

Plan Commission Summary Minutes – September 8th, 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 September 8th, 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: Flavia Burrell, Andrew Cibor, Ellen Coe-Rodkey, Patrick Holmes, Hopi Stosberg and Brad Wisler. Jillian Kinzie via Zoom.

ROLL CALL

APPROVAL OF MINUTES: August 11th, 2025 minutes continued to next meeting.

Stosberg made motion to postpone approval of the August 11th, 2025 minutes to the October meeting, requesting a note be made on all dissenting votes. Coe Rodkey seconded the motion. Motion passed by roll call – 7:0

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

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 CONTINUED:

SP-28-25/ SP2025-08-0084

Built LLC

1320 S Rogers St

Parcel: 53-08-05-400-026.000-009

Request: Final plan approval to allow the construction of five buildings for the use “Storage, self-service” in Parcel C of the Thomson PUD.

Case Manager: Eric Greulich

PETITIONS:

ZO-20-25/ ZO2025-05-0009

City of Bloomington Planning & Transportation

Council Amended

Request: Use Table amendments for the use “Fraternity/Sorority”; Office use in Mixed-Use Student Housing (MS); and “Vehicle fleet operations, small” and “Vehicle fleet operations, large.”

Case Manager: Eric Greulich

Eric Greulich, Case Manager, recommends that the Plan Commission forward petition ZO-20-25 to the Common Council with a positive recommendation.

PUBLIC COMMENT: None

Coe Rodkey made motion to approve Ordinance ZO-20-25, as amended by Council. Kinzie seconded the motion. Motion passed by roll call - 7:0

ZO-22-25/ ZO2025-05-0011

City of Bloomington Planning & Transportation

Council Amended

Request: Amendment to the Use Table outlining which districts the use “Vehicle wash” is allowed within and related Use-Specific Standards.

Case Manager: Eric Greulich

Eric Greulich, Case Manager, recommends that the Plan Commission forward petition ZO-22-25 to the Common Council with a positive recommendation.

PUBLIC COMMENT: None

Burrell made motion to approve ZO-22-25. Coe Rodkey seconded the motion. Motion passed by roll call - 7:0

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ZO-03-25/ZO2025-05-0006

City of Bloomington Planning & Transportation

Text Amendment

Request: Amendment to the Use Table to replace the use “Residential Rooming house” with the use “Single Room Occupancy” and related Use Specific Standards.
Case Manager: Eric Greulich

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

Stosberg made motion to change the word “facility” to “building” in the definition of single room occupancy on page 36 of our packet. Coe Rodkey seconded the motion. Motion passed by roll call - 7:0

AMENDMENT PUBLIC COMMENT: None

PUBLIC COMMENT:

Wendy Bricht, Spoke
Chris Durban, Spoke
Isabel Piedmont-Smith, Bloomington City Council, District 1, Spoke
Wendy Bernstein – Spoke

Via Zoom – Anna Killion-Hanson, Director of Housing and Neighborhood Development, expressed concerns about the language indicating room. When HAND is inspecting, it is very important that we know what a bedroom is, that it has proper egress, and smoke detectors are in place. There are fire safety concerns with having a person sleeping in a random room within a building that is not in concordance with Title 16. HAND inspections are on a 3-4- or 5-year cycle. HAND cannot police this regularly unless during a cycle inspection or a complaint inspection. SROs are actually under the purview of the Planning Department as part of Title 20, and not a part of Title 16. HAND can observe an over occupancy, but the Planning Department will need to enforce the occupancy.

Burrell made motion to amend the word “room” to “bedroom” in 6 locations of the packet. In the use-specific standards: 3 places in A, 1 place in B, and 1 place in C; and 1 in the definition of Single-Room Occupancy. Kinzie seconded the motion. Motion passes by roll call - 7:0

PUBLIC COMMENT: None

Coe Rodkey made motion to forward ZO-03-25, as amended, to the Council with a positive recommendation. Kinzie seconded the motion. Motion passed by roll call - 6:1. (Holmes.)

Meeting adjourned 6:52 pm