

Plan Commission Summary Minutes – August 11, 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 August 11th, 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, Ellen Coe-Rodkey, Patrick Holmes, Jillian Kinzie, Chris Smith, Brad Wisler and Trohn Enright-Randolph.

ROLL CALL

APPROVAL OF MINUTES: July 14th, 2025

Coe-Rodkey made motion to approve the July 14th, 2025 minutes, Kinzie seconded the motion. Wisler, Burrell and Smith abstained since absent from last month's meeting. Motion passed by voice vote – 5:0

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Wisler makes note that he noticed in the packet that there is a partial list of Plan Commission members.

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

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PETITIONS:

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: Eric Greulich

Eric Greulich, Case Manager, recommends that the Plan Commission forward petition ZO-03-25 to the Common Council with a favorable recommendation.

- 1) Allowing flexible building types, including conversion of hotels, single-family houses, and commercial spaces;
- 2) Distinguishing between the existing “Residential Rooming House” use and an SRO, or replacing Residential Rooming House with SRO, while allowing uses that would fall under the RRH definition as well as under the SRO definition;
- 3) Allowing SROs as a permitted use in multiple zoning districts, including residential zoning districts, perhaps with use-specific standards;
- 4) Not requiring owner-occupancy for SROs in any zoning districts;
- 5) Encouraging a diversity of residents including those who need ongoing support and those just seeking a low-cost, simple housing option. SROs should not become another form of group care housing or supportive housing, as those are already defined and allowed in the UDO;
- 6) Allowing SRO units to be integrated into mixed-use building with other housing types and/or commercial/office spaces; and
- 7) Allowing two people per SRO.

PUBLIC COMMENT:

Kathy Curry, spoke
Anne Steigerwald, spoke
Leo Pilochofski, spoke
Chris Sturbaum, spoke
Eric Ost, via Zoom, spoke
Wendy Bernstein, spoke
Anna Killian-Hanson, spoke
Isabel Peidmont-Smith, spoke
Pam Weaver, spoke
Kerry Winderman, spoke

BACK TO COMMISSION:

Jackie Scanlan, Assistant Director, states that if you're in a single-family house, you can get a permit in a district that's restricted. I believe it's one permit per house and one guest permit. We are unsure that SROs will even be able to get permits, they may be restricted by parcel size and street parking.

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Holmes moved to strike SRO as a conditional use in R1-R4, motion dies due to lack of second motion.

Cibor made motion to amend parking maximum as one space per bedroom instead of guestroom, Kinzie seconded the motion. Motion passed by roll call, 8:0

Smith made motion to continue ZO-03-25 to the the 9/8/25 Plan Commission meeting, Holmes seconded the motion. Motion passed by roll call, 7:1. (Cibor.)

ZO-18-25/ ZO2025-05-0007

City of Bloomington Planning & Transportation

Text Amendment

Request: Amendment to the Use Table to add the use “Urban Agriculture, Commercial” and new Use Specific Standards. Case Manager: Eric Greulich

Eric Greulich, Case Manager, recommends that the Plan Commission forward petition ZO-18-25 to the Common Council with a favorable recommendation.

Ballard moved for a 5 minute break, Kinzie seconded, unanimous voice vote.

PUBLIC COMMENT:

Ellee Spier, spoke
Jamie Scholl, spoke
Bettina Kehoe, spoke
Connie Cook-Glen, spoke
Jim Glen, spoke
Inder Mohan Vik, spoke
Daniel Conkle, spoke
Robert Feroux, spoke
Sarah Jane Hughes, spoke
Steve Volan, spoke
Pam Weaver, spoke
Richard Millunchick, spoke
Jesse Gilmore, spoke
Joseph Winnia, spoke
Wendy Bernstein, spoke
Penny Austin, spoke
Matthew Austin, spoke

Holmes made motion to continue ZO-18-25 to 9/8/2025 PC meeting. Ballard seconded the motion. Vote by roll call, 4:4. Motion failed. (Coe Rodkey, Kinzie, Wisler and Ballard.)

Smith made motion to forward ZO-18-25 to Common Council with no recommendation. Failed due to lack of second motion.

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Wisler made motion to move ZO-18-25 to Common Council with a positive recommendation. Coe-Rodkey seconded the motion. Motion passed by roll call 5:3. (Holmes, Smith and Burrell.)

***Cibor made the following recommendation of wording with the proposed condition approval to Wisler's motion to move forward. Kinzie seconded the motion.**

1. The language regarding stormwater management shall be clarified to say- the site drainage and maintenance shall prevent water and fertilizer from the urban agriculture use from draining onto adjacent property that is not part of the contiguous land in the urban agriculture use.
2. The limitation on number of employees shall be amended to say the limitation applies to the number of employees allowed at one time.

Motion passed by roll call 5:3

Meeting adjourned 9:24 pm