

Plan Commission Summary Minutes – March 11, 2024 - 5:30 pm
City of Bloomington Council Chambers – Room #115

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.

The City of Bloomington Plan Commission (PC) met on March 11, 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, Flavia Burrell, Andrew Cibor, Chris Cockerham, Ellen Coe Rodkey, Christopher Smith, Hopi Stosberg, and Brad Wisler. Jillian Kinzie joined via Zoom.

ROLL CALL

APPROVAL OF MINUTES:

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Jackie Scanlan, Development Services Manager, announced that the new Director of Planning and Transportation, David Hittle, will start on April 1, 2024.

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

PETITION CONTINUED to SPECIAL SESSION MARCH 19, 2024:

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

PETITION CONTINUED TO APRIL 8, 2024

ZO-45-23 Indiana Center for Recovery, LLC
1003, 1005, 1007, 1008, 1010, 1018 West 1st, 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*

ZO-34-23 City of Bloomington Planning and Transportation
Text Amendment
Request: Text amendment related to Sign Standards and request for waiver of second hearing. *Case Manager: Jackie Scanlan*

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PETITIONS:

ZO-04-24 UDO Technical Amendments

Text Amendments

Request: Technical corrections for text amendments that add, remove or edit text to clarify existing standards and generally are not substantive. Also requested is a waiver of the 2nd hearing. Case Manager: Jackie Scanlan

Scanlan presented ZO-04-24. See meeting packet for details.

Kinzie made a motion to recommend approval of ZO-04-24 to City Council and waive the second hearing. Cockerham seconded. Motion passes by roll call– 7:0.

ZO-05-24 UDO Chapter 4, Development Standards & Incentives and Table of Contents Amendments

Request: Technical corrections for text amendments that add, remove or edit text to clarify existing standards or propose new standards. Also requested is a waiver of the 2nd hearing. Case Manager: Jackie Scanlan

Scanlan presented ZO-05-24. See meeting packet for details.

Stosberg made a motion to amend (4)(i)(7) to change the word ‘moved’ to ‘unmoved’ and to strike ‘or removed.’ Coe Rodkey seconded. Motion passes by roll call – 7:0.

Cibor made a motion to add the word ‘circle drives’ between the words ‘except and as’ so it reads, “except circle drives as allowed in Section 20.04.050(s)(1)(a).” Burrell seconded. Motion passes by roll call – 7:0.

Coe Rodkey made a motion to recommend approval of ZO-05-24 as amended to City Council and waive the second hearing. Cibor seconded. Motion passes by roll call – 7:0.

ZO-06-24 UDO Chapter 2, Zoning Districts, Amendments; Chapter 3, Use Regulations, Amendments; Chapter 5, Subdivision Standards, Amendments; Chapter 7, Definitions, Amendments

Request: Technical corrections for text amendments that add, remove or edit text to clarify existing standards or propose new standards. Also requested is a waiver of the 2nd hearing. Case Manager: Jackie Scanlan

Scanlan presented ZO-06-24. See meeting packet for details

Stosberg made a motion to remove the proposed change under the Government Service Facility definition. Kinzie seconded. Motion passes by roll call – 7:0.

Stosberg made a motion to amend the definition of Vehicle Sales or Rental to add the word ‘or’ before the word rental to read, “An establishment that specializes in the sale, lease, or rental of light motor vehicles.” Cibor seconded. Motion passes by roll call – 7:0.

Coe Rodkey made a motion to recommend approval of ZO-06-24 to city council as amended and waive the second hearing. Cockerham seconded. Motion passes by roll call – 7:0.

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ZO-07-24 UDO Chapter 6, Administration & Procedures, Amendments

Request: Technical corrections for text amendments that add, remove or edit text to clarify existing standards or propose new standards. Also requested is a waiver of the 2nd hearing. Case Manager: Jackie Scanlan

Scanlan presented ZO-07-24. See meeting packet for details

Coe Rodkey made a motion to recommend approval of ZO-07-24 to city council and waive the second hearing. Stosberg seconded. Motion passes by roll call – 7:0.

Meeting adjourned at 7:57 P.M.