

Plat Committee Summary Minutes

July 11, 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 July 11, 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. Absent was Jillian Kinzie.

ROLL CALL

APPROVAL OF MINUTES:

Approval of June 13, 2022 meeting minutes

****Blake motioned to approve minutes, Aten seconded. Motion carried 2:0.**

REPORTS, RESOLUTIONS AND COMMUNICATIONS: None

PETITION:

DP-26-22 701 Club, Inc.

1503 W Arlington Road

Request: Secondary plat approval to allow for a 5 lot subdivision of 3.855 acres in the Mixed-Use Neighborhood scale (MN) zoning district.

Case Manager: Eric Greulich

Petition is for a secondary plat approval to allow for a 5 lot subdivision of 3.855 acres in the Mixed-Use Neighborhood scale (MN) zoning district. The property is currently one lot that has two buildings that are used for offices, petitioners are requesting to subdivide the property be into 5 different lots to allow for two of those lots to be sold in the future for development. Lot 3 will be a common area lot which will have a detention pond for the overall site. The detention pond will need to be installed with any development on lots 4 and 5. Staff has reviewed the plat and it does meet the requirements for the MN zoning district. Recommending approval of the secondary plat with the six conditions in the staff report.

PROJECT REPRESENTATIVE COMMENTS:

Doug Graham from Bynum, Fanyo & Associates was present. This came back for secondary approval because the right-of-way was not drawn correctly on previous plat and it has been updated.

COMMITTEE COMMENTS:

Aten asked Mr. Graham about the utility easement, and on the second page of the plat regarding the ingress/egress easement it says vehicle access will be from 3rd street. In that same paragraph, is it the intention that the easement will be for vehicle access only or is it a public access that would be used for vehicle and pedestrian usage. Greulich said that was standard language used, but could modify to say pedestrian or vehicle access.

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Aten noted on the drawing the center line on Arlington Road doesn't say "center line" would like for that wording to be added to the drawing. The other issue is the dedication of right-of-way, says "37 feet of right-of-way to be dedicated", and believes the intention is to dedicate the right-of-way to this plat, wording should be changed to read just "dedicated" not "to be dedicated". Last request is to update sheet numbers.

PUBLIC COMMENTS:

Kevin and Rosemary Tracy, who own property at 1504 W 17th Street, lots 4 and 5 are adjacent to their property and they have concerns. Asked for clarification on the lots and new development for those lots. There are two existing structures, will they have their own lots, and does that mean there will be 5 new lots, one being for retention, for new development. Where exactly will structures be allowed to be built, how close to our property line could these structures be. What does "commercial" mean, concerned about the impact of density of people, traffic and noise that will overflow to their property. Concerned about retention pond, where will water from that pond runoff at. Would like for any potential lighting and parking lots along easements to be mitigated so that their property is not light up.

ADDITIONAL COMMITTEE COMMENTS:

Aten asked for clarification of the number of lots. Greulich said this will be a five lot subdivision and the developer does not have any plans for the lots at this time, the lots are being created for future use. Zoning codes have buffer yard requirements which add additional setbacks onto base zoning district standards, buffers are determined by the type of development. Drainage currently runs to the south and east, drainage from the retention will follow the same topography.

Aten asked what the uses were for MN zoning. Greulich said office space, retail components, auto component uses are not allowed, restaurants, no more than eight dwelling units, that was all he could remember. The MN district is the only zoning district that has density limits. Aten asked if an eight unit apartment complex was to be built what would be the setbacks, Greulich said it would be 10 foot base with an additional 20 feet for buffer, the buffer depends on the use. Aten asked the process to develop the lots. Greulich said if it was a minor site plan then it would only need staff approval, major site plan approval would go to the Plan Commission for approval.

Rosemary Tracy voiced her concern about people trespassing on their property. Greulich encouraged the Tracy's to fence their property.

Aten clarified the zoning designation is not changing, Greulich confirmed this to be true.

****Blake motioned to approve DP-26-22 with the six conditions of approval as noted in the staff report, plus a seventh amendment to make corrections to drawings, Aten seconded. Motion carried by roll call vote 2:0-Approved**

Meeting adjourned at 4:30 p.m.