

## **Plan Commission Summary Minutes – September 9, 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 September 9, 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, Andrew Cibor, Jillian Kinzie, Chris Smith, Hopi Stosberg, Brad Wisler and Trohn Enright-Randolph.

### **ROLL CALL**

**APPROVAL OF MINUTES:** August 12, 2024

**Stosberg mentions a spelling error of a Public Commentor's name. Wisler moves to continue the minutes to the next meeting with the correction. Smith 2nds. (6-0)**

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

Commissioner Enright-Randolph gives update from the County, in finishing stages of CDO and the first public hearing of the CDO is 9/24/24 @ 5:30 in the Monroe County Courthouse in the Nate (sic) Hill Rm. (Nat U. Hill Room)

Commissioner Cibor thanked Neil Kopper for serving as his proxy the last few months.

### **PETITION CONTINUED:**

**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

### **PETITIONS:**

**SP-28-24/USE2024-07-0057**

**Core Bloomington Lincoln, LLC**

216 E 19<sup>th</sup> Street

Parcel: 53-05-28-300-102.000-005

Request: Site plan approval for a phasing plan to allow for the construction of two multifamily building in the Mixed-Use Student Housing (MS) zoning district. Case Manager: Eric Greulich

Eric Gruelich, presented SP-28-24. See meeting packet for details. The Planning and Transportation Department recommends that the Plan Commission approve the phasing plan as submitted and adopt the proposed findings and approve SP-28-24 with the following conditions:

1. Approved per terms and conditions of SP-28-24.

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2. All items within the phasing lines shown must be installed prior to recommendation of final occupancy for each building in the respective phase.

Petitioner, Alyssa Gallina, Core Spaces, thanked Eric Greulich for outlining what they are asking for today, she and her team are happy to answer any questions.

Petitioner, Jesse Graber, Wells and Wells Construction, the existing road cut on 17<sup>th</sup> St just west of the parcel of property that is not part of this project. We are enlarging the road cut to 50 feet to allow access of construction vehicles for roughly 3 months, then back to the standard street upon completion.

Petitioner, Brendan Kearney, Core Spaces, tentatively plans to start construction about April or May of 2025, demo will take place in January to May (first quarter of the year). The N side of the project will act as a staging ground during the construction of S side Phase one.

**PUBLIC COMMENTS**

Mitzy Lewis, resident of 19<sup>th</sup> ST and owns properties just west of the project, asks when will demo start and will it be completed all at once.

Jason Millican, asks when ground will break on phase one.

**Kinzie moved to approve the phasing plan as submitted and adopt the proposed findings and approve SP-28-24 with the 3 conditions from the report. Ballard seconded the motion. Motion passed by roll-call 6:0**

Meeting is adjourned at 6:05 PM