

Plan Commission Summary Minutes – October 6th, 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 October 6th, 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: Andrew Cibor, Patrick Holmes, Jillian Kinzie, Hopi Stosberg and Brad Wisler. Trohn Enright-Randolph via Zoom.

ROLL CALL

APPROVAL OF MINUTES: August 11th, 2025 and September 8th, 2025.

Kinzie made motion to approve the August minutes, Holmes seconded the motion. Motion passed by roll call – 5:0

Kinzie made motion to approve the September minutes, Stosberg seconded the motion. Motion passed by roll call – 5:0

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Ryan Robling, Planning Service Manager, gave an update on the College and Walnut Corridor Study, and to inform the public of the upcoming public meetings. They will be held as an Open House in Council Chambers on Tuesday October, 28th and Thursday October 30th at 5:30pm. There will also be an online form for feedback from the public.

Also, there will need to be a special meeting with Plan Commission in potentially late November or early December.

Jackie Scanlan, Assistant Director, asks that Kendall Knoke be appointed as backup Hearing Officer, to replace Karina Pazos, who took another position in Chicago. A vote is needed to install Mr. Knoke.

Kinzie made motion to appoint Kendall Knoke as the new backup hearing officer, Stosberg seconded the motion. Motion passed by roll call – 5:0.

Scanlan mentions the three items tabled on the agenda. The first will be formally withdrawn and removed from the agenda, and the next two are text amendments that will either move forward or be removed. These will be reported back to Plan Commission next month.

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

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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

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-33-25/ ZO2025-05-0013

City of Bloomington Planning & Transportation

Text Amendment

Request: Text Amendment related to Resolution 2025-12 to amend 20.04.110 (Incentives) of the Title 20, the Unified Development Ordinance.

Case Manager: Jackie Scanlan

Jackie Scanlan, Case Manager, recommends forwarding the petition to the November 10, 2025 Plan Commission hearing. The proposed changes requested by the Common Council through Resolution 2025-12 are intended to ‘incentivize developers in creation of affordable housing units’ through changes to Title 20 (UDO) of the Bloomington Municipal Code. The Planning and Transportation Department has drafted the above proposal to address 2025-12.

Some items to consider include:

- The proposed response to Resolution 2025-12 raises the costs for the payment-in-lieu option, which could make the on-site or off-site units more desirable. Is that the best case scenario? HAND has expressed a preference for payment-in-lieu as opposed to developer built and monitored units.
- Should we have a separate incentives section for developers of strictly affordable owner-occupied developments?
- Do these proposed changes incentivize developers in creation of affordable housing units?

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PUBLIC COMMENT: None

STAFF COMMENT:

Stephanie LaFontaine, Program Manager Affordable Housing/HAND, comments that HAND had a discussion about the payment in lieu and the 50-unit requirement. Could it possibly be less than 50-units since they would be increasing density and putting money into the Housing Development Fund?

Kinzie made motion to forward petition to November 10th, 2025, Stosberg seconded the motion. Motion passed by roll call - 5:0

Kinzie brings to attention that by the December meeting it will be 63 days since this petition was presented.

Scanlan states that a special session will be held if needed.

Wisler states that he will make clear at the November meeting, if final action is not taken, a special session will be needed.

Meeting adjourned 6:47 pm