

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 22, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. Justin Boyd, Ms. Nicole Chlebek, Ms. Megan Headean, Mr. James Pearson, Mr. Eric Penn, Mr. John Protzman, Mr. Ryan Scrtichlow, Chairman David Stanczak

MEMBERS ABSENT: Mr. J. Balmer, Mr. Kevin Suess

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

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:04 PM

ROLL CALL: Mr. Dabareiner called the roll. With eight members in attendance, 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 January 11, 2016 minutes. No changes were proposed and Mr. Boyd moved to approve the minutes as written; Mr. Scrtichlow seconded the motion, which was passed by a voice vote of 8-0.

REGULAR AGENDA:

Z-03-17 Public Hearing, review and action on a resolution to adopt the Official 2016 Zoning Map for the City of Bloomington.

Chairman Stanczak introduced the case. Ms. Simpson presented staff's report and summarized the purpose for the hearing, noting adoption of an official zoning map is a mandate in both local ordinance and state law. She stated the period under consideration is January 1, 2016 through December 31, 2016, adding that there was a recent map amendment in 2017 which is not shown on the official map which goes only to the end of 2016. She added that that change will be placed on next year's map approval. She presented a map and highlighted the map amendments and changes through calendar year 2016. She recommended approval the proposed official zoning map.

Mr. Pearson asked for a clarification of the S-4 zoning overlay; Ms. Simpson explained the overlay and how it retains the base residential zoning.

Chairman Stanczak opened the hearing and asked for comments. No one spoke in favor or against.

Mr. Protzman motioned to approve the revised and update zoning map as presented; seconded by Ms. Headean. The following votes were cast: Mr. Protzman—yes, Ms. Headean—yes, Mr. Scritchlow—yes, Mr. Pearson—yes, Mr. Boyd—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 8-0.

OLD BUSINESS:

Zoning Ordinance Update. Ms. Simpson stated that the consultant met with staff in January with a number of questions about the ordinance, the comprehensive plan and the downtown strategy. She expects them to appear before Plan Commission in March. Chairman Stanczak expressed concern that the consultant would return with excessive information for a single meeting. Mr. Dabareiner stated that the current ordinance has many places requiring clarification and this has taken more time. He added that the consultant is behind schedule as a result and they still intend on return to Commission and discuss changes and approaches section by section. Mr. Pearson asked for clarification on some of the inconsistencies found in the ordinance; Mr. Dabareiner highlighted an example where in a certain business district the side yard setback can be either zero feet or five feet, but a zero foot setback impacts the neighboring property's ability to develop.

NEW BUSINESS

Chairman Stanczak asked Ms. Chlebek to introduce herself. She described her interest in the Plan Commission and her background.

ADJOURNMENT: Mr. Boyd moved to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 4:19 pm.

Respectfully,

Tom Dabareiner AICP
Community Development Director