

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 March 18, 2019 at 5:30 p.m. in the City of Bloomington Council Chambers. Members present: Trohn Enright-Randolph, Jillian Kinzie, Susan Sandberg, Kathleen Mills (for Joe Hoffmann), Karin St. John, Flavia Burrell, Brad Wisler, Neil Kopper, Nicholas Kappas

ROLL CALL

MINUTES TO BE APPROVED: February 2019

****Kinzie motioned to approve the February 2019 minutes. Sandberg seconded. Motion passes by voice vote****

REPORTS, RESOLUTIONS AND COMMUNICATIONS: None at this time.

CONTINUED TO APRIL:

PUD-07-19 **Whitehall Crossing LLC**
402 N. Gates Drive
PUD final plan approval to allow the construction of a 4,000 sq. ft. retail store. Also requested is preliminary plat approval for a 2-lot subdivision.
Case Manager: Eric Greulich

*SP-14-18 **Waterstone Bloomington Land LLC**
320 W. 11th Street
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 the following case. Staff has informed the petitioner that this is the last continuance that Staff would support.**

****Kinzie motioned to continue SP-14-18 to the April 2019 meeting. Sandberg seconded. Motion passes by roll call vote****

CONSENT AGENDA:

PUD-38-18 **IU Credit Union**
4201 E. Hagan Street
Final plan approval for 13,284 sq. ft. office building.
Case Manager: Eric Greulich

PUD-06-19 **R&B Group Inc.**
2917 S. Mcintyre Drive
PUD final plan approval to allow the construction of a 10,000 sq. ft. building trade office
Case Manager: Eric Greulich

****Kinzie moved to approve the Consent Agenda. Sandberg seconded. Motion passes by roll call vote.****

****Kappas arrived at 5:38PM.**

PETITIONS:

PUD-30-18 **Curry Urban Properties**
108 N. Pete Ellis Drive
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

Eric Greulich, case manager, presented the report. Staff recommended the Plan Commission forwards the petition to the Common Council with a negative recommendation.

Terri Porter, Director of Planning & Transportation, spoke about the department's recommendation and the history of the petition. She presented PowerPoint slides that detailed workforce housing, the proposed project's rent, and local wages.

Mike Carmen, representing the petitioner, spoke about the petition and addressed some of the concerns raised by Porter.

Tyler Curry, the petitioner, spoke about the petition, the housing crisis, and addressed some of the concerns raised by Porter.

Sandberg asked for HAND (Housing & Neighborhood Development) to speak to the community's needs and workforce housing.. Enright-Randolph expressed concern about the lack of public transit access on this property. St. John asked about impervious surface cover on the site, bike trails, and rainwater collection. Kappas asked about electrical car charging stations. Burrell asked why there is a disparity about what workforce housing means. Kinzie asked to hear about the public benefits of this petition. Wisler asked the role knowing the rent amount plays in this process. Sandberg asked about the public benefits as well as the housing needs in the City. Discussion ensued, including Greulich, Wood, Carmen, Curry, and Sader.

****Sandberg motioned to forward PUD-30-18 with a negative recommendation to the Common Council. Kinzie seconded.****

One member of the public spoke, saying that they do not see the public benefit in this project.

The commission members made their final comments.

****Motion to forward PUD-30-18 with a negative recommendation to the Common Council passes by 5:3 roll call vote****

Meeting adjourned at 7:54PM.