

Plan Commission Summary Minutes – September 11, 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 September 11, 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, Ellen Coe Rodkey, Trohn Enright-Randolph, Jillian Kinzie, Karin St. John, Ron Smith, and Brad Wisler.

ROLL CALL

APPROVAL OF MINUTES: August 14, 2023

St. John moved to approve the minutes for the August 14, 2023 meeting. Smith seconded the motion. Motion approved by voice vote. Kinzie and Cockerham were not present.

*Kinzie just joined the meeting.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Eric Greulich, Senior Zoning Planner, presented Resolution #35-23 regarding a Report on Negative Easement associated with PUD-55-99.

As part of the approval of a Planned Unit Development (PUD-55-99), there was a limitation placed on the hours of operation for the business and a requirement to install a landscaped buffer yard within the site. The buffer yard and limitation on hours of operation were included since there was a proposed residential development immediately adjacent to the building. That residential development did not occur and a retail shopping center was constructed in 2007.

A “Negative Easement” (what we would now require to be a zoning commitment) was required as a condition of the PUD and was recorded under Instrument Number 2000012453 in accordance with the conditions of approval for that case. As part of the city-wide rezoning that occurred in 2021 this former Planned Unit Development was rezoned to Mixed-Use Corridor and Mixed-Use Medium Scale. In addition, the buffer yard would not be required currently under UDO regulations.

The petitioner is seeking to remove the Negative Easement. Because of the form in which the condition of approval was recorded in combination with the PUD rezone, the Department agrees that the Negative Easement may be rescinded. A recordable instrument will be prepared and no Plan Commission vote is required.

Thomas Densford, Consultant, presented this request on behalf of Bryan Rental, Inc. and Crane of Indiana LLC.

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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

*Cockerham just joined the meeting

CONSENT AGENDA:

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

Kinzie moved to approve the consent agenda. Burrell seconded the motion. Motion carried by roll call 9:0.

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 November hearing.

Angela Parker, Council, presented some detail about the vision the petitioner has for this development.

Travis Vencel, Development Director at Sullivan Development, asked and answered 25 questions he thought would help answer some opening questions the commission may have.

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

PUBLIC COMMENT:

Ted Frick, Weimer Road resident, stated his concerns with size of this development. He also is very concerned with drainage issues. Lastly, he voiced his concern with traffic issues.

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Amy Countryman, resident, rides her bike by this area often and loves how beautiful this area is. Countryman stated her love of Bloomington and the planet. She wanted to urge the commission to envision something different other than this development.

Steve Shonk, Weimer Road resident, stated his concerns with the amount of water that floods in that area. He questioned how a road or pedestrian walkway could be put in the middle of a FEMA floodzone.

Rachel Knobile asked the commission if they would help the residents with the drainage issues if it doesn't happen to get fixed.

Vivian Furnish stated her concerns with the drainage issues and hopes the city won't make things worse. Furnish brought up a concern with the allowed use of dwelling, multifamily and wants to make sure there are more diverse housing options. She asked if the environmental study could be made public.

Deb Pekin doesn't see this area very practical for what's being proposed. She also wanted to make sure a traffic study will be completed and available to the public before a decision is made on this petition.

John Scott stated his concerns about the density still being too great and requests the developer take a second look.

Randy Cross also stated his concerns with the density and the drainage issues.

Vicky Pollock thinks this development is a big mistake and hopes something else could be envisioned.

Susan Wellsand wanted to know when improvements for Weimer Road would be forthcoming.

St. John moved to continue PUD-18-23 to the November meeting. Kinzie seconded the motion. Motion was continued by roll call 9:0

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

Scanlan presented ZO-29-23.

Burrell moved to forward ZO-29-23 to City Council with a positive recommendation. Cockerham seconded. Motion was denied 3:6.

Kinzie moved to forward ZO-29-23 to City Council with a negative recommendation. St. John seconded. Motion passes 6:3.

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ZO-34-23 **City of Bloomington Planning and Transportation**
Text Amendment
Request: Text amendments to the Unified Development Ordinance amendments related to sign standards.
Case Manager: Jackie Scanlan

Scanlan presented ZO-34-23. Staff is proposing a text amendment to the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code (BMC), related to eliminating certain existing signs and affirmatively requiring their removal over no later than January 1, 2029.

St. John moved to deny the waiver of a second hearing and continue ZO-34-23 to a second hearing at the October meeting. Kinzie seconded. Motion passes by roll call 9:0.

Meeting adjourned at 9:07 p.m.