

Hearing Officer (HO) Meeting Minutes - Approved

Hearing Officer minutes are transcribed in a summarized manner. The Hearing Officer met on Wednesday, January 14, 2026 at 2:00 pm, a hybrid meeting was held in the Kelly Conference Room, located in Room 155, at 401 N. Morton Street, City Hall - Bloomington, IN 47404 and remotely via Zoom. Hearing Officer present: Ryan Robling

Approval of Minutes

December 17, 2026

Robling made a motion to approve the minutes. Motion passes.

Petitions

ZR2025-12-0115

A request at 614 N. Grant Street for a variance from tree and forest preservation standards to allow tree removal for construction of a new "Dwelling, triplex" in the Residential High-Density Multifamily (RH) zoning district by Valu-Built, INC. Case Manager: Gabriel Holbrow

Gabriel Holbrow, case manager, presented ZR2025-12-0115. See meeting packet for more detail. The department recommends that the Hearing Officer adopt the proposed findings and approve ZR2025-12-0115 with the following conditions:

1. At least nine new trees, chosen from species listed in the UDO as permitted large street trees or permitted large interior trees, shall be planted on the property. These nine trees shall be in addition to required street trees. The required tree planting shall be verified by a site inspection by Planning and Transportation Department staff either before any of the dwelling units are occupied or within six weeks after any of the dwelling units are occupied.

Sable Beyers, presented the variance request on behalf of the petitioner.

PUBLIC COMMENT:

Amy Butler spoke.

Michael Brams spoke.

BACK TO HEARING OFFICER:

Robling made a motion to forward ZR2025-12-0115 to the January 22, 2026 Board of Zoning Appeals meeting. Motion passes.

Meeting adjourned 2:39 P.M.