

**MINUTES**  
**BLOOMINGTON PLANNING COMMISSION**  
**REGULAR MEETING**  
**WEDNESDAY, NOVEMBER 9 2016, 4:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. J. Balmer, Mr. Justin Boyd, Mr. James Pearson, Mr. Eric Penn, Mr. John Protzman, Ms. Megan Schubert, Mr. Ryan Scrtichlow, Mr. Kevin Suess, Chairman David Stanczak

**MEMBERS ABSENT:** none

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner. Mr. George Boyle, City Attorney. Mr. Kevin Kothe, City Engineer.

**CALL TO ORDER:** Chairman Stanczak called the meeting to order at 4:02 PM

**ROLL CALL:** Ms. Simpson called the roll. With nine 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 October 26, 2016 minutes. Mr. Boyd proposed correcting the minutes to show he was absent from the meeting. Mr. Pearson moved to approve the October 26, 2016 minutes as corrected; Mr. Balmer seconded the motion, which was passed by a voice vote of 9-0.

**REGULAR AGENDA:**

**PS-04-16 Public hearing, review and action on the petition submitted by KSTT, LLC requesting approval of the Amended Preliminary Plan, Business Park at Nord Farms for approximately 36.34 acres, more or less, located north of W. Washington St., south of W. Market St., west of Carole Dr., east of Carri Dr., and west and east of Mitsubishi Motorway.**

Chairman Stanczak introduced the case. Ms. Simpson presented the staff report. She stated staff recommends in favor of the petition and asks that the comments from the Engineering and Water Departments are incorporated into the preliminary plan before approval by council. Ms. Simpson asked the commission to include this request in their motion. Ms. Simpson presented aerial photos and a zoning map. Ms. Simpson described the property and surrounding uses. She explained a preliminary plan for this property was approved in 2005. Ms. Simpson described the differences between the proposed preliminary plan and that former plan including the number of lots, lot configurations and adjustments to Thor Drive. Thor Drive is shown as a cul-de-sac instead of connecting with the future Mitsubishi Motorway. Ms. Simpson described the subdivision standards from Chapter 24

of the City Code. She commented this property is identified as a Tier 1, Development Priority in the Comprehensive Plan and allowing for the new preliminary plan will hopefully decrease barriers for development on by the property owner.

Mr. Kothe explained that the petitioner submitted a revised preliminary plan in response to staff's comments. He commented that staff is currently reviewing the recent submittal. Mr. Balmer clarified that all nine comments had been addressed. Mr. Kothe confirmed and stated that the second review was not included in the packet because it occurred after publication. Mr. Balmer stated that the commission would need to include the motion to address comments since they have not seen the revised plan. Mr. Kothe explained that council will receive a copy of the plan with staff's comments. Ms. Simpson explained that the updated plan also needs to include a revised cross section detail showing a five (5) foot sidewalk. Mr. Kothe explained this is illustrated with a note. Mr. Scritchlow asked for clarification about the five foot sidewalk requirement. Mr. Kothe explained that ADA requirements necessitate wider sidewalks in commercial areas and the City will be updating their Manual of Practice to reflect this requirement.

Mr. Pearson asked if Mitsubishi Motorway will be part of Route US-150. Mr. Kothe clarified that future extension south of Mitsubishi Motorway would be constructed by the City. Mr. Scritchlow asked if the cul-de-sac would have implications on the intersection of Mitsubishi Motorway and the railroad, as shown on the map. Mr. Kothe explained the railroad shown on the map is constitution trail.

Mr. Tim Nord from KSTT, LLC, property owner and developer, was sworn in. He explained the previous plan showed Thor Drive connected to Mitsubishi Motorway but changes in the market have decreased the need for the connection. He explained the petition was submitted because the proposed cul-de-sac decreases the cost of the project from \$300,000 to \$90,000.

Chairman Stanczak closed the public hearing. Mr. Balmer motioned to recommend approval to the city council with the inclusion of the items requested by the engineering staff; seconded by Mr. Scritchlow. The following votes were cast: Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Boyd—yes, Mr. Pearson—yes, Mr. Penn—yes, Mr. Protzman—yes, Ms. Schubert—yes, Mr. Suess—yes, Chairman Stanczak—yes. Motion **approved** 9-0.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

Chairman Stanczak announced that the commission received an addendum to the meeting agenda and packet listing an item of new business calling for a vote to approve the Planning Commission meeting dates for 2017. He corrected the year listed for the September 27 meeting from 2013 to 2017. Mr. Pearson motioned to approve the meeting dates for 2017 as amended; seconded by Mr. Balmer. The following votes were cast: Mr. Pearson—yes, Mr. Balmer—yes, Mr. Boyd—yes, Mr. Penn—yes, Mr. Protzman—yes, Ms. Schubert—yes, Mr. Scritchlow—yes, Mr. Suess—yes, Chairman Stanczak—yes. Motion **approved** 9-0.

Mr. Scritchlow stated he did not receive a packet in the mail this week. Ms. Simpson stated she would look into it. Mr. Pearson requested that staff include the commissioner's first names in the "members present" and "members absent" portions of the minutes.

**ADJOURNMENT:** Mr. Boyd moved to adjourn; seconded by Mr. Balmer, which passed unanimously by voice vote. The meeting was adjourned at 4:20 pm.

Respectfully submitted,

Katie Simpson  
Acting Secretary