

Plan Commission Summary Minutes – June 9, 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 June 9, 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, Ellen Coe Rodkey, Jillian Kinzie, Chris Smith, Brad Wisler, Trohn Enright- Randolph, Hopi Stosberg and Andrew Cibor via zoom.

ROLL CALL

APPROVAL OF MINUTES: March 10, 2025 & May 12, 2025

Kinzie requests a change in the May minutes, in the last motion of SP-14-25/SP2025-04-0076, change “phasing plane to phasing plan”.

Coe-Rodkey made motion to approve the March 10, 2025 minutes, Stosberg seconded the motion. Motion passed by roll call – 7:0

Ballard made motion to approve the May 12, 2025 minutes, Kinzie seconded the motion with the spelling correction of “Plane to Plan”. Motion passed by roll call – 7:0

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Stosberg is interested in a public update regarding ZO-01-25, the text amendments regarding affordable housing incentives.

Jackie Scanlan replied that Director David Hittle had presented to the Common Council that they will be working on a robust public outreach process to address some of the issues that were presented in Councilperson Rosenbarger’s resolution. When the UDO amendments are brought next month, and that portion is OK’d, then we will see the part of the affordability percentages presented.

Transportation Commission Representative candidate, Mark Stosberg applied online to be on the Commission Representative, and was the former President of the Bicycle and Pedestrian Safety Commission. More notably, Mr. Stosberg has done a number of reports and analysis on some of our transportation issues in the city on his own. We are recommending him to serve out the current year.

Coe-Rodkey made motion to approve Mark Stosberg as Transportation Commission Representative, Kinzie seconded. Hopi Stosberg recused herself from voting. Motion passed by roll call 6:0

Scanlan reports that mailers went out last week to property owners in the city, listing some UDO updates that will be presented to Plan Commission in the July 14, 2025 meeting.

Stosberg made comment that she wants to make public that she has a constituent meeting on June 21st and will be at the Farmer’s Market in the Mayor’s tent to answer any questions.

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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

PETITIONS:

ZO-07-25

City of Bloomington Planning & Transportation

Council Amended 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. Return from Common Council.

Case Manager: Jackie Scanlan

PUBLIC COMMENT: None

Kinzie made motion to approve ZO-07-25 as amended by Common Council, Coe Rodkey seconded the motion. Motion passed by roll call 7:0

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ZO-08-25

City of Bloomington Planning & Transportation
Council Amended 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. Return from Common
Council. Case Manager: Jackie Scanlan

PUBLIC COMMENT: None

Ballard made motion to approve ZO-08-25 as amended by Common Council, Kinzie seconded the motion. Motion passed by roll call 7:0

Meeting adjourned 5:57 pm