

Plat Committee Summary Minutes

February 10, 2025 4:00 pm

***Kelly Conference Room #155**

The City of Bloomington Plat Committee met on February 10, 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: Bryan Blake, Kendall Knoke, and Jillian Kinzie.

ROLL CALL

APPROVAL OF MINUTES: None

ELECTION OF OFFICERS:

Blake motioned to appoint Kinzie as Chair. Knoke seconded. Motion passes by roll call – 3:0.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITION:

DP-46-24/ PLAT2024-12-0042

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: Primary Plat approval for splitting two parcels into four total parcels with duplexes planned for each of the four parcels in the Residential Urban (R4) zoning district consisting of approximately .0117 acres each and a total area of 0.47 acres. Also requested is delegation of secondary plat approval to staff. Case Manager: Joe Patterson

Joe Patterson, case manager, presented DP-46-24. Staff recommends that the Plat Committee adopts the proposed findings and approve the primary plat with the following conditions:

1. Street trees are required not more than 30' from center along the entire property frontage.
2. All easements on the plat must be defined per UDO requirements.
3. Secondary plat approval is delegated to staff level.

Caylan Evans, petitioner, presented his request for primary plat approval.

PUBLIC COMMENT:

Dave Jent, resides on Woodburn Avenue, has concerns about the additional parking this development will bring. Jent states Woodburn Avenue is impossible to pass through when the students are in town. Jent wants to know if there will be additional parking in the back of the building, and if there will be enough spaces for them to park.

Cecilia Bass, resident on the same block, also shares her concern with the additional traffic this project will bring. Bass would appreciate if the city could do more to prepare this area for what seems like a significant increase in population.

Brandon Shurr, resident on 15th Street, was excited to move into this neighborhood 13 years ago when it was single family houses for families. Now, the parking has gotten worse as they only rely on street parking. Shurr stated this neighborhood is one of the closest areas in the city that is affordable but developers are coming in and tearing down these affordable houses and building duplexes. Shurr hopes the city can do something and not let these developers take out the affordable housing supply just to help source the university's needs.

Blake made a motion to adopt proposed findings and approve DP-46-24 with condition #1 and amended condition #2 to add: Additionally, the access easement shall be revised to allow for vehicular access and parking and striking condition #3. Knoke seconded. Motion passes by roll call – 3:0.

Kinzie moves to nominate Knoke as Vice-Chair. Blake seconded. Motion passes by roll call – 3:0.

Meeting adjourned at 4:54 p.m.