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The City of Bloomington Plan Commission (PC) met on June 8th, 2020 at 5:30 p.m. via a virtual web conference, due to COVID-19. Members present: Burrell, Cate, Cockerham, Enright-Randolph, Herrera, Kinzie, Kopper, Sandberg, St. John, Wisler

ROLL CALL

MINUTES TO BE APPROVED: April 2020

****Sandberg moved to approve the April 2020 minutes. Burrell seconded. Motion carried by voice vote 9:0—Approved.**

REPORTS, RESOLUTIONS AND COMMUNICATIONS: Jackie Scanlan, Development Services Manager, introduced Chris Cockerham, the newest Plan Commission member.

Michael Rouker City Attorney, discussed the proposed Sign Fee Amendment that would waive permanent and temporary sign permit fees through September 30, 2020, aiding local businesses, especially restaurants, during COVID-19. Rouker said this effort was being made in conjunction with a trial closing of Kirkwood Avenue to vehicular traffic June 19-21 to expand outdoor seating to Kirkwood Avenue restaurants. Rouker also said the City was able to loan area businesses \$1.2 million using food and beverage tax money. Wisler and Rouker discussed that the amendment would take effect immediately.

Public Comment:

Member of the public that spoke: Mary Morgan

Morgan spoke on behalf of the Greater Bloomington Chamber of Commerce, saying they support the amendment whole heartedly and are appreciative that it has been brought forth quickly to help aid businesses.

****St. John moved that the Plan Commission waive sign permit fees through September 30, 2020, pursuant to Section 20.06.040(c)(3)(E) of the Unified Development Ordinance as the sign permit fee waiver is being actively promoted by the City. Sandberg seconded. Motion carried by roll call vote 9:0—Approved.**

Enright-Randolph reported that Monroe County is moving forward with the Consolidated Development Ordinance (CDO), and a kickoff event was held virtually May 27th. Community Access Television Services (CATS) recorded the meeting, which had 60 people in attendance via Zoom. Enright-Randolph said information and conversations from the meeting would be brought back to Monroe County Planning and the county Plan Commission. More information is available at moroecdo.com and more meeting dates will be announced.

Terri Porter, Department of Planning and Transportation director, offered time for Plan Commissioners to make statements about recent events concerning racial equality. Kinzie said Plan Commission decisions must be carefully weighed to ensure they are not racist, and in fact, anti-racist, and to understand racist acts that have and continue to shape policy making. City commissions that influence decisions regarding housing, land use, the environment, and our local economy should take bold, anti-racist actions like soliciting minority voices on such issues and dismantling non-inclusive policies.

St. John said she is in support of Kinzie's well-crafted message. Cate said these issues won't go away until education gaps, and lack of affordable housing and well-paying jobs are addressed. She also said the Commission itself should be representative of these values, and believes equity and inclusivity are already evident in the Commission and Staff.

Enright-Randolph said many members of the public were present and he was unsure if they were there to speak to the petitions or other topics. He asked if a public comment period was on the agenda for non-petition items

and Scanlan said no, public comment on non-agenda items is not usually permitted at the Plan Commission hearings. Enright-Randolph suggested suspending the rules and permitting non-agenda items to be commented on before presenting petitions. Wisler said he wished to continue with the scheduled agenda, and Burrell said petitioners' time should be honored and prioritized. Kinzie and St. John asked if Enright-Randolph felt he knew if members of the public were there to speak about non-agenda items. St. John said she felt like the public comment could be about recent racial events or the new Plan Commission appointment. Enright-Randolph said he didn't want to limit topics, but just felt like some people might be attending the meeting to speak about non-agenda items and they should be told now whether or not they would be able to speak. He said he is not a voting member but can make a motion. Rouker said that a time limit could be set, but topics could not be limited. He also said many upcoming meetings would offer the opportunity for generalized public comment.

****Enright-Randolph moved to suspend Plan Commission rules to add a public comment period for non-agenda items at the end of the meeting. Kinzie seconded. Motion carried by roll call vote 9:0—Approved.**

PETITIONS CONTINUED TO: July 13, 2020

SP-11-20 **Johnson Creamery**
400 W. 7th Street
Request: Site plan approval to allow the construction of a mixed-use building with 58 dwelling units.
Case manager: Eric Greulich

PETITIONS:

PUD-10-20 **Habitat for Humanity**
700 W. Guy Ave.
Request: An amendment to the preliminary plan and district ordinance for the Thomson PUD to add 8.46 acres to allow 70 single family lots. Also requested is delegation of final approval to staff.
Case manager: Eric Greulich

Eric Greulich present the staff report. The property is located at 700 W. Guy Avenue and is zoned Planned Unit Development (Thomson PUD) and Residential Medium Lot (R2). The 8.46 acre portion of property is located at the west end of the stubs of Cherokee Drive, Chambers Drive, Duncan Drive, and Guy Avenue with Bernard Drive to the south. The petitioner also owns a 4 acre property to the north that is within the Thomson PUD. Surrounding zoning includes the Thomson PUD to the north, Residential Medium Lot (R2) to the east and south, and Mixed Use Institutional (MI) to the west. The surrounding properties have been developed with a mix of single family residences to the east and south, industrial uses within the Thomson PUD to the north, and the RCA Community Park to the west. This site is undeveloped and has several trees along the property border and no known sensitive environmental features. The property has almost 60' of elevation change from the south end of the site to the north end. The petitioner is proposing to expand the boundaries of the Thomson PUD to add an additional 8.46 acres, to allow for the creation of 70 single family residences. This would expand the boundaries of Parcel D within the Thomson PUD to include this additional acreage. Parcel D was the only parcel within the Thomson PUD that allowed single family residences. They were only allowed at the southeast corner of the parcel, since that was the only area of the PUD that was adjacent to other residential uses and was therefore deemed an appropriate location within the PUD for residential uses. This petition would involve extending the adjacent stub streets to connect through this 4 development, as well as providing a new stub street to the north. The development would feature 70 single family lots, in a mix of attached and detached single family residences, as well as several common area lots. The proposed lots would be approximately 3,000 square feet for the lots with attached residences and 4,000 sq. ft. for the lots with detached residences. There would be several areas of tree preservation along the west, north,

and east property lines. All internal roads will be public and 26 of the 70 lots will be alley loaded. The petitioner is continuing to work with the Parks Department regarding facilitating the construction of an off-site, multi-use path along the adjacent northern property line to connect to the Switchyard Park.

The Planning and Transportation Department recommends that the Plan Commission waive the required second hearing and forward this petition to the Common Council with a favorable recommendation and the following conditions:

1. Final development plan is delegated to Department staff.
2. Interior sidewalks and tree plots must be widened to be consistent with the Transportation Plan.
3. The garage is approved as an on-site construction office and must be removed once the last lot is sold.
4. Final details regarding the details of the off-site, multi-use path along the north end of the property must be resolved with the Parks Department prior to final plan approval.
5. A minimum of four housing elevations must be submitted with the final plan approval to insure diversity of the proposed residences.
6. A minimum of 57% of the lots must be alley loaded. This approval allows for the reduced development standards and subdivision standards as outlined.

Nathan Ferreira, director of Land Development and Production for Habitat for Humanity, spoke about building the Osage neighborhood to eliminate poverty housing by providing decent housing. He said homeowners participate in sweat equity and help build others' homes, and go through financial planning classes. One in five residences live in poverty in Bloomington. Habitat homeowners pay back mortgages over 15-30 years after attending a year of classes, and the foreclosure rate is less than the national average, which is less than 1%. The third Habitat community built, Trailview, has been a success. He added that two trails would connect to Switchyard and RCA parks, and the houses would be built ready for solar installation. The timeline is to have the final plat approval by the end of the year, break ground in March 2021, and be in phase three by 2023.

Plan Commission Questions:

Cockerham asked how parking is managed on Duncan and Chambers Drive now and if parking is allowed on the street. Kinzie asked about the elevation different in condition five and if it addresses monotony standards. She also asked if there would be further opportunity for public comment on the petition besides the Common Council meetings. St. John asked how long Habitat for Humanity expects it will take to fill homes.

Greulich said that Duncan and Chambers Drive are so narrow that cars are unable to park and be travelled around easily. Concerning monotony standards, yes, condition five prevents duplicate designs from being built throughout the neighborhood. Public comment would be permitted for final plat approval, but not at final plan approval since it will be approved at staff level. Ferreira said the community will take seven years to build out, with the first phase being completed by 2023. St. John and Greulich discussed the six-foot width requirement for sidewalks and tree plots and Staff's recommendation that the petitioner adhere to this.

Public Comment:

Members of the public that spoke: Mark Fyffe, Birdena Oakley-Carlisle, Willow Hughes, Greg Alexander, Adam Hammel, Jacob Schumacher

Members of the public were overall supportive of the petition to create affordable housing for families in Bloomington, but did express some concerns with the project. Some area residents were concerned about parking and increased traffic on the already narrow streets, as well as increased difficulty exiting these neighborhood streets onto South Rogers Street. Residents also voiced concerns about an increase in criminal activity, decreasing property values, losing the greenspace and wildlife in the nearby park, and the lighting and safety of the proposed multi-use path, if installed. One member of the public asked if the East side of town has

ever been considered for a Habitat development since the current neighborhood is a “food desert,” and the East side is located near more amenities.

Alexander said he was impressed with the project and believes the current five streets should already be connected to encourage accessibility. He said the lack of sidewalks shouldn't be a problem since the streets don't open to a highway and praised the project's density since density, not subsidies, creates affordability. He said the R4 district should be a default dense district and another new district should be created with even more density standards.

Plan Commission Comments:

Plan Commissioners and Staff discussed lighting, traffic, ease of school bus access, increased security, tree plots, a possible greenway connection on Chambers Drive, and waiving the second hearing.

Greulich said the proposed multi-use path stops at Chambers Drive and he is not sure if the petitioner will install lighting. He said it was always the City's intention to extend these stub streets into the PUD because connectivity distributes traffic so not all cars are using one street. The second hearing waiver is being requested because the petition, including architecture, is straight forward and a good use of land and street connections so Staff is supporting the waiver. If the Plan Commission wants to require the second hearing they must be prepared to present changes to the petition. School bus accessibility will addressed in final plan approval.

Ferreira said he had not planned for security concerns for the new development, but he thinks an increased presence of people will add more safety and actually prevent criminal activity, however, he will look into this further. He thanked the public for their comments and invites neighbors to contact Habitat. He understands their concerns at the early phases of this project. He said he would be deferring to the Parks and Recreation department about lighting if the path is installed. He addressed property value by stating that Habitat homes raise property values and the latest build is worth \$170,000. The East side of town has never been an option because Habitat must build where they can find land. Ferreira said he couldn't speak to whether the tree plot would remain; this would depend on grading.

Plan Commission Comments:

Sandberg said Habitat for Humanity is a great addition to the community. She said this development will be phased in, slowly grow, and will give desperately needed affordable housing. She appreciates the public comments, especially the “food desert observation” and concerns about criminal activity.

Cate said she agreed with Sandberg that the development will be beneficial to the community and the public comments were helpful. The multi-purpose path will be good for the community and she is happy to support the petition.

Kinzie said the development will build bridges from park to park and is excited to see this happen. Kopper said he is excited to connect the dead-end streets and increase access to Rogers Street from the other neighborhood streets.

****Kinzie moved to forward PUD-10-20 to the Common Council with a favorable recommendation, the six conditions of approval, and a waiver of the required second hearing. St. John seconded. Motion carried by roll call vote 9:0—Approved.**

PUD-12-20 **Trinitas Ventures**
1550 N. Arlington Park Dr.
Request: PUD final plan approval to allow the construction of 337 dwelling units and 45 single family lots. Also requested is preliminary plat approval of a 51-lot subdivision.
Case manager: Eric Greulich

Eric Greulich presented the staff report. The property is located north of West 17th Street at the north end of Arlington Park Drive. The property is north of offices and industrial development and a multifamily development that maintain frontage on 17th Street and is bounded by single family lots to the north and east and State Road 37/Interstate 69 to the west. The site received approval of a preliminary plan and district ordinance last year under case #PUD-36-19. The petitioner is now requesting final plan approval to allow the development of 337 multi-family dwelling units with 825 bedrooms and 45 single family lots. The petitioner proposes 125 on-street parking spaces, 82 spaces in the garage, and 251 surface parking spaces for a total of 458 parking spaces. The proposed parking ratio for the number of on-site parking spaces per bedroom was approved at 0.40 spaces, which this petition meets. Approximately 13.89 acres of preservation will also be set aside in a conservation easement. Access to the site will come from the two approved connections to 17th Street to the south and a connection to Arlington Road to the east. The proposed final plan has not deviated from the approved preliminary plan. The main areas of change with the petition since the Plan Commission last heard this case have been improvements to architecture and submittal of a landscape plan. This project would be constructed in all one phase. The petition still involves 4 areas of development and land uses:

Area A: Forty-five single-family lots

Area B: Duplexes and townhomes with 114 units

Area C: Multi-story, multi-family building

Area D: Duplexes with 128 units

The Department recommends that the Plan Commission adopt the proposed findings and approve the petition with the following conditions:

1. Sidewalk segments should be installed on Parcel B to provide a continuous network through the Parcel.
2. The single family lots must be fully graded, with all infrastructure (utilities, sidewalks, street trees) installed prior to acceptance by the City. Area A must be developed during the first phase of development.
3. All internal public roads shall have a minimum 5' wide tree plot and minimum 5' wide concrete sidewalk.
4. The Petitioner shall change the title "Natural Preserved Areas" on the Plans to "Conservancy Easement" so it is understood by everyone what can and cannot be done inside CEs based on UDO regulations.
5. The Petitioner shall install a permanent fence and required signage along the boundary of the CE that is adjacent to I-69 before any grading begins to protect the CE both during construction and after.
6. Prior to issuance of a grading permit, the Petitioner shall submit to the Planning and Transportation Department a Maintenance Plan that requires invasive plant species removal, the frequency, and method of removal.
7. Per the petitioner statement, the 45 R4 single family lots will be dedicated to the City.
8. The proposed outfall structure located on Parcel C that is in the preservation area must be removed. (Not needed at this time unless trees should become affected during development.)

Jeff Kanable, Project Executive, Development with Trinitas Ventures, said he had nothing to add, but noted that several Trinitas team members and counsel from Bynum Fanyo were present and able to answer any questions.

Plan Commission Discussion:

Kinzie asked if any further discussion has occurred concerning changes to the wait time when existing the development and if there were any transportation implications. Greulich said the petitioner submitted a traffic study and Transportation staff examined this study and decided with the recent work to 17th street installing turning lanes would not be required. Staff will continue monitor traffic in this area and make changes in the future, if needed.

Public Comment: None

Plan Commission Comments:

Sandberg said she has been a fan of the project from the beginning. She said she appreciates the traffic study, is most excited for the parcel that will be dedicated to the City, and she is happy to support the petition.

****Cate moved to approve PUD-12-20 with the seven conditions of approval outlined by Staff. Kinzie seconded. Motion carried by roll call vote 9:0—Approved.**

Public Comment on unrelated topics:

Members of the public that spoke: Jim Shelton

Shelton spoke about the increased need for volunteers for Court Appointed Special Advocates (CASA). He said COVID-19 had put tremendous strain on families and increased the number of court cases. Children are currently waiting on court volunteers. Shelton directed those present to visit the website for more information on how to become a volunteer. He said volunteer training started a week ago. People wishing to apply will fill out an application and undergo a background check and a 30-hour training. CASA is considering another training later this summer to compensate for the increased volunteer need before an already scheduled fall training. Shelton emphasized that most children needing an advocate are under the age of five and cannot speak for themselves. He thanked the Plan Commission for the opportunity to bring this need to the public's attention.

Meeting adjourned.