

Plat Committee Summary Minutes

January 12, 2026 4:00 pm

***Kelly Conference Room #155**

The City of Bloomington Plat Committee met on January 12, 2026 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, Jillian Kinzie and Kendall Knoke.

ROLL CALL

APPROVAL OF MINUTES: November 10, 2025 (Continued to February 9, 2026 meeting)

Before voting on the minutes, Blake states that the minutes look pretty empty. That there is a large discussion from the meeting that is not reflected in the minutes. Eric Greulich, Development Services Manager, explains that upon talking with Legal, verbatim descriptions are not required in the minutes due to the meetings being recorded and available to the public through CATS. Blake states that petition DP-45-24 was continued, and there is no pertinent information on that motion. Greulich states that the minutes can be revised with the additional information requested and revisited at the next meeting. Greulich also states that they will talk with Legal again, but the guidance that was given is sufficient and consistent with other Boards and Commissions.

Knoke made motion to continue the November minutes to the February meeting, with the consideration to the comments made by the committee tonight. Blake seconded the motion. Motion passed by roll call, 3:0.

REPORTS, RESOLUTIONS AND COMMUNICATIONS

Greulich states that the appointment of officers can wait until the February meeting once the Plan Commission appointments are done.

PETITIONS WITHDRAWN:

DP-45-24-PLAT2024-11-0041

Winger 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

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

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***Kelly Conference Room #155**

PETITIONS:

SUB2025-12-0052

Oakstead LLC

Parcel: 53-08-10-207-020.000-009

1829 S Maxwell ST

Request: Primary plat approval for 4 lot subdivision of 0.99 acres in the Residential Medium Lot (R2)

zoning district. Case Manager: Jamie Kreindler

Jamie Kreindler, Case Manager, presented as per the packet. With the following recommendation. The Planning and Transportation Department recommends that the Plat Committee approve the two requested waivers, waive the primary plat second hearing, and delegate secondary plat approval to staff with the following conditions:

1. Street trees adjacent to Lot 1 and the northern most street tree of Lot 2 must be small canopy trees. All remaining trees along Lot 2, Lot 3, and Lot 4 must be placed to the east side of the sidewalk within the right-of-way and be large canopy trees. Street tree information (species and location of each tree) must be provided prior to permitting and must comply with UDO Section 20.04.080.
2. For any work in the right-of-way, permitting is required from City of Bloomington Engineering.
3. Final acceptance and approval from City of Bloomington Utilities (CBU) is required prior to secondary plat approval.
4. All subdivisions shall be required to have a street lighting plan approved by the City Engineering Department and submitted to the City Board of Public Works as a component of the secondary plat proposal.
5. Street address numbers for all lots shall be assigned by the City Planning and Transportation Department and shall be identified on the secondary plat.
6. Secondary plat approval is delegated to staff.

PETITIONER:

Sable Beyers, representing Oakstead LLC, states that Jamie Kreindler is doing a great job on the project, and has nothing more to add.

Tyler Martin, representing Oakstead LLC, states they had Hydrogeologist Jason Croth did a full inspection on the property and found that what appeared to be a karst feature, was part of the city's expansion and original construction. Croth confirmed it was not a karst feature.

PUBLIC COMMENT:

Bruce Netzler, spoke

Liz Carter, spoke

Jeff Perotti, spoke

Knocke moved to approve SUB2025-12-0052 with the amendment of #6 to – (The minimum finished floor elevations will be shown on each lot for secondary plat approval, subject to the approval of the City of Bloomington Utilities Department). Blake seconded. Motion passed by roll call, 3:0.

SUB2025-12-0053

BRCJ/William Riggert

Parcel: 53-08-10-110-016.000-009

2102 E. Wimbledon LN

Request: Primary plat approval for a two-lot subdivision of 0.48 acre on the Residential Medium Lot (R2) zoning District. Case Manager: Eric Gruelich

Eric Gruelich, Case Manager, presented SUB2025-12-0053, as per the packet. With the following recommendation. The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the primary plat with the following conditions of approval:

1. The rear setback line shown along the south side of Lot #1 must be relabeled as a side yard setback.
2. Secondary plat approval is delegated to staff level.

PETITIONER:

Bill Riggert, BRCJ, had nothing to add, with the exception of addressing the rear lot line setback being reduced.

Chris Bomba, owner, states that he has no problem adding the sidewalk and street trees along High Street. But, after speaking with 5-6 neighbors of the area, the concern is that the trees will block the sign of the large school crossing on High Street heading north. Also, there are concerns of the trees blocking bikes that are coming down the hill that are not on the bike path.

PUBLIC COMMENT: None

Blake made motion to approve SUB2025-12-0053 as recommended by staff, with adding the following condition. #3 Remove the proposed 15ft utility easement and provide a 20ft drainage centered on the center line of the drainage way, subject to CBU approval. Knoke seconded the motion. Motion passed by roll call, 3:0.

Meeting adjourned at 5:15 p.m.