

## **Plan Commission Summary Minutes – May 13, 2024 - 5:30 pm**

### **City of Bloomington Council Chambers – Room #115**

*00. Plan Commission minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Department of the Monroe County Public Library, 303 E Kirkwood Avenue. Phone number: 812-349-3111 or via e-mail at the following address: [moneill@monroe.lib.in.us](mailto:moneill@monroe.lib.in.us).*

The City of Bloomington Plan Commission (PC) met on April, 11, 2024 at 5:30 p.m., a hybrid meeting was held both in the Council Chambers, located in Room 115, at 401 N. Morton Street, City Hall Bloomington, IN 47404 and remotely via Zoom. Members present in Chambers: Tim Ballard, Flavia Burrell, Ellen Coe Rodkey, Trohn Enright-Randolph, Jillian Kinzie, Christopher Smith, Hopi Stosberg, and Brad Wisler.

### **ROLL CALL**

### **APPROVAL OF MINUTES:**

Minutes for February 12, 2024 and March 11, 2024 were motioned for approval by Kinzie, and seconded by Stosberg. Motion approved by roll call -8:0.

### **REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

#### **RS-18-24 Director Hittle Resolution**

Jackie Scanlan, Development Services Manager, announced that we have our new Director of Planning and Transportation, David Hittle. Resolution confirmation motioned by Kinzie, Smith second the motion. Approved by roll call – 8:0.

Jillian Kinzie took the opportunity to thank Jackie Scanlan for a job well done as Interim Director of Planning and Transportation.

### **PETITION TABLED:**

#### **SP-24-22 Cutters Kirkwood 123 LLC**

115 E Kirkwood Ave

Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds.

Case Manager: Karina Pazos

#### **ZO-34-23 City of Bloomington Planning and Transportation**

Text Amendment

Request: Text amendment related to Sign Standards and request for waiver of second hearing. Case Manager: Jackie Scanlan

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**PETITION CONTINUED TO MAY 13, 2024**

**ZO-45-23      Indiana Center for Recovery, LLC**  
1003, 1005, 1007, 1008, 1010, 1018 West 1<sup>st</sup>, 649 & 651 S Walker  
Parcel: 53-08-05-100-036.000-009; 53-08-05-100-033.000-009;  
53-08-05-100-096.000-009  
Request: Rezone 1.66 acres from Residential Small Lot (R3) to Mixed Use Healthcare (MH) Case Manager: Eric Greulich

**PETITIONS:**

**SP-09-24      Beacon INC.**  
1201 W 3<sup>rd</sup> ST  
Parcel: 53-08-05-201-001.000-009  
Request: Site plan approval to allow the construction of a 48,000 sq ft “supported housing, large” facility with 20 supportive housing units and 5 dwelling units in the Mixed-Use Medium Scale (mm) zoning district. Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented SP-09-24. See meeting packet for details. The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-09-24 with the following conditions:

1. A lighting and photometric plan must be submitted and approved before issuance of the grading permit.
2. All exterior bicycle parking spaces must be covered.
3. No disturbance or work within the floodplain is approved with this approval.
4. The proposed fence can not be taller than 4’ between the building and street.

Katie Stein, Consultant, presented petition on behalf of the Petitioner.

Forrest Gilmore, Petitioner, presented more information on the requested petition.

Dawn Grey, from Springpoint Architects spoke on a kennel design for resident’s pets in the front of the building.

Stosberg made a motion to ammend condition 2 to add the word “required” after “all” and before the word “exterior”. Kinzie seconded the motion. Motion passes by roll call – 8:0.

Kinzie made a motion to approve of SP-09-24 with ammended condition, with the proposed 4 conditions including #2 that has been amended. Coe-Rodkey seconded the motion. Approved by roll call – 8:0.

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#### **SP-11-24      Core Bloomington Lincoln, LLC**

208 ½ E 19<sup>th</sup> ST

Parcel: 53-05-28-300-025.000-005, 53-05-28-300-179.000-005, 53-05-28-300-008.000-005, 53-05-28-317-006.000-005, 53-05-28-300-091.000-005, 53-05-28-317-005.000-005, 53-05-28-317-004.000-005, 53-05-28-317-010.000-005, 53-05-28-300-087.000-005, 53-01-30-438-002.000-005, 53-05-28-300-175.000-005, 53-05-28-300-071.000-005, 53-05-28-300-101.000-005, 53-05-28-300-102.000-005, 53-05-28-300-107.000-005, 53-05-28-300-172.000-005, 53-05-28-300-183.000-005, 53-05-28-300-009.000-005, 53-05-28-300-022.000-005, 53-05-28-300-188.000-005, 53-05-28-300-189.000-005

Request: Site plan approval to allow a “Student Housing for Dormitory” use for the construction of 441 units with 1,143 bedrooms in the Mixed-Use Student Housing (MS) zoning district. Case Manager: Eric Greulich

Greulich presented SP-11-24. See meeting packet for details

Alyssa Gauina, CORE Spaces, Project Developer and Petitioner.

Nathan Casteel, Design Presenter

Jared Wilkerson, Civil Engineer, presented via Zoom.

#### **PUBLIC COMMENT:**

Misty Lewis, resident and owner of 2 rental houses, expressed concerns of drainage, length of construction project and the width and condition of the streets affected.

Susan Goldsworthy, via zoom, property owner 219 E 17<sup>th</sup> ST, expressed concerns of trees being planted for privacy, adequate drainage and lighting shining into their property.

Recommendation was made by Wisler to make a single vote on both to approve the use of the Sustainable & Affordable Housing Incentives; and the approval of SP-11-24 with the 14<sup>th</sup> recommendation (Site Plan shall be revised to include pull-off/drop-off locations along Lincoln & Washington ST frontages) . Kinzie moved, Ballard seconded. Motion passes by roll call – 7:0. Smith refused to vote.

#### **MP-15-24:      Amendment to the City of Bloomington’s Comprehensive Plan**

In order to incorporate one new goal, and three new policies related to accessible transportation and mobility principles. As directed by the Common Council in Resolution 23-14. Case Manager: Ryan Robling

Ryan Robling presented MP-15-24. See meeting packet for details

#### **PUBLIC COMMENT:**

Steve Volen, former Council Member, encourages Plan Commission to adopt this plan.

Kinzie made a motion to recommend approval of SP-15-24 to city council. Stosberg seconded motion. Approved by roll call – 8:0.

Meeting adjourned at 7:46 P.M.