MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, MARCH 5, 2025, 4:00 PM

The Planning Commission convened in regular session at 4:00 PM, March 5, 2025. Vice Chair Jackie Beyer called the meeting to order.

Roll Call

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

Staff presented included: George Boyle, Assistant Corporation Counsel; Kelly Pfeifer, Director of Development Services; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; and Laura Keeran, Stevenson Fellow.

Public Comment
No public comment was provided.

Consent Agenda
Items listed on the Consent Agenda are approved with one motion.

Commissioner Peradotti made a motion, seconded by Commissioner Galpalli, to approve the consent agenda as presented.
AYES: Lewis; Krieger; Muehleck; Peradotti; Beyer; Galpalli; Sochotsky; Cullen
Motion carried (viva voce).

Item 4.A. Consideration and action to approve the Minutes of the January 8, 2025, regular meeting of the Bloomington Planning Commission.

Regular Agenda

The following item was presented:

Item 5.A. Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) use tables, (2) definitions, (3) landscaping and screening, and (4) Administrative procedures.

Ms. Pemberton presented the Staff Report with a recommendation for approval of the proposed text amendments. She stated the first suggested modification was changing instances of Department of Economic & Community Development to Development Services Department to be reflective of the recent update to the Department. She stated the second change involved adjusting residential uses in Manufacturing Districts, making single-family attached homes reflect the permissions of multi-family in the M-1 District.

Vice Chair Beyer inquired about amending the chart to reflect that 'Towing Services' in the M-2 District would be identified as requiring a Special Use Permit if adjacent to residential, thus modifying the proposal from 'P' to 'P[1]' to ensure adequate protection of adjacent residential properties. Ms. Pemberton stated that Staff accepts the proposed amendment and will reflect that in the version of amendments forwarded to Council.

Ms. Pemberton continued that the third change adjusted commercial and industrial uses to better align with community needs and reduce complaints. Additionally, a Data Centers use, and Light Industrial Not Elsewhere Classified, and Heavy Industrial Not Elsewhere Classified use categories were created, with definitions and use provisions based on research and examples from other communities.

Vice Chair Beyer commented that adding data centers to the Code was good practice and could allow future development.

Ms. Pemberton stated the fourth change amended certain landscaping and screening requirements. She added that the fifth change discussed amended the Administrative Procedures to be aligned with State Statutes, to allow flexibility in meeting dates and times, and changed Demolition Review to public review rather than public hearing.

Vice Chair Beyer opened the public hearing.

No testimony was received.

Vice Chair Beyer closed the public hearing.

Ms. Pemberton reviewed a new method for handling recommendations to Council, aiming to create a clearer document that explicitly states the Commission's decision without requiring a review of multiple pages of minutes. She proposed first reviewing findings of fact and then voting to adopt the Draft Resolution that transmits those findings, either as prepared or with amendments. She stated the goal was to ensure that the Resolution clearly reflects the Commission's intent and recommendations. She suggested preparing a template for approval or denial, noting that there seemed to be consensus on the proposed amendments. They also confirmed that no testimony was provided either in support of or against the proposed changes and began walking through the findings of fact to ensure the proposed amendments were consistent with the public interest and the purpose of the zoning code.

The Commission reviewed the proposed Resolution and findings.

There was further discussion regarding clarification of the motion by staff and the Commission on procedural items and noting the modified amendment on “Exhibit A” to the Resolution.

Commissioner Cullen made a motion, seconded by Commissioner Lewis, to adopt the Draft Resolution, establishing findings of fact that the proposed text amendments are in the public interest, and recommending that City Council approve the proposed text amendments, including the amendments in “Exhibit A” with the modification to change Towing Services in the M-2 (General Manufacturing) District from ‘P’ to ‘P[1].’
AYES: Lewis; Krieger; Muehleck; Peradotti; Beyer; Galpalli; Sochotsky; Cullen
Motion passed.

New Business

Ms. Pemberton stated that Commissioner Sant Amour has resigned from the Planning Commission, so there will be an open position available.

Adjournment

Commissioner Peradotti made a motion, seconded by Commissioner Galpalli, to adjourn the meeting.

AYES: Lewis; Krieger; Muehleck; Peradotti; Beyer; Galpalli; Sochotsky; Cullen
Motion carries (viva voce).

The Meeting Adjourned at 4:27PM.

CITY OF BLOOMINGTON

Jackie Beyer | Alissa Pemberton

Jackie Beyer, Vice Chair | Alissa Pemberton, Staff Liaison