

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

The Board of Zoning Appeals (BZA) met on October 19, 2023 at 5:30 pm; 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 the Council Chambers: Tim Ballard, Barre Klapper, Jo Throckmorton, and Erica Walker.

**APPROVAL OF MINUTES:** September 21, 2023 and September 26, 2023

**Throckmorton made a motion to approve minutes from the September 21, 2023 and September 26, 2023 meetings. Ballard seconded. Motion carried unanimously.**

**REPORTS, RESOLUTIONS, COMMUNICATIONS:**

**PETITIONS CONTINUED TO:** November 16, 2023

- AA-17-22 **Joe Kemp Construction & Blackwell Construction** – Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Drive – Administrative Appeal of the Notice of Violation (NOV) issued March 25, 2022. Case Manager: Jackie Scanlan
- V-32-23 **Buckingham Properties, LLC** - 503 N. Rogers Street  
Request: Variance from front setback standards, use-specific standards for multifamily dwellings, and building design standards to allow construction of four buildings comprising a mixed-use development in the Mixed-Use Downtown zoning district within the Showers Technology downtown character overlay (MD-ST). Case Manager: Gabriel Holbrow
- AA-36-23 **Indiana Army National Guard** - 414 N. Morton Street  
Request: Administrative Appeal of issuance of a Notice of Violation.  
Case Manager: Jackie Scanlan

**Burrell made a motion to move AA-38-23 to the November 16, 2023 meeting. Ballard seconded. Motion continued.**

- AA-38-23 **Joseph Davis** - 530 S. Washington Street  
Request: Administrative Appeal of a Notice of Violation that was issued on August 17, 2023. Case Manager: Jackie Scanlan

\*Erica Walker just joined the Board of Zoning Appeals meeting. She is Nikki Farrell's alternate.\*

**PETITIONS:**

Due to quorum CU-34-23 will need to be heard first.

**Throckmorton made a motion to move CU-34-23 to the first petition. Burrell seconded. Klapper abstained - 4:0:1**

\*Klapper has left the board and will rejoin after petition CU-34-23.

CU-34-23      **Beacon Inc. / Gratus Development**  
1201 W. 3<sup>rd</sup> Street  
Parcel: 53-08-05-201-001.000-009  
Request: Conditional use approval to allow a “supportive housing, large”  
use in the Mixed-Use Medium Scale (MM) zoning district.  
Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented the staff report. The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve CU-34-23.

Forrest Gilmore, petitioner, presented his request for a conditional use.

**PUBLIC COMMENT:**

Joseph Davis is in total support of this petition. Services will be more centrally located for the new location than where the current Shalom center is. Davis resides off South Washington Street and states that the unhoused residents are always walking on the sidewalk in front of his house.

Teresa Harper spoke in support of this petition. She spoke about the Housing First program and the statistics of how that program has helped residents.

Amy Kendall, Development Director at Beacon, spoke in favor of this petition. Kendall gave a backstory on a resident at Beacon, Robert. She spoke of the success Beacon offered Robert.

Trace Jovanovic worked as a CASA and spoke about the requirements in order to get help. Jovanovic spoke in favor of this petition and states Beacon’s integrated approach will be much more efficient. Jovanovic stated there will need to be more community engagement to help provide solution oriented approaches.

Danielle Sorden, Director of Housing First program, spoke in favor of this petition. Sorden spoke about the issue of finding housing for the unhoused due to landlords not wanting to work with the clients of Beacon. This proposed site is needed to help house Sorden’s clients who can’t find affordable housing.

Nate Howell, Team Lead at Beacon, spoke in favor of this petition. He spoke of the impact Beacon makes on the community and how it’s enriched his life.

Emily Hewitt, Administrator for Beacon, read a poem by one of their clients.

Lindsey Dominguez, Director at Friends Place, spoke in favor of this petition. Dominguez also read a poem but a current resident at Friends Place.

Mary Morgan, Director of Heading Home of South Central Indiana, spoke in favor of this petition. Morgan stated Beacon has been an important partner with this program.

Lindsey Muller, is in favor of Beacon’s initiative, but is not in favor of the location of this proposed site. Muller is concerned the neighborhood may become less desirable, and unsafe.

Melanie Vehslage, spoke in favor of this petition. Vehslage spoke about how life changing Beacon is and how their supportive housing program saves lives.

Daniel Muller used to live by Building Trades Park and saw some violent activity. Muller had some safety concerns with the cemetery being across the street from this proposed site. Muller is fearful he will not be able to walk his dog through the cemetery. While he is in favor of Beacon’s mission, he is not in favor of the location.

Emily Pike, spoke in favor of this petition. Pike has worked in social services for 12 years and said Bloomington desperately needs housing especially for the lowest income population.

Chuck Heintzleman, on Zoom, owns property close to this proposed site. He wanted to show his support for this petition.

Tory Crowe, Volunteer Coordinator for Beacon, spoke in favor of this petition. Crowe told a story about a resident at Beacon who suffered frost bite on his fingers. Crowe stated if all services were in one building, this resident wouldn’t have had to travel in the cold weather to get help.

Margaret VanSchaik, care provider at Helpnet, helps provide medical care to people experiencing homelessness. VanSchaik is in total support of this petition. Due to not having a clinic right now, VanSchaik would be able to have a clinic space at the new proposed site.

Hannah Gorman, spoke in favor of this petition.

**Ballard made a motion to approve CU-34-23 with the following conditions:**

1. This conditional use approval is limited to a facility with a 50-bed overnight shelter, 20 dwelling units, and 5 work-to-live units for on-site staff.
2. Overall design of the building shall be consistent with submitted elevations in regards to number of stories and size.

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

\*Klapper has rejoined the board.

\*Throckmorton has left the meeting.

V-28-23      **Hoosier Commons, LLC**  
1450 North Willis Drive  
Parcel: 53-05-29-400-094.000-005  
Request: Variance from tree and forest preservation standards to allow clearing of a closed canopy wooded area in the Mixed-Used Medium Scale (MM) zoning district. Case Manager: Gabriel Holbrow

Holbrow presented the staff report. The department recommends that the Board of Zoning Appeals adopt the proposed findings and deny V-28-23.

Bill Beggs, Counsel, presented their request for a variance on behalf of the petitioner.

Autumn McCoy, realtor for the petitioner, spoke about the safety concerns she had with the trees on this property.

Ryan Chanley, petitioner, spoke about his request for a variance.

Don Kocarek, Smith Design Group, shared the plan to replant the trees that were removed.

**BZA DISCUSSION:**

Discussion ensued regarding the timeline of when the trees were removed.

Discussion ensued regarding the number of trees removed.

**Burrell made a motion to deny V-28-23. Walker seconded. Motion passes by roll call – 3:1.**

AA-37-23

**Keith and Karen Swedo**

1207 W. Cottage Grove Avenue

Parcel: 53-05-32-207-012.000-005

Request: Administrative Appeal of the assertion that the property is in violation of the UDO, as discussed in the June, 22, 2023 Notice of Violation. Case Manager: Jackie Scanlan

Scanlan presented the staff report. In accordance with UDO Section 20.06.080(d)(3)(B)(ii), because this petition is an administrative appeal, the staff report shall not make a formal recommendation.

Karen Swedo presented her appeal.

**Ballard made a motion to deny AA-37-23. Burrell seconded. Motion passes by roll call – 4:0.**

Meeting adjourned 8:08 P.M.