

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 February 11, 2019 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, Nicholas Kappas

ROLL CALL

MINUTES TO BE APPROVED: December 2018

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- Election of Officers:
 - Current President: Joe Hoffmann

****Wisler motioned to nominate Hoffmann. Sandberg seconded. Motion passes by voice vote****

- Current Vice President: Brad Wisler

****Sandberg motioned to nominate Wisler. Cate seconded. Motion passes by voice vote****

- Appointment of a Plan Commission Representative to the Board of Zoning Appeals:
 - Current Representative: None

****Kappas motioned to nominate himself. Wisler seconded. Motion passes by voice vote****

- Current Alternate: None

****Sandberg motioned to nominate herself. Wisler seconded. Motion passes by voice vote****

- Appointment of a Plat Committee:
 - Current Representatives:
 - Roy Aten: Planning and Transportation
 - Mike Carter: City Utilities
 - Vacant: Plan Commission

****Kinzie motioned to nominate Roy Aten, Mike Carter, and herself. Sandberg seconded. Motion passes by voice vote****

- Alternate Representatives:
 - Dan Backler: Planning and Transportation
 - Brad Wisler: Plan Commission
 - Phil Peden: City Utilities

****Kappas motioned to nominate Dan Backler, Phil Peden, and himself. Kinzie seconded. Motion passes by voice vote****

- Appointment of a Hearing Officer
 - Current: Beth Rosenbarger
 - Current Alternate: Scott Robinson

****Sandberg motioned to nominate Beth Rosenbarger and Scott Robinson. Wisler seconded. Motion passes by voice vote****

- Appointment of a City Plan Commission member as an ex-officio member of the Monroe County Plan Commission
 - Current Representative: Nick Kappas

****Sandberg motioned to nominate herself. Cate seconded. Motion passes by voice vote****

- Current Alternate: Jillian Kinzie

****Cate motioned to nominate herself. Kinzie seconded. Motion passes by voice vote****

Terri Porter, Planning & Transportation director, reported on changes in personnel and progress on the Unified Development Ordinance.

CONTINUED TO MARCH:

*SP-14-18 **Waterstone Bloomington Land LLC**
320 W. 11th St.
Site plan approval to allow a 52,720 sq. ft. mixed use building with 22 parking spaces.
Case Manager: Eric Greulich

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

****Kinzie motioned to continue SP-14-18 to the March meeting. Sandberg seconded. Motion passes by voice 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 3rd St. neighborhood subdivision, Monroe County, IN, consisting of 3.2 acres from CL to Planned Unit Development. Preliminary plan & district ordinance.
Case Manager: Eric Greulich

PUD-38-18 **IU Credit Union**
4200 E. Hagan St.
Final plan approval for 13,284 sq. ft. office building.
Case Manager: Eric Greulich

****It was noted that the agenda had a typo in IU Credit Union's address: 4200 E. Hagan St., not 420 E. Hagan St.**

CONSENT AGENDA:

UV-39-18 **Donna Lafferty**
502 W. 2nd St.
Use variance to allow a health spa in a Medical (MD) zoning district
Case Manager: Eric Greulich

SP-03-19 **Centerstone, LLC**
1610 N. Kinser Pike
Site plan approval to allow the construction of a multifamily building with 51 apartments.
Case Manager: Eric Greulich

***It was noted that the agenda had a typo in the description of SP-03-19: 51 apartments, not 5 apartments.*

****Wisler motioned to approve the Consent Agenda. Sandberg seconded. Motion passes by 8:0 roll call vote****

PETITIONS:

SP-01-19 **MCCSC (Chris Ciolli)**
1000 W 15th St.
Site plan review for new Tri-North Middle School.
Case Manager: Amelia Lewis

Amelia Lewis, case manager, presented the staff report.

Andrew Guenther spoke about the Environmental Commission's recommendations.

Bill Riggert, the petitioner, spoke about the project.

Plan Commission members asked the petitioner questions and made comments about the petition. Chris Ciolli spoke to some of the questions. Discussion ensued.

Commissioners made their final comments.

****Wisler motioned to approve SP-01-19 with the conditions outlined in the staff report. Sandberg seconded. Motion passes by 8:0 roll call vote****

PUD-02-19 **Enright Architects (Belle Tire)**
2100 S. Liberty Dr.
Final plan approval for a new retail tire store and auto service center in a Planned Unit Development.
Case Manager: Amelia Lewis

Amelia Lewis, case manager, presented the staff report.

Andrew Guenther spoke about the Environmental Commission's recommendations.

Christopher Enright, the petitioner, spoke about the project and addressed the recommendations from Staff and the Environmental Commission.

Plan Commission members asked the petitioner questions and made comments about the petition. Discussion ensued.

****Wisler moved to approve PUD-02-19 with conditions 1, 2, 3, 4, 6, 7, & 8, deleting Condition #5. Sandberg seconded****

Plan Commission members made their final comments.

****Wisler moved to approve PUD-02-19 with conditions 1, 2, 3, 4, 6, 7, & 8, deleting Condition #5. Sandberg seconded. Motion passes by roll call 8:0 vote****

Meeting adjourned at 7:40PM.