

*Plat Committee minutes are transcribed in a summarized manner. Recordings are available in the Planning and Transportation Department for reference.*

The City of Bloomington Plat Committee met on Monday, May 8, 2017 at 4:00 p.m. in the Kelly Conference Room, #155. Members present: Rick Alexander, Andrew Cibor, and Mike Carter. Staff present: Eric Greulich. Petitioners present: Thomas Cameron and Chris Porter (BRCJ). Members of the public: none.

## **ROLL CALL**

**MINUTES TO BE APPROVED:** None at this time.

## **REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

### Appointment of Officers:

**\*\*Carter nominated Cibor as chair of the Plat Committee for 2017. Alexander seconded the nomination. The nomination was confirmed 3:0 by roll call vote.**

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## **PETITION:**

**DP-15-17      City of Bloomington**  
611 N. Rogers St.  
Preliminary and final plat approval of a 2-lot subdivision of 2.79 acres.  
*Case Manager: Eric Greulich*

The site plan for a 4-story multi-family building had been approved by the Plan Commission in the previous year. The subdivision was being requested so that one lot could be used for the multi-family building while the other lot could be used for something else. Because plans had not yet been finalized, no specific easements would be recorded with the plat. However, a blanket utility easement would be recorded. More specific easements would be platted out as plans developed. Issuance of a grading permit would be the final step before beginning construction. Parallel on-street parking would be added on Rogers along with a sidewalk and tree plot. The petitioner wanted a waiver to have 33.5 feet of dedicated right-of-way instead of 40 feet so that the building could be located closer to the street. Staff recommended approval of the 2-lot subdivision with the one requested waiver and two conditions of approval.

Cameron addressed locations of easements and stated that there would not be a blanket utility easement. Utility easements would be recorded as their locations were determined.

Carter said that the biggest issue with the easements was with the storm water/water quality easements. He did not have a problem with a blanket easement. He asked about a note on the plat referencing a survey.

Cameron said the note referenced an already completed survey.

Carter asked when the Trades District East would be platted.

Greulich said there was not a development plan for the east section of the Trades District yet.

Carter asked when the additional right-of-way would be dedicated on the east side.

Greulich said that the right-of-way would be dedicated when the development plan was formed.

Cibor and Carter discussed the time line of the blanket easement.

Cameron said that easements would be recorded with the site plan at appropriate times. He said that a blanket easement would probably not be necessary.

Greulich said that necessary easements would be reviewed before a grading permit could be issued.

Alexander said that the Plat Committee did not need to think about particular easements because they would be added later on.

Greulich said that typically easements come in with the plat, but that since the City owned the property and the City Utilities Department was comfortable with foregoing the easements at the current time, the Plat Committee could just address the subdivision.

Cibor asked if the access easement needed to be platted or simply recorded on the plat.

Greulich said that the access easement could simply be recorded. The Plan Commission had said that there needed to be an access easement for cross access between Lot 1 and 2. Once a site plan is provided, Staff would ensure that there is both a drive connection and an access easement.

Cibor said that typically easements are recorded.

Carter said that the easements would be cross-referenced to the plat once they are recorded.

Alexander asked if there was a reason that the plat needed to be approved before the grading permit.

Cameron said that there are many parts to the project, and one of them is funding from the Housing and Neighborhood Development Department (HAND). The goal was to have the parcel created so that the HAND funding could be tied to it.

Alexander asked how the Plat Committee could approve a petition that was provided prior to issuance of a grading permit.

Greulich said that before Staff approves the grading permit, all of the easements would have to be figured out and recorded.

Carter said that City Utilities (CBU) had only had a couple of issues with the original site plan.

Greulich said that almost all of the utilities going through the site would only serve the site.

Carter said that both mains that need to be connected to are in Rogers St.

Cibor said that the site plan did not appear to include the additional 8 feet of right-of-way that he believed should be in the plans.

Greulich said that the future sidewalk would be in the right-of-way.

Cibor asked if there was a drawing somewhere that showed what was being described.

Greulich said that the drawings show the existing sidewalks and right-of-way but that an additional 8 feet of right-of-way was being dedicated.

**\*\*Cibor moved for approval of DP-15-17 with the recommendations identified in the staff report. Carter seconded. The motion passed, 3:0.**