

MINUTES
McLEAN COUNTY REGIONAL PLANNING COMMISSION
REGULAR MEETING, WEDNESDAY, AUGUST 4, 2010, 4:00 P.M.
GOVERNMENT CENTER, ROOM 404
115 EAST WASHINGTON STREET, BLOOMINGTON, ILLINOIS

Members Present:

Carl Teichman, Chairman; Joe Butcher, Bill Doud, Neale McCormick, Jhun Medina, Linda Olson, Jay Reece, Tim Strader

Members Absent:

George Benjamin, Vice-chair; Mary Jefferson, Tari Renner

Others Present:

McLean County Regional Planning Commission: Paul Russell, Executive Director; Rick Nolan, Community Planner; Jennifer Sicks, Transportation Planner; Teresa Casselman, Office Manager. City of Bloomington: Mark Woolard, City Planner. McLean County: Mike Behary, County Planner. Town of Normal: Mercy Davison, Town Planner.

Call To Order:

Mr. Teichman called the meeting to order at 4:00 p.m. and noted the presence of a quorum. Mr. Teichman reported that Mayor Koos would be speaking to the Commission at the October 6 meeting.

Consent Agenda:

No requests for removal of items from the consent agenda were made. Mr. McCormick moved that the Consent Agenda be approved as presented. Mr. Doud seconded the motion, which passed unanimously.

Regular Agenda:

Consistency Review - Bright Stalk Wind Farm

Mr. Behary described the project as a wind farm located in the northeastern portion of McLean County. He reported the project involved 233 turbines located over four townships with the capacity to generate electricity for 120,000 homes.

Mr. Strader asked what questions had been asked for previous wind farm projects. Mr. Behary said this company already operates another wind farm in the eastern part of McLean County. Mr. Doud asked if all leases were secured. Mr. Behary replied that all leases had been secured. Mr. Russell reported that this company has done an excellent job of public relations and provides renewable energy for McLean County. Mr. Teichman asked for verification of a decommissioning strategy. Mr. Behary indicated the decommissioning plan calls for removal of the turbines 40 inches below the surface of the ground.

Mr. Butcher moved the project be approved. Mr. Strader seconded the motion, which passed unanimously.

Consistence Review - Midwest Fiber Expansion

Ms. Davison described the project located on White Oak Road. Midwest Fiber has been operating in that location for several years, and is expanding their recycling operation from paper to all materials. Ms. Davison indicated the location was already zoned for manufacturing, and the expansion will be an indoor, state-of-the-art recycling facility. Mr. Russell reported this was an amendment to the site plan. He also reported the project had already been approved by the Normal Town Council. Mr. Strader asked if there had been any nuisance complaints by residents. Ms. Mercy replied there hadn't been any, and the site had been used for manufacturing for years.

Mr. Reece moved to approve the project. The motion was seconded by Mr. Butcher and passed unanimously.

Items of Information or Discussion:

Prospective Speakers for 2011 Information Forum

Mr. Nolan said the leading prospects for speakers were included for Commission members to indicate their preference. Mr. Teichman asked if fee information was available. Mr. Nolan indicated some was, but most fee information was not yet available. Mr. Russell said he would like to see a consensus on ranking the top prospects before contacting them for availability and fees. Mr. McCormick said he would prefer Mr. Boyd. Mr. Russell said Mr. Boyd could speak to both planning and economic development issues. Mr. Doud said he thought Mr. Kulash would be interesting and speak to the future. Mr. Teichman said he thought both Mr. Kulash and Mr. Boyd would be interesting speakers. Mr. Strader said Kulash might speak to bicycle and pedestrian transportation planning. Mr. Reece indicated a preference for Mr. Boyd.

Mr. Teichman recommended the staff get additional information about Mr. Kulash and Mr. Boyd and report back to the Commission at the September meeting.

Article from March 2010 issue of *Motor Magazine*

Mr. Russell stated the article was an editorial in which the author stated his belief that despite the federal money being spent for high-speed rail and mass transit projects, the U.S. would remain an automobile-oriented society, unless cars become legislated and taxed out of existence.

Article from October-November 2009 issue of *New Urban News*

Mr. Russell said the article was a commentary in which the author acknowledged America's love of the automobile and suburbs, but the author believed there is change with the children of baby boomers who find the suburbs boring, and others may find them less appealing when the economy recovers and are faced with rising gasoline prices. The author pointed to the success of new urbanist projects around the country, and how central city housing has generally held its value better than suburban housing.

Article from May 2010 issue of *Governing*

Mr. Russell said the article titled "Demographics and Destiny" concluded that after the current drive for more centralized government begins to falter, support for decentralization will grow to the point where only locally-based solutions will gather enough support to meet the needs of a more populous and diverse country. The author mentions that many suburbanites will continue to resist densification because they see that as a central city feature they chose to leave behind.

Mr. Russell indicated the articles pointed out that there are different perspectives on the various issues, and planners should try to balance the needs of urban, suburban, and rural lifestyles.

Adjournment:

Mr. Butcher moved for adjournment. Mr. Medina seconded the motion, which passed unanimously. The meeting adjourned at 4:20 p.m.

Teresa Casselman
Office Manager