



**MEETING MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, DECEMBER 18, 2024, 4:00 PM**

The Zoning Board of Appeals convened in regular session at 4:02 PM, December 18, 2024. Vice Chair Ballantini called the meeting to order.

Roll Call

Attendee Name	Title	Status
Terry Ballantini	Vice Board Chair	Present
Victoria Harris	Board Member	Present
John Poling	Board Member	Present
Matt Steinkoenig	Board Member	Present
Michael Straza	Board Chair	Present (Virtual)
Nikki Williams	Board Member	Present
Zachary Zwaga	Board Member	Absent

City Staff present included Jon Branham, City Planner; Alissa Pemberton, City Planner; and John Myers, Assistant City Planner

Virtual Participation

Board Chair Straza requested to attend the meeting virtually due to illness.

Board Member Harris made a motion, seconded by Board Member Poling, to allow Board Chair Straza to participate in the meeting virtually.

Roll call.

AYES: Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams

Motion passed.

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Board Member Poling made a motion, seconded by Board Member Williams, to approve the consent agenda as presented.

Roll call.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams
Motion passed.

Item 4.A. Review and approval of the minutes of the November 20, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following item was presented:

Item 5.A. V-10-24 - Public hearing, review, and action on a request submitted by BP Homes, LLC, for approval of a Variance to allow a reduced Side Yard setback for the properties located at 1 Eric Court, 3 Eric Court, 5 Eric Court, 10 Eric Court, 12 Eric Court, and 14 Eric Court. PINs: 21-19-202-001, 21-19-202-002, 21-19-202-003, 21-19-202-008, 21-19-202-009, and 21-19-202-010.

Mr. Branham presented the staff report with a recommendation for approval. He reviewed the surrounding zoning and land uses. He described the nature of the variance requests. He reviewed the formerly allowed cluster developments and subsequent changes to the Code. He noted previously approved variances within the direct development area. He also reviewed the standards as outlined in the staff report.

Board Chair Straza opened the public hearing.

Mark Fetzer (Applicant) provided further background on the project and explained the reason for the request. He stated they had received approval for other projects and wanted to continue to develop in similar fashion.

Board Member Poling inquired about the history of the cluster developments and the reasoning for the changes to the Code. Ms. Pemberton provided further perspective on the items.

Board Member Harris inquired about the purpose statement for the R-2 District as it applied to conversions. Mr. Branham explained that conversions were intended for existing properties and not applicable to the current case, since it is new construction.

Board Chair Straza closed the public hearing.

Board Member Poling made a motion, seconded by Board Member Harris, to establish findings of fact that the standards for approval of a Variance are met, that carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to approve the Variance with no conditions.

Roll call.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams
Motion passed.

New Business

There was no new business reported.

Adjournment

Board Member Harris made a motion, seconded by Board Member Williams, to adjourn the meeting.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams

Motion passed.

The Meeting Adjourned at 4:17PM

CITY OF BLOOMINGTON

Michael Straza

Michael Straza, Board Chair

Jon Branham

Jon Branham, Staff Liaison