

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, October 2, 2017 at 4:00 p.m. in the Kelly Conference Room, #155. Members present: Roy Aten, Andrew Cibor, and Mike Carter. Staff present: Amelia Lewis and Dan Backler. Petitioners present: Steve Smith. Members of the public: none.

ROLL CALL

MINUTES TO BE APPROVED: None at this time.

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

PETITION:

DP-31-17 **Bill C Brown**
300 S SR 446
Preliminary plat amendment to the Century Village Plat to add 3 lots.
Case Manager: Amelia Lewis

Lewis presented the staff report. The property is 4.44 acres and located in the southwest corner of East State Road 46 and South State Road 446. There were three commercial building on the PUD. The amendment to the plat would adjust lot lines and fix some issues such as lot lines and easements running through the middle of buildings. Lot 1 was not a part of the request. The petitioner requested a zero lot line development to accommodate the reduced setback between buildings. There were no changes to access proposed nor was any construction proposed. The petitioner had met the standards for zero lot line development. Staff recommended approval with two conditions.

Smith showed a drawing that depicted the public right-of-way dedication. He also highlighted some encroachments that were between different family members who own different lots. He also showed how the amendment would clean up lot lines. He also said there were a lot of easements and if the property were to be developed, they would need to be addressed.

Carter indicated a roadway easement and discussed its importance with Smith. He also said that there is only one CBU easement (water and sewer) on the plat and that he thought it looked fine.

Aten reminded the petitioner to show the original size of the lot as well as the new platted size.

Cibor asked about standard language dedicating right-of-way.

Aten said the language was not included and that the Owner's Certificate would need to be modified.

Backler said that Steve Brehob had just completed the Dunnhill re-plat and that it had been similar.

Cibor asked when the preliminary plat would become a final plat.

Lewis said the petition would come back to the Plat Committee the following month for final plat.

Smith said it would also go to the Board of Public Works for the right-of-way dedication.

Cibor asked if the items they were discussing would be on the final plat.

Smith said they would be.

Aten asked about access easements.

Smith said that the plat referenced existing easements and did not make any new easements.

Lewis said that if the property is developed it would have to meet all of the PUD requirements placed on it in 2004.

Aten asked why the lots were being combined.

Smith said that the lots had previously been combined by a deed. He showed an aerial photo and explained the way the owner had wanted to group the parcels. He clarified that the amendment was to amend Lot 2 and plat is with Lots 3, 4, and 5.

Aten said he understood wanting to clean up lot lines, but wanted to know why certain lot lines had been eliminated.

Smith said that the lot lines had been eliminated in the past and that they had been done by deed, not by plat. He also discussed the history of the land and said it was all one parcel.

Cibor said that while the City would typically require sidewalk construction, it was his understanding that it would not be necessary until development took place, per the PUD.

Smith confirmed what Cibor had said.

Cibor asked about right-of-way being dedicated which would belong to the State instead of the City.

Aten said that the language says the right-of-way is dedicated to the public but does not specify the City or the State.

Cibor stated that the dedication should still go to the Board of Public Works for consistency.

Aten agreed.

Carter asked if the State had been notified about the plat amendment by the City.

Aten said there is not a process to notify the State.

Cibor summarized that there were two conditions attached to the petition.

****Aten moved to approve DP-31-17 with the conditions outlined in the staff report. Carter seconded. The motion to approve DP-31-17 passed 3:0.**