

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 25, 2015, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Balmer, Mr. Cain, Mr. Wills, Mr. Pearson, Mr. Protzman, Mr. Scritchlow, Mr. Suess, Mr. Stanczak

MEMBERS ABSENT: Mr. Diamond, Mr. Cornell,

OTHERS PRESENT: Ms. Kathryn Gruber, Fire Inspector
Mr. Kevin Kothe, City Engineer
Ms. Vasu Pinnamaraju, Executive Director of McLean County
Regional Planning Commission
Ms. Jennifer Sicks, Transportation Planner
Mr. Mark Woolard, City Planner

CALL TO ORDER: Chairman Cain called the meeting to order at 4:01 P.M.

ROLL CALL: Mr. Woolard called the roll. A quorum was present.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the January 14, 2015 minutes. Mr. Scritchlow moved to approve the January 14, 2015, minutes as presented. Mr. Pearson seconded the motion which passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Pearson-yes; Mr. Cain-yes; Mr. Balmer-yes; Mr. Protzman-yes; Mr. Wills-yes; Mr. Stanczak-yes; Mr. Diamond-absent; Mr. Cornell-absent; Mr. Suess-present.

REGULAR AGENDA:

MHP-01-15 Public hearing and review on the petition submitted by PMO Properties, LLC requesting approval of a Site Plan for PMO Properties Manufactured Mobile Home Park which is located east of Greyhound Road approximately 220' south of E. Hamilton Road, and approximately 27.98 acres.

Chairman Cain introduced the case. Mr. Woolard presented the staff report and described the adjacent land uses and zoning. He explained how the mobile home park has been separated from the larger existing mobile home park. He stated staff is recommending approval of the site plan conditioned upon 1) there be a written signed agreement between the two mobile home park owners which will allow storm water to drain into from the developing park into the already developed park as well as for maintenance thereof; 2) the removal of barriers which prevent traffic from moving between the two mobile home parks; 3) approval of the requested variances; 4) revise the site plan and provide an on-site office for the mobile home park. Mr. Woolard explained the petitioner has last agreed to the last three items and the drainage issue is the only unresolved concern. Mr. Kothe explained how when the mobile home park was only under one

ownership drainage was the responsibility of one owner and now with two owners there needs to be an agreement between the owners pertaining to the conveyance of storm water and for maintenance thereof.

Chairman Cain opened the public hearing. Mr. Dave Brown of Lewis, Yockey and Brown at 505 N. Main St., was sworn in. He stated in 2002 they were in conformance with the setbacks between trailers. He said the variances were approved last week by the Zoning Board of Appeals. He stated that the streets are private and there have been barriers installed. There has been concerns over traffic. He stated traffic calming may be implemented and the barriers will be removed. There will be an on-site office and they will revise the site plan for the office. He said the tough one is the agreement for storm sewers. The original pipe was left, the original owners have passed away and the property went to foreclosure. The division of the property has been driven by the mortgage owners. The problem is guaranteeing a drainage agreement and there has been a prescriptive easement. He said he is willing to contact the other owner but there is no way to guarantee they get an agreement.

Mr. Balmer asked what would happen if they do not get an agreement? Mr. Brown stated they could do nothing if they are not allowed to go forward or the attorneys could work something out. Discussion continued on the utilities. Mr. Brown stated they will need to make a formal dedication for the sewer. Mr. Pearson asked how they get to pick and choose which utility will be public. Mr. Brown stated it was a mutual concern and for the water it may have been for fire protection. They had never got far enough along to address the storm sewer. He said it goes to the detention on Bunn Street and is not defective. He is aware of the issue as to who maintains the pipe at large.

Chairman Cain asked if there was anyone who would like to speak in favor. There was none.

Chairman Cain asked if there was anyone who would like to speak in opposition of the case. Jay Oades 1908 Main St., Kansas City, Missouri, who is the owner of the adjacent Southgate Estates mobile home park, was sworn in. He stated his main concerns are that there be an office, if the setbacks go forward that they have a reciprocal decision, and for the drainage. He said their property is the bottom of the grade and water comes down to it and up to the homes. Now with the new development there will be much more impervious surfaces and there will be a whole lot of water coming at us. The system is not able to handle it. It is not good for the road being wet a lot. The drainage system cannot handle the water today and their residents have already complained about the water.

Mr. Wills said based on the history it seems like an unfinished project and if this is turned down there still is an issue. Mr. Oades stated that is entirely possible and what is missing is the engineering to show how the water is handled. Today they are getting by and their fear is they won't get by. He said they are not convinced the roads and the small inlets are catching all the water and the sheet flow is more pressing. Mr. Pearson said lots 12 and 13 ought to be detention and engineering can say where there should be more inlets.

Mr. Jeremy Schreck, 2404 Greyhound Road, was sworn in and stated their subdivision was created in 2006 and prior to the mobile home park being split. The lot line was created before

the ownership was given up. At the variance hearing it was said the project could not go forward without variances and units would be as little as 14' x 40' but they would not be this size.

Ms. Margo Napoles, 2402 22nd St., was sworn in and stated there already has been standing water.

Mr. Kothe explained the need for the storm water agreement and stated there is a 30" storm sewer and manholes. He said regarding the drainage improvements something did not get finished or there has been a change.

There was more discussion on the drainage and the impacts on the neighboring property. Mr. Brown suggested that the Planning Commission lay over the review for another meeting. Mr. Wills stated that he implores the two owners come together and look at the infrastructure and come to an agreement.

Chairman Cain closed the public hearing.

Mr. Balmer moved to lay over case MHP-01-15 to the second March meeting, until existing issues and the on-site office be addressed. Mr. Stanczak seconded the motion which passed by a vote of 8 to 0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Pearson-yes; Mr. Cain-yes; Mr. Balmer-yes; Mr. Protzman-yes; Mr. Wills-yes; Mr. Stanczak-yes; Mr. Diamond-absent; Mr. Cornell-absent; Mr. Suess-yes.

Z-02-15. Public hearing and review on the petition submitted by Marti Rave requesting the approval of a rezoning from A, Agriculture to B-1, Highway Business District for the property located north of W. Hamilton Road, west of Greenwood Avenue and east of Veterans Parkway.

Chairman Cain introduced the case. Mr. Woolard described the adjacent land uses and zoning. He explained how the proposed use is consistent with comprehensive Plan and is compatible with nearby land uses. He said the one residence is likely to go to a business at some point given its exposure to Veteran's Parkway and having a business zoning. There is not likely to be an impact from the rezoning on the nearby school. This is because the school is private and its location will not tend to generate children walking along the subject's site's adjacent right-of-way. Staff is recommending approval of the rezoning.

There was discussion on how this previously came before the commission but this is necessary to insure that there is the proper public hearing.

Mr. Balmer inquired as to how access and drainage will be addressed. Mr. Kothe stated that full access to Greenwood will be allowed but there will only be a right-in and right-out access to Hamilton. They will have to provide drainage on their site. He said that the delay was a result of the petitioner acquiring additional right-of-way.

Chairman Cain opened the public hearing. Ms. Elizabeth Megli of the Livingston Law firm, attorney for the petitioner, at 115 W. Jefferson St., stated the annexation agreement was reviewed last year and did include a rezoning but we came back to make sure all of the procedural

requirements were met. She said she thinks everyone has considered this previously and determined it was appropriate. She stated nothing has substantially changed.

Chairman Cain asked if there was anyone who would like to speak in opposition, in favor or who had questions in this case and no one spoke. Chairman Cain closed the public hearing.

Mr. Protzman asked where the public notice sign. Mr. Woolard stated the sign should be on the north side of Hamilton.

Mr. Stanczak moved to recommend approval of the zoning. Mr. Balmer seconded the motion which passed by a vote of 8 to 0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Pearson-yes; Mr. Cain-yes; Mr. Balmer-yes; Mr. Protzman-yes; Mr. Wills-yes; Mr. Stanczak-yes; Mr. Diamond-absent; Mr. Cornell-absent; Mr. Suess-yes.

OLD BUSINESS: Discussion of Comprehensive Plan

Ms. Pinnamaraju stated the population projections are used as a basis for housing and land use needs. Ms. Sicks presented the population projections. She described the historical and current projections. The base for this is the 2010 population and the census for that year. The initial projections for this year are off so they reevaluated the projections. This resulted in different outcomes with lower growth rates and population. The growth rate will be slightly over 1 percent for a 25 year period. This means the population boom is done. She said from our survey results there is a lot that is appealing about the community, people want to stay here, see more people come in and make it stronger. In considering how the demographics are changing, the task in the comprehensive plan is how those changes and what we see as a future population affect the priorities and policies that are put in place. She stated that they made sure that the relatively short term impacts did not distort what they were doing with the projections.

NEW BUSINESS: None

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Balmer moved to adjourn the meeting. Mr. Scritchlow supported the motion which was approved unanimously. The meeting was adjourned at 5:48 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

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