

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 22, 2015, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Tom Dabareiner, Community Development Director
Mr. Kevin Kothe, City Engineer
Ms. Jennifer Sicks, Transportation Planner
Ms. Vasu Pinnamaraju, Executive Director of McLean County
Regional Planning Commission
Mr. Mark Woolard, City Planner

CALL TO ORDER: Chairman Cain called the meeting to order at 4:00 P.M.

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the April 8, 2015 minutes. Mr. Stanczak moved to approve the April 8, 2015, minutes as presented. Mr. Wills seconded the motion which passed by a vote of 10-0 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. Stanczak-yes; Mr. Diamond-yes; Mr. Cornell-yes; Mr. Wills-yes; Mr. Suess-yes.

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 7.98 acres.

Chairman Cain introduced the case. Mr. Woolard stated this case was held over for concerns regarding drainage. The petitioner and the neighboring property owner have agreed that the case should be held over to June 24. They need the time to complete the engineering. Staff will send out new public notices.

Chairman Cain opened the public hearing. Mr. Robert Rewerts, 3016 E. Oakland, was sworn in. He stated the engineering is incomplete and they just need more time for the engineers to do the work.

Jay Oades, 1908 Main St., Kansas City, Missouri, was sworn in. He said they have met and concur about holding it over. Their concern is regarding the drainage. They have not seen the engineering. They do not want them to create a bigger problem for a system that is marginally adequate now.

Chairman Cain closed the public hearing.

Mr. Diamond moved to lay over case MHP-01-15 to our June 24, 2015 meeting, and request that the city reissue notification of the hearing to the neighbors and the stakeholders. Mr. Stanczak seconded the motion which passed by a vote of 10 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-yes; Mr. Cornell-yes; Mr. Suess-yes.

OLD BUSINESS: Discussion of Comprehensive Plan

Ms. Pinnamaraju stated they retained a consultant to prepare a fiscal impact analysis with the goal of understanding the cost of development. The capital and operating costs have been separated. For 2013 the revenue was \$98 million and 90 percent of it was for operating revenue. Operating expenses were about 75 percent of revenue. Capital expenditures were about 25 percent. The methodology of the study was GIS based because the majority of the city services are delivered to a location. About 50 percent of the population lives within 2.5 miles of the center but only 37.7 percent of the building values are within that distance. Residential properties are not a money maker for the city. Duplexes and condos produced the highest surplus and apartments produced a deficit.

She explained the central city has a fiscal impact deficit but the Grove and Fox Creek areas have greater deficit even though they are at their highest value. Thus they took a deeper look at those areas. The Grove was approved about eight years ago and is the farthest from the center. The capital water and sewer costs included \$11 million. About .5 million or 4.5 percent has been recouped as of 2013. It does not include the cost of the street improvement and the stream restoration. The Fox Creek area was approved 20 years ago. Several streets serve properties only on one side of the street and yet services are still extended. The area was engineered to serve 4,122 acres and about 56,000 in population but it is only serving 303 acres and 3,500 in population. The area was designed for that large growth but so far it has not occurred. Only 15 percent of the capital costs has been recouped in 23 years.

The annual operating cost for the Grove and Fox Creek areas is \$750, 000. The city has recouped \$2 million of the water and sewer capital costs. There was discussion on the fiscal impact of other areas. Ms. Pinnamaraju explained that in moving forward we should not continuously build in anticipation of growth. We should maximize the use of the existing infrastructure. Mr. Pearson said it would be interesting to know where the center of the population is. There was discussion on the Metro Zone. Mr. Balmer said it is important to look at future development as a part of the infill process to utilize what we have already spent rather than develop new areas that require new infrastructure.

Ms. Susan O'Rourke and Sara McCubbins spoke representing the Community Facilities working group. Ms. O'Rourke stated she applauds the Commission for having the foresight and vision to

support this kind of work in our community. Ms. McCubbins explained the comprehensive list of the facilities. There are at least 113 facilities including the schools. She described the variety of facilities and their existing conditions. The parks on the west side are larger and regionally focused. The parks on the east are more neighborhood focused and have better access for the population using those parks. Emergency services are not provided to all areas within six minutes. The guiding theme is for residents to benefit from a wide array of community facilities offering recreation, entertainment, sports, city events and cultural resources for the entire community. One goal is to provide quality public facilities and services. Objectives focus pertain to annexations, cost-benefit ration, a vibrant core, contiguous and compact growth, and a facility master plan. A second goal is to provide services in a fiscally, socially and environmentally responsible manner. The third goal is to pursue solutions for unmet and emerging needs. This will take a regional approach.

Ms. Erin Kennedy and Michael Gorman represented the Transportation and Air Quality working group. Ms. Kennedy showed a map with street pavement conditions including failing streets. She highlighted the economics of CIRA, the importance of the City Bike Plan, challenges for Connect Transit, and greenhouse gas emissions. Guiding themes involve growing responsibly, economic competitiveness, the expansion of public transportation system and energy alternatives.

Mr. Gorman stated one goal is for a safe and efficient network of streets, bicycle-pedestrian facilities and other infrastructure to serve users in any surface transportation mode. A second goal is for transit to be an alternative choice for the general population and support for the transit-dependent. The third and fourth goals are to have air and rail transportation serve the needs of local and regional residents and businesses to connect regionally, nationally and internationally. A fifth goal is for safe and efficient movement of freight by motor vehicle, rail and air, in the community and serving local, state, national, and international markets. A sixth goal is to reduce air pollutants and other impacts produced by transportation.

Mr. Rich Bruce Meeks and Rich Strle represented the Utilities, Water and Energy working group. Guiding themes include responsible growth, being proactive in assessing water requirements, investment in sewers, and the evolving energy resources and use of energy alternatives. Water is a driving force for the city. Much of the sewer infrastructure is deteriorating. There has been a tremendous growth in broad band. One goal is to provide quality public infrastructure within the city to protect public health, safety and the environment. He said it is imperative that we have reliable systems to meet the needs of residents. A second goal is to promote and facilitate energy generation and resources. He stated how we need to reduce the environmental footprint. A third goal is for education and increased awareness regarding utility, energy and water issues.

There were questions and discussion between the commission and the group members. Mr. Stanczak said how he appreciated the groups collectively outlining plan and problem parameters and identifying hazards. There was discussion on reducing greenhouse emissions though increased bike and pedestrian movements. Mr. Wills thanked the groups for all of the great work, passion, and ideas such as the dashboard of utility information. Ms. McCubbins and Ms. O'Rourke emphasized that it is important to pursue services that can be jointly provided with

Normal or regionally. There was discussion on renewable energy and using it to augment the growth.

Chairman Cain thanked all of the working group members for all of their hard work.

NEW BUSINESS:

Election of Chairman and Vice-chairman

Mr. Pearson nominated Mr. Balmer for the Chairman. Mr. Wills nominated Mr. Stanczak for the Chairman. Mr. Protzman nominated Mr. Pearson for the Chairman. Upon silent ballot, Mr. Stanczak was voted as chairperson. He received four votes. Mr. Balmer and Mr. Pearson each received three votes.

Mr. Pearson nominated Mr. Balmer for vice chairperson which was approved by a vote of 9-0 with the following votes being cast on roll call: Mr. Scritchlow-yes; Mr. Pearson-yes; Mr. Cain-yes; Mr. Balmer-abstain; Mr. Protzman-yes; Mr. Stanczak-yes; Mr. Diamond-yes; Mr. Cornell-yes; Mr. Wills-yes; Mr. Suess-yes.

Presentations of Certificates of Appreciation

Chairman Cain read a certificate of appreciation for Mr. Wills. Mr. Will stated that it has been humbling and proud to serve on the commission. He said he has seen many new faces and has encouraged the other commissioners that the heart of this is community service.

Mr. Stanczak read a certificate of appreciation for Chairman Cain. Chairman Cain stated he has enjoyed the last 18 years. He said over time the various cases and the Comprehensive Plan really enlightens on how significant the role of the Planning Commission is in the community. He appreciates and encourages others to be involved. Mr. Stanczak stated he has been awe over the years of Chairman Cain's ability to handle public hearings.

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Balmer moved to adjourn the meeting. Mr. Pearson supported the motion which was approved unanimously. The meeting was adjourned at 5:40 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

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