

Plan Commission Summary Minutes – March 10, 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.

The City of Bloomington Plan Commission (PC) met on March 10, 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: Andrew Cibor, Ellen Coe Rodkey, Jillian Kinzie, Chris Smith, Hopi Stosberg, Brad Wisler and Trohn Enright-Randolph.

ROLL CALL

APPROVAL OF MINUTES:

Coe Rodkey moved to approve the November 4, 2024 and February 10, 2025 minutes. Kinzie seconded with the spelling correction of Mr. Whitehart's name and the adjournment time. Motion passes by voice vote - 6:0

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Stosberg announced the agenda for the Wednesday City Council includes two resolutions to request the Plan Commission to make changes to the UDO. The 1st is sponsored by Council Member Flaherty, regarding making changes to sustainability initiatives and PUD requirements for building electrification, elimination of minimum parking requirements and reduction of minimum lot widths, lot areas and building setback requirements. The 2nd is sponsored by Council Member Rosenbarger, wants to allow more housing options to fill in missing middle gaps, specifically calling for amendments that expand uses and remove restrictions for plexes, some ADU requirements and ADU size, and expanding cottage developments.

Kinzie reports the February 14, 2025 Bloomington Monroe County Metropolitan Planning Organization Committee Meeting, and the adoption of the Metropolitan Transportation Plan for 2050. She understands that this is a Federal mandate for a 20 year planning horizon that will go on to State level review or enactment. She wanted to share a simple synopsis of what the public wants, and that is, safety, multimodal mobility, crosswalk safety, curbs and ramps.

Jackie Scanlan, Development Services Manager, announced that there is a word missing on the agenda, and that ZO-01-25 & ZO-03-25 are continued to next month.

Ryan Robling, Planning Services Manager, asked commission members to volunteer to serve on the new Transportation Commission if interested.

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

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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

PETITIONS:

ZO-06-25 City of Bloomington Planning & Transportation

UDO Technical Text Amendments

Technical corrections for text amendments that add, remove or edit text to clarify existing standards and generally are not substantive. Also requested is a waiver of the 2nd hearing. Case Manager: Jackie Scanlan

Scanlan, Case Manager, presented ZO-06-25. See meeting packet for details.

Kinzie made a motion to forward ZO-06-25 to Common Council with a positive recommendation with a waiver of the second hearing. Stosberg seconded. Motion passes by roll call – 6:0.

ZO-07-25 City of Bloomington Planning & Transportation

UDO Chapter 2, Zoning Districts Amendments and Chapter 4, Development Standards & Incentives Amendments

Technical corrections for text amendments that add, remove or edit text to clarify existing standards or propose new standards. Also requested is a waiver of the 2nd hearing. Case Manager: Jackie Scanlan

Scanlan, Case Manager, presented ZO-07-25. See meeting packet for details.

Cibor made a motion to forward ZO-07-25 to Common Council with a positive recommendation and waive the second hearing while amending the proposed edit to section 20.04.080(f)(4)(A) to not make the change that's proposed, but to keep it as Transportation and Traffic Engineer. Wisler asked that the motions be separated. Cibor agreed.

Cibor moved a proposed amendment to remove the proposed change to section 20.04.080(f)(4)(A), keeps it as it is today, listing it as subject to approval by the Transportation and Traffic Engineer.

Kinzie seconded. Motion passes by roll call – 6:0.

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Kinzie moves to forward ZO-07-25, as amended, to the Common Council with waiver of the second hearing. Cibor seconded. Motion passes by roll call – 6:0.

ZO-08-25 City of Bloomington Planning & Transportation
UDO Chapter 3, Use Regulations Amendments Technical corrections for text amendments that add, remove or edit text to clarify existing standards or propose new standards. Also requested is a waiver of the 2nd hearing. *Case Manager: Jackie Scanlan*

Scanlan, Case Manager, presented ZO-08-25. See meeting packet for details.

Kinzie made a motion to forward ZO-08-25 to the Common Council with a positive recommendation with a waiver of the second hearing. Coe Rodkey seconded. Motion passes by roll call – 6:0.

ZO-09-25 City of Bloomington Planning & Transportation
UDO Chapter 5, Subdivision Standards Amendments; Chapter 6, Administration & Procedures Amendments; and Chapter 7, Definitions Amendments
Technical corrections for text amendments that add, remove or edit text to clarify existing standards or propose new standards. Also requested is a waiver of the 2nd hearing. *Case Manager: Jackie Scanlan*

Scanlan, Case Manager, presented ZO-09-25. See meeting packet for details.

Coe Rodkey made a motion to forward ZO-09-25 to Common Council with a positive recommendation with a waiver of the second hearing. Kinzie seconded. Motion passes by roll call – 6:0.

Meeting adjourned 6:53 pm