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The Board of Zoning Appeals (BZA) met on September 26, 2023 at 5:30 pm for a special session; a hybrid meeting was held both in the McCloskey Conference Room, located in Room 135, at 401 N. Morton Street, City Hall – Bloomington, IN 47404 and remotely via Zoom. Members present in the McCloskey Conference Room: Tim Ballard, Nikki Farrell, Barre Klapper, and Jo Throckmorton.

**REPORTS, RESOLUTIONS, COMMUNICATIONS:**

Jackie Scanlan, Development Services Manager, stated that petition V-28-23 will need to be continued to the October 19, 2023 meeting because the counsel for the petitioner could not be present tonight.

**Throckmorton made a motion to continue V-28-23 to the October 19, 2023 meeting. Farrell seconded. Motion is continued by roll call – 4:0.**

**PETITIONS:**

V-27-23            **Bryan Rentals Inc. & Crane of Indiana LLC**  
123 S. Kingston Drive  
Parcel: 53-05-35-300-020.000-005  
Request: Variance from max parking standards to allow 267 parking spaces for “retail sales, large” use in the Mixed-Use Corridor (MC) zoning District. Case Manager: Eric Greulich

Discussion ensued with the board if they wanted to hear more from staff and if they wanted to allow an opportunity for public comment.

Throckmorton made a motion to allow that the continuation of V-27-23 commence with a 10 minute presentation from the petition to present new or clarifying information and to allow no public comment. Ballard seconded. Motion fails 1:3.

Klapper made a motion to allow a 10 minute presentation from the petitioner and to allow up to 3 minutes for public comment. Ballard seconded. Motion passes by roll call - 4:0.

Jeffrey Gould, Crane of Indiana partner, gave history on how Crane of Indiana became an investor in this property.

Bryan Chandler, Academy Sports Real Estate, stated how excited he is to set up shop in Bloomington.

David Kamen, Bryan Rentals, presented additional information for this variance request.

Throckmorton made a motion to add an additional two minutes to allow the petitioner more time to speak. Ballard seconded. Motion passes by roll call – 4:0.

Eric Kamen, discussed the three criteria for a development standards variance and how they meet all three.

**PUBLIC COMMENT:**

William Arnold spoke in favor of this petition. He urged the board to grant this variance.

Tom Orman stated that granting this variance would be a win-win for everybody. He also mentioned that public comment from the September 21, 2023 meeting was overwhelmingly in support of this petition.

**BZA DISCUSSION:**

Eric Greulich, case manager, stated that the recommendation is denial but can certainly discuss conditions of approval if a motion was brought forward.

Throckmorton made a motion to approve V-27-23 with the stipulation that the maximum allowable parking spaces shall be 252. Farrell seconded.

Klapper suggested starting on conditions.

Discussion ensued regarding conditions of approval:

1. Klapper suggests a minimum of 15 islands shall be installed. Throckmorton moves to amend his motion to add this as a condition. Ballard seconded.
2. Klapper suggests a minimum of 26 ride-share spaces be provided and signed separately not for this use. Throckmorton moves to amend his motion to add this as a condition. Ballard seconded.
3. Throckmorton moves to add condition #3: 57 of the parking spaces should be allotted to permeable pavers. Klapper seconded.
4. Klapper suggests that this variance is approved for Academy Sports+Outdoors use only. Throckmorton seconded.

**Throckmorton made a motion to approve V-27-23 with the stipulation that the maximum allowable parking spaces shall be 252 with the following conditions:**

1. A minimum of 15 islands shall be installed.
2. A minimum of 26 ride-share spaces shall be provided and signed separately not for retail parking.
3. 57 of the parking spaces shall be allotted to permeable pavers.
4. This variance is approved for Academy Sports+Outdoors use only.

**Farrell seconded. Motion passes by roll call – 4:0.**

Meeting adjourned 7:07 P.M.