



MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, AUGUST 16, 2023, 4:00 PM

The Zoning Board of Appeals convened in regular session at 4:02 PM, August 16, 2023. Chair Straza called the meeting to order.

Roll Call

Attendee Name	Title	Status
Terry Ballantini	Vice Board Chair	Present
Michael Straza	Board Chair	Present
Ross Webb	Board Member	Present
Tim Foley	Board Member	Present
Zachary Zwaga	Board Member	Absent
Nikki Williams	Board Member	Present
Victoria Harris	Board Member	Present

City Staff present included Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; Kelly Pfeifer, Assistant Director of Economic & Community Development; and George Boyle, Assistant Corporation Counsel.

Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

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.

Vice Board Chair Ballantini made a motion, seconded by Board Member Foley, to approve the consent agenda as presented.

AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Webb; Board Member Foley; Board Member Williams; Board Member Harris.

Motion carried (viva voce).

Item 4.A. Review and approval of the minutes of the July 19, 2023, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Session

Board Chair Straza reversed the case review order to accommodate arrival of the applicant for Item 5.A.

The following item was presented:

Item 5.B. SP-20-23 - Public hearing, review, and action on a request submitted by FMB Holding, Inc., for approval of a **Special Use Permit** for a Vehicle Sales & Service Use, in the B-1 (General Commercial) District for the property located at 415 Detroit Drive (PIN: 22-07-200-035).

Mr. Branham presented the staff report and background on the request, with a recommendation for approval. He noted key property conditions, including that there were no major exterior modifications proposed at this time. He also identified surrounding properties and uses.

Board Chair Straza opened the public hearing.

Joe Dehn (201 W. Olive Street), Attorney for the Applicant, provided further background on the request. He noted the building's previous use as a theater, and stated the new owner is wishing to convert it to primarily accommodate vehicle sales.

Board Chair Straza inquired further about the plans for alterations to the property. Mr. Dehn stated overhead doors would be added at a minimum to accommodate vehicles. He added that no final plans for interior modifications had been finalized.

Board Vice Chair Ballantini inquired about the plans for the currently landscaped portion of the property. Mr. Dehn stated there was no intention to further develop or pave that area.

Board Member Webb inquired about the anticipated timeline. Mr. Dehn stated they had recently closed on the property and were currently working with an architect but would like to move vehicles from the Applicant's existing business as soon as approvals were received.

Board Member Webb inquired about the aesthetics of the proposed use. Mr. Dehn stated there would be no affiliation with another vehicle dealer, and that junk cars would not be maintained at the site.

Board Vice Chair Ballantini inquired about adherence to City regulations on landscaping and screening. Mr. Dehn acknowledged they would meet those requirements.

The Board and Staff discussed procedural items related to nonconforming properties and timelines related to enforcement and discontinuance of Special Use Permits.

Board Chair Straza closed the public hearing.

Vice Board Chair Ballantini made a motion, seconded by Board Member Harris, to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the request.

Roll call.

AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Webb; Board Member Foley; Board Member Williams; Board Member Harris.

Motion passed.

Mr. Branham noted the case would proceed to the September 25th City Council meeting.

The following item was presented:

Item 5.A. SP-21-23 - Public hearing, review, and action on a request submitted by Ashley Carrasco, for approval of a **Special Use Permit** for Chicken-Keeping for the property located at 1233 Dogwood Lane (PIN: 14-35-455-009).

Mr. Branham provided the staff report and background on the request, with a recommendation for approval. He noted key property conditions including a fully screened rear yard. He also noted the site plan includes a 10' x 5' enclosed run area which will be attached to the coop.

Board Chair Straza opened the public hearing.

Ashley Carrasco (1233 Dogwood Lane), Applicant, provided further background on the request. She stated she was in the process of constructing the coop and are still a few months away from having chickens at the property.

Vice Board Chair Ballantini asked the Applicant about her experience with chickens. Ms. Carrasco responded she did not have direct experience but had several friends who had chickens.

Vice Board Chair Ballantini asked the Applicant about the requirements. Ms. Carrasco stated she would be keeping food stored in sealed containers in the garage. She confirmed the distance measurements would be met. She also stated she had spoken to a few neighbors and had not received any negative feedback.

Board Chair Straza closed the public hearing.

Board Member Harris made a motion, seconded by Board Member Foley, to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the request.

Roll call.

AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Webb; Board Member Foley; Board Member Williams; Board Member Harris.

Motion passed.

Mr. Branham noted the case would proceed to the September 25th City Council meeting.

New Business

There was no new business to report.

Adjournment

Board Member Williams made a motion, seconded by Vice Board Chair Ballantini, to adjourn.

AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Harris.

Motion carried (viva voce).

The Meeting Adjourned at 4:32 p.m.

CITY OF BLOOMINGTON

Michael Straza

Chair Michael Straza

Jon Branham

Jon Branham Staff Liaison

DRAFT MEETING MINUTES
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