

Plat Committee Summary Minutes

October 6, 2025 4:00 pm

***Kelly Conference Room #155**

The City of Bloomington Plat Committee met on October 6, 2025 at 4:00 p.m., a hybrid meeting was held both in the Kelly Conference Room, located in Room 155, at 401 N. Morton Street, City Hall Bloomington, IN 47404 and remotely via Zoom. Members present in the Kelly Conference Room: Brian Blake, Jillian Kinzie and Kendall Knoke.

ROLL CALL:

APPROVAL OF MINUTES: July 14, 2025

Kinzie made motion to approve the July 14th, 2025 minutes, Knoke seconded the motion. Motion passed by roll call – 3:0

Kinzie stated that there is some question about not being included in the packet. Eric Greulich, Development Services Manager, stated that minutes don't go in the packet because they are reviewed by the individual board or commission for accuracy. And once approved, they are posted onBoard.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Knoke brings to attention the Bryan Blake's name is misspelled on today's agenda. Also, at times on the Plat Committee's website and webpage. Clarification is also needed on the website as to who are appointed members and their alternates.

Greulich states that petitioner is not present for DP-45-24, the hearing order is adjusted in hopes that a petitioner does show up. If not, then it will be continued to the November hearing.

Knoke made motion to adjust the agenda to place DP-29-25 before DP-45-24, Kinzie seconded. Motion passed by roll call – 3:0

PETITIONS CONTINUED:

DP-12-25/ SUB2025-04-0044

Robert V. Shaw

3515, 3518, 3522, and 3526 N Hackberry Street
Parcel(s):53-05-20-200-013.042-005,53-05-20-200-013.043-005, 53-05-20-200-013.025-005,
53-05-20-200-013.026-005, 53-05-20-200-013.024-005,
53-05-20-200-013.023-005
Request: Secondary plat amendment of the Ridgefield Subdivision Section V Phase I. Case Manager: Jackie Scanlan

DP-45-24-PLAT2024-11-0041

Wininger Construction

Parcel: 53-08-10-111-002.200-009

1534 S. Piazza Drive

Request: Secondary plat approval for a three-lot subdivision of 0.12 acres of Lot #201 in Renwick Phase 3 in a Planned Unit Development (PUD) zoning district. Case Manager: Eric Greulich

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PETITIONS:

DP-29-25/SUB2025-08-0049

Beacon Builders, LLC

1030 W. Acuff Rd

Parcel: 53-05-17-300-016.000-005

Request: Secondary plat approval for a 31-lot...

subdivision of 15.80 acres for 28 residential lots

and 3 common area lots in the Residential Medium Lot (R2) zoning district. Case Manager: Eric Greulich

Eric Greulich, case manager, presented DP-29-25. See packet for more detail. The staff recommends that the Plat Committee adopt the proposed findings and approve the secondary plat with the following conditions of approval:

1. Approved per terms and conditions of Plan Commission case #DP-29-25/SUB2025-08-0049.

Petitioner Daniel Butler, Bynum Fanyo & Associates, states that this is phase one of three phases.

PUBLIC COMMENT:

Caden Swanson, spoke

Knoke moved to approve DP-29-25, Beacon Builders, LLC, with the condition of approval as indicated by staff, which is approved terms and conditions of Plan Commission Case Number DP2925/SUB202508-0049.

Condition #1: For staff report.

Condition of Approval #2:

Shop drawings for the retaining wall in lot 131 must be reviewed and approved by the City of Bloomington Engineering Department prior to retaining wall construction. The shop drawings must include the handrail design and specifications. The Lot 131 Retaining Wall Maintenance Plan must be reviewed and approved by the City of Bloomington Engineering Department and the retaining wall must be inspected and found acceptable by the City of Bloomington Engineering Department prior to the adjoining section of North Barn House Road opening to public use. Access must be given to City personnel during construction to inspect the retaining wall.

Prior to signing the Final Plat, the Planning and Transportation Director must receive a copy of the recorded Lot 131 Retaining Wall Maintenance Plan. Also prior to being signed, the Final Plat must include an easement (15') along North Barn House Road allowing the City access to and around the wall that has been found acceptable by the City of Bloomington Engineering Department and must also specify that the property owner is responsible for maintenance of the wall and handrail and must maintain the wall as necessary to ensure adequate support of the adjacent sidewalk and road.

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Condition of Approval #3:

Prior to the Planning and Transportation Director signing the Final Plat, retaining wall #1 should be removed from the public right of way.

Condition of Approval #4:

Prior to the Planning and Transportation Director signing the Final Plat, the remainder areas of the plat should be given a lot number.

Condition of Approval #5:

Prior to the Planning and Transportation Director signing the Final Plat, the petitioner should remove the future phases from the plat. The petitioner should indicate the width of the half r/w shown on sheets 2 and 3 for N Prow Road.

Condition of Approval #6:

Prior to the Planning and Transportation Director signing the Final Plat, the petitioner is to clearly define the extents of the sanitary sewer easement along the north side of W Acuff Road.

Condition of Approval #7:

Prior to the Planning and Transportation Director signing the Final Plat, the petitioner is to add the UDO definition of the sanitary sewer easement to the plat.

Condition of Approval #8:

Prior to the Planning and Transportation Director signing the Final Plat, petitioner is to correct the scale on the plat.

Knoke made motion to approve DP-29-25, with 8 conditions, Kinzie seconded. Motion passes by roll call – 3:0.

Meeting adjourned at 4:36 p.m.