

**HEARING OFFICER –Kelly Conference Room #155  
July 26, 2017 @ 2:00 p.m. – Record of Meeting**

The Hearing Officer meeting was held on Wednesday, July 26, 2017 in the Kelly Conference Room #155. Hearing Officer present: Beth Rosenbarger.

**REPORTS RESOLUTIONS AND COMMUNICATIONS:** None at this time.

**PETITIONS:**

- CU-17-17      **Danny Boy Draft Works**  
208 S. Dunn St.  
Request: Conditional use approval for a standardized business within the University Village Overlay in the CD zoning district.  
*Case Manager: Eric Greulich*

Eric Greulich, Zoning Planner, presented the staff report. Staff recommends approval of this petition with no conditions.

Beth Rosenbarger, Hearing Officer, asked if it's a mixed-use building and if this business is taking up the first floor or if someone else is there too.

Greulich said the petitioner is taking up half of the first floor as well as the basement. The basement will consist of a kitchen and small seating area. The first floor will contain apartments that are above this. The petitioner will not be occupying the second floor with the business. It's possible that the owner might rent the apartment upstairs for their use while they're in Bloomington, but it will not be an official location for the restaurant.

Rosenbarger said the petitioner obviously has to get a sign permit for the signage as part of the conditional use approval. Are we just saying the overall look of their signs is permitted and too standardized for the district? (Greulich said yes).

Rosenbarger referred to the taller sign. Would that fall within their tenant space?

Greulich said yes. The way that we've basically looked at signage is if they are below the windows; it is a little bit above the window but still on their tenant space (*Greulich didn't finish his sentence*).

Rosenbarger said if any other changes happen with the sign (as long as the overall look and feel is similar) then it's fine. Would someone have to come back to the Hearing Officer for approval if the sign changes?

Greulich added that Staff is approving the signage. If the business happens to change then the new business would have to come back for approval. This petitioner could decide to change their signage and not have come back for another standardized business approval.

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Yolanda Mensik, petitioner’s representative, had nothing to add to the staff report.

*No public comment.*

**\*\*Rosenbarger approved CU-17-17 based on written findings and recommendation outlined in the staff report.**

Meeting adjourned.