

**HEARING OFFICER –Kelly Conference Room #155
July 10, 2019 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, July 10, 2019 in the Kelly Conference Room #155. Hearing Officer present: Beth Rosenbarger.

REPORTS RESOLUTIONS AND COMMUNICATIONS: None at this time.

PETITIONS:

V-19-19 **Donald L. Cowden Trust**
2501 W. 3rd St.
Request: Variance from front yard parking setback standards.
Case Manager: Eric Greulich

Eric Greulich presented the staff report on V-19-19. Staff is recommending adoption of the proposed findings in the staff report, including the following three conditions:

1. The petitioners must obtain a building permit prior to construction.
2. This variance applies to design as submitted and approved only. Any future construction or development on this site must meet all UDO requirements.
3. A sidewalk connection from 3rd Street along the new entrance drive must be shown with the grading permit.

Rosenbarger, Hearing Officer, asked Greulich if he knew whether or not the drive configuration had been reviewed and approved by the City Engineer or interim City Engineer. Greulich said he hasn't shared the internal parking arrangement with the engineering staff but he can check with them prior to the grading permit. To his knowledge the grading permit hasn't been issued and Neil (Kopper), interim City Engineer hasn't highlighted anything for this design that would be an issue. Rosenbarger said she's interested in having a little flexibility in terms of the width of the drive (including the number of lanes permitted) simply because one of the conditions of approval is for only this configuration. Greulich explained they would be allowed a 34-foot wide drive cut onto 3rd St. Rosenbarger further explained that generally private drives don't have a signalized intersection. She said if there were to be best practices that would change the cross section, she would prefer to leave that option on the table. Meaning the only way she could see it going is; would there be a scenario where there is two lanes and if the condition of approval is written where it can only be three. Greulich said the intent behind the second condition was to deal with the parking in front of the building and not to approve the intersection alignment. However; he would be happy to check with Neil about it and make sure he's okay with what is being shown. Rosenbarger asked for clarification regarding condition #3. Greulich said the last condition is to require the installation of a sidewalk along at least one side of the access drive that connects to 3rd St. in order to promote pedestrian access. Rosenbarger confirmed that would be later reviewed with the grading permit to include ramps, etc. Greulich agreed.

John Thomas is present to speak on behalf of the petitioner. He had nothing to add to the staff report.

Rosenbarger commented that the drive configuration could change at a later date if deemed necessary.

No comments from the public.

Discussion ensued regarding the wording of condition #2. Greulich said he could clarify condition #2 to say the following: ***“This variance applies to the site plan showing parking between the building and the street only. Any future construction or development on this site must meet all UDO requirements.”***

****Rosenbarger approved V-19-19 based on the written findings, including the three conditions outlined in the staff report, including revised condition #2 as previously stated by Greulich.**

V-21-19 **Boys & Girls Clubs of Bloomington**
1111 W. 12th St.
Request: Variance from front yard setback requirements for the construction of recreational equipment.
Case Manager: Ryan Robling

Ryan Robling presented the staff report on V-21-19. Staff is recommending adoption of the proposed findings in the staff report, including the following three conditions:

1. The petitioners must obtain a building permit prior to construction.
2. The petitioners must be below the maximum impervious surface coverage of 61% of the lot area.
3. This variance applies to the equipment as proposed only. Any subsequent encroachment would require an additional variance.

Jeff Baldwin, Executive Director of Boys & Girls Clubs, had nothing to add to the staff report.

Rosenbarger confirmed that the equipment would be open to the public.

No comments from the public.

****Rosenbarger approved V-21-19 based on the written findings, including the three conditions outlined in the staff report.**

Meeting adjourned.