

**Plan Commission Summary Minutes – May 15, 2023 - 5:30 pm**  
**City of Bloomington Council Chambers – Room #115**

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*Plan Commission minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Department of the Monroe County Public Library, 303 E Kirkwood Avenue. Phone number: 812-349-3111 or via e-mail at the following address: [moneill@monroe.lib.in.us](mailto:moneill@monroe.lib.in.us).*

The City of Bloomington Plan Commission (PC) met on April 10, 2023 at 5:30 p.m., a hybrid meeting was held both in the Council Chambers, located in Room 115, at 401 N. Morton Street, City Hall Bloomington, IN 47404 and remotely via Zoom. Members present in Chambers: Tim Ballard, Flavia Burrell, Andrew Cibor, Chris Cockerham, Jillian Kinzie, Ellen Coe Rodkey, Ron Smith and Karin St. John. Trohn Enright-Randolph attended via Zoom. Absent was Brad Wisler.

**ROLL CALL**

**APPROVAL OF MINUTES:**

April 10, 2023 minutes

**\*\*St. John moved to approve the minutes for the April 10, 2023 meeting, with two minor changes. Burrell seconded the motion. Motion carried by roll call 8:0 - Approved.**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

Jackie Scanlan, Development Services Manager, reported that Council did see the parking maximum and chicken amendment, but tabled the petition until, at the earliest, June.

Jillian Kinzie reported on her work with the MCBMCMPO.

Ryan Robling, Planning Services Manager, reported on the upcoming College and Walnut corridor study.

**PETITION TABLED:**

**SP-24-22      Cutters Kirkwood 123 LLC**  
115 E Kirkwood Ave  
Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds.  
Case Manager: Karina Pazos

**PETITIONS:**

**SP-13-23      Brownfields IV, LLC**  
229 W 1<sup>st</sup> Street  
Request: Site plan approval to allow a 14,170 square foot restaurant and “meeting, banquet or event facility” in the Mixed-Use Downtown within the Downtown Gateway Overlay (MD-DG) zoning district.  
Case Manager: Eric Greulich

Eric Greulich, Senior Zoning Planner presented this petition for site plan approval to allow a 14,170

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square foot restaurant and “meeting banquet or event facility” in the Mixed-Use Downtown with the Downtown Gateway Overland (MD-DG) zoning district. The Department recommends the Plan Commission adopt the proposed findings and approve SP-13-23 , subject to the 5 conditions in staff report.

**Representative:**

Daniel Butler, Bynum Fanyo Associates, introduced the owners, Rudy and Kay Fields. Mr. Butler noted they will be asking for a parking variance. Mr. Butler also mentioned they would possibly like to use this facility for catering.

**Commission Comments:**

Ron Smith has concerns regarding the previous tanks that use to be on site. Mr. Fields noted that the cleanup has been done and he obtained a “no further action” letter in 2013 from the State.

Andrew Cibor asked staff if using this facility for catering was going to pose any problems. Greulich said no but the facility could not solely used for food production or processing use. Cibor asked if the connection to the B-Line was not possible would a connection 1<sup>st</sup> Street be required. Mr. Butler said their preference would be to have a connection to the B-Line but if that was not possible they would have something else to replace the B-Line Connection.

Jillian Kinzie asked what the approval process is for the connection to the B-Line. Greulich said the petitioner would get approval from the Parks Commission for the work that would need to be done on the Parks property, this is separate from the Plan Commission.

Chris Cockerham asked Mr. Fields to expand on the environmental cleanup, is there any further action needed there. Mr. Fields said there is nothing else required. Cockerham asked if there is a tenant for the property, Mr. Fields said not at this time.

Karin St. John asked if the sidewalk to B-Line would be ADA accessible, Greulich confirmed it would be ADA accessible.

Kinzie asked about the City improvements of 1<sup>st</sup> Street, does that include the north and south side of the street. Kinzie also asked about parking and how it effects the drive cut.

St. John asked about the wall on the east side of the property. Mr. Butler said the wall will be elevated.

**Public Comments:**

Paul Ash is extremely enthusiastic about this adaptive reuse of the historic property.

Geoff McKim is in support of this exciting adaptive reuse project. He notes the B-Line lacks restaurants and beer gardens, excited to see what petitioner does with this site.

**Additional Commission Comments:**

Trohn Enright-Randolph wanted to express his enthusiasm towards this project.

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It was noted that the staff report had the petitioner incorrectly listed as Core SVA Bloomington.

**\*\*Coe Rodkey moved to approve SP-13-23 based on the findings in fact and the five conditions in staff report. Ballard seconded the motion. Motion was approved by roll call 8:0**

Meeting adjourned at 6:08 p.m.