

Plan Commission minutes are transcribed in a summarized manner. Recordings are available in the Planning and Transportation Department for reference. DVDs are also available for viewing in the Audio-visual (CATS) Department (phone (812) 349-3111 or E-mail address: moneill@monroe.lib.in.us) of the Monroe County Public Library, 303 E Kirkwood Ave.

The City of Bloomington Plan Commission (PC) met on October 8, 2018 at 5:30 p.m. in the Council Chambers #115. Members present: Beth Cate, Neil Kopper, Heather Maritano, Susan Sandberg, Nick Kappas, Jillian Kinzie, Brad Wisler, Trohn Enright-Randolph

ROLL CALL

MINUTES TO BE APPROVED: September 2018

Sandberg moved to approve the September 2018 minutes. Maritano seconded. Motion passed by voice vote.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Jackie Scanlan, Development Services Manager, said that in order to make a decision on any of the cases tonight, 5 members of the Plan Commission will need agree in order to have a final disposition on any of the cases.

PETITIONS CONTINUED TO NOVEMBER:

SP-14-18 **Waterstone Bloomington Land LLC**
320 W. 11th St.
Site plan approval to allow a 51,720 sq. ft. mixed use building with 22 parking spaces
Case Manager: Eric Greulich

***Note: Per PC Rules, a vote is needed to continue.**

Kinzie moved to continue SP-14-18 to the November meeting. Sandberg seconded. Motion passed by voice vote 6:0.

CONSENT AGENDA:

SP-25-18 **JBMF LLC**
910 & 916 N. College Ave, 913 N. Walnut St.
Site plan approval for a rooming house
Case Manager: Eric Greulich

Scanlan said that this item is a by-right site plan, so it needs to appear in front of the Plan Commission per the site plan requirements. Because it meets all code requirements, so it cannot legally be denied.

Kinzie moved to approve the Consent Agenda. Sandberg seconded.

Craig Taylor raised concerns about safety and parking.

Kinzie moved to approve the Consent Agenda. Sandberg seconded. Motion passed by voice vote 6:0.

PETITIONS:

PUD-13-18 **Trinitas Development**
1550 N. Arlington Park Dr.
Approval of Preliminary Plan Amendments & District Ordinance to rezone Business Park to PUD to PUD
Case Manager: Jackie Scanlan

Scanlan presented the staff report. The Planning & Transportation Department recommends that the Plan Commission forward the petition to Common Council with a negative recommendation.

Terri Porter, Director of Planning & Transportation Department, stated for the record that this was a very difficult recommendation for Staff to make, but the project is too much out of alignment with the Comprehensive Plan to recommend for approval.

Jeff Kanable, Trinitas, presented information on the development, including 10 ways it does align with the Comprehensive Plan.

Jeff Kanable and Jeff Fanyo representing Trinitas both answered questions from Plan Commission members. Discussion ensued.

It was clarified that the petitioner is asking to waive the second meeting due to Trinitas filing the first time without including the connection to Arlington, but then deciding to add it after notices were sent.

Sandberg asked about the City's perspective of a possible contribution from Trinitas to the Housing Development Fund and working with the HAND and Economic and Sustainability Development Departments. Porter responded that the meetings have taken place with Housing and Neighborhood Development and Economic and Sustainability Development, but there is nothing in writing that specific agreements have been made. For this reason, the Planning & Transportation's position is based off of the project's relationship with the Comprehensive Plan. Porter said even with these additional benefits, the City's views of the project would stay the same.

Wisler asked if the petitioner would prefer to come back for another hearing or prefer to go on to the City Council with a negative recommendation. Fanyo said he would prefer to come back to Plan Commission with changes.

Public comment ensued from one citizen, including concerns about potential traffic issues.

**Sandberg motioned to forward PUD-25-18 to Common Council with no recommendation. Maritano seconded.

Discussion regarding the motion and petition ensued.

Roll call vote. Motion passes 5:2.

DP-24-18 **City of Bloomington Redevelopment Commission**
621 N Rogers St.
Preliminary Plat amendment to amend Lot 2 and add Lot 3 to Trades District West Phase One subdivision and vacation Lots 46-50 in Maple Heights subdivision
Case Manager: Jackie Scanlan

Wisler recused himself from this discussion due to his involvement in the Trades District on the board of directors for Dimension Mill Inc. Wisler asked Sandberg to chair the meeting in his stead.

Jackie Scanlan presented the Staff report. The Department is recommending vacation because the characteristics of the area have changed drastically since platting was done. The Department found that the

amendment request does meet minimum Preliminary Plat amendment to create Lots 3 & 4. There is a condition that the required right-of-way be shown on the final plat.

****Kinzie motioned to approve DP-24-18 with one condition. Kappas seconded. Motion passes with a roll call vote 6:0****

PUD-26-18 Meadowood Retirement Community

800 E. Tamarack Trail

An amendment to the Meadowood Planned Unit Development district ordinance and preliminary plan to allow the expansion of the PUD to add 1.3 acres. Also requested is delegation of final plan approval to Staff. A waiver from the required second hearing is requested.

Case Manager: Eric Greulich

Eric Greulich gave the staff report. Staff is recommending approval of the preliminary plan amendment. Staff is recommending the delegation of the final plan approval for the assisted care living facility to Staff. Staff is recommending the delegation of final plan approval for the townhomes to come back to the Plan Commission, as there is not enough information on the townhomes at this time to feel comfortable enough to delegate it to Staff. Staff is recommending approval with the 11 conditions, condition #6 should be deleted.

Brian Cutter, the petitioner, introduced himself.

Plan Commission members asked questions of Staff and the petitioner.

Public comment ensued from 5 citizens, including concerns about who was notified of this petition in the neighborhood, historic preservation, space between townhomes and facilities, increased traffic, and a request for an environmental impact study of Griffy Lake.

Plan Commission members asked remaining questions of Staff and the petitioner.

****Kappas motioned approval for PUD-26-18 with the 11 conditions. Cate seconded.****

Plan Commission members said their final comments on the petition and thanked the public for coming to speak.

****Roll call vote. Motion passes with roll call vote 6:1****