

Plan Commission Summary Minutes – October 7, 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.

The City of Bloomington Plan Commission (PC) met on October 7, 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: Flavia Burrell, Andrew Cibor, Chris Cockerham, Jillian Kinzie, Chris Smith, Hopi Stosberg, Brad Wisler and Trohn Enright-Randolph.

ROLL CALL

APPROVAL OF MINUTES: August 12, 2024 & September 9, 2024 minutes to be presented in the November Plan Commission meeting.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Commissioner Chris Cockerham, who serves as the City Representative for the County Planning, gives update from the County. The County held public meetings for their CDO, and had heard from over one hundred residents, builders and business community. Some next steps will be an administrative meeting on 10/24/2024, review public comments, and revisions presented by Monroe County Planning Commission. Back to the Planning Commission to Vote on 11/19/2024. They are asking that 45 zones be taken to 16 zones.

PETITIONS:

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. See packet for details. The Planning and Transportation Department recommends that the Plan Commission approve this petition with the following conditions:

1. The extension of Prow Road must be constructed with the first phase as shown on the submitted phasing plan.
2. The petition must meet the UDO minimum of 67% of lots served by alley access.
3. The proposed park area must include the minimum elements shown in the submitted rendering.
4. All areas of tree preservation must be protected per UDO standards.

Petitioner:

Daniel Butler, Bynum Fanyo & Associates, quick update on new traffic study, challenge in making a neighborhood to preserve natural features. Keep in spirit of the UDO with alley ways, and preserving

Plan Commission Summary Minutes – October 7, 2024 - 5:30 pm

City of Bloomington Council Chambers – Room #115

trees prevents an alley on the N side of the subdivision. Introducing a park, and updated the covenant. Working with Duke Energy on lighting plan.

Matt Brown, via zoom, traffic study expanded count times as to when school was in session, and times of 6:30 AM to 10:00 AM and 2:00 PM to 7:00 PM peak hours. Findings at the intersection of Prow & Arlington with the development is projecting only 9 additional vehicles during the AM hours of school traffic.

Bill Evans, Beacon Builders, homes are built to code, basements are possible, walkout basements where grading allows.

No public comment

Smith moved to approve with six conditions, Wisler second:

1. The extension of Prow Road must be constructed with the first phase as shown on the submitted phasing plan. Plan Commission acknowledges the project will be completed in three phases per the submittals, including the small stub road.
2. Approve waiver request to reduce number of lots to be served by alleys to be reduced to 59%.
3. Proposed park area must include minimum elements shown in the submitted renderings.
4. All areas of tree preservation must be protected per UDO standards.
5. Remove the Kinser Pike connection to the east, based on the submitted plan.
6. Approve the waiver of block length per staff findings.
7. Modify covenants to include City codes regarding chickens, and follow State law with regard to political signage, and follow City ordinance with regard to sidewalk care and maintenance.

*A vote can be made to amend a motion to amend, per Attorney Heather Lacey via zoom.

Stosberg moved to amend the motion to strike Condition 5, related to the connection to Kinser Pike, Kinzie seconded the motion. Motion passed by roll-call 6:1 (Smith)

CONDITION 5 from above removed.

Vote to amend the alley waiver:

Stosberg moved to amend the motion and deny the waiver related to reduced alley access (Condition 2) , Kinzie seconded the motion. Motion failed by roll-call 1:6 (Stosberg)

Findings to be adopted for the 3rd waiver: The topographic changes on the north end of the site, the allowance for greater tree preservation, and the low number of lots affected create the unique conditions that allow for waiver approval.

Smith moves to adopt the additional finding relating to the waiver for allowing the subdivision not to meet the requirements of the alley percentage, Kinzie seconded. ADOPTED AS A FRIENDLY AMENDMENT TO THE ORIGINAL MOTION.

Mr. Wisler and Mr. Greulich summarize the motion: Approving this petition with the two requested waivers with conditions 1, 3, and 4 in the staff report and a new condition regarding the changes to the covenants and restrictions.

Plan Commission Summary Minutes – October 7, 2024 - 5:30 pm
City of Bloomington Council Chambers – Room #115

1. The extension of Prow Road must be constructed with the first phase as shown on the submitted phasing plan. Plan Commission acknowledges the project will be completed in three phases per the submittals, including the small stub road.
2. Approve waiver request to reduce number of lots to be served by alleys to be reduced to 59%.
3. Proposed park area must include minimum elements shown in the submitted renderings.
4. All areas of tree preservation must be protected per UDO standards.
5. Approve the waiver of block length per staff findings.
6. Modify covenants to include City codes regarding chickens, and follow State law with regard to political signage, and follow City ordinance with regard to sidewalk care and maintenance.

Motion passed by roll-call 6:1 (Stosberg).

ZO-30-24

City of Bloomington – Back from Council

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

Stosberg moved to approve, Kinzie second the motion. Motion passed by roll-call 7:0

MP-38-24

City of Bloomington

Request: Amendment to the City of Bloomington Transportation Plan in order to Incorporate the Safe Streets and Roads for All (SS4A) Action Plan. Case Manager: Ryan Robling

Ryan Robling presented MP-38-24. See meeting packet for details.

This Safety Action Plan (SAP) is Bloomington's roadmap to achieving our ambitious vision and should be used by City staff, elected officials, community advocates, businesses, and all Bloomington residents committed to safer streets. This Plan includes four major sections:

- Finding Our Focus. In creating this Safety Action Plan, the City of Bloomington is joining Cities across the country and the world in working to eliminate serious injuries and fatalities from our roadways. This section introduces the concepts of Vision Zero and the Safe Systems

Plan Commission Summary Minutes – October 7, 2024 - 5:30 pm
City of Bloomington Council Chambers – Room #115

approach, solidifies the relationship between safer streets and equity, and reviews past efforts in the region to improve roadways safety.

- **Setting the Stage.** This section provides an overview of what has historically happened and what is currently happening on our roadways, and how existing policies, programs, and projects impact people throughout the region. This section includes both quantitative and qualitative information about current conditions with a crash data analysis and information gathered through extensive public engagement efforts.
- **Getting to ZERO.** This section lays out programs, policies, and projects that aim to eliminate serious injuries and fatalities on Bloomington's streets by 2039. This section also outlines how these elements should be prioritized in order to be efficient, opportunistic, and effective.
- **Tracking Progress.** This section outlines how the City will measure whether our roadways are becoming safer for all using performance measures, annual reporting, and a crash data dashboard.

No public comment

Stosberg moved to approve, Kinzie second the motion. Motion passed by roll-call 6:1 (Smith).

SP-41-24

Clearpath Services

Request: Major site plan review for one 5-story mixed-use building in the courthouse square overlay in the Mixed-Use Downtown (MD-CS) zoning district. The project will utilize Affordable Housing and Sustainable Development Incentives.

Case Manager: Jackie Scanlan

*Chris Cockerham recused himself from the petition.

Jackie Scanlan, Case Manager, presented SP-41-24. See packet for details. The Planning and Transportation Department recommends that the Plan Commission approve this petition with the following conditions:

1. Proof of Silver level certification with the USGBC's rating system shall be submitted prior to recommendation of issuance of final occupancy.
2. The Payment-In-Lieu contribution shall be submitted prior to recommendation of issuance of final occupancy.
3. The petitioner shall submit proof of Solar Ready Design compliance with their application for a building permit.
4. This petitioner shall submit a photometric plan and lighting specifications with their application for the Site Development Permit.
5. The petitioner will amend the Site Plan before the Site Development Permit application in order to incorporate the following:
 1. Updated Pedestrian entrance to meet UDO requirements.
 2. Updated elevations incorporating vertical banding and horizontal belt coursing where missing.
 3. Updated compliant bicycle parking.

Plan Commission Summary Minutes – October 7, 2024 - 5:30 pm
City of Bloomington Council Chambers – Room #115

Petitioner:

Randy Lloyd, for the Petitioners, is hopeful to enhance the Kirkwood scene with this project. Presented the proposed project/building with features.

Galen Cassady, Uptown Café, excited about this opportunity to expand their business in Bloomington.

Ben Kunkel, architect-via online, states that he can meet the requirements with a recessed entry to the restaurant and mark which is the condo entrance.

Public Comment:

Chris Emge, Greater Bloomington Commerce, wants to see the ugly, empty lot developed into something we should be excited about.

Randy Cassidy, states that this has been an empty parking lot for over 50 years and is excited to see the “missing teeth” on Kirkwood developed into something we can benefit from.

Kinzie moved to approve, Burrell second the motion. Motion passed by roll-call 6:0

Meeting is adjourned at 8:30 PM