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*Plan Commission minutes are transcribed in a summarized manner. Recordings are available in the Planning and Transportation Department for reference. DVDs are also available for viewing in the Audio-visual (CATS) Department (phone (812) 349-3111 or E-mail address: moneill@monroe.lib.in.us) of the Monroe County Public Library, 303 E Kirkwood Ave.*

The City of Bloomington Plan Commission (PLAN COMMISSION) met on November 9, 2020 at 5:30 p.m. via a virtual (Zoom) meeting due to COVID-19. Members present: Flavia Burrell, Chris Cockerham, Israel Herrera, Jillian Kinzie, Neil Kopper, Susan Sandberg, Karin St. John, and Brad Wisler.

**APPROVAL OF MINUTES:**                      None at this time

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

- 2021 Development Review Committee Calendar – will send to commissioners for their use in deciding which committees commissioner’s what to sign up for.
- Two draft zoning map meetings this week and two meetings next week.

**PETITIONS CONTINUED TO:**                      December 14, 2020

**PUD-17-20      McDoel Business Center, LLC**  
300 W. Hillside Drive  
Request: Amendment to the preliminary plan and district ordinance for the Thompson PUD to allow 88 multi-family dwelling units and 21 single-family lots on Parcel E.  
Case Manager: Eric Greulich

**CONSENT AGENDA:**

**ZO-21-20      Comcast**  
1600 Fountain Drive  
Request: Rezone a seven-acre property from Residential Medium Lot (R2) to Employment (EM).  
Case Manager: Eric Greulich

**COMMISSIONER COMMENTS:** No comments

**PUBLIC COMMENTS:** No comments

**\*\* Kinzie moved to approve ZO-21-20. Sandberg seconded. Motion carried by 8:0 rollcall vote.**

**PETITIONS:**

**ZO-23-20      Bill C Brown Revocable Trust**  
3100 W Fullerton Pike  
Request: Rezone 87 acres from Planned Unit Development (PUD) to Mixed-Use Corridor (MC). Also requested is a waiver from the required second hearing.  
Case Manager: Eric Greulich

**STAFF REPORT:** This 87 acre property is located at the northeast corner of State Road 37 and W. Fullerton Pike. The site is currently undeveloped. This property was zoned Planned Unit Development (PUD) in 1988 (PLAN COMMISSIOND-36-88) largely for industrial uses. The property received a final plan approval for an assisted care living facility in 1997 (PUD-6-97) and a PUD amendment in 1999 (PUD-15-99) to include a nine-hole, Par 3 golf course to the list of approved uses. This site was also evaluated in 2003 and 2004 in association with rezoning requests for the large vacant property to the north (Southern Indiana Medical Park II). No formal approvals for this parcel were sought at that time. A site plan approval (PUD-10-15) was approved in 2015 to allow for some of the topsoil from this site to be removed for the construction of I-69. The portions of the site that contain tree canopy coverage and riparian buffers were set aside in the required easements with the 2015 site plan approval.

The petitioner is requesting to rezone this property from a Planned Unit Development to Mixed-Use Corridor (MC). No development plan is being requested at this time and no conceptual site plan has been submitted. For reference, on the draft zoning map that has been proposed, this area is proposed to be rezoned to Mixed-Use Employment. While there are some uses within the Mixed-Use Corridor that are also allowed in the Mixed-Use Employment district, there are some specific uses that may or may not be appropriate for this area including big box retail, vehicle fuel station (e.g. truck stop), car washes, vehicle sales, and vehicle repair. Through the map update and text amendment process, the Department is evaluating possible changes to the use list for the Mixed-Use Employment district, however it is unlikely that the uses listed above would be proposed additions.

**CONCLUSION:** The Department believes that the rezoning of this site to Mixed Use Corridor would not match the Comprehensive Plan designation of the site as Employment. While some of the uses in MC are conducive to employment, many more uses are not and the EM or ME zoning districts are more appropriate for this prominent intersection, and in line with the Comprehensive Plan.

**RECOMMENDATION:** The Department recommends forwarding this petition to the Common Council with a denial recommendation.

**PROJECT REPRESENTATIVE COMMENTS:** Michael Carmin, petition representative. Withdrawing waiver of 2<sup>nd</sup> hearing, request that commission not act on this tonight. Looking for flexibility, ME zone does not give that flexibility, which is why they are requesting MC zoning. Looking for feedback from commissioners regarding permitted uses. Not opposed to splitting the lot, half being ME and other half MC, but doesn't feel that the Planning staff will consider this

**COMMISSIONERS COMMENTS:**

Kinzie asked about timeline for new zoning maps. Jacqueline Scanlan, Development Services Manager, hopes to have maps complete in January, then on to Council for approval by spring.

Burrell asked what staff thinks about making this plot MC zoning with restrictions. Scanlan talked about zoning commitments for a small area, is concerned about tracking those commitments for those smaller areas. From a staff perspective they would like to shy away from using restrictions, would like to stay within the zoning districts. Does not want to create split zone lots, creates administrative problems. Greulich said what was envisioned for this lot was more taller office buildings, no box stores, car washes, etc., matching of the comprehensive plan with the ME zoning.

Cockerham asked the office staff about amending the PUD and adding uses. Greulich said they were trying to get away from old PUDs, rezoning to current districts.

Sandberg asked the petitioner to give a general overview of the plan for the lot. Carmin said one of the inquiries they have had is for a training center, resource center for safety training, with a hotel and restaurant.

Kinzie asked about improvements to the area since I-69 has been completed. Carmin noted that the entrance to the property would be coming off the round-a-bout, completion of Fullerton Pike (in the future) would make this location desirable.

St. John wants to understand the options from the staff, remain as ME, or change to MC or do the hybrid option. Scanlan said that it would be, denied for MC and remain at ME or you can approve MC with amendments.

Wisler asked Greulich to discuss the plan from the petitioner, i.e. training facility, are all permitted within the ME zoning, with conditions. Wisler is asking Carmin if this would be limiting with conditional approval, generally wouldn't be a problem. Carmin said they wouldn't be able to have a restaurant on site if zoning remains at ME. MC gives them more flexibility in the use of the lots. Wisler asked Carmin if given an option of moving forward to MC or staying with current use until the new maps are issued. Carmin said he would prefer to wait until next month to vote on this request.

Kinzie asked the likelihood the rezoning process would be requested after the new maps are issued. Greulich said yes it could be requested to rezone this area. Kinzie asked about options for rezoning, Scanlan said the property owner can bring to the Plan Commission (PLAN COMMISSION) attention that they believe the zone is not correct and would like amendments.

Burrell asked what is the staff trying to avoid in this area. Burrell is trying to get additional information for the petitioner to bring to the next Plan Commission meeting. Greulich said they are trying to avoid low employment uses.

Scott Robinson, Director of Planning and Transportation, wanted to point out there was coordination with the county and the Economic Development Commission (EDC) on the comprehensive plan and the EDC has been concerned about lack of employment uses.

**PUBLIC COMMENTS:**

Dave Askins, B Square Beacon, will this still go to City Council even if the Plan Commission does not give it a positive recommendation and in whatever shape this goes to the City Council can the Council, on it owns, give Mr. Carmin the zoning change he has requested or will the Council have to live with the recommendation of the Plan Commission. Can zoning commitments be added by the Council.

**ADDITIONAL COMMISSIONER COMMENTS:**

Wisler clarified that Council can approve a zoning request without the approval from the Pan Commission. Adding conditions to the request can be done by Council, but not sure how that applies to rezoning, Scanlan will check on that. Reasonable conditions are specific to PUDs. Michael Rouker, city attorney, will need time to clarify for rezone requests.

**\*\*Sandberg moved to forward ZO-23-20 to a second hearing at the December 14, 2020 meeting. St. John seconded. Motion carried by 8:0 rollcall vote.**

Kinzie is asking if the petitioner will be providing new information at December meeting. There was no comment made by petitioner regarding Kinzie's question about new information.

Herrera asked if there was a request to send a question to the petitioner, what that procedure would be. Scanlan said to send the question(s) to Eric Greulich and he will forward them to the petitioner.

**SP/DP-24-20 Habitat for Humanity**

700 W. Guy Avenue

Request: Final plan and primary plat approval to allow 69 single-family lots and Seven common Sarea lots.

Case Manager: Eric Greulich

**STAFF REPORT:** The property is located at 700 W. Guy Avenue and is zoned Planned Unit Development (Thomson PUD). The 12.5 acre property is located at the west end of the stubs of Cherokee Drive, Chambers Drive, Duncan Drive, and Guy Avenue with Bernard Drive to the south. Surrounding zoning includes the Thomson PUD to the north, Residential Medium Lot (R2) to the east and south, and Mixed Use Institutional (MI) to the west. The surrounding properties have been developed with a mix of single family residences to the east and south, industrial uses within the Thomson PUD to the north, and the RCA Community Park to the west. This site is undeveloped and has several trees along the property border and no known sensitive environmental features. The property has approximately 60' of elevation change from the south end of the site to the north end.

The Plan Commission approved an amendment to the Thomson PUD District Ordinance and Preliminary Plan under PUD-10-20 to allow for this property to be redeveloped by Habitat for Humanity for a single family residential development. The petitioner is now requesting final plan and primary plat approval to allow for 69 single family lots and 7 common area lots. The development would have 63 detached single family residences and 6 attached single family residences.

This petition would involve extending the adjacent stub streets to connect through this development, as well as providing a new stub street to the north. The proposed lots would be approximately 3,000 square feet for the lots with attached residences and 4,000 sq. ft. for the lots with detached residences. There would be areas of tree preservation set aside along the west and north property lines and specific individual trees shown to be preserved along the east property lines. All internal roads will be public and 26 of the 69 lots will be alley loaded.

**CONCLUSION:** The proposed offers a highly needed housing type for the community, in an appropriate location. The lack of sensitive environmental features allows for a dense, infill project with a high degree of connectivity, while still allowing for preservation of the few high quality trees on the site. This petition accomplishes many of the goals of the Comprehensive Plan already outlined in this report, including providing owner occupied, single family housing adjacent to other single family residences, a major employment center, and a community park. The proposed final plan is consistent with the approved preliminary plan and meets the UDO requirements.

**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plan Commission approved the final plan and primary plat with the following conditions:

1. Approved per terms and conditions of Plan Commission case #PUD-10-20.
2. Interior sidewalks and tree plots for the streets shown with 60' of right-of-way must be widened to be consistent with the Transportation Plan and Plan Commission approval with the final plat.
3. All common area lots must be listed as Common Area lots and identified as not buildable lots of record.
4. Final details regarding the details of the off-site, multi-use path along the north end of the property must be resolved with the Parks Department prior to issuance of a grading permit.

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5. All easements must be listed and defined on the final plat.

**PROJECT REPRESENTATIVE COMMENTS:**

Nathan Ferreira, Director of Land Development and Production for Habitat for Humanity of Monroe County, gave a brief summary of Habitat for Humanity of Monroe County. Osage Place will be Habitat for Humanity's 3<sup>rd</sup> neighborhood in Bloomington, will allow for 69 units over the next 3 years.

**COMMISSIONERS:**

Kinzie asked for specifics about energy efficiency. Ferrera said the newest for Habitat for Humanity is wiring the houses for solar.

**PUBLIC COMMENTS:**

Chad Roeder, supports the project, but is concerned about storm water runoff to the adjacent neighborhood. This issue needs to be addressed in the future, hopes this new development will keep discussions going on the issue of storm water runoff.

Sharon Hoffman is also concerned about the runoff, believes that Habitat for Humanity is planning on diverting water to the retention pond that already has issues. Is Habitat aware of the flooding issues and are they taking that into consideration.

Donna Reed is also concerned about runoff in her neighborhood.

**ADDITIONAL COMMISSIONER COMMENTS:**

Wisler asked for comments on the concerns of neighbors about the water runoff. Greulich said the Utilities Department will be reviewing this during the grading permit stage of the project. One of the requirements is that the post-development runoff rate cannot be more than the pre-development runoff rate, they have to capture and mitigate all of the storm water on this site and control that before it leaves the property. Should not increase any storm water runoff from this site.

Sandberg appreciates comments from public about flooding problems in the Evergreen development. Hoping the Habitat for Humanity can help in elevating the flooding.

Trohn Enright-Randolph asked if Habitat for Humanity would be using the retention pond for the water runoff of this new development. Greulich responded they will be required to catch anything that runs off this development and mitigated before reaching areas downstream.

**\*\* Kinzie motioned to approve SP/DP-24-20 with the five conditions. Sandberg seconded. Motion carried by 8:0 roll call vote.**

Meeting adjourned.