

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 December 10, 2018 at 5:30 p.m. in the City of Bloomington Council Chambers. Members present: Beth Cate, Neil Kopper, Susan Sandberg, Jillian Kinzie, Karin St. John, Joe Hoffmann

ROLL CALL

MINUTES TO BE APPROVED: October 2018 Special Hearing, November 2018 Regular Hearing, November 2018 Special Hearing

Sandberg moved approval of the October 2018 Special Hearing, November 2018 Regular Hearing, November 2018 Special Hearing minutes. Kinzie seconded. Motion passes by voice vote.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Hoffmann noted a correction to the November Special Hearing regarding the Transportation Plan. The last amendment discussed had a vote of 4:2, which at the time was announced as a passing vote, but 4:2 is not a sufficient amount of votes. This amendment therefore failed.

Cate arrived at 5:36PM.

Kinzie asked for an update on the UDO.

Terri Porter, Director of Planning & Transportation, said that January 4th, 2019 is the last day for comments on the UDO Modules 1, 2, & 3 available on the Planning & Transportation website.

Karin St. John introduced herself as the newest member to the Plan Commission.

Jackie Scanlan, Development Services manager, introduced the new Zoning Planner to the Planning & Transportation Department, Larysa Bernstein.

CONTINUE TO JANUARY:

PUD-30-18 **Curry Urban Properties**
100 Block of N. Pete Ellis Dr.
Rezone real estate identified as Lot #8 located in Deckard E 3rd 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

PETITIONS:

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

Greulich presented the staff report on SP-14-18. Staff conclusion is as follows: This petition meets the STPO Development Standards except for the height limit which received a waiver with the 2007 approval. The plan and renderings are in keeping with the previous requirements of the 2007 site plan approval, however since one of the areas of concern with the 2007 approval was the incorporation of a mix of uses on this petition and the desire to promote the development goals of the Trades District and Shower Technology Park, the exclusion of office uses and the inclusion of multi-family residences with the petition does not promote that goal and does

interfere with the goals of the Comprehensive Plan. The Department therefore does not recommend approval because it lacks the previously approved office space. Staff is not recommending approval on this petition.

Matt Ellenwood, speaking for Eric Edie, presented on the petition.

Commissioners asked questions to Staff and the petitioner regarding the petition. Alex Crowley, Director of Economic and Sustainable Development, spoke on the Trades District and how it relates to this petition. There was discussion of a previous zoning commitment and how it effects the Staff's position on the petition.

Jeff Fanyo, representing the petitioner, spoke to the zoning commitment and how it originally came about.

****Wisler moved to approve SP-14-18 with the condition of approval advised by Staff. Sandberg seconded****

Commissioners made their final comments.

****Motion to approve failed by 7:0 roll call vote****

****Kinzie moved to continue SP-14-18 to the February 2019 Plan Commission meeting. Sandberg seconded****

Kinzie explained why she motioned to continue vs. motioned to deny.

****Motion passes 7:0 by a roll call vote****

Meeting adjourned at 7:00PM.