

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, July 10, 2017 at 4:00 p.m. in the Kelly Conference Room, #155. Members present: 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 taken the re-plat to the Plat Committee in June; the Plat Committee had approved the preliminary plat and recommended forwarding the final plat to the July meeting. The petitioner had made a few corrections on the plat. Staff recommended approval of the final plat with no conditions of approval.

Steve Brehob, Smith Brehob and Associates, said that he was the consultant for the petitioner. He had nothing to add to the staff report.

****Carter moved to approve the plat of PUD-18-17.**

Cibor asked when the plats would go to the Board of Public Works (BPW).

Greulich said that anything involving a new street would go to BPW. When right-of-way is being dedicated, it can be a staff-level approval.

Cibor asked why the jog exists along Dunn Street.

Brehob guessed that the section line and center line of the road are not the same. He also guessed that when the area was originally platted, there were different property owners who had likely dedicated different amounts of right-of-way. The center line had been used for the dedication of right-of-way, which resulted in a larger amount of dedicated right-of-way than the section line being used would have.

Cibor said the Unified Development Ordinance (UDO) defined dedication of right-of-way from the center line. He also said that the City of Bloomington parcel north of 17th Street was being dedicated as right-of-way at the next BPW meeting.

Everyone agreed that the parcel Cibor had described had been an unclear topic previously.

There was a discussion of dedication of right-of-way.

Cibor asked about all of the lots being zoned RH (Residential High-density Multifamily).
Brehob said that statement needed to be struck out.

Cibor asked about the prohibition of any obstructions in the pedestrian easement. Is this language common?

Brehob said the language was taken from the UDO.

Cibor asked for a definition of an “obstruction”.

Greulich said that a building would be considered an obstruction. Some items that could be considered obstructions would, in fact, be considered desirable, such as trees or lighting bollards. Staff would determine if a structure was impeding the flow of pedestrian traffic.

Cibor asked if the language should be changed.

Greulich said the UDO would need to be changed.

Cibor asked about the location for easements to Duke Energy.

Brehob indicated the location of the easements and said that the lines were not yet installed.

There was discussion of Duke Energy’s lines in the right-of-way. There would not be easements in the right-of-way.

****Carter moved to amend the plat by striking Note 5. Cibor seconded. The motion to approve the amended final plat PUD-18-17 passed, 2:0.**