

Plan Commission Summary Minutes – June 10, 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 June 10, 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: Chris Cockerham, Neil Kopper, Ellen Coe Rodkey, Trohn Enright-Randolph, Jillian Kinzie, Christopher Smith, Hopi Stosberg, and Brad Wisler.

ROLL CALL

APPROVAL OF MINUTES:

Minutes approved for March 19, 2024 and May 13, 2024. Kinzie moved and Coe Rodkey seconded the motion. Motion passed by roll call – 7:0

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS CONTINUED TO July 15, 2024:

DP-17-24/PLAT2024-04-0026

Eric Deckard

3615 E Post Road

Parcel: 53-05-35-400-062.000-005

Request: Primary plat approval to allow a two-lot subdivision of 4.21 acres in the Residential Medium Lot (R2) zoning district, with request for subdivision waivers and waiver of second hearing. Case Manager: Gabriel Holbrow

PETITIONS:

DP-12-24

Darlene Meyer/Second Hearing

4415 E. Moores Pike

Parcel: 53-08-01-300-002.000-009

Request: Primary plat approval for a 19-lot subdivision of 5.034 acres in the Residential Medium Lot (R2) zoning district. Case Manager: Eric Greulich

Eric Greulich, presented DP-12-24. See meeting packet for details. The Planning and Transportation Department recommends that the Plan Commission forward this petition to the required second hearing.

Petitioner, Drew Schrand, Representing Bynam Fanyo & Associates, presented his case on the property development.

PUBLIC COMMENTS

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Don Owens, property owner on the lot to the west, feels like we're trying to "kick the can down the road" and would like a more definitive answer about the future development.

Smith made the motion to adopt the proposed findings approve DP-12-24 with conditions of approval as shown on the screen, Kinzie seconded the motion. Motion passed by roll call – 7:0

SP-22-24 Tyler Curry

4600 East Morningside DR.

Parcel: 53-36-01-300-001.001-005

Request: Major site plan approval to allow the construction of a 110,250 square foot self-storage facility in the Mixed-Use Medium Scale (MM) zoning district. Case

Manager: Katie Gandhi

Chris Smith recused himself and left the meeting.

Katie Gandhi, presented SP-22-24. See meeting packet for details. The Planning and Transportation Department recommends that the Plan Commission forward this petition to the required second hearing.

Petitioner, Drew Schrand, Representing Bynam Fanyo & Associates, presented his case on the property development

PUBLIC COMMENTS

Theresa Sicinski, Resident of Park Ridge East neighborhood, does think that storage units are needed in that side of town, but doesn't feel that this accomplishes the needs of the residents and how they utilize the space and the use of the sidewalk along this proposed building. Katie Yoder via Zoom, concerned about poor zoning that could change as time goes on. Kayla Epsom & Christopher Bisom, neighbors across the street from site, concerned about the sidewalk access to Ice Cream Parlor, park, etc. Will this inhibit pedestrian & biking access in this family oriented neighborhood?

1. Rebecca Payne, resident of Park Ridge East neighborhood, d The petitioner must receive a grading permit before land disturbance occurs.
2. A lighting and photometric plan must be submitted and approved before issuance of the grading permit.
3. This site plan review does not approve signage. The petitioner will need to apply for sign permits.
4. Applicant will install transit facilities as determined by the Bloomington Public Transportation Corporation. If transit facilities are desired by the Bloomington Public Transportation Corporation, proposed facilities within the public right-of-way will require approval by the City Board of Public Works.

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5. The applicant shall provide proof of shared access easement for private drive (E Indiana Bell Ct) with the property to the north.
6. Applicant will sign an Acknowledgement of Encroachment Agreement with CBU for the construction and plantings that will occur in the sanitary easement.
7. Applicant must add the required covered bicycle parking.
8. Applicant shall provide water flow calculations demonstrating that storm water discharge into the karst feature to the East of this property shall not be increased over, or substantially reduced below its pre-development rate, before permits will be issued.
9. Applicant shall provide the following and receive approval from CBU for the proposed storm water system connection:
 - a. Written permission from the property owner to the north for the proposed project to connect to their storm system.
 - b. Proof that the original development plans for this area show that the original intent was to connect the individual parcels to a private storm system and not the public one.
 - c. Video inspection of the inside of all of the existing clay pipes to the north, showing their condition. If they are not in good condition, this connection would be disallowed by CBU.
 - d. Drainage calculations showing that the 8" and 10" pipes on the northern property have appropriate capacity in 100-year storm events. CBU's minimum allowable storm pipe size is 12".
 - e. If determined by CBU, then easements would need to be granted from the northern property owner to allow the proposed project and CBU to access their private storm pipe, in order to allow for maintenance to be conducted by either the proposed project or CBU if it was deemed necessary. Easement language should state that CBU can require maintenance to be conducted by the northern property owner.
 - f. If the applicant is unable to provide the private storm system information listed above, to the satisfaction of CBU, the applicant will be required to connect to public stormwater pipes.

oesn't feel that this is the best permitted use in this family neighborhood.

Anne McCraney, via written comment, has concerns about light coming from this facility into the homes of the residents.

Cockerham made the motion to adopt the proposed findings and approve SP-22-24 with the following nine conditions (in the report), Kinzie seconded the motion. Motion passed by roll call – 5:0:1 (Smith & Stosberg abstained voting)

Meeting adjourned at 6:52PM.