

## **Plan Commission Summary Minutes – January 13, 2025 - 5:30 pm**

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

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*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 January 13, 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, Chris Smith, Hopi Stosberg, and Brad Wisler. Trohn Enright-Randolph joined via Zoom.

### **ROLL CALL**

**APPROVAL OF MINUTES:** Stosberg moved to approve the December 9, 2024, with one typo to be corrected, Burrell seconded the motion. Motion passes by roll call -6:0

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

Jackie Scanlan, Development Services Manager, gave a reminder of a Special Session Plan Commission meeting on Thursday, January 16, 2025 at 5:30, to respond to the resolution that was received from Common Council related to the Affordable Housing Incentives in Chapter 4 of the UDO.

Enright-Randolph wanted to give a big thank you to Plan Commission member Chris Cockerham for his role on the County Plan Commission, as he will not be seeking reappointment.

### **Election of Officers:**

Scanlan presented the nominees and the rules of voting.

**Smith moved to nominate Wisler for President, Ballard seconded the motion. Motion carried by roll call 6:0 – approved**

**Smith moved to nominate Kinzie for Vice President, Stosberg seconded the motion. Motion carried by roll call 6:0 – approved.**

Wisler asks if voting can be done by voice vote to save time. Since no voting members were via zoom, voice vote was approved per legal counsel.

**Smith moved to nominate Burrell for BZA Representative, Ballard seconded.**

Stosberg proposes that the last positions be filled and vote as one block. Scanlan approves. Wisler states that positions will be filled and make one motion to approve.

**\*\*BZA Alternate, Smith, accepted.**

**\*\*Plat Alternate, Smith, accepted.**

**\*\*Plat Committee, Kinzie, appointed in her absence and will redo if she declines.**

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\*\*County Plan Commission, Cockerham, to keep him in this position at this time and revisit at the next meeting if he objects.

**Smith agrees to amend the motion, Ballard concurred.**

**Motion carried by roll call 6:0 – approved.**

Scanlan presented the remaining slate. Plat Committee: Bryan Blake for CBU with Liz Carter as Alternate. Kendall Knoke for Engineering with Roy Aten as Alternate. Ryan Robling as Hearing Officer with Karina Pazos as Alternate.

**Smith moved to approve as presented, Stosberg seconded. Motion carried by roll call 6:0 – approved.**

#### **PETITIONS:**

##### **MP-38-24      Safe Streets and Roads for All**

Amendment to the City of Bloomington's Transportation Plan in order to incorporate the Safe Streets and Roads for All (SS4A) Safety Action Plan.

Case Manager: Ryan Robling

Ryan Robling, Case Manager, presented MP-38-24. See packet for details. Plan Commission will make a recommendation and forward the SAP to Common Council. Then, Common Council will review the SAP through its adoption process.

**PUBLIC COMMENT:** None

**Smith made a motion to approve. Stosberg seconded the motion. Motion is passed by roll call – 6:0**

##### **PLAT2024-10-0040 / DP-44-24**

##### **Walnut Street Pike Development, LLC**

3111 S. Walnut Street Pike

Parcel(s): 53-08-16-400-002.000-009

Request: Primary plat approval for a 75 lot subdivision in 15.56 acres for a Common Area Development Plat for the Residential Medium Lot (R2) zoning district. Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented DP-44-24. See the meeting packet for details. The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve the primary plat of DP-44-24 with the following conditions, as modified in the staff presentation:

1. Secondary plat approval is delegated to ~~staff~~ Plat Committee.
2. All easements on secondary plat must use language outlined in the UDO.
3. A waiver to allow the lot lines as shown is approved with this petition.
4. Traffic calming measures may be required along the main street subject to the Engineering Departments standards with the approval of the secondary plat.
5. The proposed cul-de-sac must constructed of concrete and meet Engineering and Public Works standards.
6. On-street ADA parking shall be designed to be consistent with PROWAG standards.

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**PETITIONER:**

Angela Parker, counsel for the petitioner, spoke on their behalf as to getting this project moving. She presented Eli Marshall, who is present to speak on the rental and potential sales of the units.

Andy Knust, engineer for petitioner, presented that the cul-de-sac now could in the future become a street connection with a roundabout.

**PUBLIC COMMENT:**

Ben Ramsden, neighbor, expressed concern for cars exiting the stub road parking and requiring a 3 point turn. And, could right angle parking be considered as a more practical design.

Aina Puce, neighbor, has concerns for snow removal of future large snow accumulations and the older residents.

**BACK TO PLAN COMMISSION:**

**Cibor made motion to adopt the proposed findings and approve the primary plat for DP-44-24 with the following amended conditions:**

- 1. Secondary plat approval is delegated to Plat Committee.**
- 2. All easements on secondary plat must use language outlined in the UDO.**
- 3. A waiver to allow the lot lines as shown is approved with this petition.**
- 4. Traffic calming measures may be required along the main street subject to the Engineering Departments standards with the approval of the secondary plat.**
- 5. The proposed cul-de-sac must be constructed of concrete and meet Engineering and Public Works standards.**
- 6. \*On-street ADA parking shall be designed to be consistent with PROWAG standards.**

**Ballard seconded.**

Stosberg wants to amend condition 5 to include the word “be” between must and constructed. Cibor accepts the friendly amendment. Ballard concurred.

This change has been reflected in the conditions above.

**Motion is passed by roll call - 6:0.**

**USE2024-12-0070 / SP-47-24**

**Bledsoe Riggert Cooper James (William Riggert)**

301 N College Ave

Parcel: 53-05-33-310-170.000-005

Request: Major site plan approval for Convention Center in the Mixed-Use Downtown Downtown Core zoning district. *Case*

*Manager: Jackie Scanlan*

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Scanlan, Case Manager, presented SP-47-24. See the meeting packet for details. The Planning and Transportation Department recommends that the Plan Commission forward this petition to the February 10, 2025 Plan Commission hearing.

#### **PETITIONER:**

Bill Riggert, Project Civil Engineer, introduced the project members. Riggert touched on the green roof, and a large portion of that to try to meet 50% of the CBU's new stormwater management for green infrastructure.

John Witlatch, President of the CIB, states that the Bunger Robertson property is not a part of the CIB parcels. It is owned by the Redevelopment Commission. Hotelier, Dora Developers, have been selected for a future development. Also, the B-Line Trail is not a part of the Convention Center expansion.

#### **PUBLIC COMMENT:** None

Ballard wanted to take a moment to thank Dave Askins of the B Square Bulliten, for his journalistic integrity and service to the community. Dave ended his publishing service at the end of 2024. His platform allowed for comments. Ballard wishes those that commented there, members of the public, would show up here, too.

**Ballard made motion to forward this petition to the February 10, 2025 PC meeting. Stosberg seconded the motion. Motion passed by roll call - 6:0.**

Meeting adjourned 7:20 pm