

*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 November 5, 2018 at 5:30 p.m. in the Council Chambers #115. Members present: Beth Cate, Neil Kopper, Susan Sandberg, Nick Kappas, Jillian Kinzie, Brad Wisler, Joe Hoffmann

### **ROLL CALL**

**MINUTES TO BE APPROVED:** October 2018

**\*\*Kinzie moved to approve the October 2018 meeting minutes. Kappas seconded. Motion passes by voice vote\*\***

### **REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

Jackie Scanlan, Development Services Manager, informed the commission that a draft calendar was distributed and a final version will be brought to Plan Commission next month.

**\*\*Kappas moved to suspend the Plan Commission rules to allow ZO-31-18 to be heard before PUD-30-18. Sandberg seconded. Motion passed by unanimous voice vote\*\***

Kappas reported that at the County Plan Commission meeting, it desire for County and City Plan Commissions to come together and meet was discussed.

Beth Cate arrived at 5:40PM.

### **WITHDRAWN:**

UV-29-18      **Bloomington Co-Operative Living**  
921 W 9<sup>th</sup> St.  
Use variance recommendation to allow for a co-operative living housing unit in the RC Residential Core zoning district  
*Case Manager: Amelia Lewis*

### **CONTINUE TO DECEMBER:**

SP-14-18      **Waterstone Bloomington Land LLC**  
320 W. 11<sup>th</sup> 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 December 2018 hearing. Sandberg seconded. Motion passed by voice vote.\*\***

### **PETITIONS:**

ZO-31-18      **City of Bloomington**  
CD Zoning District  
Extension of time of existing temporary text amendment previously approved as ZO-42-17 concerning maximum heights, densities, modulation requirements, & review considerations in the Commercial Downtown overlays (CSO, STOP, UVO, DGO, DCO, DEO).

Case Manager: Jackie Scanlan

Scanlan presented the information about this request. Plan Commission members asked questions from Staff about the amendments from the petition.

One person from the public spoke and expressed that the Chamber of Commerce does not support the Sunset Clause being applied to the Commercial Downtown Overlay.

\*Kinzie moved to approve the time extension amendment to ZO-31-18. Sandberg seconded.\*

Plan Commission members gave their final comments.

\*Motion passes by 6:1 roll call vote\*

**PUD-30-18 Curry Urban Properties**

100 Block of N. Pete Ellis Dr.

Rezone real estate identified as Lot #8 located in Deckard E 3<sup>rd</sup> St. neighborhood subdivision, Monroe County, IN, consisting of 3.2 acres from CL to Planned Unit Development. Preliminary plan & district ordinance.

Case Manager: Jackie Scanlan

Scanlan presented the Staff report. Scanlan noted that a letter from the public came in on Friday, but was not in the packet. This letter was distributed to the Plan Commission and will be amended into the online packet.

Tyler Curry, the petitioner, presented the proposal. Mike Harmon, representing the petitioner, addressed the letter from someone from the public and discussed the project.

Plan Commission members asked Staff and the Petitioner questions, including concerns from the letter submitted by a member of the public regarding the setback, shadows, and privacy. Discussion ensued.

One member from the public commented about adjacent homeowner concerns, such as traffic and potential accidents.

\*\*Wisler moved to forward PUD-31-18 to a second hearing in December 2018. Sandberg seconded.\*\*

Plan Commission members expressed their final comments on the project.

\*\*Motion passed by roll call vote 7:0\*\*