

**HEARING OFFICER –Kelly Conference Room #155  
August 30, 2023 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, August 30, 2023 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Beth Rosenbarger

**REPORTS RESOLUTIONS AND COMMUNICATIONS:**

**PETITIONS:**

CU-25-23      **Annex of Bloomington, LLC**  
228 S. Grant Street  
Parcel(s): 53-05-33-310-073.000-005  
Request: Conditional use approval to allow a standardized business in the Mixed-Use Downtown zoning district within the University Village downtown character overlay (MD-UV). Case Manager: Katie Gandhi

Katie Gandhi, Case Manager, presented the staff report. Staff is recommending the Hearing Officer adopt the proposed findings and approve CU-25-23 with the following conditions:

1. This conditional use approval is limited to the proposed design and use as a standardized business for the particular businesses in this petition. No other facade design or use is approved. Minor changes to the facade design, such as re-facing of signs or change of sign graphics within the allowed signage area, can be approved as consistent with this conditional use approval, subject to sign standards and other relevant regulations.
2. Sign permit is required, and the design of all exterior signage shall conform to the designs shown in this approval.
3. The petitioner shall obtain an encroachment agreement with the Board of Public Works for any encroachments prior to final occupancy.

Joy Skidmore, petitioner, wanted to add that there will be local art included in their interior décor.

Rosenbarger asked if both entrances are accessible; Skidmore confirmed.

Asra Khan, owner, stated she had nothing else to add but said this business will be unique and something the community will be proud of.

**Rosenbarger approve CU-25-23 based on the written findings, including the three conditions outlined in the staff report.**

Meeting adjourned 2:15 P.M.