



**MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, NOVEMBER 19, 2025, 4:00 PM**

The Zoning Board of Appeals convened in regular session at 4:03 PM, November 19, 2025. Board Chair Ballantini called the meeting to order.

Roll Call

Attendee Name	Title	Status
Matt Steinkoenig	Board Member	Not Present
Becky Welch	Board Member	Present
Melissa Woods	Board Member	Present
Victoria Harris	Board Member	Present
Nikki Williams	Board Vice Chair	Present
Terry Ballantini	Board Chair	Present
John Poling	Board Member	Present

City staff present included Jon Branham, Planner II; Marcus Ricci, Planner III, Alissa Pemberton, Planning Manager; Kelly Pfeifer, Director of Development Services

Public Comment

There was no public comment.

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 Harris, to approve the item as submitted.

AYES: Ballantini; Harris; Williams; Poling, Woods, Welch

Motion carried (viva voce).

Item 4.A. Review and approval of the minutes of the October 15, 2025, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following items were presented:

Item 5.A. V-12-25 - Public hearing, review, and action on a request submitted by Catalyst Construction and Todd Bresney, CMI Investments, LLC (owner) for a Variance from § 44-

503 (Table 503) of the Zoning Code, to allow a reduced Front Yard setback in the D-2 (Downtown Transitional) District, for the property located at 237 E. Front Street, PIN: 21-04-413-017.

Mr. Branham presented the staff report with a recommendation for denial. He reviewed the surrounding zoning and land uses. He described the characteristics of the property and details of the request, including the requested modification to push the entry area forward to be flush with the remainder of the existing building. He also noted the standards as outlined in the staff report were available for review.

Board Member Woods inquired about other surrounding buildings in the D-2 District and how regulations compare to the D-1 District. Ms. Pemberton explained the differences between the districts and highlighted building design history which encouraged recessed entry areas for display and weather protection. She stated there was the possibility of rezoning the subject block of buildings to the D-1 District.

Board Chair Ballantini inquired about the current front yard setback required in the D-1 District. Mr. Branham stated there was a zero-foot front yard requirement in the D-1 District. Ms. Pemberton added there had been recent text amendments recommended by the Planning Commission to allow for the elimination of recessed entries in the D-1 District.

Board Chair Ballantini opened the public hearing.

Jason White (Representing Applicant, Catalyst Construction, Applicant, 216 Grove Street), provided further background on the project. He stated the key reasons for the request were aesthetics and safety.

Board Chair Ballantini inquired whether the owner would be financing the project and if the doors would swing in or out. Mr. White confirmed the owner would provide financial support and explained that the doors are required to swing out.

Jerry Schrek, (Representing Applicant, Aldeia Engineering, 216 E. Grove Street) expanded on the request for improved building aesthetics. He added that several other buildings on this block are located up to the front property line and that they believed that should help make it a reasonable request.

Board Member Poling inquired if there were alternative plans if the request was not approved. Mr. White stated there were no alternative plans at this time.

Vice Board Chair Williams inquired about the odd physical nature of the building as compared to the others on the block. Mr. Branham stated it was constructed at a much later date than surrounding buildings on the block.

Chair Ballantini inquired if there were reports of loitering in the recessed entryway. Ms. Pemberton stated there had been no complaints received. Mr. Schrek stated the owner had expressed some concern but there were no confirmed instances.

Board Chair Ballantini closed the public hearing.

Board Member Poling made a motion, seconded by Board Member Woods, to recommend denial of the item as presented.

Roll call

AYES: Ballantini; Williams; Poling, Woods

NAYES: Harris; Welch

Motion passed.

Item 5.B. Boards & Commissions Refresher Presentation, as requested by the Legal Department.

Mr. Boyle provided a refresher presentation to the Board regarding processes and protocol.

New Business

There was no new business reported.

Adjournment

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

AYES: Ballantini; Harris; Williams; Poling, Woods, Welch

Motion passed (viva voce).

The meeting adjourned at 4:58 p.m.

CITY OF BLOOMINGTON

Terry Ballantini

Terry Ballantini, Board Chair

Jon Branham

Jon Branham, Staff Liaison