

Plan Commission Summary Minutes – November 10th, 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 November 10th, 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: Steve Bishop, Flavia Burrell, Andrew Cibor, Patrick Holmes, Jillian Kinzie, Hopi Stosberg and Brad Wisler. Tim Ballard - via Zoom.

ROLL CALL: Cibor joined the meeting after roll call.

APPROVAL OF MINUTES: October 10th, 2025.

Kinzie made motion to approve the October minutes, Stosberg seconded the motion. Motion passed by roll call – 6:0. Burrell abstained.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Stosberg reports that the Urban Agriculture petition that had been forwarded to the City Council was voted down last week, the vote was 1-7. Also, the SRO petition had its first reading last week and will be discussed on November 19th, 2025.

Brad Wisler took a moment to recognize Commissioner Chris Smith, who recently resigned to focus on some health issues. No public announcement had been made yet, and that his service on the Plan Commission has been very much appreciated. Smith has also served on the Arts Commission, the MPO and various other boards. Best wishes to him.

Jackie Scanlan, Assistant Director, thanks Mr. Smith for his service and job well done. Welcomes new member Mr. Steve Bishop to his first meeting.

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

Plan Commission Summary Minutes – November 10th, 2025 - 5:30 pm
City of Bloomington Council Chambers – Room #115

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:

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, presented as in the packet, and recommends forwarding the petition to the Common Council with a positive recommendation.

Scanlan states that the Plan Commission must make a recommendation to the Common Council on or before December 5th, and if there is no vote to send it to the Council tonight, we will need to set a special session to finish the discussion.

Wisler goes to public comment on the proposed amendment, Section C7A, page 10.

PUBLIC COMMENT: On Amendment

Christopher Emge, from the Greater Bloomington Chamber of Commerce, spoke.
Anna Killion-Hanson, Director of HAND, explains how developers abuse AMI, therefore making housing not affordable.

Holmes made motion to amend Section C7A, page 10. Kinzie seconded the motion. Motion failed to pass by vote, 3-5. (Burrell, Cibor, Kinzie, Stosberg & Wisler)

PUBLIC COMMENT: On Petition ZO-33-25 – None

Ballard left the meeting via Zoom.

Stosberg made motion to move forward Petition ZO-33-25 to Common Council with positive recommendation on the condition that the Staff would wordsmith to include reference to requirements within the Administrative Manual. Kinzie seconded the motion. Motion failed by vote, 3-4. (Burrell, Holmes, Wisler & Bishop)

Holmes made motion to forward Petition ZO-33-25 to Common Council with no recommendation, on the same condition that Stosberg proposed. Cibor seconded the motion. Motion passed by vote, 7-0.

Plan Commission Summary Minutes – November 10th, 2025 - 5:30 pm
City of Bloomington Council Chambers – Room #115

ZO-35-25/ZO2025-10-0014

City of Bloomington Planning and Transportation
Text Amendment
Request: Response to Common Council Resolution
2025-17. Case Manager: Jackie Scanlan

Jackie Scanlan, Case Manager, presented as in the packet, and recommends forwarding the petition to the Common Council with a positive recommendation.

Wisler goes to public comment on the proposed amendment

PUBLIC COMMENT: On Amendment - None

Stosberg made motion to amend ZO-35-25, to state that Tier 2 eligibility requires a minimum of 7% of the total dwelling units are income restricted unless otherwise adjusted or forfeited by the city, to households earning below 90% of the HUD AMI, and that a minimum of 8% of the total dwelling units are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning below 70% of the HUD AMI. (Section 2 – Roman numeral 2, change 7.5% to 7%. And, Roman numeral 3, change 7.5% to 8%) Cibor seconded the motion. Motion passed by vote, 7-0.

PUBLIC COMMENT: On Petition - None

Kinzie made motion to approve the waiver of a second hearing, and to forward ZO-35-25 to the Common Council with a positive recommendation as amended. Bishop seconded the motion. Motion passed by vote, 7:0.

ZO-36-25/ZO2025-10-0017

William Wamathai
2005 W. Cory Drive
Parcel: 53-08-06-104-051.000-008
Request: The petitioner is requesting a zoning map amendment as part of a voluntary annexation to zone a 0.39 acre property to Residential Medium Lot (R2). A waiver of the required second hearing is requested.
Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented as in the packet, Voluntary annexation and waiver of the required second hearing.

PUBLIC COMMENT:

Paul Post, spoke
Lieutenant Reyes, spoke
Cami Felling, spoke
Rosanna Mantilla, spoke

Plan Commission Summary Minutes – November 10th, 2025 - 5:30 pm
City of Bloomington Council Chambers – Room #115

Kinzie made motion to waive the required second hearing and forward the petition to the Common Council with a favorable recommendation that the property be zoned R2. Burrell seconded the motion. Motion passed by vote, 7-0.

Meeting adjourned 8:05 pm