

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Tuesday, November 07, 2017 at 6:30pm with Council President Susan Sandberg presiding over a Special Session of the Common Council.

COMMON COUNCIL
SPECIAL SESSION
November 07, 2017

Clerk's Note: On August 29, 2017, the Common Council called to order a Special Session, which began the Council's consideration of Resolution 17-28 to be completed over a series of meetings. At its meeting on October 24, 2017, the Council adopted a motion to extend its deliberations of Resolution 17-28. Please refer to the minutes from those meeting for a description of the procedure for consideration of the resolution and amendments thereto.

Resolution 17-28 – To Adopt the City's Comprehensive Plan

Roll Call: Sturbaum (arrived at 6:31pm), Ruff (arrived at 6:32pm), Sandberg, Volan, Piedmont-Smith, Rollo
Members Absent: Chopra, Sims

ROLL CALL

Council President Susan Sandberg gave a summary of the agenda.

AGENDA SUMMATION

Terri Porter, Planning and Transportation Department Director, introduced herself and said she and her staff were available to answer any questions or offer insight about any portion of the Comprehensive Plan (Plan) the Council wished to discuss.

REVIEW OF THE COMPREHENSIVE
PLAN AS AMENDED – DISCUSSION
AND PUBLIC COMMENT ON THE
COMPREHENSIVE PLAN AS
AMENDED – IN ANTICIPATION OF
SUBMISSION OF SECOND-ROUND
AMENDMENTS

Councilmember Chris Sturbaum asked why the Plan called for both protecting single-family neighborhoods while also calling for increased density in such neighborhoods, which Sturbaum saw as a direct contradiction.

Council Questions:

Porter said that was not the intent of the Plan and pointed to a passage on page 52 that warned against gentrification, which would replace older, affordable housing options with new, high-priced options.

Sturbaum asked whether there would be any objection to removing statements from the Plan which seemed to contradict that passage.

Porter said statements should be read in the context of the entire Plan, so picking one statement out of the Plan which contradicted another statement might not be helpful. She thought it was important to be mindful of consistency throughout the Plan.

Sturbaum thought that contradictory statements in the Plan should be corrected or removed. He was encouraged to hear that the intent of the Plan was not to harm single-family neighborhoods.

Porter said Sturbaum had encouraged division between the public and the city by implying that the city and its departments did not have the public's best interests in mind when crafting the Plan.

Sturbaum said he would love to be wrong about portions of the Plan he read as harmful toward single-family neighborhoods. He thought that if the Plan said something the city did not intend, it should be removed.

Porter said that the Plan was simply a planning document, and she had never seen a community fret so much about similar plans. She said that the Council had a representative on the Plan Commission during its consideration of the Plan. She said the Plan could also be revisited and was never intended to include everything a community might face. She said it was meant to provide guidance when the city updated its unified development ordinance (UDO).

Volan asked Porter how she felt about also revisiting the UDO after it was updated.

Porter said she supported revisiting the UDO, even annually, to see if adjustments should be made.

Volan pointed out that nothing was preventing councilmembers from proposing changes to the UDO, but he envisioned a more systematic revisiting of the UDO.

Porter agreed there had not been a systematic approach in the past. She said the intent was to revisit the UDO regularly and the Plan every five years.

Jane Goodman spoke about the need for public awareness of the approval process for the Plan.

Adam Scouten spoke about gentrification and the Bloomington Technology Park.

Jan Sorby spoke about the need for public awareness.

Jon Lawrence spoke about the need to extend the Plan review process.

Sandberg explained the process the Council had followed to review and amend the Plan. She noted the process was not complete yet. She said the Council and the public would be able to see the document in its entirety after amendments had been incorporated before a final vote.

Volan elaborated on the process the Council would follow as it continued its review of the Plan.

Granger pointed out that the review process had begun years earlier, and she thought it was the Council's job to carefully examine the details of the document. She said many of the amendments brought forward by councilmembers had been submitted at the request of members of the public.

Piedmont-Smith clarified the dates when the amended Plan would be made public and the dates the Council could vote to approve the Plan.

Sandberg reiterated the importance of having the amendment Plan available for review before the Council approved it.

Rollo suggested that the Council needed more time to review the Plan.

Sandberg said that the Council schedule was on the agenda for the end of the meeting.

Volan spoke further about the Council's schedule for reviewing the Plan.

Piedmont-Smith and Volan briefly described each amendment listed under the consent agenda.

Volan moved and it was seconded to adopt amendments (70, 71, 72, 73, 74, 75, 77, 78, 79, 80, and 82) listed under the consent agenda.

The motion received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

REVIEW OF THE COMPREHENSIVE PLAN AS AMENDED – DISCUSSION AND PUBLIC COMMENT ON THE COMPREHENSIVE PLAN AS AMENDED – IN ANTICIPATION OF SUBMISSION OF SECOND-ROUND AMENDMENTS (*cont'd*)

Public Comment:

Council Comment:

CONSENT AGENDA:

Vote on Consent Agenda Items [7:15pm]

Volan moved and it was seconded to adopt Amendment 67.

Amendment 67

Volan described the amendment and explained that it called for re-establishing one or more recycling drop-off facilities within city limits.

Piedmont-Smith moved and it was seconded to adopt Amendment 01 to Amendment 67.

Amendment 01 to Amendment 67

The motion to adopt Amendment 01 to Amendment 67 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

Vote on Amendment 01 to Amendment 67 [7:21pm]

Piedmont-Smith thanked Volan for bringing the amendment forward, especially in light of the city's inability to require that recycling be made available in apartment buildings.

Council Comment:

Volan said he appreciated the support. He thought it was a practical idea because it took up underutilized parking. He urged people with surplus parking to consider allowing such a facility to be placed on their property.

The motion to adopt Amendment 67 as amended received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

Vote on Amendment 67 as amended [7:25pm]

Volan moved and it was seconded to adopt Amendment 68.

Amendment 68

Rollo described the amendment and explained that it added a program under "Air Quality and Emissions."

The motion to adopt Amendment 68 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

Vote on Amendment 68 [7:28pm]

Volan moved and it was seconded to adopt Amendment 76.

Amendment 76

Sturbaum explained that the amendment primarily eliminated a paragraph containing data for the Bloomington Metropolitan Statistical Area (MSA), not for the City of Bloomington only.

Piedmont-Smith reiterated the reasons for the amendment.

Porter said she was reticent to remove data from the Plan. She thought clarifying it was more appropriate. She also said that the paragraph in question called for the replacement of housing units rather than the demolition of units. She said those two terms were not the same, and that the information was accurate for the MSA.

Volan asked whether it would clarify the paragraph to mention that Bloomington made up half the population of the MSA.

Council Questions:

Porter thought that would help clarify the paragraph. She said it was important data to include because it reflected both the demand for housing and the age of the housing stock.

Rollo asked whether the term replaced included the possibility of demolition.

Porter said there was no demolition theme in the Plan. She did not agree that replacement implied demolition.

Rollo wondered how many structures had been demolished since 2010.

Porter said there was data on remodels that might be helpful.

Sturbaum thought the paragraph implied that older housing would be replaced with new housing. He asked Porter if that was the case. Amendment 76 (cont'd)

Porter thought that the estimate of 6,100 housing units needing to be replaced included units that could be renovated, remodeled or replaced with a new unit. She also pointed out that the estimate was for housing units, which included multi-unit dwellings.

Sorby read the definition of replace. Public Comment:

Lawrence and Sandi Clothier spoke about the need for clear language in the Plan.

Bill Bouse spoke about the definition of replace.

Rachel Glago spoke in favor of keeping the language in the Plan broad.

Goodman spoke in favor of the amendment.

Volan said that the Plan could have included more detail that would have provided more context for the data included. He said that the City was half the population of the MSA, so thought the estimates of needed housing units could be adjusted accordingly. He thought the paragraph could be clarified rather than eliminated. Council Comment:

Sturbaum thought there was an assumption in the original language that old things should be replaced. He thought that did not represent Bloomington's approach to housing, as it was not sustainable or affordable. He thought the paragraph should be removed.

Piedmont-Smith clarified that the population of Bloomington was more than half of the population of the MSA. She thought the paragraph was polarizing and should be removed.

Volan reiterated that the paragraph could be clarified rather than deleted.

Sandberg agreed that the paragraph could be fixed rather than eliminated completely. She spoke about the need for affordable housing in the community and thought the city would have to address that need.

Sturbaum thought the paragraph was inconsistent with the vision of Bloomington's future and should be removed.

The motion to adopt Amendment 76 received a roll call vote of Ayes: 5, Nays: 2 (Volan, Sandberg), Abstain: 0. Vote on Amendment 76 [7:57pm]

Volan moved and it was seconded to adopt Amendment 83. Amendment 83

Sandberg explained that the amendment added a new policy under Goal 2.3.

Sorby spoke about questions she had regarding Chapter 2. Public Comment:

The motion to adopt Amendment 83 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. Vote on Amendment 83 [8:01pm]

The Council and Dan Sherman, Council Attorney, spoke about the Council schedule.

COUNCIL SCHEDULE

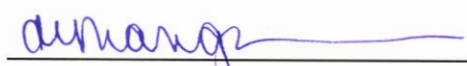
The meeting went into recess at 8:05 pm.


RECESS

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 21st day of February, 2018.

APPROVE:

ATTEST:


Dorothy Granger, PRESIDENT
Bloomington Common Council


Nicole Bolden, CLERK
City of Bloomington

