

**Bloomington Common Council Committee of the Whole: Action Memorandum**

NOTE: Formal minutes are not produced for committee meetings; however the following summarizes actions taken at the above committee of the whole meeting.

**Date:** 21 June 2017

**Meeting called to order:** 6:37pm

Council Chambers

**Members Present:** Sturbaum, Ruff, Granger, Sandberg, Mayer, Piedmont-Smith, Volan, Rollo

**Members Absent:** Chopra

**Chair: Dorothy Granger**

- 1. Ordinance 17-32 – To Authorize Disposition of a Portion of the Switchyard Park Property (1901 South Rogers Street)

Asked to attend: Paula McDevitt, Administrator, Parks and Recreation Department  
Thomas Cameron, Assistant City Attorney

**ACTION:** Do Pass Recommendation for Ordinance 17-32: Ayes: 8, Nays: 0, Abstain: 0

- 2. Ordinance 17-25 -- To Amend the Zoning Maps from Single Family Residential (RS) to Industrial General (IG) - Re: 1.5 Acres Located at 1920 West Fountain Drive (Shelby Bloomington, LLC)

Asked to attend: Eric Greulich, Zoning Planner  
Representative of Petitioner

**ACTION:** Do Pass Recommendation for Ordinance 17-25: Ayes: 5, Nays: 1 (Volan), Abstain: 2 (Sturbaum, Rollo)

- 3. Ordinance 17-28 -- To Amend Chapter 20 (Unified Development Ordinance) of the Bloomington Municipal Code - Re: Adding Section 20.05.0332 (“CU-13 [Conditional Use – Pocket Neighborhoods]”) and Amending the Following Sections: 20.02.070 (“Residential Core [RC] – Conditional Uses”), 20.02.110 (“Residential Single-family [RS] – Conditional Uses”), and 20.11.020 (“Defined Words”)

Asked to attend: James Roach, Development Services Manager  
Anahit Behjou, Assistant City Attorney  
Terri Porter, Director, Planning and Transportation Department

Amendment 01 Synopsis:

This amendment provides greater precision to the provision allowing community buildings or clubhouses to be substituted for the pocket neighborhood open space requirement. Instead of stipulating that such buildings can be substituted for *part* of the open space requirement, this amendment specifies that such buildings can be substituted for *up to fifty percent* of the open space requirement.

**ACTION:** Do Pass Recommendation for Amendment 01 to Ordinance 17-28: Ayes: 6, Nays: 1 (Rollo), Abstain: 1 (Mayer)

**ACTION:** Do Pass Recommendation for Ordinance 17-28 as amended: Ayes: 8, Nays: 0, Abstain: 0

- 4. Ordinance 17-29 – To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code - Re: Adding Section 20.05.110 (“Accessory Dwelling Units”) and Amending Section 20.11.020 (“Defined Words”)

Asked to attend: James Roach, Development Services Manager  
Anahit Behjou, Assistant City Attorney  
Terri Porter, Director, Planning and Transportation Department

Amendment 01 Synopsis:

This amendment shifts the allowance for Accessory Dwelling Units (ADUs) in Ord 17-29 from a by-right allowance capped at 30 ADUs, where approval is granted by staff to a conditional

use without a cap, where approval is granted by the Board of Zoning Appeals or the Hearing Officer. With this shift to a conditional use, the amendment also deletes the requirement that ADUs be sited at least 300 feet from each other and replaces it with a more context-sensitive directive that decision makers take into consideration the proximity of any proposed ADU to existing ADUs in an effort to avoid undue concentration of ADUs, leading to adverse impacts on blocks and neighborhoods. The amendment adds a "Whereas" clause requesting the Planning and Transportation Department to provide a report to the Council on the implementation of this new allowance for ADUs after 30 ADUs have been granted conditional use approvals. The amendment also makes minor changes in wording to the "Purpose" of the new provision.

**ACTION:** Do Pass Recommendation for Amendment 01 to Ordinance 17-29: Ayes: 5,  
Nays: 1 (Ruff), Abstain: 2 (Volan, Rollo)

**ACTION:** Do Pass Recommendation for Ordinance 17-29 as amended: Ayes: 1  
(Sturbaum), Nays: (Ruff, Mayer), Abstain: 5

**Meeting adjourned:** 10:12pm

Memorandum prepared by:  
Nicole Bolden, Clerk  
City of Bloomington