

Plat Committee Summary Minutes

June 13, 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 June 13, 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 and Bryan Blake. Jillian Kinzie joined the meeting late, she came in via Zoom.

ROLL CALL

APPROVAL OF MINUTES:

Approval of January 10, 2022 and May 16, 2022 meeting minutes

****Aten motioned to move minute approval to the end of the meeting, Blake seconded. Motion carried 2:0.**

REPORTS, RESOLUTIONS AND COMMUNICATIONS: None

PETITION:

DP-21-22 CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION

617 N Madison Street / 422 W 10th Street

Request: Amendment to a primary plat in order to create one lot in in the Mixed-Use Downtown Showers Technology Downtown Character Overlay (MD-ST) zoning district.

Case Manager: Jackie Scanlan

Petition request is for an amendment to a primary plat in order to create one additional lot in the Mixed-Use Downtown Showers Technology Downtown Character Overlay area. The lot is located at the corner of Maker Way and Madison Street, it goes all the way down to 10th Street at 422 W 10th Street. This petition would divide the property in half, property is roughly .95 acres, so the northern portion can be developed with the Trades District Technology Center, which is a three story 20,000 square foot office building which received approval from the Plan Commission in March and is contingent on this subdivision being approved. In the downtown area there are not many lots this size and this is not something that is dealt with often. For those who don't know the Trades District was developed as a large city project, where right-of-way dedication was determined at the time of the original plan and in most cases exceeds the benefits transportation plan in both width and facilities on the street, so there are not a lot of right-of-way issues to deal with and there are no environmental considerations because the property is currently vacant. For example, there are no new street trees required because it already meets or exceeds on both frontages. Just looking for the creation of a new lot so that the southern lot can remain developable. There were questions about utilities so they will have to continue to work with City of Bloomington Utilities. Jillian Kinzie joined the meeting via Zoom. They will be putting in an alley, adjacent to the northern lot. Scanlan spoke to petitioner regarding the brick paver permeable surface sidewalk that is shown just south of the building, running from west to east, it is shown as being six feet wide, staff is proposing in response to some development review committee comments that a pedestrian easement be added. The Planning Department is recommending approval of the primary plat, with three conditions:

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1. The secondary plot will be delegated to staff approval.
2. The labeling for the non-tangent curve near the eastern corner of Lot 6 will be moved on the secondary plat so that it is legible.
3. The petitioner will add a six foot pedestrian easement over the existing pedestrian facility shown south of the building on the secondary plat.

PROJECT REPRESENTATIVE COMMENTS:

Jane KupperSmith, representing the City of Bloomington Department of Economic and Sustainable Development, introduce Ashley Thornberry who is representing Access Architects which is the firm the City is working with on this project.

Ashley Thornberry did not have anything to add.

COMMITTEE COMMENTS:

Aten wants to make sure the private utilities are moved to the lot and will not stay in the right-of-way, not a condition for plat approval, but it is something that will come up with grading permits and right-of-way permits.

Kinzie asked how is the pedestrian easement indicated on the plat. Scanlan said it is not there yet, but they are going to add it.

Aten noted there was just one page of two pages of the plat. Scanlan said the owner certification page will be reviewed during secondary plat review. If the secondary plat is delegated to staff, staff would bring that to Engineering to make sure that it meets whatever they need. Aten is fine with that process, just wanted to ensure Engineering gets to review it. Aten would prefer that everything is included in the packet.

PUBLIC COMMENTS: None

ADDITIONAL COMMITTEE COMMENTS:

****Blake motioned to approve DP-21-22 with the three conditions of approval as read by staff, Kinzie seconded. Motion carried by roll call vote 3:0-Approved**

APPROVAL OF MINUTES:

January 10, 2022 and May 16, 2022

****Kinzie motioned to approve minutes, Blake seconded. Motion carried by roll call vote of 3:0 – Approved.**

Meeting adjourned at 4:18 p.m.