

Hearing Officer (HO) Meeting Minutes

Hearing Officer minutes are transcribed in a summarized manner. The Hearing Officer met on Wednesday, July 1, 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
May 20, 2026

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

Petitions

ZR2026-06-0024

A request at 1560/1568 N. Telluride Street Conditional use approval to allow construction of a "Dwelling, Fourplex" in Area A of the W. 17th Street Planned Unit Development (PUD) by Summit Hill Community Development Corporation.

Case Manager: Gabriel Holbrow

Gabriel Holbrow, Case Manager, presented ZR2026-06-0024. See meeting packet for more information. The department recommends that the Hearing Officer adopt the proposed findings for petition ZR2026-06-0024 and approve the conditional use with the following conditions:

1. The structure shall comply with the relevant architectural requirements of the UDO.
2. A Certificate of Zoning Compliance (CZC) is required for the proposed fourplex dwelling prior to construction.
3. A right-of-way use permit is required prior to any work in the public right-of-way.

Ryan Still, petitioner, presented his request for a conditional use approval.

Charles Webb, consultant, presented the conditional use request on behalf of the petitioner.

Robling made a motion to adopt Amended Findings of Fact along with staff's recommended conditions of approval. Motion passes.

**Amended Findings of Fact for 20.06.040(d)(6)(B) General Compliance Criteria*

1. There are use-specific standards outlined in UDO Section 20.03.030(b)(4) that apply to the "Dwelling, fourplex" use at this location, and this petition will meet, with the conditions as required with this approval, those standards. The proposed development complies with all other UDO development standards applicable to this location. The proposed development complies with all utility service standards, pending confirmation by City of Bloomington Utilities of the recorded horizontal plat. The proposed development complies with the terms and conditions of the W. 17th Street PUD.

Meeting Adjourned at 2:34 pm.