. He had additional questions related to noise, light pollution, traffic, and litter. He stated he would like to recommend that lights not be able to be on past 9:00 p.m. He inquired if the variance was a common request. He reemphasized his primary concern is related to the B-1 zoning.

Chair Mohr asked City Staff to address the B-1 zoning designation and the variance item.

Mr. Wetterow discussed how the proposed B-1 zoning aligned with the City's Comprehensive Plan. He noted that this type of use would not be permitted in residential zoning and required commercial zoning. Additionally, he noted that a Legislative Site Plan Review is a benefit of commercial projects, which would not be the case in other zoning districts, so if PCSL were to leave, there would be additional review of future development on the site, because of the B-1 zoning. He stated variances for parking lot items are not uncommon. He indicated there was another similar request on a different case this later in this meeting.

Chair Mohr noted that there is an entire page of City Code dedicated to lighting of which they will need to comply.

Mr. Branham added they will be required to submit photometric plan that indicated acceptable levels of footcandle measurement at the property lines.

Mr. Kelley state they are looking at directional LEDs that will contain the light to the property. He stated typically teams would practice until no later than 9:30pm. He added the location of the lights are only for the artificial turf fields and two existing fields in the center of the site.

Mr. Brown stated the range of parking recommend for this type of use is 60-90 spaces per field. He stated this is an industry standard; the City does not have a standard for this type of use.

Commissioner Krieger left the meeting at 5:26 pm.

Lynn Weber – 601 W Hamilton Rd. Mr. Weber stated he purchased his residence due to the proximity to agricultural property. He stated the Comprehensive Plan for McLean County identifies this property as low to medium density residential. He stated he was concerned about field elevation and the potential of items rolling downhill onto his property. He inquired if lights will be on during parts of the year when it is not in use. He also inquired if there be a gate at the entrance of the parking lot to keep people out when the site is not in use.

Chair Mohr asked petitioner to address the questions provided by Mr. Weber.

Dale Kelley – 24739 E 800 North Rd. Mr. D. Kelley stated lighting levels at the soccer field are based on a low elevation above the field as to focus on the ball in play. He stated lighting levels will be contained to the walkways and the fields themselves and demonstrated on the site plan where lights would be placed. He stated the focus of use will be the interior synthetic fields. He stated they want to control access of the facility when not in use and a gate or some other means to prevent access will be provided. He stated dumpster truck access will be done in concrete for access and will be gated when not in use. He reiterated plans for addressing water, bicycle parking, and screening that have been identified by others.

Mr. Galpalli inquired about traffic flow and whether traffic could turn left or right when exiting.

Mr. D. Kelley stated the plan is to have a one-way entry and one-way exit with the option to turn left or right onto Hamilton Road for exiting.

Mr. Muncy asked for clarification regarding emergency vehicles if there was an accident at the entry.

Mr. J. Kelley explained they would encourage patrons to exit the facility by turning right on Hamilton Rd, out to Morris Street and/or Veterans Parkway. He stated there is also an exit via Main Street at northeast corner of site that could be used, if necessary, in an emergency.

Gay Dolan - 21 Timberlake Rd. Ms. Dolan stated she had walked the site in its current condition and frequently has picked up a lot of empty cans and water bottles. She expressed concerns about alcohol use and litter at the property.

Mr. J. Kelly noted that currently the fields are managed by the City, and they would expect those items to be controlled in the future.

Ernie Anderson – 12 Hidden Lake Ct. Mr. Anderson stated concerns with parking and access. He stated the amount of traffic that will be exiting onto Hamilton Road near the intersection is concerning. He is hoping a restriction can be placed on hours of operation so that the facility cannot be used after 10pm. He shared concerns about lighting issues, and what could happen in the future with regard the B-1 zoning.

Lynn Weber – 601 W Hamilton Rd - Mr. Weber inquired if chip and tar material will track onto Hamilton Road. Additionally, he requested a berm be extended between the existing berms to help control children and equipment.

Mr. J. Kelley clarified that the site topography is currently higher in southwest corner and sloping toward northeast corner and will continue to function in that manner.

Chair Mohr closed the public.

Mr. Boyd made a motion to take a recess. Mr. Muncy seconded. Voice vote (7-0).

The Planning Commission recessed at 5:43pm.

Chair Mohr called the meeting back to order at 5:50pm.

A motion to recommend approval of the petition submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for an Annexation Agreement with Map Amendment, for property generally located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois was made by Mr. Boyd and seconded by Mr. Muncy.

Mr. Boyd noted that the Commission has seen a couple annexations in last couple months, which has not been the norm in recent years, and is not something taken lightly, but this property is surrounded, and with the intended use, it is a benefit for the City.

Chair Mohr stated that he was opposed to the last annexation due to level of infrastructure associated, but this case does not share that issue, so he will be supporting it.

Roll call vote: Mr. Boyd – Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy-Yes, Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (7-0) Motion passed.

Mr. Boyd does have an issue with only having one entrance/exit on the one side; not a concern that will make him vote “no,” but is a concern that others have expressed as well.

The approval of this request is contingent upon the approval of the final plat and construction plans, annexation agreement, and annexation petition for the subject property.

A motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code was made by Mr. Boyd and seconded by Mr. Danenberger.

Roll call vote: Mr. Boyd – Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (7-0) Motion passed.

Mr. Boyd made a motion, seconded by Mr. Galpalli, to approve a Site Plan for a Sports & Fitness Establishment in the B-1 (General Commercial) District for the property located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW ¼ of Section 16, together with parts of lots 13, 14, and 15 in School Commissioners Subdivision of the NW ¼ of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois (PIN: 21-16-152-007) (Ward 2),

CONTINGENT UPON the approval of the final plat and construction plans, annexation agreement, and annexation petition for the subject property, AND

WITH THE CONDITION that the water service connection is present on the property and bike parking be provided.

Roll call vote: Mr. Boyd – Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (7-0) Motion passed.

A motion to approve a variance to allow construction of private parking lot improvements without interior parking lot landscaping, as associated with the subject site plan was made by Mr. Boyd and seconded by Mr. Muncy. Roll call vote: Mr. Boyd – Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (7-0) Motion passed.

Chair Mohr left the meeting at 5:58pm, Vice Chair Boyd assumed Chair duties for the remainder of the meeting.

D. PR-03-22 Public hearing, review and action on a request submitted by R. Michael Hundman, on behalf of ABC Supply - Bloomington, for a Legislative Site Plan Review with potential Variances, for the property located at 2402 ½ East Empire Street (PIN: 14-36-376-032). (Ward 5).

City Staff Glen Wetterow presented the staff report and indicated all standards have been met and concluded with a recommendation for approval.

Vice Chair Boyd opened the public hearing.

Todd Bugg – 800 Smith Drive, Normal, IL. Mr. Bugg, attorney for the petitioner, introduced Neil Finlen, Mike Hundman, Mark Fetzer of the project team who were also present. He explained that the project is planned for an ABC Supply, a roofing and building supplies company. He stated the petitioners have worked hard to reduce impacts to the adjacent properties; building and parking is concentrated to the south, away from the residential uses. He addressed the driveway that surrounds the site on the north; he stated this is designed for supply deliveries, so there will be truck traffic, but only during normal business hours. He stated normal business hours are 7am-4pm, Monday-Friday, sometimes also 7am-12pm on Saturdays. He stated no supply deliveries would occur during off-hours. He stated the petitioner cannot relocate the driveway due to adjacent property restrictions, but they are willing to add fencing along the north side of the property if desired. He indicated truck traffic via Empire Street is not ideal due to the street median preventing exit options.

Mr. Muehleck inquired if Eastport Drive can accommodate truck traffic.

Mr. Bugg stated that the level of expected traffic is considered regular and it will not be the level such as you see at Bridgestone, which includes truck queuing.

Neil Finlen – 2709 McGraw Dr, Bloomington, IL - Mr. Finlen stated the reasoning for having access from Eastport Drive is because it is a signalized intersection with Empire Street, which helps safety. He stated he believes Eastport Drive could accommodate truck traffic but requested verification from the City Engineer.

Craig Shonkwiler, City Engineer, stated that access is an important consideration for safety and Eastport Drive is not residential at that point and should be able to handle the type of traffic proposed.

No further testimony was provided by the public.

No discussion by the Commission.

A motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code was made by Mr. Muehleck and seconded by Mr. Muncy. Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed.

A motion to recommend that City Council approve a Site Plan for a building material and supplies business in the B-1 (General Commercial) District for the property located property located at 2402 ½ East Empire Street (PIN: 14-36-376-032) was made by Mr. Muehleck and seconded by Mr. Galpalli. Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed.

E. PR-04-22 Public hearing, review and action on a request submitted by Bruce Collins of EVP Construction, on behalf of ICW LLC and stayAPT, for a Legislative Site Plan Review, and a Special Use Permit to allow a hotel on property zoned B-1, for property located at 1032 Wylie Drive (PIN: 14-31-351-009). (Ward 7).

City Staff Jon Branham presented the staff report and indicated all standards have been met and concluded with a recommendation for approval.

Vice-Chair Boyd opened the public hearing.

Peter Doester – 4350 Main Street, Harrisburg, NC. Mr. Doester represents Bowman Consulting, the civil engineer for project. He stated they have expanded the footprint by six feet since the initial site plan submission to allow for 76 rooms instead of 70 rooms. He stated all other items remains the same.

No further testimony was provided by the public.

No discussion by the Commission.

A motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code was made by Mr. Muehleck and seconded by Mr. Muncy. Roll call vote: Mr. Boyd – Yes, Mr. Krieger - Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (8-0) Motion passed.

A motion to recommend that City Council approve a Site Plan, and Special Use, to allow a Hotel in the B-1 (General Commercial) District for the property located at 1032 Wylie Drive (PIN: 14-31-351-009) was made by Mr. Muehleck and seconded by Ms. Patino. Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed.

F. PR-05-22 Public hearing, review and action on a request submitted by Nathan Elliott of EA Architecture & Design, on behalf of Nicolas Canchola, for a Legislative Site Plan Review, with potential Variances for property located at 604 IAA Drive (PIN: 14-35-377-022). (Ward 5).

City Staff Glen Wetterow presented the staff report and indicated all standards have been met and concluded with a recommendation for approval.

Mr. Boyd inquired about sidewalks on the property. Mr. Wetterow highlighted existing and proposed sidewalks.

Mr. Boyd inquired about the nearest bus stop location and whether any bicycle parking is provided.

Mr. Wetterow stated the nearest bus stop is further south along IAA Drive, as it curves near the intersection of Empire Street and Veterans Parkway. He stated no bicycle parking has been provided. He stated the location is not easily accessed by bicycle.

Nathan Elliot – 802 N Clinton St. Suite 1. Mr. Elliot, EA Architecture, represented the petitioner, Fiesta Ranchera restaurant. He stated the lease will expire at an existing restaurant location at the end of the year. He stated the owner's interest to relocate at that time. The exiting building at 604 IAA will be demolished, and this new building constructed. He stated he would be willing to discuss bicycle parking with the owner.

No further testimony was provided by the public.

No discussion by the Commission.

A motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code was made by Mr. Muehleck and seconded by Mr. Danenberger. Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed.

A motion to recommend that City Council approve a Site Plan for a restaurant in the B-1 (General Commercial) District for the property located property located at 604 IAA Drive (PIN: 14-35-377-022) with the following variances: variance from §44-1307C(1)(b) (Parking lot interior landscaping – Dimensions) and variance from §44-1307C(1)(c) (Parking lot interior landscaping – Design), and condition that additional trees (2) be planted in exterior parking lot landscaping area was made by Mr. Galpalli and seconded by Ms. Patino. . Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed.

OLD BUSINESS

Kimberly Smith stated staff will bring text amendments to the Commission for consideration. One of the intentions is to address non-conformities created as result of last code update; also to discuss impact to the development process.

NEW BUSINESS

Mr. Boyd thanked staff for improving the layout of the meeting room. Mr. Boyed noted the May agenda may need to include elections for Chair and Vice-Chair. He stated the terms of some of the commissioners should also be reviewed. Unless reappointed before May, some current Commissioners may be unable to attend. Mr. Wetterow stated staff is aware of this and will ensure member term items are addressed for next meeting.

ADJOURNMENT

Commissioner Muehleck motioned to adjourn. Commissioner Danenberger seconded. Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed. The meeting was adjourned at 6:28 P.M.