

**Plan Commission Summary Minutes – August 14, 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 August 14, 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, , Andrew Cibor, Chris Cockerham, Ellen Coe Rodkey, Trohn Enright-Randolph, Jillian Kinzie, Karin St. John, Ron Smith, and Brad Wisler. Flavia Burrell attended via Zoom.

ROLL CALL

APPROVAL OF MINUTES: February 8, 2021, July 10, 2023, and July 25, 2023

Kinzie moved to approve the minutes for the February 8, 2021 meeting. Burrell seconded the motion. Motion carried by roll call 8:0:1 - Approved. Cibor abstained.

Smith moved to approve the minutes for the July 10, 2023 meeting. Kinzie seconded the motion. Motion carried by roll call 7:0:2 - Approved. Cibor and Wisler abstained.

St. John moved to approve the minutes for the July 25, 2023 meeting. Coe Rodkey seconded the motion. Motion carried by roll call 5:0:4 – Approved. Cibor, Burrell, Smith, and Wisler abstained.

*Enright-Randolph’s name was spelled incorrectly in the July 25, 2023 meeting minutes. The correction has been made.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Scanlan stated the Plan Commission work session meeting for August 15, 2023 will be cancelled.

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

PETITION TABLED:

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

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PETITIONS:

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 September hearing.

Tyler Ridge, President of TRG Development, presented additional detail on the vision of Summit District.

Travis Vencel, Development Director at Sullivan Development, presented the uses on the five districts.

Angela Parker, Council, presented additional information regarding UDO standards and incentives.

PUBLIC COMMENT:

John Scott, Arbor Ridge, stated his concerns on how unrealistic this project is for Bloomington's population. He doesn't believe long-term effects are being looked at.

Melves Reeves, stated his concerns on the different contractors, and requested each contractor to have a \$100,000 bond in place. He also had concerns about the drainage issues and how it will be fixed.

Tammy Michael Cassidy, spoke on behalf of her mother Barb, who was one of the first homeowners at Arbor Ridge. Her concern was that she hopes the developers can look into the Weimer Rd transportation plan back in 2019. She doesn't believe Adams can be the primary entrance.

Vicky spoke about her concerns regarding the tree canopy. She wants to make sure everything is put in place to protect the environment.

Thomas Landis spoke about how thorough the developers have been during this whole process. Landis also spoke about the complexity of housing in Bloomington. Landis believes Americans are looking for other options of housing rather than just single family homes. He believes projects like this one have intention, thought and compassion.

Vivian Furnish had concerns about the extreme density. Furnish disagrees with Landis's comments on Americans looking for other housing options rather than just single family dwellings. She wants to know why single family homes are being mentioned on visioning plans but duplexes and condos are being mentioned more in the design aspect. Furnish doesn't believe the developers respect the Bloomington community because there has been no organized meetings for nearby neighbors. Furnish also spoke about her concerns with Tapp Road and Allen being super dangerous. She wanted to see the environmental research that was done by the petitioners and why they aren't available for the public to see.

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Rachel Noble expressed her concerns about Weimer Road. Noble also asked to see the drainage plans for Sudbury Road. Noble also asked to see the environmental study. She expressed her appreciation on the improvements since the last meeting but still has concerns.

?? spoke about his concerns on the inability of the construction equipment to function on Weimer Road without causing hazardous conditions for other drivers. He also wanted the developers to take a look at the water runoff.

Deb Peekin, Arbor Ridge resident, wanted to know what qualifies as a unit. She stated 12,000 to 15,000 people would overrun Bloomington. She doesn't want this area to be treated like another Downtown Bloomington. Peekin also spoke about the narrowness of Weimer, Tapp, and Allen Roads.

Susan Brackney, wanted to know what the urgency is for this development and the motivation behind it. She said it is a forward thinking design, but she doesn't believe it's the right place. She would love to see the Environmental Commissions thorough discussion on the proposal. She also has concerns about the quality of the watershed and the amount of runoff.

Mark Furnish spoke about density idealogy. Furnish stated this location is a rotten place for density.

Susan Welsand, has concerns about the runoff, flooding, and the sensitive environment. She would like to see a higher percentage of affordable housing, not less. Welsand wondered why the developers haven't reached out to residents who live on Weimer Road.

Stacy Shonk, stated her concerns regarding runoff and additional flood risks.

Sam Dove sent a message that read, " I saw flooding risks on the street and I saw flooding with heavy rains."

COMMISSIONER COMMENT:

Enright-Randolph wanted to get a more detailed explanation on the meaning of units. Enright-Randolph mentioned how happy he is about how the floodplain will be protected. Lastly, Enright-Randolph wanted to mention that this particular development is in the Lower Salt Creek watershed.

Kinzie wanted to get the specifics from the peititoners on the frequent comments by the public. Most of the comments are about Adams and Weimer Road, the challenges of traffic, and the flooding of those roads.

St. John wanted to understand the process about the development of Weimer and Adams Roads. St. John also suggested that the developer should help explain karst topography in more detail. Lastly, St. John suggested that someone should meet with the other nearby neighbors, not just the residents who live in Arbor Ridge.

Cibor stated that a traffic impact study is working on being formulated. He stated a lot of information is still forthcoming.

Smith echoed Cibors comment about forthcoming information.

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Wisler that the appropriate motion will be to forward this to a second hearing at September's meeting. Scanlan wanted to clarify that this doesn't mean next month's hearing will be the last. It will be determined at next month's meeting if there are still unresolved issues.

Kinzie wanted to see if discussion could happen regarding the difference between a PUD and zoning for each neighborhood. Kinzie also thought it would be helpful to get a better understanding of a site plan approval, and when a variance might be used.

Wisler requested that at next month's meeting the petitioner could explain the opportunity for public input and future public meetings as some public interpreted this as a one and done meeting.

St. John wanted to show her appreciation to all of the residents that came to this meeting to speak. St. John also wanted to thank the staff for all of the work they have done.

St. John moved to continue PUD-18-23 to the September meeting for a second hearing. Kinzie seconded the motion. Motion was continued by roll call 8:0

ZO-29-23 City of Bloomington Planning and Transportation

Text Amendment

Request: Text amendment related to the required amount of ground floor nonresidential uses in the downtown character overlays.

Case Manager: Jackie Scanlan

Jackie Scanlan, Development Services Manager, presented the text amendment.

Cockerham asked for clarification on the second sentence which states, "At no time shall the required nonresidential use occupy less than 1,500 square feet of said ground floor area." Scanlan explained that 1,500 square feet is viable in most places along the mapped area. Whether or not incentives are used, 1,500 square feet is a minimum for everyone.

St. John wanted to know what the low vacancy rate was; Scanlan didn't have a number for the Commission at that time.

Kinzie asked how Scanlan was able to get to the 30 percent number. Scanlan explained that some downtown developments and areas of commercial ground floors seemed like they were working or could work smaller or less than the 50 percent. Kinzie asked how many people this would affect; Scanlan said it would affect redevelopments.

Ballard thinks this gives an incentive of flexibility for the repurposing of some of the commercial space.

PUBLIC COMMENT:

Thomas Land stated he thinks some areas of the UDO have restricted and constrained possibilities and potential for what can be built in the community, so if this means giving more flexibility in more spaces then he thinks this would be helpful.

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Randy Lloyd, spoke in favor of this petition. He wants to make developing downtown easier and not make it more burdensome.

COMMISSIONER COMMENT:

Kinzie wanted to know if any other considerations were given like conditional use. Scanlan said they could explore conditional use as an option.

Wisler believes this will be a step in the right direction. He stated reducing the requirement to 30 percent sounds reasonable. He isn't sure about tying it to incentives.

St. John doesn't believe the data supports a change. She is not in favor of this petition. She believes this would diminish a vibrant downtown.

Cockerham stated he will need to see the numbers before making a decision.

Enright-Randolph thinks it's important that we do incremental changes.

St. John moved to continue ZO-29-23 to the September meeting for a second hearing. Kinzie seconded. Motion was continued by roll call 8:0.

Meeting adjourned at 9:02 p.m.