

Hearing Officer (HO) Meeting Minutes - Approved

Hearing Officer minutes are transcribed in a summarized manner. The Hearing Officer met on Wednesday, May 20, 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

January 14, 2026

February 11, 2026

February 25, 2026

Petitions

ZR2026-04-0018

A request at 2438 E. Rock Creek Drive for conditional use approval to allow operation of a home occupation in an existing residential structure in the Residential Medium Lot (R2) zoning district by Anita Park. Case Manager: Gabriel Holbrow

Gabriel Holbrow, Case Manager, presented ZR2026-04-0018. See meeting packet for more information. The department recommends that the Hearing Officer adopt the proposed findings for petition ZR2026-04-0018 and approve the conditional use with the following conditions:

1. The home occupation is approved as described in the petitioner's statement and supporting documents.
2. The Planning and Transportation Department shall issue a certificate of zoning compliance (CZC) for the home occupation to the petitioner. As required by UDO section 20.03.030(g)(6), the CZC shall not be transferable to any other person or any other address.

Anita Park, petitioner, presented her request for a conditional use approval.

Robling made a motion to adopt the Proposed Findings of Fact and approve the conditional use with the following amended conditions of approval:

1. The home occupation is approved as described in the petitioner's statement and supporting documents and shall not be transferable to any other persons or business.
2. The Planning and Transportation Department shall issue a certificate of zoning compliance (CZC) for the home occupation to the petitioner. As required by UDO section 20.03.030(g)(6), the CZC shall not be transferable to any other person or any other address.

3. All customers related to this conditional use approval must park on the property and within the driveway. Violation of this condition shall render the conditional use approval null and void.

Motion passes.

Meeting Adjourned at 2:34 pm.