

**Plan Commission Summary Minutes – February 12, 2024 - 5:30 pm**  
**City of Bloomington Council Chambers – Room #115**

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*00. 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](mailto:moneill@monroe.lib.in.us).*

The City of Bloomington Plan Commission (PC) met on February 12, 2024 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, Jillian Kinzie, Christopher Smith, Hopi Stosberg, and Brad Wisler. Flavia Burrell joined via Zoom.

**ROLL CALL**

**APPROVAL OF MINUTES:** Kinzie made a motion to approve the November 6, 2023 minutes. Coe Rodkey seconded. Motion passes by roll call – 7:0

**ELECTION OF OFFICERS:**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

Jackie Scanlan, Development Services Manager, wanted to acknowledge the new Plan Commission members. Scanlan also wanted to thank Karen St. John and Ron Smith for their work. Since there was no meeting in December, Director Scott Robinson didn't get an official sign off so Scanlan wanted to thank him for his 21 plus years with the city.

**RS-01-24      Planning Interim Director**

Kinzie made a motion to adopt RS-01-24. Coe Rodkey seconded. Resolution passes by roll call – 9:0.

Ryan Robling, Planning Services Manager, announced that an interactive map has been live for the Safe Streets and Roads for All (SS4A) program.

Scanlan announced that PUD-18-23 will be heard at a special session meeting on March 19, 2024.

**ELECTION OF OFFICERS FOR 2024:**

\*\* Kinzie moved to nominate Wisler for president. Cockerham seconded. Motion carried by voice vote 9:0 – approved.

\*\* Cockerham moved to nominate Kinzie for vice president. Coe Rodkey seconded. Motion carried by voice vote 9:0 – approved.

\*\* Coe Rodkey moved to nominate Burrell for Board of Zoning Appeals representative. Kinzie seconded. Motion carried by voice vote 9:0 – approved.

\*\*Coe Rodkey moved to nominate Chris Smith as alternate for the Board of Zoning Appeals representative. Stosberg seconded. Motion carried by voice vote 9:0 – approved.

\*\*Coe Rodkey moved to nominate Kinzie for Plat Committee representative. Cockerham seconded. Motioned carried by voice vote 9:0 – approved.

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\*\*Coe Rodkey moved to nominate Smith as alternate for the Plat Committee representative. Stosberg seconded. Motioned carried by voice vote 9:0 – approved.

\*\*Coe Rodkey moved to nominate Elizabeth Carter as CBU representative for the Plat Committee, Bryan Blake as alternate. Roy Aten as Engineering representative, Kendall Knoke as alternate. Stosberg seconded. Motion carried by voice vote 9:0 – approved.

\*\*Coe Rodkey moved to nominate Ryan Robling for Hearing Officer, Karina Pazos as alternate. Kinzie seconded. Motion carried by voice vote 9:0 – approved.

Kinzie moved to nominate Chris Cockerham for the County Ex-Officio. Stosberg seconded. Motion carried by voice vote 9:0 – approved.

**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

**ZO-34-23      City of Bloomington Planning and Transportation – Continued from October**

Text Amendment

Request: Text amendment related to Sign Standards and request for waiver of second hearing. Case Manager: Jackie Scanlan

**PETITIONS:**

**ZO-45-23      Indiana Center for Recovery, LLC**

1003, 1005, 1007, 1008, 1010, 1018 West 1<sup>st</sup>, 649 & 651 S Walker

Parcel: 53-08-05-100-036.000-009; 53-08-05-100-033.000-009;

53-08-05-100-096.000-009

Request: Rezone 1.66 acres from Residential Small Lot (R3) to Mixed Use Healthcare (MH) Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented ZO-45-23. The department recommends the Plan Commission continue ZO-45-23 to the required second hearing on February 12, 2024.

Cheyenne Riker, Counsel for Indiana Center for Recovery, gave history on this site and why they're requesting to rezone back to MH.

**PUBLIC COMMENT:**

Isabelle Piedmont-Smith spoke against this petition. Piedmont-Smith wanted to see something designed to better fit a single family neighborhood instead of the monolithic façade that was presented by the petitioner. Aside from that, Piedmont-Smith's main reason to be against this petition is because it did not fit the plans that the city council previously adopted.

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Paul Ash, McDoel Gardens Neighborhood Association, spoke against this petition.

**Cibor made a motion to continue ZO-45-23 to the required second hearing. Cockerham seconded. Motion is passed by roll call – 9:0**

Meeting adjourned at 7:03 P.M.