

**Plat Committee Summary Minutes**

**May 16, 2022, 4:00 pm**

**\*Kelly Conference Room #155**

*Plat Committee minutes are transcribed in a summarized manner.*

The City of Bloomington Plat Committee met on May 16, 2022 at 4:00 p.m., a hybrid meeting was held both in the Kelly Conference Room, located in Room 155, at 401 N. Morton Street, City Hall Bloomington, IN 47404 and remotely via Zoom. Members present in the Kelly Conference Room: Roy Aten, Bryan Blake and Ron Smith. Jillian Kinzie was absent, Ron Smith served as the voting alternate.

**ROLL CALL**

**APPROVAL OF MINUTES:** Approval of January 11, 2022 minutes was postponed until June 11, 2022 meeting.

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

**PETITION:**

**DP-45-21** 701 Club, Inc.  
1503 W Arlington Rd  
Request: Primary plat approval to allow for a 5 lot subdivision of 3.855 acres in the Mixed-Use Neighborhood Scale (MN) zoning district. The petitioner is also requesting Delegation of secondary plat approval to Staff.  
*Case Manager: Eric Greulich*

Eric Greulich presented the Staff report. The property is located at 1503 and 1505 W. Arlington Road and is zoned Mixed-Use Neighborhood Scale (MN). Surrounding zoning includes Residential Medium Lot (R2) to the north, west, and south and Residential Multifamily (RM) to the east. The surrounding properties have been developed with a mix of single and multifamily residences. This site has several mature trees along the perimeter, but no closed canopy that would be subject to the tree preservation standards. There are no known sensitive environmental features. The site has been developed with two commercial buildings with parking in the rear.

The petitioner is requesting primary plat approval to allow a 5 lot subdivision in order to create 4 commercial lots and one common area lot for detention. Each of the two existing structures would be placed on their own lot. The property currently has one access drive on Arlington Road that would be placed in an access easement for the use of all of the lots. The internal drive for the property would be private. A 7' wide concrete sidewalk and tree plot with street trees not more than 40' from center are required along the property frontage and have been shown on the site plan. Arlington Road is supposed to have 74' for right-of-way, and they are dedicating 37' from center line for right-of-way. The right-of-way center line on the actual plat are incorrect, needs to be adjusted to reflect the actually center line. The sidewalk on the drawings is correct, but the sidewalk on the plat is incorrect and needs to be adjusted.

Staff finds that this meets the standards for subdivision approval and petitioner has requested to delegate the secondary plat to staff level. Recommend approval based on the six conditions mentioned in the staff report.

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1. Setback lines should be removed from the Common Area Lot #3.
2. All easements on secondary plat must use language outlined in the UDO.
3. A minimum 7' wide concrete sidewalk and street trees not more than 40' from center are required along the entire property frontage.
4. Secondary plat approval is delegated to staff.
5. A pedestrian connection from the new lots to the sidewalk on Arlington Road is required at time of development of Lots #4 or #5.
6. Installation of the detention pond is required at time of development of Lots #4 or #5.

### **COMMISSIONER COMMENTS:**

Smith asked what it means to have setback lines removed. Greulich said the UDO requires that plats show approved setback lines on each lot, however lot 3 is going to be for detention pond, even though it could be a buildable lot, the setbacks are not necessary.

Smith asked for clarification of how the detention pond is determined. Greulich said the Utility Departments determines how much water has to be retained on the property to meet their requirements.

Blake asked what keeps lot 3 from being sold and developed. Greulich said it is possible to build on that lot but unlikely because the size of the detention easement, not a lot of usable space on that lot. Right now the entire lot looks it is shown as an easement, can clarify by indicating the area for the detention easement.

Aten asked if the detention pond was designed with CBU's input, Greulich confirmed it was coordinated with Phil Peden's input.

### **PROJECT REPRESENTATIVE COMMENTS:**

Mr. Graham had nothing to add at this time.

### **ADDITIONAL COMMISSIONER COMMENTS:**

Aten asked Mr. Graham to explain the exception on the bottom of drawing, southeast corner of lot. Mr. Graham said that he believes that was a transfer from the deed, he can't remember what it was for.

Smith asked what petitioner envisioned being built on the lots. Mr. Graham has no thoughts on that at this time, he believes the lots will be used as commercial development. Greulich clarified that he believes single family homes cannot be built in the MN zoning district.

Aten said it looks like the entire plat has shifted to the west by about 30', center line is supposed to be in center of Arlington but it is not, it is on the west edge of the sidewalk throws off the easement lines for the entire project. Greulich said this needs to be fixed before the secondary plat approval. Aten noted that the lots do not have addresses. Mr. Graham asked Greulich when those addresses will be assigned. Greulich said the addresses will be assigned sometime between now and the approval of the secondary plat.

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Aten requested that this motion come back to the committee for final approval, rather than staff approving. Would like to element condition numbers four, but add a condition that will adjust the lot lines and add address before final approval. Revised condition four would read as: Location of right-of-way dedication, road centerline, and lot lines must be adjusted to meet correct location. A drainage easement shall be placed on areas of Lot #3 reserved for detention. Addresses must be shown on the final plat as required.

**PUBLIC COMMENTS:** None

**\*\*Smith motioned to approve DP-45-21 with the six conditions of approval, with the deletion of item four to delete secondary plat approval by staff and add condition to adjust the right-of-way and lot lines, drainage easement added to areas of Lot #3 and get addresses assigned to lots, Blake seconded. Motion carried by roll call vote 3:0-Approved**

Meeting adjourned at 4:25 p.m.