

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, June 12, 2017 at 4:00 p.m. in the Kelly Conference Room, #155. Members present: Roy Aten, Andrew Cibor, and Mike Carter. Staff present: Eric Greulich. Petitioners present: Steve Brehob. Members of the public: None.

ROLL CALL

MINUTES TO BE APPROVED: None at this time.

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

PETITION:

PUD-18-17 RCR Properties, LLC

1421 N. Dunn St.

Preliminary and final plat amendment to allow an expansion and re-plat of Miller Courts Addition Lots #42-60 and Lots #78 & 79 and dedication of right-of-way.

Case Manager: Eric Greulich

Greulich presented the staff report. The petitioner had received PUD approval to redevelop the approximately 6 acre site. The petitioner was seeking to aggregate all of the lots into 3 separate parcels to simplify financing. The petitioner requested a preliminary and final plat amendment to allow an expansion and re-plat of the Miller Courts Addition (Lots 42-60, 78, and 79). The petitioner would also dedicate some right-of-way along 17th and Dunn Streets, which are both classified as secondary arterial roads and require 40 feet of dedicated right-of-way. The petitioner would rename the lots as Lots 78, 55, and 42. The City Council had approved the vacation of the Grant Street right-of-way that had encroached onto the property. Staff recommended approval and that the final plat be forwarded to the Plan Commission.

Steve Brehob, Smith Brehob and Associates, said that he was the consultant for the petitioner. The request to aggregate the lots did not just center around financing but also on establishing a clear chain of title. The request would avoid a potential surveying nightmare in the future.

Carter had a few drafting corrections on the plat. First, he asked that the lot number in the corner be corrected to reflect the lot numbers that the petitioner was proposing to use. Second, he asked that the source of the vacated right-of-way for the southern portion of Grant Street be provided. Third, the dimension on one of the PAEs on Lot 78 should be provided. Fourth, there was some discrepancy on a chord bearing between the legal description and the drawing.

Aten asked how the pedestrian easement was being defined.

Greulich said that he had asked Brehob to define the easement on the plat.

Brehob described the language he intended to use.

Cibor asked if the green courtyard was going to have an easement through it.

Greulich responded there will be an easement in that area.

Brehob said it could be important for fire and safety to have access via the easement.

****Carter moved for preliminary plat approval of PUD-18-17. Aten seconded. The motion passed, 3:0.**