

Plan Commission Summary Minutes – November 4, 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 November 4, 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, Flavia Burrell, Andrew Cibor, Chris Cockerham, Ellen Coe Rodkey, Jillian Kinzie, Chris Smith, and Hopi Stosberg. Brad Wisler came to the meeting late.

ROLL CALL

APPROVAL OF MINUTES: August 12, 2024, September 9, 2024 and October 7, 2024

Ballard made a motion to approve the August 12, 2024 minutes. Coe Rodkey seconded. Stosberg couldn't approve the minutes as the sidewalk waiver was not reflected. Jackie Scanlan, Development Services Manager, said she didn't have time to look the minutes over but stated she could look them over during the meeting or the minutes could get continued to the December 9, 2024 meeting. Kinzie agreed that the August 12, 2024 minutes should be moved to the December meeting. Ballard and Coe Rodkey rescinded their motion.

Wisler arrives.

Stosberg made a motion to approve the September 9, 2024 minutes. Kinzie seconded. Motion passes by roll call – 6:0:3 (Burrell, Coe Rodkey, and Wisler abstained).

Stosberg noticed under DP-27-24, the findings to be adopted for the 3rd wavier, the word 'all' needed to be changed to the word, 'allow.' Wisler made a motion to approve the October 7, 2024 minutes with the correction from 'all' to 'allow.' Kinzie seconded. Cibor noticed under SP-41-24, the number of conditions are misnumbered. Scanlan stated there is a colon after number 5, and then three numbers below are sub numbers. Kinzie stated the only change or correction would be to either indent the three sub numbers or make sure it's clear they are a sub of number 5. Motion passes by roll call – 7:0:2. (Coe Rodkey and Ballard abstained).

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Ryan Robling, Planning Services Manager, presented an updated draft of the Safe Streets for All, Safety Action Plan.

PETITIONS:

SP-42-24 Blake Rowe
1006 S. Walnut Street
Parcel: 53-08-04-300-104.000-009
Request: Site plan approval to allow the construction of a 33,000 square foot "storage, self-service" building in the Mixed-Use Corridor (MC) zoning district.
Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented SP-42-24. See packet for details. The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-42-24 with the following conditions:

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1. A maximum of one parking space is allowed, not including the ADA accessible space. Site plan must be adjusted to meet the maximum parking allowance.
2. A pedestrian easement is required for any portions of the sidewalk not located in the right-of-way and must be recorded prior to recommendation of issuance of final occupancy.
3. A lighting and photometric plan must be submitted and approved before issuance of the grading permit.
4. All exterior bicycle parking spaces must be covered.
5. Street trees along Allen Street must be located within the tree plot and compliant with the number of trees required.

PETITIONER:

Matt Ellenwood, architecture consultant, presented on behalf of the petitioner for a site plan approval.

Cibor asked for clarification on if there is easement access on an adjacent parcel; Ellenwood confirmed. Ellenwood stated an access drive would connect to an easement agreement that's already in place today. The hope would be that large trucks would come in and off of Allen Street.

PUBLIC COMMENT:

Joe Davis, resident at 530 S Washington Street, states that Mr. Brawley owns many properties around his residence. Davis strongly encourages the City not to work with Mr. Brawley. Davis states Jeff Brawley's mowing crew commonly slams into his tree that's in the tree plot between the street and the sidewalk. Davis stated if he would complain, the mowing crew would laugh at him. Davis says Brawley's buildings are completely uninspiring and is only out to make a profit.

BACK TO COMMISSION:

Stosberg wanted to state that self-storage is not her favorite land use. Kinzie also agreed with Stosberg. Kinzie stated since this petition follows the requirements of the UDO she can't deny it.

Wisler made the motion to adopt the proposed findings and approve SP-42-24 with the five conditions listed in the staff report. Cockerham seconded the motion. Motion passed by roll call – 9:0.

DP-44-24 Walnut Street Pike Development, LLC
3111 S. Walnut Street Pike
Parcel(s): 53-08-16-400-002.000-009
Request: Primary plat approval for a 75 lot subdivision of 15.56 acres for a Common Area Development Plat for the Residential Medium Lot (R2) zoning district. The petitioner is requesting a waiver from the required second hearing.
Case Manager: Eric Greulich

Greulich, Case Manager, presented DP-44-24. See packet for details. The Planning and Transportation Department recommends that the Plan Commission forward this petition to the required second hearing.

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PETITIONER:

Angela Parker, Legal Consultant, presented the vision of this project is to provide affordable and accessible housing units, to own or lease, with covenants, HOA, walking paths, etc. to the aging population of 55 and older.

Sib Sheikh, Helix 33, the development company, introduced the company and their focus towards providing cost effective and attainable housing for the middle market, which they feel are the most under served. They manufacture prefabricated homes in their factory to keep the cost affordable.

Andy Knust, Civil Engineer, is working to meet the requirements of the UDO for parking, trash and recycling. Knust states they have worked through the utilities with the CBU, and storm drainage to comply with the city's new Title 13 Storm Drainage requirements. A hammerhead street is proposed for on street parallel parking only for the units, and would require a 3 point turn within the hammerhead.

Parker adds that they have some things to work on concerning parking and turning around, and will present in the next packet.

PUBLIC COMMENT:

Ben Ramsden, neighbor next to development, has parking concerns and concerns of traffic flow onto Walnut St Pike. Ramsden is primarily concerned about the high home density superimposed on the unusual cul-de-sac design. Another concern Ramsden wanted to note, is that there is absolutely no other public parking alternatives nearby.

Aina Puce, neighbor next to development, has concerns about the mailboxes being located across Walnut St Pike from the housing project. She states that it can be dangerous crossing, especially for seniors who are immobile, as she has to cross the street for her own mail.

Joe Davis, Bloomington resident, hopes that the waiver is extended to the December meeting to give more time to review the project. Davis wants to see more proposed designs for the exterior facades with a grey and yellow color scheme. Davis is concerned that the homes will be built with cheap materials that will deteriorate in 10 years. Davis wants to see more beauty in the neighborhoods. Davis asks the commission to consider the aesthetics.

BACK TO COMMISSION:

Cockerham made a motion to move to DP-44-24 to a second hearing. Stosberg seconded the motion. Motion passed by roll call – 9:0

Adjournment 7:06 P.M.