



**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.

MINUTES

15 August 2019, 6:00 PM
City Hall—Hooker Conference Room 245, North Morton Street

1. Call to order and quorum confirmation
2. Introductions
 - Present: Andrew Guenther, Mike Litwin, Chris Ericson, Ryan Clemens, Lindsey Hummel, Matt Caldie, David Parkhurst, Don Eggert, Linda Thompson (liaison), Kate Corcoran (intern) Lauren Travis, representing the Bloomington Commission on Sustainability (BCOS)
 - Absent: Erica Walker, Andrea Webster
3. Approval of minutes
 - Ryan moved to approve July minutes. Unanimous voice vote in favor of approving July minutes. Minutes approved.
4. Public comment: Limit 5 minutes per person.
 - None.
5. Presentation: Nick Kappas, Plan Commissioner: Projects & focus, on environmental concerns of PC & BZA
Nick spent three years on EC, two of them as chair of the commission, and also served on the Monroe County Plan Commission (which reviews the County Development Ordinance). The first official meeting for the UDO is next week on Thursday, the 26th. This is the first of three meetings in the immediate future, but the Plan Commission foresees the UDO revision and amendment process going into 2020. Nick recommends re-submitting the EC comments to the UDO in the public comment period and Nick will advocate to get them as amendments to the UDO. The big things that will draw amendments in the PC are land use, transportation, and quality of life/environment. Nick would like to see more on Riparian Buffers and stream classification on the UDO, such as “this type of stream requires this certain type of protection, and you have to get special approval to do anything different/a variance from that.” We also need better storm water runoff regulations. The Plan Commissioners are generally receptive to environmental issues, but the EC still needs to show up to speak for the changes the EC wanted to make to the environmental parts of the UDO. Nick recommends having multiple individuals come to the PC meeting and show up prepared to talk for five minutes about one or two environmental topics and the changes that the EC wants to make to the UDO and why. Although receptive, the Plan Commission is changing & the environmental aspect is harder with its new make-up. Nick expects the Plan Commission & City Council will make 250-300 amendments before UDO goes through.

Nick's next point is on enforcement. Enforcement will always be an issue, and our EC can hold the Plan Commission and city government accountable.

The EC is great at being on the ball about getting the memos in. Can we start getting the letters to the editor in to the HT like we said we would in January?

As a reminder, the first meeting EC should show up to for commenting is Aug 26th. The goal from here on out is to update the UDO every 5 years, so this is something to keep in mind. Nick wants us to know he is always advocating for and supporting the EC, and that we can reach out to him at Nicholas.kappas@gmail.com.

6. Reports from TC, MoCo EC, BCOS, ERAC, & MPO

- TC: Lindsey: No meeting yet, will happen later this month.
- MoCo: Andrew met with the MoCo EC chair, and there is not much new to report.
- BCOS: Lauren: BCOS will have a work session to make comments on the UDO draft. The Hoosier to Hoosier sale is August 24th. Budget hearings next week and they are waiting on the outcomes on that. Milwaukee's green infrastructure plan just got put out, it's interesting to take a look at.
- ERAC: David: There was a discussion on aquatic management in Griffy Lake. They are using less herbicide this year than before in the lake. CHAP program: expecting a substantial number of hunters this year for Griffy Lake. It was a short meeting.
- MPO: Ryan: The MPO meets in two weeks and did not meet in July. There will be a presentation from IU Health Bloomington at the policy committee meeting around September 13th on how the new hospital development will affect the roads.

7. Discussion from Environmental Commission working groups A Cycle

A Cycle

A. ECPC/Planning Commission

- Parking Garage behind Showers City Hall: Similar to the 4th street garage and being built by the same developer. This parking garage will be in the parking lot behind showers, and will be 4 stories high. Plans are going to the Plan Commission Sept 9. Asking for waivers & variances on architectural standards including on max height, façade modulation, building stepdown, and min parking space dimensions. They want to make parking spots 8.5ft wide rather than 9ft wide, with 21 compact spaces at 8ft wide. Will be 300-400 parking spaces. Will be a public parking lot. CFC currently owns spaces in this lot as well as the city. Will put in 4 EV charging stations initially, but they will run the conduits and wiring throughout so they can have more EV charging stations in the future if they need it. Linda would like to make tweaks on the landscape plan. Parking lot will not go into the greenspace in the b-line right of way at all. Lots of bicycle parking inside and outside. Beth Rosenberger has commented that people don't necessarily like to park their bikes inside because there is less security there, and they often prefer outside bike parking. There are no water features. There may be a small change in impermeable vs permeable surfaces. They will also be putting three retail facilities and an office in the corner of the lot, facing the b-line, with a small plaza as well.
- 3rd street storage units: now continued. The lot is on west third street (where mother bears was planning to go a couple years ago), at Cory Lane. The problem with the lot is that there is a giant sinkhole on the west side and one on the south side. The lot is also partly in the county and partly in city, so the developer wants the county part annexed into the city. Administration has said they won't annex this part. 5.5 acres lot in total. Would also need sinkhole variances to fill and build on top of them.
- Moore's Pike Apartments and Hilltop Meadow will be on again, & 4th Street Garage will be continued until September.

- Catalent in Bloomington wants to expand and expand parking. They have a big plan for that but they're taking it in parts. They are asking for one variance now, but will need to ask for many more variances later on. The first variance is to encroach into the Riparian Buffer with a road and chillers (the existing parking already encroaches onto the riparian buffer). The expectation is that they will try and move more into a riparian buffer/wetland for parking. This will go to BZA next week. Will be 50ft from center of stream rather than the required 75. Andrew: EC should hold firm and submit a memo stating that they need to find a way to do this project without encroaching on the buffer.
- INDOT letters: Will be putting in another lane at 45 & Pete Ellis Road. Cuts into Hinkle-Garton Farm, which has historic preservation Antiquities Act protection. Removal of street trees is a big issue for this road expansion. The road expansion as drawn also cuts into a current detention pond. EC does want to write a memo on this.
- INDOT Letter: Another at E 3rd Street & Smith Road. INDOT is anticipating increased traffic here. EC does not want to write a memo on this.

B. Waste/Hazards: nothing to report

C. Water: nothing to report

B-Cycle

~~A. Outreach~~

~~B. ECPC/Planning Commission~~

~~C. Biodiversity~~

8. Old business

A. Coordination with BCOS

- Lauren: BCOS wants to pursue joint presence in public spaces and public outreach efforts between the EC & BCOS. The Involvement Fair on Saturday, Sept 7 is an opportunity, Lauren will reserve a table and we will put together a schedule for shifts. EC has a lot of already printed outreach material to provide. Chris and Erin are Co-Chairs of BCOS now, elected in July. We also want to work together to get UDO comments in. BCOS looks through the UDO with a slightly different lens, thinking about density and what that means for the environment, incentives, and zoning. It would be beneficial if EC and BCOS could cross reference our comments and write a joint memo.

9. New business

A. UDO Adoption Draft. Deadline for comments August 26 @ 4:30pm.

Andrew: Let's forego having a meeting to rehash all of our comments, and instead start a google doc where anyone can add comments to our running list of comments from last time.

The 1st PC meeting on this is Aug 26 @ 5:30.

How to handle meetings: Try to figure out what's coming in the meeting ahead of time so we know what environmental aspects will be discussed. Would like EC members at each meeting so that if environmental aspects/amendments do come up, we can comment on them. We get 5 minutes per person.

Andrew: Let's try and get most of our comments in onto the google doc by the end of the day Monday.

Linda: Be specific, think about changing language with your comments. Andrew: Go through the environmental sections first, then tangential sections. Linda: Things to look out for and be aware of: They have reduced the setbacks everywhere, which means way less green space. Also there has been a controversial change regarding four-plexes - what they have changed is to make them a conditional use rather than a by right use, and that exempts fourplexes from the environmental rules. Individual single family

houses do not have to follow our environmental rules, but a fourplex is a business and it should have to follow our environmental rules. Be sure to look at the definitions sections too. Lauren: There is a new parks and open space district to look at as well.

At the 1st meeting, Lindsey and Andrew will be there, and other EC members encouraged to attend. The next meetings are 29th August & 5th September.

Do PC members get a packet? Can we put anything into their packet, like a memo or list of our comments?

ACTION ITEM: Kate makes google doc for comments.

10. Commissioner announcements

- Lauren: Aug 28th is Green Drinks. David Konisky providing the lecture this month on climate change and political structure at Upland (side building). Green Drinks begins at 5:30, David starts speaking at 6. His talk is titled Climate Change Policy in a Polarized America.
- Don: Blue-green algae problem in Lake Monroe, has killed 2-3 dogs. Has anything other than temperature changed to foster this development? Chris: It was a super wet year and the lake was really high, with much more runoff than normal.
- Chris: If anyone is interested in Waterfest, it could be a tabling opportunity for the EC. Waterfest is on Aug 21st 5:30-7:30pm at the Banneker Center.
- Lindsey: Hoosier to Hoosier sale on the 24th for any young folks that need furniture. Get there early.
- Andrew: Monroe County water E Coli levels exceeded limits 4 times recently, and the occurrences have been reported to IDEM. There are septic failures all over the county. Also, the Farmer's Market is back open. Lindsey: Terri Porter will be there as "Mayor at the Market" to receive UDO comments.

11. Adjournment at 7:55pm.

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