



City of Bloomington  
Environmental Commission

The mission of the Environmental Commission is to advise the City of Bloomington on how its actions and policies may preserve and enhance the quality of Bloomington's environment, including the life-supporting processes that natural ecological systems provide to humans and other organisms.

# ENVIRONMENTAL COMMISSION MINUTES

15 July 2021, 6:00 PM

## 1. Call to order and quorum confirmation

David Parkhurst Attended  
Sam Armstrong Attended  
Cory Ray Attended  
Matt Caldie Attended  
Mike Litwin Attended  
Mathias Attended  
Dedaimia Whitney Attended  
Scott Shackelford Attended

## 2. Approval of minutes

Don moved that the minutes be approved. Dedaimia seconded the motion.

Minutes approved.

## 3. Public comment: Limit 5 minutes per person, 20 minutes total

No Public Comment

## 4. Reports from TC, MoCo EC, BCOS, ERAC, MPO-CAC, FOLM, & MC-IRIS

TC: Haven't met this month yet. The Bloomington Coalition for Tree Canopy will be attending the meeting. David will send out the Minutes in a few weeks.

MoCo EC: No update because Andrew didn't attend the meeting.

BCOS: Matt Flaherty said the city is pushing a resolution to support labor. Lauren spoke about the Bloomington Green Home Improvement Project. Don hopes she will brief our commission about it. It focuses on reduction of energy in housing, especially with people in the community that can't afford it.

ERAC: Did not meet this month

MPO-CAC: No update because Andrew didn't attend the meeting.

FOLM: They are finishing up the grant that they received for getting data and trying to figure out what the main issues are in the Lake. After this year finishes up, they will work on trying to get another grant to try and find ways to fix the problems that have been identified.

There was curiosity on how to respond to Indianapolis if they make a bid to use Lake Monroe's water supply. Sherry Mitchel would be a good person to contact. It was mentioned that during a drought there might not be enough water in Lake Monroe to supply Bloomington. Someone from Bloomington Utilities could also be very helpful.

MC-IRIS: Meeting was dominated by upcoming Native Plant sale on September 11<sup>th</sup>. Don will send the minutes from the meeting.

## 5. Discussion from active working groups: \_\_

### A. ECPC/Plan Commission Linda Thompson, staff liaison

#### **i. Overlook on Third, LLC**

The property is on the corner of 46 and 446. It is a major site plan for 175 units for non-student apartments and a self-storage building. It is a 10-acre lot and will have 5 multifamily building and one climate controlled self-storage building. No mention of green building functions. Impervious surface percentage needs to be looked at because they are planning underground detention.

#### **ii. University Properties VI**

The property is located on the corner of Lincoln and 17<sup>th</sup> street. It is a major site plan for a 4-story residential structure, and they are planning to have 16 units that are mixed use student housing. The current structures will be demolished. It will be a mix of studios and 2-bedroom units. The basement level will have 10 parking units. They are planning to remove the current access on 17<sup>th</sup> street and planning on creating new access on Lincoln. They will have new tree plots and sidewalks on Lincoln and 17<sup>th</sup> street.

#### **iii. Ivy Chase sub-division phase 2**

The property is located on South Walnut Street Pike. The address is 3111 South Walnut Street Pike. It's a request for a primary plat removal and for a secondary plat. The ECPC will need to look at this site very closely because it is a very complicated site. There are housing developments all around this site. It is over 10 acres and it is zoned residential medium lots and they want to sub-divide it into 33 single family lots. This Ivy Chase subdivision has been approved 3 times before. 1998, 2000 and 2006. The phase 1 final plat was recorded in 2008 but was never developed. The primary plat needs to be reapproved. Current UDO rules will be applied. They are requesting two waivers. One for culdesacs. The lot is riddled with sink holes. Culdesacs aren't allowed anymore. They also need a waiver for the 50% open space requirement. There will be two hearings because of the complexity of the case. The site is also mostly wooded.

#### **iv. Retreat at Switchyard Park**

It is a major site plan in the mix-use corridor. The address is 1730 South Walnut Street. It will be a commercial space with 64 units with a mixture of 1-2-3 bedrooms. Also, a mix of low to moderate income units will also be built. There will be 10 units designated for Stone Belt clients and 16 units at market rate. There will be 75 parking spaces including 57 garage spaces and 15 surface spaces. No green building methods have been mentioned. Impervious surface coverage will need to be discussed because they plan on giving some land in the back of the property to Switchyard Park to take care of. This would make them fall under the allowed impervious surface percentage.

#### **v. Wheeler Mission Ministries**

The site is located on Westplex Avenue. They currently already have a site there. There is another building adjacent to their site that they want to remodel. It's a 1.3-acre site. It is in the mix-use employment (ME) district. They want to rezone the property to mix-use medium scale. The petitioner operates a supporting housing service. They hope to expand their services to the new building. The ME zoning district does not list supportive housing as a permitted use. They want to rezone this so they can have supportive housing on the property. They most likely will take some concrete out.

#### **VI. Creeks Edge**

This site is located on the corner of Sare Road and Creekes Edge Dr. The request is a plat amendment. It would combine lot 7 and lot 8. Lot 7 is just .4 acres, but it has a retention pond on it. The tenants on lot 8 want to combine the lots because they have crafted a retention basin operation and maintenance manual and they want to put a sign up for the medical office, which is on lot 8. The sign will be a double-sided monument sign. Essentially, they just want to combine 2 lots. ECPC will meet in the future to discuss these plans.

##### B. Outreach update Ben Sharaf and Organizer

The venue for the panel discussion will most likely be held at the city council chambers at 1 PM on September 18<sup>th</sup>. The invitations have been sent out to our panelers. We have received a response from Spencer Guhl who will be glad to attend. We are awaiting other responses.

Eco Heroes letters to businesses will be sent out soon and flyers will be posted around town next week. Email Ben if you would like to help out putting up flyers.

##### C. Biodiversity update Ben Sharaf and Organizer

The partner meeting gave great insight on how we should go about publicizing the Habitat Connectivity Plan. We will discuss our meeting plans on Sunday at 7 PM.

Bloom magazine is the only company that offered a discount on advertisements. They offered 20% off \$698.

## **6. Old business**

### A. Parking minimums discussion

Postponed until next month.

## **7. Commissioner announcements**

A couple bills are coming up for forever chemicals. They are compounds that don't break down, and bills related to them are coming before the House soon. The Commission might want to write to Trey Howlingsworth asking for support. Firefighters are the most impacted by these chemicals.

There might be room for collaborations between the Ostrom fellows' program and the EC/City. Please contact Scott if you have some ideas.

## 8. Adjournment

Meeting adjourned 6:52 PM

Next EC meeting: August 19, 2021, 6:00 p.m., Hooker Room, City Hall