

## **Plan Commission Summary Minutes – May 12, 2025 - 5:30 pm**

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

---

*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 May 12, 2025 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, Andrew Cibor, Ellen Coe Rodkey, Jillian Kinzie, Chris Smith, Brad Wisler and Trohn Enright-Randolph.

### **ROLL CALL**

**APPROVAL OF MINUTES:** No meeting in April

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

Cibor wanted to remind the commission members that the Transportation Commission is seeking an appointment from this body in case anyone was interested in volunteering.

### **PETITIONS TABLED:**

**SP-24-22**

**Cutters Kirkwood 123 LLC**

115 E Kirkwood Ave

Parcel: 53-05-33-310-062.000-005

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: Jackie Scanlan

**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

**ZO-01-25/RZONE2025-01-005**

**City of Bloomington Planning & Transportation**

Text Amendment

Request: Text Amendments to Unified Development Ordinance: Affordable Housing Incentives.

Case Manager: Jackie Scanlan

**ZO-03-25**

**City of Bloomington Planning & Transportation**

Text Amendment

Request: Text amendment related to Single-Room Occupancy and request for waiver of second hearing.

Case Manager: Jackie Scanlan

**Plan Commission Summary Minutes – May 12, 2025 - 5:30 pm**  
**City of Bloomington Council Chambers – Room #115**

---

**PETITIONS:**

**SP-14-25/SP2025-04-0076**

**Overlook on 46 LLC**

355 S Overwatch DR

Parcel: 53-08-01-200-019.000-009

Request: Site plan approval to approve a phasing plan for the construction of a self-storage facility in the Mixed-Use Corridor (MC) Zoning District.

Case Manager: Eric Greulich

Greulich, case manager, presented SP-14-25. See meeting packet for more detail. The department recommends that the Plan Commission adopt the proposed findings and approve SP-14-25 with the following conditions:

1. Approved per terms and conditions of SP-18-21 and Board of Zoning Appeals case #V-05-22.
2. All improvements along State Road 46 must be completed by June 30, 2026 or as required by INDOT.
3. All trees required to be planted as part of V-05-22 and the required tree preservation easement must be completed by June 30, 2026.
4. A Site Development Permit is required for the construction of the self-storage facility.

Katie Stein, Consultant, presented the site plan approval request on behalf of the petitioner. States the owners will answer question via zoom.

Neil Patel, Owner, (via Zoom with technical difficulty, chatted responses) Project was delayed due to financing. Was not aware of any flooding issues. It was flooded prior. - Back via zoom, petitioner states that they have a lender and are ready to start construction. Concerning the flooding issue, our civil engineer came out and saw that everything was adequate with enough flood protection and a barrier, with added gravel to help mitigate more of that.

**PUBLIC COMMENT:** None

**Kinzie made motion to approve that phasing plan for the construction of a self-storage unit facility in a Mixed-Use Corridor (MC) Zoning District, and to accept the four conditions outlined in the packet. Coe Rodkey seconded the motion. Motion passed by roll call 7:0**

Meeting adjourned 6:04 pm