

Plan Commission Summary Minutes – July 10 15, 2023 - 5:30 pm
City of Bloomington Council Chambers – Room #115

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.

The City of Bloomington Plan Commission (PC) met on July 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, and Karin St. John. Ron Smith, and Trohn Enright-Randolph attended via Zoom. Absent were Ellen Coe Rodkey and Brad Wisler.

ROLL CALL

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Note: Trohn Enright-Randolph joined the meeting late through Zoom.

Jackie Scanlan, Development Services Manager, asked that the commission move to approve a change in the order of the petitions. She asked that DP-23-23 be heard first and PUD-18-23 be heard last.

St. John made a motion to move approval to change the agenda of the July 10th meeting to flip two items on the agenda, so that we hear DP-23-23 Hopewell West before we hear PUD-18-23. Smith seconded the motion. Motion carried by roll call 7:0. Motion is passed.

APPROVAL OF MINUTES: May 15, 2023

Ballard moved to approve the minutes for the May 15, 2023 meeting with one minor change. Burrell seconded the motion. Motion carried by roll call 7:0 - Approved.

REPORTS, RESOLUTIONS AND COMMUNICATIONS CONTINUED:

Scanlan asked the commission to appoint Maria McCormick as an alternate for the Plat Committee.

St. John moved to approve Maria McCormick as the alternate for the Plat Committee. Cibor seconded the motion. Motion carried by roll call 7:0. Motion is passed.

Scanlan presented an administrative manual update regarding the workforce rental rates. Kinzie asked if these rates change annually; Scott Robinson, Director of Planning and Transportation, said it is updated annually by HUD and once the new rates are published, they get updated into the administrative manual.

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

Plan Commission Summary Minutes – July 10 15, 2023 - 5:30 pm
City of Bloomington Council Chambers – Room #115

PETITION CONTINUED:

SP-21-23 True Storage, LLC
1701 S. Liberty Dr.
Request: Major site plan approval for a change in use in the Mixed-Used Medium Scale (MM) zoning district.
Case Manager: Karina Pazos

CONSENT AGENDA:

SP-19-22 People’s State Bank
202 W. 17th Street
Request: Petitioner is requesting a one-year extension of the major site plan granted under case SP-19-22 on July 11, 2022.
Case Manager: Gabriel Holbrow

SP-25-22 Strauser Construction Co. Inc.
409 E. Kirkwood Ave
Request: Petitioner is requesting a one-year extension of the major site plan granted under case SP-25-22 on July 11, 2022.
Case Manager: Karina Pazos

Burrell moved to approve the consent agenda. Ballard seconded the motion. Motion carried by roll call 7:0. Motion is passed.

PETITIONS:

DP-23-23 Hopewell West – Bloomington Redevelopment Commission
West of S Rogers St between West 1st and West 2nd Street
Request: Primary plat approval to create new lots and new right-of-way in the Hopewell neighborhood, with request for subdivision waivers and waiver of second hearing.
Case Manager: Gabriel Holbrow

Holbrow presented the plat approval request. Department recommends the Plan Commission adopt the proposed findings, waive the application fee, waive the second hearing, and approve the primary plat of DP-23-23/PLAT2023-06-0005 with all associated waivers and with the following conditions:

1. Right-of-way vacation for the existing alleys on the petition site shall be approved by City of Bloomington Common Council prior to secondary plat recording.
2. Greenspace lots intended for public use that are labeled as “common area 2” through “common area 5” on the primary plat shall be correctly labeled as lots on the secondary plat.
3. The secondary plat shall provide public right-of-way for West University Street west of South Fairview Street, NC-45 in the Transportation Plan, to provide the opportunity for a future street connection to the west. The 332 foot long portion of the proposed common area 1 parcel shall be included in the Fairview Street right-of-way. The northern portion may need to be absorbed into Lot 2.

Plan Commission Summary Minutes – July 10 15, 2023 - 5:30 pm
City of Bloomington Council Chambers – Room #115

Deb Kuntz, representative from JS Held, wanted to thank the Planning Commission for considering this petition.

Andrew Wolf, Crossroads Engineers, didn't have anything to add at this time but was available for any questions the commission may have.

Commission Comments:

Discussion ensued regarding the placement and width of the sidewalks.

Discussion ensued on the parking garage being public, the size of the greenway space, what the intended use of the smaller lots are for, and about the application fees.

Discussion ensued about the tree plots and pedestrian facility.

Public Comments:

Dave Askins, B Square Bulletin, asked why the radii of the corners are squared, and not rounded as that is what's proposed in this petition.

Randy Cassidy commented on how important this project is and how he hopes to make Hopewell an affordable, walkable community.

Commission Comments:

Discussion ensued regarding a waiver of application fees.

Cibor moved to adopt the proposed findings, waive the application fees, waive the second hearing, and approve the primary plat of DP-23-23/PLAT 2023-06-005 with all associated waivers with the 3 conditions that were in the staff report and the 2 that have since been added in the presentation. Condition 4 that discusses redoing the number of lots to address the length to width ratio and then an additional condition regarding some dedication of additional ROW along Rogers Street as the 5th condition. Ballard seconded. Motion denied by roll call 4:3.

St. John asked if she could make a second motion that would strike the waiver of application fees. Mike Rouker, City Attorney, suggested that would be sufficient.

St. John moved to have the exact same motion that was just made, except the waiver of the application fee is struck from that motion. Kinzie seconded. Motion was approved by roll call 7:0.

PUD-18-23 **Sudbury Development Partners LLC**

S. Weimer Rd

Request: Request to rezone approximately 140 acres to Planned Unit Development and a request for approval of a District Ordinance and Preliminary Plan.

Case Manager: Jackie Scanlan

Jackie Scanlan, Development Services Manager, presented the petition. Department recommends the Plan Commission forward the petition to the required second hearing.

Plan Commission Summary Minutes – July 10 15, 2023 - 5:30 pm
City of Bloomington Council Chambers – Room #115

Angela Parker, Carmin Parker, presented on behalf of the petitioner.

Tyler Ridge, President of the Ridge Group and petitioner, wanted to thank everyone for their time.

Travis Vencel, Co-developer from Sullivan Development, provided additional information about the project.

Public Comment:

Kelli Wesley, Homeowner in Arbor Ridge and member of the HOA, spoke against the petition due to the taller buildings blocking their view. She asked if the taller buildings could be placed somewhere else.

Marsha Turner-Shear, HOA board member and homeowner, spoke against the petition. She wanted to make sure there will be a generous buffer between their 48 unit neighborhood and the proposed huge neighborhood. Height is also a concern and asked the board to not approve anything above 7 stories tall. Lastly, she is concerned the roadways are adequate to handle this huge development.

Deb Peekin, homeowner at Arbor Ridge Way, had concerns about the size of Weimer Road. She states the size of Weimer Road is not adequate enough for construction machinery to travel on. She believes the focus needs to be on gaining access to get to the existing portion of Sudbury before talking about construction.

John Scott, Arbor Ridge homeowner, agreed with Deb Peekin's concern about the size of Weimer Road. He's also against the size of the development.

Vivian Furnish, asked how many days the traffic study will be conducted for. She also asked if there will be an environmental study done before this development begins. Furnish stated that it's going to bring more than 15% of the residents from Bloomington to the 1% size of land that this development will cover. Furnish also had concerns with how fast paced Bloomington's housing development is compared to other cities. Lastly, she doesn't believe that condos being 8 to 10 stories high in Bloomington makes sense.

Mark Furnish, had concerns about Weimer Road being a dangerous intersection. He wanted to make sure that this development gets done right as the land is environmentally fragile.

Rachel Knoble, lives off of Weimer Road, has concerns with the storm water drainage and if they're going to make sure the creek is wide enough and maintained enough so it doesn't flood. She states the current creek takes on more water now than it was ever supposed to handle.

Deb Allshouse, owner in Arbor Ridge and on the HOA board, had concerns about the safety and security with the influx of people this development will bring. She is also concerned about the wetlands.

Sharon Berry, spoke about the housing and rent costs to medium income ratio.

Plan Commission Summary Minutes – July 10 15, 2023 - 5:30 pm

City of Bloomington Council Chambers – Room #115

Commission Comments:

Cockerham appreciated all of the comments.

St. John also thanked everyone for their comments and concerns.

Ballard wanted the petitioners to touch on the land density and the housing population.

Burrell wanted the petitioners to focus on the environmental studies. Burrell was also concerned with what roads they will be working on first based on the issues with Weimer Road.

Cibor stated he was interested in utility studies and transportation networks. Cibor was also interested in the land density versus the number of units being proposed.

Smith said there was a lot of great information and thinks there will be potential for this development.

Enright-Randolph, stated this opportunity could be very significant for the city. He wants to make sure the public is incorporated and that the right environmental protections are in place.

Kinzie wanted to urge the petitioners to go through the questions outlined in the packet. She wanted the proposal to be made understandable for the future. She has strong concerns about the environmental impact. She also had questions about the proposed road layout.

St. John moved to continue PUD-18-23 to the August 14th meeting. Burrell seconded the motion. Motion was continued by roll call 7:0

Meeting adjourned at 9:23 p.m.