

*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, September 11, 2017 at 4:00 p.m. in the Kelly Conference Room, #155. Members present: Roy Aten, Phil Peden, and Andrew Cibor. Staff present: Eric Greulich, Dan Backler, and Dave Williams (City of Bloomington Parks Department). Petitioners present: Chris Porter. Members of the public: Robert Shaw.

## **ROLL CALL**

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

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

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## **PETITION:**

**DP-22-17      City of Bloomington Parks and Recreation**  
1611 S. Rogers St.  
Final plat approval of a two-lot subdivision of 6.63 acres.  
*Case Manager: Eric Greulich*

Greulich presented the staff report. The petitioner was seeking to subdivide a lot with multiple buildings on it. The Plan Commission (PC) had heard and approved a petition to rezone the lot. The PC had also approved the preliminary plat for the property. The rezoning had allowed for a portion of the property to be used for a park and another portion to be used for a future affordable housing complex. Staff recommended approval with the condition that the final plat be recorded within 6 months of final approval.

Dave Williams, Operations Director of the Parks Department, said that the residential portion of the subdivision would not be developed by the Parks Department. The Administration would seek proposals to develop it.

Peden asked about property lines and setbacks.

Greulich said that there would not really be a property line because the property was contiguous with other properties.

Peden asked about the easement shown on the documents.

Chris Porter, Bledsoe, Riggert, Cooper, James, said that the easement was interpreted by the surveyor to be an easement on the southern portion of the property.

Peden clarified where sewer was running and indicated locations on the documents.

Greulich asked Peden if more of an easement needed to be shown.

Peden said that some of the older sewer lines, like the one being discussed, would have access problems. He did not anticipate any access troubles because the property would be owned by the City.

Cibor suggested that an additional condition of approval be added that would address the access concerns raised by Peden.

Greulich and Peden discussed where the easement would be located.

Peden asked if the location of the storm water easement was known yet.

Greulich said that when storm water detention areas are serving more than one lot, they must be in a common area. However, the petition included a storm water detention area serving only one lot, so the UDO did not require that it be in a common area. He also said that he did not believe there were storm water management facilities on the property being discussed, but that they were on the larger Switchyard Park property.

Porter mentioned the pervious parking area as a storm water management facility.

Peden asked if the building that would remain on the property as part of the redevelopment was connected to the storm sewer. He did not think he had seen any laterals on GIS. He offered to have CBU investigate.

Aten asked if there would be sidewalk spanning the creek on Rogers. He emphasized that the sidewalk would be a requirement of the subdivision.

Williams said it would have to bridge the culvert and would be difficult because the culvert had an odd configuration. He confirmed that the 200 feet of sidewalk missing from the plans would be built.

Greulich said that the sidewalks would be shown when site plan approval is sought.

Aten asked how the two lots would be accessed.

Greulich said that the lots would function separately and have to meet all UDO standards for access or get variances.

Aten raised concerns that two drives for the two separate parcels would not be possible.

Greulich stated that the current drive was grandfathered in, but once the site was redeveloped, the drive would not be grandfathered anymore.

Aten asked if any power line easements had been found.

Porter said that 3 had been identified with possible locations. The easements had been vague.

Williams identified power lines that would be run underground as part of the project.

Greulich said that only public easements were seen on plats, so the power line easements did not necessarily need to be on the plat. Easements for power lines would appear on the ALTA survey.

Aten asked why dedication of right-of-way on Rogers Street was not shown on the plat. He said he did not see any measurements for what was being dedicated.

Greulich said that the petitioner could work on language to dedicate the right-of-way and that it would be shown appropriately on the plat.

Porter and Aten discussed the best way to show dedication of right-of-way on the plat.

Greulich said that he would not make the dedication of right-of-way a condition of approval, but that it would be done before the plat would be signed.

Aten explained the necessity of the Owners Statement to Porter for right-of-way dedication.

Cibor said that the Board of Public Works (BPW) would have to accept the right-of-way for the City.

Aten said that the plat would have to go to the BPW because it needed the Board's signatures.

Greulich said that only plats with new streets must go to the BPW. The plat being discussed could be signed by the Public Works Director and the Planning & Transportation Director.

Aten and Cibor said that the City Legal Department had told them that the BPW needed to approve any plats with right-of-way dedication.

Cibor said that the UDO required 1 street tree per 40 feet of frontage.

Greulich said that, for example, if there is 200 feet of frontage, there would need to be 5 street trees, but they may not be spaced every 40 feet. He said there is 617 feet of frontage on Rogers Street, so that number divided by 40 is how many street trees are required regardless of drive cuts.

Cibor said that aside from right-of-way dedication, the petitioner had asked that any other street dedication requirements be waived. He asked what the other street dedication requirements were.

Greulich said there were not any other street dedication requirements.

Shaw told Peden that he did not think the sewer easements had ever been recorded. He asked if Peden had seen any laterals coming off the main.

Peden said he had seen one coming out of a manhole and indicated the manhole.

Shaw said that he had connected into the manhole on his property. He asked if there was a setback requirement on the plat.

Greulich said there would be a setback requirement from the property line for parking and building areas. Parking would need to be 20 feet back from the property line.

Shaw asked how the property line matched up with his one-acre exemption on the corner. He said that most of the tenants of his neighboring mobile home park are elderly, about 60%. He said that he was concerned about the buffering between the Parks Department's parcel and the bedrooms of his tenants. He asked if there would be parking on the site adjacent to his property. He said his major questions concerned buffering, if the sewer on his property would be accessed, how many housing units would be on the property adjacent to his, and how many entrances would be allowed once the site is redeveloped. He was concerned about headlights from tenant traffic on the new development affecting his elderly tenants at night.

Greulich said that PC had heard the preliminary plat and the Plat Committee was currently hearing the final plat. The PC had approved a waiver from a second hearing for rezoning. City Council had approved the rezoning. There is a buffer area required between the mobile home park and the Parks Department property, and the buffer

area must be landscaped. There had not yet been a definitive site plan for Lot 2, which is the lot adjacent to the mobile home park, but the site plans would have to receive PC approval. The driveway and landscape plans would also be discussed during the site plan approval process. He said that unless the sewer line on the mobile home park property was a public line, the City would not tie into it.

Peden said that the line was shown as public on GIS, so further research would be needed.

Greulich said that when Lot 2 was rezoned it became able to have 15 units per acre. He said the lot is only about a half-acre, so about 8 units would be allowed. He said that the intention was for the units to be affordable housing units with one or two bedrooms for people 55 and older.

Shaw did not oppose the number of units on Lot 2. He said that it would be a bad idea to plant trees beneath the power line that ran north/south along Rogers Street.

Greulich said that the City had worked the trees out with Duke Energy.

Cibor said that the site plans would be discussed at future PC meetings. He said that there was a second condition of approval regarding a sewer easement.

**\*\*Peden moved to approve DP-22-17 with the conditions outlined by Cibor.**

Greulich outlined that the first condition was that the plat be recorded within 6 months of approval and that the second condition was that there would be a 20 foot sewer easement which would be field-verified.

**\*\*Aten seconded the motion. The motion passed 3:0.**