

Board of Zoning Appeals (BZA) Approved

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The Board of Zoning Appeals (BZA) met on June 25, 2026 at 5:30 pm; a hybrid meeting was held in Council Chamber, located in Room 115, at 401 N. Morton Street, City Hall – Bloomington, IN 47404 and remotely via Zoom.

Approval of Minutes

May 28, 2026

Fernandez made a motion to approve the meeting minutes. Kutsenkow seconded. Motion passes by roll call – 3:0.

Reports, Resolutions, and Communications

None

Petitions Continued to July 23, 2026

None

Petitions

ZR2026-05-0020

A request at 1300 S. Patterson Drive for a variance from sign standards to allow the placement of 10 freestanding signs for the use "manufacturing, light" in a Planned Unit Development (PUD) zoning district by Novo Nordisk. (Case Manager: Eric Greulich)

Greulich, case manager, presented ZR2026-05-0020. See meeting packet for more detail. The Department recommends that the Board of Zoning Appeals adopt the Proposed Findings of Fact and approve the variance with the following conditions:

1. The variance is for the signs as proposed only. Any new signage must meet UDO requirements.
2. All signs located along public roads (Signs #7, 13, 11, 10, 5, and 4) must be landscaped per UDO requirements.
3. Sign identified as Sign No #2 adjacent to the parking area along Rogers Street must be adjusted to be no taller than 6'.

Kenton Pardue, consultant, presented the petition on behalf of the petitioner.

Brian Rayles, petitioner, presented the request for variance approval.

Fernandez made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve ZR2026-05-0020 along with staff's recommended conditions of approval. Kutsenkow seconded. Motion passes by roll call - 3:0.

ZR2026-05-0022

A request at 412 E. Wylie Street for Conditional Use approval to allow for the use "Dwelling, Duplex" in the Residential Small Lot (R3) zoning district by Kevin Spicer. (Case Manager: Jamie Kreindler)

Kreindler presented ZR2026-05-0022. See meeting packet for more detail. The Department recommends that the Board of Zoning Appeals adopt the Proposed Findings of Fact and approve the petition with the following conditions:

1. The conditional use approval is limited to the design shown and discussed in the packet.
2. A right-of-way use permit is required prior to any work in the public right-of-way.

Kevin Spicer, petitioner, presented his request for a conditional use.

Public Comment

Jane St. John spoke.
Jon Lawrence spoke.
Jan Sorby spoke.
Cory Gearhart spoke.
Jeff Vonderschmidt spoke.
Julie Vonderschmidt spoke.
Jody Adkins spoke.
Kim Vint spoke.
Sarah Woolford spoke.
Andrew Ruff spoke.
Tatiana Moir spoke.
Kyle Parker spoke.

Back to BZA

Fernandez made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve ZR2026-05-0022 along with staff's recommended conditions of approval. Kutsenkow seconded. Motion fails by roll call - 1:2 (Fernandez and Kutsenkow dissented).

Fernandez made a motion to continue ZR2026-05-0022 to the July 23, 2026 meeting. Kutsenkow seconded. Motion passes by roll call - 3:0.

ZR2026-05-0023

A request at 1155 S. College Mall Road for a variance from maximum wall signage allowance for a tenant in a multi-tenant center for the use "Restaurant" in the Mixed-Use Corridor (MC) zoning district by Lisa Rains (Sign Solutions Inc). (Case Manager: Jamie Kreindler)

Jamie Kreindler, case manager, presented ZR2026-05-0023. See meeting packet for more detail. The Board of Zoning Appeals recommends that the Board of Zoning Appeals adopt the Proposed Findings of Fact and deny the petition.

Thomas Hopkins, petitioner, presented the request for variance approval on behalf of Crumble.

Fernandez made a motion to adopt Alternative Findings of Fact and approve ZR2026-05-0023 with the following added condition of approval:

1. The sign renderings submitted with this application shall not be modified.

Kutsenkow seconded. Motion passes by roll call - 3:0.

Alternative Findings of Fact #2 and #3:

1. The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.
 - Proposed Finding: Adverse impacts to the use and value of surrounding properties as a result of the requested variance are not found.
2. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.
 - Proposed Finding: The strict application of the terms of the UDO will result in practical difficulties in the use of the property. The elevation of the building and landscaping along the frontage of College Mall Road create a situation where strict application of the terms of the UDO would make compliant signage ineffective.

Adjournment

Meeting Adjourned at 7:48 p.m.