

Plat Committee Summary Minutes

April 7, 2025 4:00 pm

***Kelly Conference Room #155**

The City of Bloomington Plat Committee met on April 7, 2025 at 4:00 p.m., a hybrid meeting was held both in the Kelly Conference Room, located in Room 155, at 401 N. Morton Street, City Hall Bloomington, IN 47404 and remotely via Zoom. Members present in the Kelly Conference Room: Roy Aten, Bryan Blake, and Jillian Kinzie.

ROLL CALL

APPROVAL OF MINUTES: None

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITION:

DP-12-25/ SUB2025-04-0044

Robert V. Shaw

3515, 3518, 3522, and 3526 N Hackberry Street
Parcel(s): 53-05-20-200-013.042-005, 53-05-20-200-013.043-005, 53-05-20-200-013.025-005,
53-05-20-200-013.026-005, 53-05-20-200-013.024-005,
53-05-20-200-013.023-005

Request: Secondary plat amendment of the Ridgefield Subdivision Section V Phase I. Case Manager: Jackie Scanlan

Jackie Scanlan, case manager, presented DP-12-25. Staff recommends that the Plat Committee approve the secondary plat based on the findings of fact in the staff report with the following conditions:

1. This approval is subject to Plan Commission case #PUD/DP-24-21 and its conditions.
2. The petitioner shall remove easement language for easements that do not appear on the plat before the plat will be signed and released for recording.
3. Right-of-way dedication language shall be added before the plat will be signed and released for recording.
4. The signature block will be updated before the plat will be signed and released for recording.

Bill Riggert, Consultant, didn't have anything to add but was happy to answer any questions.

Aten stated that due to the petitioner being in default, he wanted to add a condition of approval stating, "The Public Improvement Bond total for section one is contingent upon responsibility of the unbuilt Right-of-Way being included in the PI bond for Section 2."

Aten stated he wanted to give the department enough time to figure out why the public improvements are not completed with the current subdivision.

Aten made a motion to continue DP-12-25 to the May 12, 2025 Plat Committee meeting. Kinzie seconded. Motion passes by roll call – 3:0.

DP-13-25/ SUB2025-04-0045

Ridgefield Group, LLC

1233 W Hedge Apple Lane
Parcel(s): 53-05-20-200-013.001-005

Request: Secondary plat of the Ridgefield Subdivision Section V Phase II. Case Manager: Jackie Scanlan

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Scanlan presented DP-13-25. The department recommends that the Plat Committee approves the secondary plat based on the findings of fact in the staff report with the following conditions:

1. This approval is subject to Plan Commission case #PUD/DP-24-21 and its conditions.
2. The petitioner will submit a street lighting plan before the plat will be signed and released for recording.
3. The petitioner shall remove easement language for easements that do not appear on the plat before the plat will be signed and released for recording.
4. Right-of-way dedication language shall be added to page 2 before the plat will be signed and released for recording.
5. The signature block will be updated before the plat will be signed and released for recording.

Riggert didn't have anything additional to add, but was happy to answer any questions.

PUBLIC COMMENT:

Daniel Halsey was curious whether there would be any light and sound mitigation from the high school stadium. Halsey stated they currently have trees which help mitigate the light and noise, but approving this petition would remove those trees. Halsey also wanted to know what storm drainage updates would be made. Lastly, Halsey wanted to confirm the current sidewalk requirements on the existing lots.

Erin Halsey asked how much notice they would receive if the sidewalks happened to be required in the existing part of Wintersweet Drive. Hasley also wanted clarification about tree preservation and erosion prevention along Cougar Pass, behind the existing duplexes and the south end of the undeveloped lot. Also, the concern of the bright lights and noise from the stadium, even with the existing trees.

Scanlan stated it would be very unlikely that the new sidewalks would be required unless there was a large deficiency found. Scanlan also stated that if the sidewalks were required at the time of this project being built, the developer should have been held to that requirement. Scanlan stated that the Plan Commission decided in 2023 that any development to this portion would retain the landscaping density.

BACK TO COMMITTEE:

Aten made a motion to approve DP-13-25 with the 6 conditions: Removal of condition 3 from the staff report with 2 new conditions added. #5. Delegate to Planning and CBU staff to review and approve the landscape plan and the utility easement the way it's written. #6 Amend the plat to include the area for the infrastructure connections related to the eyebrow. Blake seconded. Motion passes by roll call – 3:0.

Meeting adjourned at 5:01 p.m.