

Plat Committee Summary Minutes

November 10, 2025 4:00 pm

***Kelly Conference Room #155**

The City of Bloomington Plat Committee met on November 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: Roy Aten, Liz Carter and Jillian Kinzie.

ROLL CALL: Jillian Kinzie arrived at 4:07 PM.

APPROVAL OF MINUTES: October 6, 2025

Voting delayed due to only two board members present.

REPORTS, RESOLUTIONS AND COMMUNICATIONS

Eric Greulich reports that a correction to a staff report that was done for the secondary plat approval for Phase 1 of Kinzer Ridge that was done on October 6, 2025 for Beacon Builders at 1030 W Acuff RD. On page 3 of the staff report, there is a statement under lot access that states no drive cuts on Acuff Road for the new lots are proposed or allowed. That is incorrect. There are lots that were and are allowed to have driveway cuts on Acuff that are not served by alleys. So the staff report is amended for that sentence to be stricken, and replaced with the sentence, "lots number 21 through 25 will not have driveway cuts on Acuff Road". Lots numbers 26 through 29 are allowed drive cuts on Acuff Road since they do not have alley access. So the staff report is formally being amended to correct that. We'll amend that in the packet, as well as in other staff documents, but we wanted to bring that forward to recognize that to the plat committee so that they could see that change.

PETITIONS CONTINUED:

DP-12-25/ SUB2025-04-0044

Robert V. Shaw

3515, 3518, 3522, and 3526 N Hackberry Street
Parcel(s): 53-05-20-200-013.042-005, 53-05-20-200-013.043-005, 53-05-20-200-013.025-005,
53-05-20-200-013.026-005, 53-05-20-200-013.024-005,
53-05-20-200-013.023-005

Request: Secondary plat amendment of the Ridgefield Subdivision Section V Phase I. Case Manager: Jackie Scanlan

PETITIONS:

DP-45-24-PLAT2024-11-0041

Wininger Construction

Parcel: 53-08-10-111-002.200-009

1534 S. Piazza Drive

Request: Secondary plat approval for a three-lot subdivision of 0.12 acres of Lot #201 in Renwick Phase 3 in a Planned Unit Development (PUD) zoning district. Case Manager: Eric Greulich

Eric Greulich, case manager, presented DP-45-24 as per packet.

PETITIONER:

Todd Borgman, Smith Design Group, thanked everyone for reviewing, supporting and working on this project. The delay on the project was that there wasn't a need to build until they finally hit the price point where it was feasible to build.

PUBLIC COMMENT: None

Kinzie made motion to continue DP-45-24 to the next meeting, Aten seconded the motion. Motion passed by vote, 3-0.

Greulich stated that the agenda needed to be amended in order to vote on the 10/6/2025 minutes.

Aten moved to amend the agenda, Kinzie seconded the motion. Motion passed, 3-0.

Kinzie made motion to approve the October 6th, 2025 minutes, Carter seconded the motion. Motion passed by roll call – 2:0. Aten abstained.

DP-36-25/SUB2025-10-0050

Darlene Meyer

4415 E Moores Pike

Parcel: 53-08-01-300-002.000-009

Request: Secondary plat approval for a 19-lot subdivision of 5.034 acres in the Residential Medium Lot (R2) zoning district. Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented DP-36-25 as per packet.

Petitioner:

Daniel Butler, Bynum, Fanyo & Associates, states that the grading limits on the site have been taken care of, and the owners and developers are ready to start some homes.

PUBLIC COMMENT: None

Aten made motion to approve DP-36-25, with one condition, the drainage easement on Lot #10 to not overlap with the easement access and reviewed by staff. Kinzie seconded. Motion passed by vote, 3-0.

Meeting adjourned at 4:38 p.m.