



**CITY OF BLOOMINGTON**

# **PARKING COMMISSION**

## **Work Session**

# **PACKET**

## **December 10, 2024**

**Tuesday, December 10, 2024**

**Hybrid Meeting in in the Hooker Conference Room (Room #245) of City Hall and Remotely on Zoom**

**6:00 PM — 8:00 PM**

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# PARKING COMMISSION WORK SESSION

December 10, 2024, 6:00 PM — 8:00 PM

The meeting will be held both in person in the Hooker Conference Room (Room #245) of City Hall at the Showers Building, 401 N. Morton Street, Bloomington, Indiana and through a virtual platform via Zoom using the following link:

<https://bloomington.zoom.us/j/6359441221>

Meeting ID: 635 944 1221

Passcode: COBPT

Dial by your location: 312 626 6799 (Chicago)

- I. Call to Order
- II. Approval of Minutes
- III. Reports from Commissioners and City Offices
- IV. Reports from the Public
- V. Discussions of Resolutions
- VI. Discussions of Topics Not the Subject of Resolutions
  - A. Meeting minutes to review
  - B. Proposed amendment to Ordinance 2024-27
  - C. Draft of Parking Resolution 24-05
- VII. Topic Suggestions for Future Agendas
- VIII. Member Announcements
- IX. Commission Schedule (Regular Meeting and Work Session)
- X. Adjournment

Auxiliary aids for people with disabilities are available upon request with advance notice.  
Please call (812) 349-3429 or E-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).

Next Regular Meeting: December 19, 2024, 5:30 PM — 7:00 PM  
Deadline for Next Regular Meeting Packet Material: Monday, December 16, 2024

Commissioners: Stephen Volan (Chair) (Seat: C-1 Merchant), Katie Yoder (Seat: C-2 City Resident), Eoban Binder (Secretary) (Seat: C-3 City Resident), Matt Flaherty (Vice-Chairperson) (Seat: C-4 Council Ex-officio), Jackson Murphy (Seat: C-5 City Resident), Jordan Davis (Seat: M-1 Merchant), VACANT (Seat: M-2 Non-profit), Ben Dalton (Vice-chair) (Seat: M-3 City Resident), Michelle Wahl (Seat: M-4 City Staff)

# PARKING COMMISSION REGULAR MEETING

## Minutes

**Date:** 4/25/2024, 5:30 PM

The meeting was held hybridly in the Hooker Conference Room and remotely on Zoom.

*Parking Commission minutes are transcribed in a summarized outline manner. Audio recordings of the meeting are available in the Planning and Transportation Department for reference.*

### **Attendance**

Parking Commissioners present:

CM Flaherty, Volan, Binder, Wahl, Dalton

Others in Attendance:

Staff: Pazos, Tahir

Public: Doug Ummel (representing Wellington Investment Advisors)

- I. **Call to Order** – (~ 5:30 PM)
- II. **Approval of Minutes** – none
- III. **Officer Elections**
  - A. Dalton declines nomination for Chair; Volan offers to serve as Chair; Wahl inquires about commission structure and whether commissions will merge in the future; CM Flaherty gives update about this. CM Flaherty nominates Volan as Chair; Dalton as Vice-Chair; Binder as Secretary. All three nominations approved 5-0.
- IV. **Reports from Commissioners & City Offices**
  - A. Review of Commission policy approved in October 2022 (PC 22-07). Resolution is clerically renumbered '24-04' and passes 5-0.
- V. **Reports from the Public** (none)
- VI. **Discussions of Resolutions**
  - A. 24-01 - Back-in angle parking on 6th St.
    - i. Wahl: question about 'bump stops' for parked vehicles. Pazos responds she will bring this question to Engineering.
    - ii. Wahl: how does Planning want to educate the public? Pazos: many things being figured out about this. Flaherty: what did we do on S. Lincoln? No official outreach undertaken for that project.
    - iii. Doug Ummel (public comment): represents nearby law office; speaks against back-in parking, says law firm clients are against it.
    - iv. Binder: concerns about hitting bike racks and other curbside

objects.

- v. Flaherty: OK with voting in favor today, but will still be going to Council afterwards. By then we should have more data ready for Council about this project.
  - vi. Volan: I lived on this block; 8 crashes is a lot for a single block; we should do this, but not without bumpers and other safeguards; Engineering is not present today but ought to be in order to answer these questions; they should be present and prepared for questions from Council. Motions to postpone to next meeting.
- B. 24-02 Parallel spaces on Atwater near Woodlawn
- i. Spaces were signed but subsequently removed for procedural reasons (never went to Council). Passes 5-0
- C. 24-03 Presentation from Driss Tahir (Engineering); new parking configuration near Grimes and Palmer to improve sightlines. No questions from commissioners. Passes 5-0

**VII. Discussions of Topics Not the Subject of Resolutions (none)**

**VIII. Topic Suggestions for Future Agendas**

- A. Flaherty: Removal of minimum parking requirements
- B. Wahl: report on parking system usage

**IX. Member Announcements (none)**

**X. Commission Schedule (Regular Meeting and Work Session)**

- Next Regular Meeting: Monday, May 20
- No scheduled work session.

**XI. Adjournment – ~ 7:00 PM**

# PARKING COMMISSION REGULAR MEETING

## Minutes

**Date:** 9/26/2024, 5:30 PM

The meeting was held hybridly in the Hooker Conference Room and remotely on Zoom.

*Parking Commission minutes are transcribed in a summarized outline manner. Audio recordings of the meeting are available in the Planning and Transportation Department for reference.*

### **Attendance**

Parking Commissioners present:

CM Flaherty, Volan, Binder, Yoder, Davis, Dalton (remote), Wahl (remote)

Others in Attendance:

Staff: Robling

Public:

- I. **Call to Order** – (~ 5:30 PM)
- II. **Approval of Minutes** – suspending rules to vote on minutes they didn't take part in, proposed by Flaherty, seconded by Binder; minutes approved.
- III. **Reports from Commissioners & City Offices**
  - A. Michelle Wahl update on paving for 6th St; projected likely delayed until November, third week. Volan asks whether it's due to utilities work; Wahl responds it's related to a drainage culvert. Robling notes there will be a follow-up letter sent to nearby property owners and tenants.
- IV. **Reports from the Public** (none)
- V. **Discussions of Resolutions**
  - A. PC-24-04; Flaherty motions to adopt; Davis seconds. Traffic commission has voted to forward to Council with positive recommendation. Robling presents/explains background of petition as per information in meeting packet. Petitioner: Galen Cassady, disagrees with staff on response. Cassady notes that many trucks do not fit in the alley so they use the street anyway. Also notes that other alleys already do not allow traffic, or they are not practical to access due to trash receptacles.
    - i. Binder wonders about status of examples cited by the petitioner. Asks staff on opinion on vehicle access to 4th St. lot.
    - ii. Yoder asks if lot is city-owned (yes). Are the bollards removable? (no).

- iii. Volan notes the bollards on the 6th St alley are protecting the building and planting area.
- iv. Davis asks about existing alley closures. Staff says they are lawfully non-conforming, pre-dating current definition of alleys in code.
- v. Wahl asks what current timeline is on corridor study, and also wonders if this would set precedent to close other alleys. Staff responds timeline is approx. end of calendar 2024 but maybe Jan 2025.
- vi. Flaherty asks about dumpsters and other non-permanent obstructions. Staff responds technically dumpsters are violating and can be dealt with if someone reports them.
- vii. Volan asks about the direction trucks back into the area. Cox responds that box trucks come from 4th and turn the corner. Commission reviews additional photos of trucks loading in the alley.
- viii. Flaherty says there's a lot up in the air with the future configuration of the street; asks what the likely staff recommendation will be for loading zone in this area in the corridor study. Staff responds they need more time to finish measuring / studying area.
- ix. Yoder: can we punt this to a few months and set a timeline to review it again.
- x. Flaherty: is there an issue with just waiting a few more months to address once the College/Walnut study is completed?
- xi. Davis: has petitioner had to pay out of pocket for any damages? Petitioner doesn't have exact figures but has had to file insurance claims.
- xii. Flaherty: what about trialing something without locking us into a new configuration? Petitioner and staff both respond positively. Wahl responds with concern on who would manage a temporary bollard. Robling says that would be defined in any temporary measure.
- xiii. Volan remarks he has used this alley.
- xiv. Davis remarks we should prioritize safety and add bollard.
- xv. Yoder agrees safety is paramount, would support temporary bollard.
- xvi. Volan reminds that commission needs to focus on parking access. 'It would not be the end of the world' to close the alley.
- xvii. Cox expresses concern for service vehicle access. Flaherty responds it depends on whether there's one bollard vs. multiple.
- xviii. Binder moves to postpone to January meeting. Wahl seconds. Motion fails 3-4.
- xix. Flaherty moves to forward with positive recommendation with the caveat that any infrastructure installed able to accommodate trials or changes based on the College/Walnut corridor study. Carries 4-2-1.

## **VI. Discussions of Topics Not the Subject of Resolutions (none)**

VII. **Topic Suggestions for Future Agendas** (none)

VIII. **Member Announcements** (none)

IX. **Commission Schedule (Regular Meeting and Work Session)**

- Next Regular Meeting: Oct 24, 2024, 5:30 PM — 7:00 PM. Packet deadline is Oct 21, 2024.
- No scheduled work session.

X. **Adjournment** – ~ 6:56 PM (Flaherty moves, Binder seconds).

CITY OF BLOOMINGTON  
PARKING COMMISSION  
REGULAR MEETING  
**Minutes**

**Date:** 10/24/2024, 5:30 PM

The meeting was held hybridly in the Allison Conference Room and remotely on Zoom.

*Parking Commission minutes are transcribed in a summarized outline manner. Audio recordings of the meeting are available in the Planning and Transportation Department for reference.*

**Attendance**

Parking Commissioners present: Ben Dalton, Jordan Davis, Matt Flaherty, Stephen Volan, Michelle Wahl, Katie Yoder

Parking Commissioners absent: Eoban Binder, Jackson Murphy

Others in Attendance: Caleb Throckmorton (President of Matlock Heights HOA), Karina Pazos, Raye Ann Cox

- I. **Call to Order** – 5:30 P.M.
- II. **Approval of Minutes** – No Minutes to Approve
- III. **Reports from Commissioners & City Offices**
  - A. Commissioner Volan discussed the 2019 Annual Report and reiterated that it is still in process and that it is a large, complex undertaking.  
  
Commissioner Volan stated that he welcomed any assistance from other commission members.  
  
Councilmember Flaherty recommended a work session to discuss scope and process.
- IV. **Reports from the Public**



- A. Mr. Throckmorton (President of Matlock Height HOA) raised concerns about gameday parking congestion in Matlock Heights, highlighting safety risks; requested no-parking signs to be added to additional streets.

Commissioner Wahl indicated that Parking Services is aware of the situation and is currently addressing the issue by adding temporary no-parking signs on one side of the street.

**V. Discussions of Topics Not the Subject of Resolutions**

- A. Commissioner Flaherty raised questions about private lots functioning as paid parking against code noting that this did not seem to be an allowed use under the UDO.

Commissioner Volan suggested that the Parking Commission may begin to accumulate a list of private lots used for paid parking to support further discussions.

Commissioner Flaherty indicated he would seek further clarification about the code and this use case.

- B. Commissioner Davis indicated that a member of the public had inquired about accessing utilization data for the meters outside of their place of business. Commissioner Davis asked for guidance on how to respond to such a request.

Commissioner Wahl offered that Parking Services is able to receive and respond to such requests.

Future requests should be directed to Parking Services with recommendations to be very specific about the scope and information being sought.

**VI. Resolutions - No Resolutions**

**VII. Topic Suggestions for Future Agendas**

- A. Further discussion about gameday traffic in Matlock Heights.
- B. Discussion and review of current status of Advisory Transportation Commission proposal

**VIII. Member Announcements - No Announcements**

**IX. Commission Schedule (Regular Meeting and Work Session)**

Next Regular Meeting: 11/21/2024, 5:30 PM — 7:00 PM

Next Work Session: 11/14/2024, 5:30 PM — 6:30 PM

X. **Adjournment** – 6:44 P.M.

# PARKING COMMISSION REGULAR MEETING

## Minutes

**Date:** 11/21/2024, 5:30 PM

The meeting was held hybridly in the Hooker Conference Room and remotely on Zoom.

*Parking Commission minutes are transcribed in a summarized outline manner. Audio recordings of the meeting are available in the Planning and Transportation Department for reference.*

### **Attendance**

Parking Commissioners present:

Binder, Yoder, Volan, Flaherty, Dalton

Zoom: Davis, Murphy

Absent: Wahl

Others in Attendance:

Staff: Pazos, Scanlan

Public:

### **I. Call to Order – (~ 5:33 PM)**

- A. Flaherty moves to re-order agenda to move up resolution to item III.  
Dalton seconds. Motion passes 7-0

### **II. Approval of Minutes – (none)**

### **III. Discussions of Resolutions**

- A. PC 24-05 draft resolution: Regarding Private Surface Parking Lots in the City of Bloomington
  - i. Volan summarizes. Scanlan (Development Services Mgr.) clarifies she is available to answer questions.
  - ii. Binder question: how is this distinguishing between privately vs city-owned surface lots, how is action 1 enforceable for legally-nonconforming lots? No clear answer on this
  - iii. Flaherty: what about action 4, Legal counsel recommends removing.
  - iv. Davis: suggests limiting resolution to downtown overlay only.  
Flaherty: we did identify two sections of code relevant to this, both in UDO: first is 'shared parking facilities', need better info on existing shared parking agreements and what is specifically (disallowed). Scanlan: we do not keep list of agreements on file; many references to shared parking concern parking minimums, which are no longer in code. Shared parking policy needs to be

revamped. Second question: the UDO says that 'unless a shared parking agreement has been established, spaces must be used only by designated users'. Flaherty: we identified cases outside downtown where private parking might make sense, while also not creating disincentives for redevelopment.

- v. Davis: could there be a sunset period on parking for new development; Scanlan: it's not codified, but now we would not permit parking as primary use. Could look at vacant lot landscaping requirements, if you changed it to 100% landscaping, no surface parking would be possible. Volan: is there anything in this draft resolution that wouldn't be allowed in code? Scanlan: if the goal is reducing surface parking, then explicitly disallow it, don't allow it by omission.
- vi. Flaherty: re. Action 4, if legally permissible, then recommend sunseting on a timescale. We do have home rule, we don't need explicit statute permitting something. Depending on timescale and alternatives available to property owners, it could be legally OK. We also may have triggering events that could facilitate sunseting.
- vii. Dalton: I do think if we have the opportunity to try this, we should. At the very least, we should explicitly disallow surface parking in the UDO as a primary use.
- viii. Volan: FlexePark is the one most visible, but Spothero is another one. Binder: does action 3 impact existing lots, or just new ones? Volan: already not an allowed use for new lots; impact on existing lots is not clear.
- ix. Volan: this is just a draft, we will continue adjusting.
- x. Flaherty: we also need to clarify how shared parking is defined, and 'exclusive use' of parking. See 'Use of Parking Areas' in UDO.

#### **IV. Reports from Commissioners & City Offices**

- A. Volan: at the last meeting I presented the state of the annual report, but still working on it. Don't have a complete draft yet, but am circulating a draft chapter 1 and other materials. Parking-related money crosses four different funds. Parking did generate net revenue in 2019. It's a lot of data to compile and analyze, and I haven't had enough time to do it myself. Last week we discussed hiring an outside firm, but there is a parking study coming soon. Yoder: the scope of reporting feels beyond the capability of a volunteer commission. It seems like a lot of valuable time spent, yet we do need data analysis to answer specific questions. Volan: I have a macro to take a New World exported report and generate a financial report. What's necessary is for us to look at the numbers and ask questions. Flaherty: taking it as a given that the commission shouldn't be processing all this data, what are our options? Volan: we just need to write the narrative. Dalton: the data generation piece is the biggest here, the macros have to be maintained, etc. We can't rely on any one particular person to do it. Volan: I'll keep working on streamlining the process.

Flaherty: has there been any double-checking of data with the Controller?  
Volan: not yet, but Controller would be amenable to meeting to do this.  
Some of these questions are too important to ignore — what money is flowing in, what is flowing out, and why?

- B. Davis: has council recently discussed transportation advisory commission? Flaherty: it would be sad to lose the opportunity to maintain data output from 2019-onward.

**V. Reports from the Public (none)**

**VI. Discussions of Topics Not the Subject of Resolutions**

- A. RFP parking rate study and comprehensive review. Dalton summarizes from email. Binder: has the city ever issued an RFP about this subject? Cox: yes, from Walker, but not familiar with details. Volan asks Karina to obtain prior studies. Dalton: why didn't Parking Services tell the Commission they were working on an RFP? Volan: who wrote the RFP? Cox: Michelle Wahl + Controller's office. Michelle will accept any questions about it from Commission.

**VII. Topic Suggestions for Future Agendas**

- A. Annual report, and future of Commission (possible merge into Advisory Transportation Commission) and Council's Dec 11 vote.

**VIII. Member Announcements**

**IX. Commission Schedule (Regular Meeting and Work Session)**

- Next Regular Meeting: Dec 19 regular meeting
- Work session: Dec 5, 5pm; voted in favor 7-0

**X. Adjournment – 7:06 pm**

CITY OF BLOOMINGTON • PARKING COMMISSION

**DRAFT 1 | Parking Resolution 24-05**

**Regarding Private Surface Parking Lots in the City of Bloomington**

**WHEREAS,** the Comprehensive Plan calls for:  
-- land to be used for its highest and best value (pg. 23, 80-81),  
-- the encouragement of modes of transportation other than the automobile (pg. 67-78), and  
-- a vibrant downtown (pg. 50-57);

**WHEREAS,** the Comprehensive Plan notes that ~~a significant percentage of the city's built environment was destroyed to build surface parking between 1950 and 1975 (is this right? section number)~~ decades of transportation policy and infrastructure investments have focused on supporting motorized vehicles, which created a legacy of harmful built environment practices in the building and transportation sectors that now account for 38% of greenhouse gas emissions (pg. 45);

**WHEREAS,** the city provides a significant supply of off-street parking acquired or created at considerable cost to the taxpayer;

**WHEREAS,** Chapter 20 of the Bloomington Municipal Code, titled Unified Development Ordinance (BMC 20.03.020) ~~no longer considers~~ does not legally permit private surface parking lots as a lawful sole use of land a parcel, unless the surface lot lawfully existed upon the effective date of the provisions of the UDO;

**WHEREAS,** the city has an interest in the redevelopment of empty lots to higher and better uses than parking, and uses the BMC section 20.04.010(b) Activities That Trigger Compliance to bring a lawful nonconforming site into compliance with current standards in the UDO;

**WHEREAS,** under Indiana statute, it is permitted to legislate a sunset date for lawful non-conforming uses;

**NOW THEREFORE BE IT RESOLVED** that the Commission recommends that the Common Council take the following actions:

1. In a lot already over current maximum impervious surface coverage, as much pavement should be removed as required for the lot to conform with the regulations in effect when the previous use was eliminated;
2. Disallow surge pricing or pricing that doesn't conform with city-owned pricing of parking;
3. The offering of private parking services become a specifically disallowed use;
4. Change code to sunset current lawful nonconforming uses of private surface parking lots to (5 | 7 | 10) years;

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at a regular meeting of the Bloomington Parking Commission at which two-thirds of the Members were present and voting.

We, the below-signed, do hereby certify that the above is a true and correct copy of the resolution.

X \_\_\_\_\_  
Chair, Parking Commission  
Steve Volan

X \_\_\_\_\_  
Secretary, Parking Commission  
Ben Dalton