

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 11, 2019 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. David Stanczak; Mr. John Protzman; Mr. Justin Boyd; Mr. Tyson Mohr; Mr. Thomas Kreiger; Chairperson Megan Headean.

MEMBERS ABSENT: Mr. Kevin Suess; Mr. Mark Muehleck; Mr. Eric Penn; Ms. Megan McCann.

OTHERS PRESENT: Mr. Bob Mahrt, Community Development Director; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Counsel.

CALL TO ORDER: Chairperson Headean called the meeting to order at 4:18 PM. Mr. Mahrt called roll. With six members present, the Commission established a quorum.

PUBLIC COMMENT: None

MINUTES: Review the minutes of the November 13, 2019, regular meeting of the Bloomington Planning Commission. Mr. Boyd made a motion to approve. Mr. Stanczak seconded the motion. Approved by voice vote (6-0-0).

REGULAR AGENDA:

- A. PR-03-19** Public Hearing, review and action on a site plan review application submitted by SSB Properties LLC requesting a site plan review for the property located at 1 Audie Murphy Drive in Bloomington, IL (Ward 5).

Ms. Weeks, Assistant City Planner, gave the staff report. Staff recommends approval for an auto body shop at 1 Audie Murphy Drive. The curb cut is on the private drive leading to the cul-de-sac of Audie Murphy Drive. There is one variance requesting to exceed the maximum allowed parking to accommodate employees. The project is compliant with the comprehensive plan. Scott Martin, President of Bloomington Collision Repair, owner of third body shop looking forward to expanding and being a part of the community. Paul Scharnett is the architect of the project. Mr. Scharnett asked for a variance in the height restriction. The height needs to be 26 feet to accommodate box trucks to enter the bay and allow for the 14 feet door height to be tall enough, so the height variance would be for an increase in the total building height by 6 feet.

Standards for the variance shall not be granted by the Commission unless and until findings of fact are submitted demonstrating all the following factors are met:

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult. In order to increase the door height on the bay to accommodate box bed trucks, they need to increase the overall building height.

That the variance would be the minimum action necessary to afford relief to the applicant. In order to accommodate and service a large vehicle adjusting the building height would be the minimum action necessary to afford relief.

That the special conditions and circumstances were not created by any action of the applicant.

That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code.

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use or development of adjoining properties. The 6 feet increase would not be detrimental to the neighborhood or adjoining properties.

Chair Headan asked whether there was anyone who wants to speak in favor or opposition to the petition, no one replied. Mr. Boyd made a motion to approve staff findings and the site plan, special use permit allowing for an auto body shop, variance to exceed the maximum allowed parking spaces, and a variance allowing an increased building height by 6 feet. Seconded by Mr. John Protzman. Approved by roll call vote (6-0-0): Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Mohr - Yes; Mr. Kreiger - Yes; Chairperson Headean – Yes.

- B. Z-11-19** Public Hearing, review and action on a petition submitted by, Robert J. Lenz on behalf of Trust 2315, to rezone property in the seventh addition to Southgate Commercial Plaza Subdivision from B-1 (General Commercial District) to B-2 (Local Commercial District) classification. The property is located south of Southgate Drive and Greyhound Road, east of US51/Main Street, and west of Cardinal Ridge Mobile Home (Ward 2).

Ms. Weeks, Assistant City Planner, gave the staff report. Staff recommends approval of the rezoning of the property near the SE corner of Southgate Drive and S. Main Street from B-1 General Commercial District to B-2 Local Commercial District. Mr. Robert Lenz, attorney representing the petitioner, was sworn in and spoke for the approval of the petition. Mr. Lenz said the seven acre parcel has not been developed in twenty-five years. The B-2 zoning may allow for the parcel to be developed.

Mr. Boyd made a motion to approve the staff findings and approve the petition for recommendation to City Council. Mr. Protzman seconded the motion. Approved by roll call vote (6-0-0): Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Mohr - Yes; Mr. Kreiger - Yes; Chairperson Headean – Yes.

OLD BUSINESS: None

NEW BUSINESS: Mr. Mohr suggested staff take a look at the 20 feet height restriction in the B-1 District because of the variance issued for 1 Audie Murphy Drive. Mr. Bob Mahrt made note that the principal purpose of the meeting was to issue the special use permit and decide whether the use was compatible to the neighborhood. Chair Headean made the comment that most auto body shops are located in the M-1 District which would allow for the increased height of the building. Mr. Mohr agreed to wait to see if there is a pattern of variances for increased height before exploring changes to the City Code.

ADJOURNMENT: The meeting was adjourned at 5:03 pm by voice vote, motioned by Mr. Boyd and seconded by Mr. Protzman.

Respectfully submitted,
Casey Weeks
Assistant City Planner