

VILLAGE OF BISMARCK

County of Vermilion, State of Illinois

Minutes of Planning Commission Committee Meeting, February 7th, 2023

1. At 6:33 p.m. in the Village office located at 106 E. Holloway, Bismarck, Illinois, Chairman Rick Kentner opened the meeting.
2. Roll call was taken by Chairperson Rick. Planning Commission Committee members present were Eric Siddens; Tim Landers and Ryan Smalley. Committee members Misty and Tim Hillard were absent due to a medical emergency. Committee member Zach Hagley was absent due to work obligations. A quorum was established. Guests in attendance: Ty Eshleman; Darryl Moss and Kathy Moss.
3. Motion to approve agenda was made by Tim Landers, with a second made by Eric Siddens. The motion passed by acclamation.
4. Chairman Comments/Public Comments/Questions

Chairman Kentner welcomed everyone and thanked them for being a part of the committee. Introductions were made and Ty Eshleman introduced himself as a representative of Dollar General Corporation. He will be making appearances at meetings throughout the process, as Dollar General is hoping to secure land to place a Dollar General Store in the Bismarck area.

5. Approval of meeting minutes from January 10th, 2023 Regular Meeting Minutes and January 31st, 2023 Public Hearing minutes. Motion to approve minutes for January 10th, 2023 made by Ryan Smalley, with a second made by Eric Siddens. Motion passed by acclamation. Motion to approve minutes for January 31st, 2023 made by Tim Landers, with a second made by Ryan Smalley. Motion passed by acclamation.
6. Discussion of Building Permit/Special Permit/Zoning/Rezoning Requests
 - a. Clerk Brandye Kizer presented the updated Zoning application Procedure Form to the Planning Commission members. It was noted that the application form now has space for them to place dates of required items, so they can keep track of procedures.
 - b. Chairman Kentner presented the rezoning request from Mr. and Mrs. Darryl and Kathryn Moss for the property located at 27485 North 1800 East Road, Bismarck, Illinois 61814, asking to rezone from agricultural farmland to commercial. The committee reviewed the rezoning request and the attached documents. They discussed the Public Hearing that was held on January 31st, 2023 at 6:30pm at the Bismarck Men's Club. They discussed concerns that were brought up and support from the community who attended. There were concerns about the traffic along Bowman, and the Planning Commission shares those concerns. This will be brought up to the Village Board. Planning Commission Member Tim Landers stated that something needs to be placed along the route to get driver's attention to slow down, whether be a flashing light, and traffic light or something. Chairman Rick Kentner stated that the flashing lights in front of the nursing home along Bowman in Danville would even be good to have. Chairman Kentner asked Mr. Eshleman if this is something that Dollar general Corporation would assist with. Mr. Eshleman stated that the developer will work as much as they can to encourage IDOT to look at the area for safety. It really comes down to IDOT and what they are willing to do in that area. The Village Clerk reported that the Village President has been in contact with IDOT about these concerns and they are planning to do a traffic study, which is required before making any recommendations or changes. There were concerns about trash bags flying and Mr. Eshleman stated that all Dollar Generals have enclosed areas for their dumpsters. Mr. Kentner asked about the septic usage and it will be a self- contained septic system. The entrance will be off of Bowman and there will be a

retention pond for water runoff.

7. Decision of Building Permit/Special Permit/Zoning/Rezoning Requests

- a. Planning Commission Committee members voted to make a recommendation to The Village of Bismarck Board of Trustees to approve the rezoning request from Mr. and Mrs. Moss for the property located at 27485 N. 1800 East Road, Bismarck, Illinois 61814, as requested based on the information reviewed and the Public Hearing and support from the community. Motion to approve the rezoning request was made by Ryan Smalley, with a second made by Eric Siddens. The vote passed with a unanimous vote among present committee members.

Eric Siddens- Yea	Tim Hillard- Absent	Zach Hagley-Absent	Rick Kentner- Yea
Misty Hillard- Absent	Ryan Smalley- Yea	Tim Landers-Yea	N/A

8. No Old business to discuss

- 9. **New Business-** The Planning Commission members requested that the Village of Bismarck Zoning map be updated. This would allow them to have current and correct zoning boundaries for the Village of Bismarck. There was discussion on what the steps would need to be for this to be completed. Mr. Eshleman discussed that you would need a surveyor/engineering company. He stated that his company is actually one that does do that type of work as well. Chairman Rick Kentner stated that it would be great if the Village could employ Chamlin and Associates to complete this task for the Village. Chairman Kentner will bring the request to the Village Board of Trustees at the next Village Meeting.

- 10. **Date and Time of Next Meeting** – The next regular meeting of the Bismarck Planning Commission Committee will be held at the Village Office in Bismarck, Illinois, on March 14th, 2023, at 6:30pm. Items to be considered for the agenda are to be submitted by February 20th, 2023, to the Village Clerk.

- 11. **Adjournment** – With no further business to come before the Committee at this time, upon motion by Tim Landers, with a second by Ryan Smalley, a decision was made to adjourn the meeting at 7:02pm. The motion passed by acclamation.

Respectfully Submitted,

Brandye Kizer, Village Clerk

APPROVED 3/15/2023