

Plat Committee Summary Minutes

July 14, 2025 4:00 pm

***Kelly Conference Room #155**

The City of Bloomington Plat Committee met on July 14, 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: Jillian Kinzie, Carter, and Roy Aten.

ROLL CALL:

APPROVAL OF MINUTES: April 7, 2025

Knoke wanted to make a change to condition #5 on DP-13-25 to read, Delegate to Planning and CBU staff to review and approve the landscape plan and the utility easement.

Knoke made a motion to approve the amended meeting minutes for DP-13-25. Blake seconded. Motion passes by roll call: 2-0-1 (Smith abstained).

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITION:

DP-16-25/ SUB2025-04-0046

North College Partners, LLC

1106 & 1108 N. Woodburn Avenue

Parcel(s): 53-05-33-204-081.000-005,

53-05-33-204-150.000-005

Request: Secondary Plat approval for the splitting of two parcels into four total parcels in Residential Urban (R4) zoning district. Case Manager: Joe Patterson

Joe Patterson, case manager, presented DP-16-25. See meeting packet for more detail. Staff recommends that the Plat Committee adopt the proposed findings and approve the secondary plat with the following conditions of approval:

1. Individual drainage plans will be submitted to CBU for approval with the building permits for each lot.
2. Street trees are required not more than 30' from center along the entire property frontage.
3. All easements on the plat must be defined per UDO requirements.
4. Approved per terms and conditions of Plat Committee case #DP-24-21/PLAT2024-12-0042.
5. Addresses must be shown on plat prior to signature.

Blake, CBU, asks if the sanitary sewer easement meets requirements. He states that the line does not run far enough north on Woodburn to serve the 4 lots.

Ernest Xi, developer, states that he is willing to change the easement from sewer to utilities if need be.

PUBLIC COMMENT:

Dave Jent, neighbor, has concerns about street parking and it is impossible to pass on Woodburn Ave when cars are parked on both sides of the street. He also feels that this UDO guideline does not serve Bloomington residents, since this area is largely student housing.

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Cecilia Bass, appreciates the committee looking into the parking issues as she has concerns about safety and the increase of traffic.

Blake made a motion to approve DP-16-25 with the conditions listed in the staff report. Knoke seconded. Motion passes by roll call – 3:0.

Meeting adjourned at 4:26 p.m.