

Plan Commission Summary Minutes – January 12th, 2026 - 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 January 12th, 2026 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: Tim Ballard, Steve Bishop, Flavia Burrell, Andrew Cibor, Patrick Holmes, Jillian Kinzie, Hopi Stosberg and Brad Wisler.

ROLL CALL:

APPROVAL OF MINUTES: November 12, 2025.

Kinzie made motion to approve the November minutes, Burrell seconded the motion. Motion passed by voice vote – 8-0.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Eric Greulich, Development Services Manager, states that the item listed on the consent agenda, SP2025-012-0094, for 477 West Maker Way, will be heard during the regular agenda. A vote will need to be taken to make the formal change to the agenda.

Greulich states the Election of Officers will take place during tonight's meeting.

ELECTION OF OFFICERS:

Kinzie moved to nominate Wisler for President. Holmes seconded. Motion passes by roll call – 8-0

Burrell nominated Kinzie for Vice President. Ballard seconded. Motion passes by roll call – 8-0.

Jackie Scanlan, Assistant Director, asks if the commissioners would like to vote on BZA appointments before the Plat appointments; Commissioners agreed.

Ballard nominated Burrell for BZA. Kinzie seconded. Motion passes by roll call – 8-0.

Kinzie nominated Holmes for BZA Alternate. Ballard seconded. Motion passes by roll call – 8-0.

Stosberg nominated Kinzie for Plat Committee. Holmes seconded. Motion passes by roll call – 8-0.

Stosberg nominated Ballard for Plat Committee Alternate. Kinzie seconded the motion. Motion passes by roll call – 8-0.

Holmes nominated Bishop for County Plan Commission. Kinzie seconded. Motion passes by roll call – 8-0.

Enright-Randolph states that the first County Plan Commission meeting is Tuesday, 1/20/ 2026.

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Scanlan states that the Plan Commission does not appoint the MPO representative, but by statute, President Wisler, who often chooses, and works with all to choose someone. Kinzie has been doing this for a number of years now. A vote is needed for the following Plat Committee members.

Stosberg states that the meeting time has been changed this year, to 10:30 AM instead of 1:30 PM on the 4th Friday.

Liz Carter from CBU
Bryan Blake as Alternate

Kendall Knoke from Engineering
Maria McCormack as Alternate

Kinzie motioned to approve the slate for the Plat Committee Members, Burrell seconded the motion. Motion passed by roll call – 8-0.

Ryan Robling as Hearing Officer
Anne Crecelius as Alternate

Holmes motioned to approve the slate for Hearing Officers, Kinzie seconded the motion. Motion passed by roll call – 8-0.

Scanlan introduces the new Senior Zoning Planner, Jamie Kreindler, whom is presenting tonight.

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

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

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CONSENT AGENDA:

SP2025-12-0094

BRCJ Civil Engineering (William Riggert)
477 W. Maker Way, 422 W. 10th St, 617 N. Madison St.
Parcel(s): 53-05-32-100-035.001-005, 53-05-32-100-035.012-005, 53-05-33-200-013.012-005
Request: Major site plan approval to allow the construction of a "Hotel or motel" use in the Mixed-Use Downtown Showers Technology zoning district.
Case Manager: Jamie Kreindler

Kinzie motioned to remove SP2025-12-0094 from the Consent Agenda, and move to the regular agenda. Burrell seconded. Motion passed by voice vote – 8-0.

PETITIONS:

SUB2025-12-0051

Bynum Fanyo & Associates, Inc. (Daniel Butler)
2511 N. Dunn Street
Parcel: 53-05-28-200-046.000-005
Request: Primary plat approval for 18 lot subdivision of 4 acres for 3 common area lots and 15 residential lots in the Residential Medium Lot (R2) zoning district.
Case Manager: Jamie Kreindler

Jamie Kreindler, Case Manager, presented SUB2025-12-0051 as in the packet. The petitioner has requested waiver from the required second hearing; however, the Planning and Transportation Dept. recommends that the Plan Commission forward this petition to the required second hearing.

Daniel Butler, Architect for Bynum, Fanyo & Associates, presented case for Alley Waiver, due to reduced lot size and irregular lot shape, creates difficulty in fitting in alleys. Adding alleys would result in the removal of 10 to 12 more trees. Additional pavement would increase the impervious area to the site, increasing runoff. Adding alleys will also increase lot costs.

Paul Pruitt, Petitioner, addressed the size of the homes to be 1500 to 1800 sq. ft., and maybe up to 2000 sq. ft. He is unsure yet of the cost.

PUBLIC COMMENT:

Jessica Will –spoke
Julia Livingston – spoke
Robin Halpin-Young – spoke
Stephanie Dickinson – spoke
Jim Hart – spoke
Susan Sandberg – spoke
Mark Wiedenmeyer – spoke
Michael Douglas – spoke
Amy Hamburg-Mead – spoke
Heidi Darling – spoke
Kristen Weida – Spoke

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Ryan Still – spoke
Chris Emge – spoke
Megan Blair – spoke
Mary Ellen May – spoke
Julie Williams – spoke

Ballard motioned to deny the requested waiver for the second hearing of SUB2025-12-0051, and forward to the required second hearing. Burrell seconded. Motion passes by roll call – 8-0.

SP2025-12-0094

BRCJ Civil Engineering (William Riggert)
47 W. Maker Way, 422 W. 10th Street, 617 N Madison Street
Parcel: 53-05-32-100-035.001-005; 53-05-32-100-035.012-005; 53-05-33-200-013.012-005
Request: The petitioner is requesting major site plan approval to allow the construction of a “Hotel or motel” use in the Mixed-Use Downtown Showers Technology (MD-ST) zoning district.
Case Manager: Jamie Kreindler

Jamie Kreindler, Case Manager, presented SP2025-12-0094 as in the packet. The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP2025-12-0094 with the following conditions:

1. A Site Development Permit (SDP) is required prior to any land disturbance.
2. Final acceptance and approval from CBU is required prior to issuance of a Site Development Permit (SDP).
3. The petitioner must coordinate with Bloomington Transit (BT) to provide a transit stop that meets their specifications.
4. The site plan must be modified to show full compliance with the number and type of bicycle parking spaces required.
5. The proposed Hop Hornbeam serving as street trees should be replaced with large canopy tree species.
6. Street trees species must be adjusted to meet diversity requirements.
7. Along W. 10th Street, a minimum 10’ wide sidewalk and 8’ wide tree plot are required.
8. A lighting and photometric plan must be submitted and approved before issuance of the Site Development Permit (SDP).
9. Per the submitted plans, the dedication of the east/west alley must be completed prior to recommendation of issuance of final occupancy.
10. Location of crosswalk on W. 10th Street to be coordinated with the Engineering Department.
11. Any public improvements that are removed within the right-of-way, including but not limited to planters, benches, bike racks, and lighting, shall be replaced.

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PETITIONER:

Dustin Eggink, Ratio Architects, representing the owner, states that they are working on meeting the requirements of space for street parking and street trees on 10th Street. Also takes exception to the proposed bus stop shelters, as there is a 10 foot rise, and are better level placements available.

PUBLIC COMMENT:

Greg Alexander –spoke
Christopher Emge – spoke
John Fernandez – spoke
Talisha Coppock – spoke via Zoom
Casey Green – spoke
Clark Greiner – spoke via Zoom
Mike McAfee – spoke via Zoom

**Holmes made motion to approve the petition with the 11 conditions as listed in the packet.
Kinzie seconded. Motion passes by roll call – 8-0.**

President Wisler indicates that it is unlikely to get through the final petition before 9:30 PM, and would like to motion to suspend the rules to hear the final petition.

**Kinzie motioned to suspend the rules and stay to the end of the 3rd petition. Holmes seconded.
Motion passes by voice vote – 8-0.**

ZO2025-12-0018

City of Bloomington Planning and Transportation
723 W. 1st Street, 709 W. 1st Street, 607 W. 1st Street
Parcel(s): 53-08-05-402-115.000-009, 53-08-05-100-
014.000-009, 53-08-05-100-028.000-009
Request: A request to rezone approximately 6.3 acres
to Planned Unit Development and a request for
approval of a District Ordinance and Preliminary Plan
Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented ZO2025-12-0018 as in the packet. The Planning and Transportation Department recommends that the Plan Commission forwards this petition to the required second hearing.

PETITIONER:

Alli Thurmond, Quinlan of Flintlock LAB - via Zoom. Presents their partnership with a nonprofit national educator and trainer for small developers that provides master planning with architectural work and entitlements to train local developers in building the houses. They offer a mix of housing types and price points, to accommodate all family size needs. The architectural plans are intended to be provided as fully pre-permitted, which is something we vetted with the county. It is possible, so each lot would be plotted and available with a permit site plan specific to that lot, with a full set of construction documents. This is about building opportunity and capacity for local builders as well.

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Anna Killion-Hanson, Director of HAND, weighed in with her personal opinions, in the absence of RDC. Speaking on ownership models, the lower the AMI, the harder it is to achieve with high construction costs. Trying to get affordable units on sight, and not knowing the numbers, she thinks it is achievable. There is some slight concern.

PUBLIC COMMENT:

Paul Ash – spoke
Leslie Davis – spoke
Karen Willison – spoke via Zoom
Debra Meyerson – spoke

***Commissioner Stosberg asked to excuse herself from the remainder of the meeting.**

Ryan Still – spoke
Christopher Emge – spoke
Greg Alexander – spoke
Nathan Ferreira – spoke via Zoom
Kristen Weida – spoke
John Fernandez – spoke
Clark Greiner – spoke via Zoom
Mayor Kerry Thompson - spoke

Kinzie motioned to forward ZO2025-12-0018 to the required second hearing. Burrell seconded. Motion passes by roll call – 7-0.

Meeting adjourned 11:01 PM