Hearing Officer (HO) Meeting Minutes

Hearing Officer minutes are transcribed in a summarized manner. The Hearing Officer met on Wednesday, July 15, 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

Jul 1, 2026

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

Petitions

ZR2026-06-0026

A request at 1331 W. 11th Street for Conditional Use approval to establish a “Manufacturing, artisan” use for a small-scale artisan tea blending, packaging, storage, and wholesale distribution facility in a Mixed-Use Employment (ME) zoning district by Adam Nahas (Cup & Kettle Tea Company). *Case Manager: Joe Patterson*

Joe Patterson, Case Manager, presented ZR2026-06-0026. See meeting packet for more information. The department recommends that the Hearing Officer adopt the Proposed Findings of Fact referenced in the staff report and approve ZR2026-06-0026 with the following conditions of approval:

1. A Staff level Minor Site Plan and a Site Development Permit are required prior to any land disturbing activity.
2. This approval is valid for the petition as submitted and approved. Any future construction or work must meet all UDO requirements.

Adam Nahas, petitioner, presented his request for conditional use approval.

Robling made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve ZR2026-06-0026 with staff’s recommended conditions of approval.

ZR2026-06-0028

A request at 812 N. College Avenue for a variance from the maximum number of parking spaces allowed for the use "Opioid rehabilitation home, large" in the Mixed-Use Downtown Gateway (MD-DG) zoning district by Caitlyn Graber (Sojourn House). *Case Manager: Jamie Kreindler*

Jamie Kreindler presented ZR2026-06-0028. See meeting packet for more details. The department recommends that the Hearing Officer adopt the Proposed Findings of Fact referenced in the staff report and approve ZR2026-06-0028 with the following condition of approval:

1. A staff level Minor Site Plan and a Site Development Permit (SDP) are required prior to any land disturbing activity.

Caitlyn Graber, petitioner, presented information on the Sojourn House.

Robling made a motion to adopt the Proposed Findings of Fact referenced in the staff report and approve ZR2026-06-0028 with staff's recommended condition of approval.

Meeting Adjourned at 2:34 pm.