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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 February 8, 2021 at 5:30 p.m. via a virtual (Zoom) meeting due to COVID-19. Members present: Flavia Burrell, Beth Cate, Chris Cockerham, Israel Herrera, Jillian Kinzie, Andrew Cibor, Susan Sandberg, Karin St. John, and Brad Wisler. Trohn Enright-Randolph was not present.

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

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

Rules of Procedure amendment: Amendment to allow Engineering Staff to serve on Hearing Officer and Plat Committee.

**\*\*Sandberg motions to amend Rules of Procedures to allow Engineering Staff to serve on Hearing Officer and Plat Committee, St. John seconded the motion. Motion approved by roll call 9:0.\*\***

Plat Committee appointments:

- Jillian Kinzie – Plan Commission Representative
- Susan Sandberg – Plan Commission Representative – Alternate
- Mike Carter – City Utilities Representative
- Phil Peden – City Utilities Representative – Alternate
- Roy Aten – Engineering Department Representative
- Patrick Dierkes – Engineering Representative - Alternate

**\*\* Cockerham motions to appoint Kinzie, Blake and Aten to Plat Committee, with Sandberg, Peden and Dierkes as Alternates, Cates seconded the motion. Motion approved by roll call 9:0.\*\***

**PETITIONS:**

**SP-31-20      The Standard at Bloomington, LLC**  
301 E. Brownstone Dr.  
Request: Major site plan approval to allow the construction of a multi-family development with 440 dwelling units.  
Case manager: Eric Greulich

Eric Greulich presented the petition for major site approval to allow the construction of a multi-family development with 440 dwelling units. The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-31-20, with the three conditions:

1. The building must be consistent with the submitted renderings and elevations, including modulation and materials.
2. A landscape plan that meets all UDO requirements must be submitted and approved prior to issuance of a grading permit. The petitioner will continue to work with staff on relocating proposed utilities to allow street trees to be placed in the tree plot as required.

3. A lighting and photometric plan must be submitted and approved prior to issuance of a building permit.

**PETITIONER REPRESENTATIVE:**

Aaron Stange, Developer, gave a brief presentation to the Plan Commission.

**COMMISSIONERS COMMENTS:**

Andrew Cibor asked for clarification on the width of sidewalks. Kendall Knoke, Smith Brehob & Associates, confirmed the widths will be 10 feet on the east side and 7 feet on the north. Cibor also asked about parking and how accessible it will be for visitors and retail visitors. Stange said visitor parking has been included in the garage parking. Cibor wanted to know about deliveries for the retail space, Stange said they are more than willing to meet city policy.

Jillian Kinzie wanted to know about the commercial space and what they hope to use it for. Stange said they were asked to include this space and were happy to do so. Kinzie asked if there were multiple access points into the buildings and if one of those points of entry would be through the retail space. Stange said there are multiple points of entry and would like to have one at the retail space, but don't know at this time if it will be feasible. Kinzie wanted to know will the bicycle parking area allow for scooters as well? John Treiber, Architect, said it is currently designed for bicycle parking, but there are locations where they could add parking for scooters.

Chris Cockerham asked what is the square footage on the commercial space, Stange said it is between 500 – 1000 square feet. Cockerham asked if a grease interceptor was going to be installed in the commercial space and Stange confirmed it would be. How will fire lanes be managed to keep students from using them as drop off areas. Stange said they would provide signage as well as patrolling the site.

Brad Wisler asked about restrictions for using EIFS. Greulich said EIFS is allowed in this student housing district. Wisler asked petitioner why they have decided to eifs on this development, Treiber said most of the EIFS is used on interior for the courtyard, very little is on 14<sup>th</sup> Street and it is being used because of cost.

Susan Sandberg asked about the affordability formula, Stange said it is 15% of bedrooms.

**PUBLIC COMMENTS:**

Dave Askins asked if the one unit that was mentioned to Council for housing police officers is still in the plans. He then asked about parking, it is slated to have more parking than require by code, why have too much parking. Asked if the basketball court that is on drawings is available at all Landmark properties.

Kay Olges, President of Windfall Dancers, has concerns about security and if there will be additional security with this new complex. She is also concerned about the building height blocking the sun from their future solar panels. How many parking spaces are allotted for visitor parking?

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**FINAL COMMISSIONERS COMMENTS:**

Sandberg asked what is the allotment for visitor parking. Stange said they do not have visitor parking specified but believe they have more than ample parking for the site. Sandberg asked if there was any data available regarding the height of the buildings and how it could impact Windfall Dancers future solar panels. Treiber believes it should not affect their future solar panels. Sandberg wanted to address security and concerns. Stange did confirm there will be a police officer living on site and with the presence of law enforcement they hope security will not be an issue. There are also cameras all over the property and there will be on site staff available.

Kinzie asked about decoupling the parking from the rent. Stange confirmed that parking spaces are leased separately.

**\*\*Kinzie motions to approve major site plan SP-31-20 with the three conditions in the staff report, Sandberg seconded the motion. Motion approved by roll call 9:0.\*\***

Meeting adjourned at 6:28 p.m.