

## **Plan Commission Summary Minutes – August 12, 2024 - 5:30 pm**

### **City of Bloomington Council Chambers – Room #115**

*Plan Commission minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Department of the Monroe County Public Library, 303 E Kirkwood Avenue. Phone number: 812-349-3111 or via e-mail at the following address: [moneill@monroe.lib.in.us](mailto:moneill@monroe.lib.in.us).*

The City of Bloomington Plan Commission (PC) met on August 12, 2024 at 5:30 p.m., a hybrid meeting was held both in the Council Chambers, located in Room 115, at 401 N. Morton Street, City Hall Bloomington, IN 47404 and remotely via Zoom. Members present in Chambers: Tim Ballard, Chris Cockerham, Ellen Coe Rodkey, Jillian Kinzie, Neil Kopper, Chris Smith, Hopi Stosberg, Brad Wisler and Trohn Enright-Randolph.

### **ROLL CALL**

### **APPROVAL OF MINUTES:** July 15, 2024

Coe Rodkey made motion to approve, Stosberg seconded the motion. Motion passed by roll call – 8:0.

### **REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

### **PETITIONS:**

#### **DP-17-24/PLAT2024-04-0026 Eric Deckard**

3615 E Post Road

Parcel: 53-05-35-400-062.000-005

Request: Primary plat approval to allow a two-lot subdivision of 4.21 acres in the Residential Medium Lot (R2) zoning district, with request for subdivision waivers and waiver of second hearing. Case Manager: Gabriel Holbrow

\*Chris Smith recused himself from the petition.

Gabriel Holbrow, Case Manager, presented DP-17-24. See packet for details. The Planning and Transportation Department recommends that the Plan Commission approve this petition with the following conditions:

1. With a petition for secondary plat approval, the petitioner shall submit designs for all required improvements in the public right-of-way, including sidewalks, as well as a performance bond estimate to the City of Bloomington Engineering Department for review and approval.
2. With a petition for secondary plat approval, the petitioner shall provide a street tree planting plan, either on the proposed secondary plat or with public improvement design plans or on a separate plan sheet, that includes measurements of the proposed distance between any public utility lines in the public right-of-way and street tree planting locations in order to ensure compliance with UDO requirements for utility/tree separation.
3. Final approval by the City of Bloomington Utilities Department of utility and drainage easements shown on the plat and of a drainage plan for the subdivision is required prior to secondary plat approval.

**Plan Commission Summary Minutes – August 12, 2024 - 5:30 pm**  
**City of Bloomington Council Chambers – Room #115**

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Sherry Myers, petitioner, presented photos of her house with the drainage ditch and large trees in front of her house where the proposed side walk is to be installed. She states that the removal of the ditch and trees for a sidewalk and parking in front of her house would be not necessary since no one parks in front of her house. There is no speeding in the neighborhood, so safety is not an issue. She states that the neighbors walk safely on their streets. Even the Police Chief and his wife the Judge, who live in the neighborhood, walk the streets regularly. The cost of tree removal, building a new ditch and building a sidewalk to nowhere would hurt the integrity of her historical home.

Eric Deckard, Deckard Land Surveying, added that the 10 trees proposed to be planted by planning would be in the path of the water and gas mains, along with the proposed drainage ditch and sidewalk.

**Public Comment:**

Trenton Feuerbach, neighbor of petitioner, states that this house was built in 1827 and is the original outpost of this whole area, and wants integrity of this historical home preserved as is. This home is said to be part of the Underground Railroad and the changes would be downright offensive. Traffic reports show no speeding in this area.

Erin Wager-Miller, neighborhood resident, feels that this is a strange place to put a sidewalk since the neighborhood is very walkable without them. Also, the removal of the large trees would take away the beauty of the home.

Sandra Tokarski, neighborhood resident, wants the sidewalk waiver granted.

Sarah Feuerbach, neighborhood resident, she purchased her home in 1985 and is not interested in having her road made public, and wants to maintain the privacy as is.

**Wisler made the motion to adopt the proposed findings and approve DP-17-24 with the following conditions (in the report), Kinzie seconded the motion. Motion passed by roll call – 7:0**

\*Chris Smith rejoined the board.

**DP-27-24/PLAT2024-07-0034**

**Bill Evans**

1030 W. Acuff Road

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

Request: Primary plat approval for a 122 lot subdivision of 48.83 acres in the Residential Medium Lot (R2) zoning district.

*Case Manager: Eric Greulich*

Eric Greulich, Case Manager, presented DP-27-24. The Planning and Transportation Department recommends that the Plan Commission forward this petition to the required second hearing.

**Plan Commission Summary Minutes – August 12, 2024 - 5:30 pm**  
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Daniel Butler, Bynum Fanyo & Assoc., has done extensive work on subdivision site and lot size. We started with 146 lots and are now at 122 lots to balance and preserve the quality of the home features. Proposes no alley on the North side of subdivision to preserve trees, and adding 5 stormwater facilities. Also adding a park to the neighborhood.

Bill Evans, Beacon Builders, states the price points of the homes will be diverse, based on the house plan. Standard base price will be \$280,000 plus upgrades of \$20 - \$40 thousand, 1400 to 2700 square foot per plan.

Public Comment:

Rebecca Pittman, lives on the corner of Acuff and Kinser, and is concerned about traffic flow, sidewalks and drainage.

**Stosberg moved to a second hearing, Coe Rodkey second the motion. Motion passed by roll-call 8:0**

**ZO-30-24**

**City of Bloomington**

Request: Zoning Amendments throughout Title 20, Unified Development Ordinance (UDO), related to the grading permit and new site development permit; UDO Chapter 4, Development Standards & Incentives: Amendments related to steep slopes.  
Case Manager: Jackie Scanlan

Jackie Scanlan, Case Manager, presented ZO-30-24. The Planning and Transportation Department proposes an update to the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code, in order to address two legislative changes that affect this Title.

No Public Comment:

**Kinzie moved to forward with positive recommendation and waive the second hearing, Stosberg second the motion. Motion passed by roll-call 8:0**

Meeting is adjourned at 9:01 PM