

REPORT of the CONA PLANNING COMMITTEE

September 20, 2005

The CONA Planning Committee met with Planning Staff on August 24th, 2005. In attendance were J. Baker, T. Micuda, B. Sturbaum, and D. Walter.

1. **Zoning Ordinance.** The steering committee has completed its meetings. The ordinance document will be rewritten over the next couple of months and will be presented for public comment sometime in November. A final document is expected to go to the PC in the last quarter of the year.
2. **Downtown Plan.** The plan was presented for public comment at the September Plan Commission meeting. The PC voted to recommend the plan to the City Council where it will again be discussed and presented to the public for comment.
3. **2030 transportation Plan.** The document will be updated by Planning Staff working with a consultant. The CAC is working with the Planning staff to provide public guidance and recommendations. The CAC will present its recommendations to the MPO Policy Committee in November. The final Plan is expected to be ready for adoption late this year.

Several issues are associated with the Plan. For example, 3rd and Atwater may become one-way pairs. A study is underway to determine if this change is feasible. A question to be answered is how land will be acquired.

A new bus terminal will be built somewhere in the downtown. Where? What facilities for passengers does it need?

4. **Large Vans and Semi-Truck Trailers.** The issue of large trucks has appeared in the McDoel neighborhood where moving vans and tractor-trailers have begun to use neighborhood streets. Rogers and Allen are being used by Soft Touch Moving and Best Beers. The trucks are a nuisance to the neighborhood and are tearing-up the corner and yards at Rogers and Allen from wide turns. The ordinance has not caught up to the addition of Patterson Street which was meant to provide a truck route and keep trucks away from neighborhood streets. Planning will contact public works about signage.
5. **4-Way Stops and Sightlines.** The intersection at 11th and Rogers is at times dangerous because of drivers going north making their own 3rd lane and turning right from beside vehicles in the straight lane. They sometimes turn into the path of vehicles coming from the west and present a danger of collision. We suggested 'necking down' the lane so an additional lane cannot be created.

We asked for greater enforcement of the ordinance prohibiting objects in the sightline from intersections. Objects growing or placed too close to the intersection block the sightlines to cross-traffic and create a danger of collision.

6. **Renwick II.** This development will return to the PC after some issues with trees, slope, and a manor house are worked out between Planning and Winnegar-Stolberg.

7. **Sare Road Alignment.** A turn lane will be added at Moore's Pike by the contractor, Winnegar-Stolberg. The timeline is not determined.
8. **Monroe and Arlington Rd.** We questioned if the intersection of Monroe St. at Arlington Rd will be changed. At present a side path along Monroe stops before the intersection. According to Planning when the intersection is aligned it will be a major modification to accommodate the three streets that meet there and will have to make turns much safer. A side- and/or bike-path will be added along 17th (Arlington Road) to intersect with the path from Monroe.
9. **Tom Cherry Muffler.** The muffler shop on the west side of College has closed. We don't know of any plans for the building.
10. **Walker Street Medical** The owner of a building on the corner of Walker St and 2nd is requesting the BZA to change the zoning from medical to general office use, and is basing his claim, in part, on economic distress. The building has not drawn medical use and has not been rented over the past several years. The neighborhood opposes any change in the zoning for fear of the type of business that might be drawn to the location and the additional parking problems it will bring to the area. Planning does not support the economic distress argument and is also concerned about parking enforcement if the zoning is changed. The BZA is thought to be leaning toward the zoning change. As a strategy Planning is suggesting the neighborhood present the BZA with a list of specific uses it would find acceptable and ask the BZA to make them part of the change.
11. **Smallwood Annex.** An annex is 'in the works' and will be built in the open space on the Morton side of the main Smallwood building. The annex building will be separate from the main structure and will likely be two stories with commercial on the ground floor and residential above.
12. **HAND Development.** HAND is proposing a development off of Rockport Road that will incorporate affordable housing, environmental friendliness, and a sustainable landscape. The development will contain 12 or 13 homes on a site that has presented difficulties for commercial development. The first presentation was made to the Plan Commission at its September meeting. According to HAND and its consultants the development will incorporate several innovative ways of providing low initial cost and low operational cost homes with passive solar features. It will accommodate and condition rainwater run-off in a cost effective manner that will return it to the environment in a clean condition without using standard storm sewers. PC commissioners have shown an interest in the project but question some of the design features, maintenance, and drainage. Second hearing will be at the October PC meeting.

1:67 PM

09/21/06

Accrual Basis

Council of Neighborhood Associations
Balance Sheet
As of September 21, 2005

	<u>Sep 21, 06</u>
ASSETS	
Current Assets	
Checking/Savings	
Petty Cash	49.21
Checking	347.85
Savings	7,339.56
Total Checking/Savings	7,736.62
Other Current Assets	
Inventory Asset	-1,187.50
Total Other Current Assets	-1,187.50
Total Current Assets	6,548.92
TOTAL ASSETS	6,548.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Art Walk & Sale	-36.00
Mc Doal Gardens Bench Project	26.10
Bryan Park	290.83
CAPE	45.85
HAND	3,721.60
Waterman	251.87
Total Other Current Liabilities	4,300.25
Total Current Liabilities	4,300.25
Total Liabilities	4,300.25
Equity	
Opening Bal Equity	2,071.67
Retained Earnings	5,222.30
Net Income	-5,045.30
Total Equity	2,248.67
TOTAL LIABILITIES & EQUITY	6,548.92

COUNCIL OF NEIGHBORHOOD ASSOCIATIONS

7:00 P.M. September 21, 2005, City Hall Building

AGENDA

1. Approval of Meeting Minutes from August 18, 2004
2. Treasurer's Report – David Walter
 - a. New form for reimbursement of CONA expenses
3. Executive Committee -- Craig Harvey
 - a. Executive Committee Elections
 - b. Discussion on Executive Director's Compensation
 - c. Future of fund raising for CONA
4. Planning Committee Report – Jack Baker
5. Zoning Ordinance Committee Report – Tim Mueller
6. Regional Neighborhood Network Conference – David Walter
 - a. Planning for workshop and future CONA events
7. Neighborhood News from the Board Members
8. Adjournment

Upcoming CONA Meetings

Planning Committee: September 28 at Noon in Kelly Conference Room

Executive Committee: October 12 at 5:30 PM at Fairview Methodist Church

Next CONA meeting: October 19 at 7:00 PM in the Hooker Conference Room

Minutes of CONA Meeting
7:00 p.m., September 21, 2005
City Hall Building
Bloomington, Indiana

Board Members Present:

6th & Ritter - David Walter

Elm Heights – Kathie Holland

East Side – Tim Mueller

Arden Place – Kathy Berry

Sunny Slopes – Craig Harvey

Bryan Park – Jon Lawrence

McDoel Gardens – Jack Baker

Prospect Hill - Cynthia Bretheim

Business Meeting

1. The minutes from the August 17, 2005 meeting were approved.
2. Because Catherine Stafford was not able to attend tonight's meeting, David Walter reviewed the Treasurer's report. The report indicates Assets of \$6,648.92 with Liabilities of \$4,300.25 for a total equity of \$2,248.67. The net income for the year is -\$5,046.30. Catherine has prepared a new form for requesting reimbursements from the treasury for use by the members.
3. Craig Harvey reported that the candidates for election to the Executive Committee are: David Walter – Secretary, Catherine Stafford – Treasurer, Richard Carr, Craig Harvey and Cynthia Bretheim. Because the list of candidates was not distributed in time for elections to be held at this meeting, Jack Baker moved to table the elections until next month. The motion was seconded by David Walter and passed by voice vote.
4. David Walter reported that the Executive Director position was still unfilled. Catherine Stafford had questioned the compensation – at \$8.00 per hour, there are enough funds in the treasury to pay for about 18 weeks of part time work. The position also allows the Executive Director to deduct a home office donation.
5. The Board then discussed the future of fund raising for CONA. The Board either has to work harder volunteering to raise funds to support the Executive Director position, or give up the idea of a paid Executive Director and take responsibility for the operation of CONA. This would require more volunteer hours either way from the Board members and the neighborhood associations. Craig Harvey organized the golf scramble with the idea that he would be able to sell sponsorships to companies and have several golf teams on the course to see the sponsor's signs. Because there was no response to this, it is very difficult to sell sponsorships when no one will participate. Craig put a lot of time and effort into the golf scramble and did not get support from the other Board members to organize teams and sell sponsors. We have learned that the amount of time it takes to put together a fund raising event cannot be done with a part-time Executive Director – the hours have to be volunteered by members of CONA. Several ideas were put forth – a community calendar, a fall garden tour, a euchre tournament – these all take time to organize, promote and encourage participation. Jack Baker suggested that the neighborhood associations need to find a combined event that will support CONA – similar to the National Night Out

where neighborhoods have a block party on the same night in the summer. People have a good time at these block parties and they feel that they are involved with the community. At the same time, they can meet city officials, fire and police officers who work in the neighborhoods. Perhaps this is what CONA should be promoting instead of trying to sell things?

6. Jack Baker gave the Planning Committee report of the monthly meeting with Tom Micuda, Planning Director. Some of the highlights are:
 - a. The Downtown Plan has been passed by the Plan Commission and now goes to the City Council for adoption. The text is posted on the City Planning web site and copies are available for review.
 - b. The 2030 Transportation Plan will be updated by Planning working with a consultant and the CAC. The final Plan is expected to be ready for adoption late this year.
 - c. Renwick II will return to the Plan Commission after site plan issues are resolved with the developer.
 - d. HAND is proposing a development on Rockport Road for LEED certification of site design, the first in the country. It will combine affordable housing, sustainable landscape features, and environmental friendliness.
 - e. The Tom Cherry Muffler building and the 2nd & Walker Street medical office are vacant and available for development or purchase. No plans have been filed for these two properties.
 - f. Smallwood Plaza will have a two-story annex added to the Morton Street (west) side.

7. Tim Mueller reported that the draft of the proposed zoning ordinance is being reviewed by a committee from CONA. A draft narrative of concerns and specific comments has been made and distributed by email. The committee will meet on October 6 to review a final narrative and bring it back to the Board at the next meeting.

8. David Walter reported about attending the Regional Neighborhood Network Conference in Muncie. He said that he has attended three of these conferences and every time he attends, he comes back with his "batteries recharged" and full of enthusiasm for what CONA does. Among the presenters was Mr. John Norquist, CEO of the Congress for New Urbanism, Dr Donald A Scavella, Executive Director of the United Methodist Union. David could only attend four workshops, but the most impressive one was the Campus Community Coalition. This Coalition had representation from the Muncie City Council, the Dean of Students from Ball State University, a policeman, and the president of the Landlords Association at their workshop. David distributed copies of their "hang tag" that the Coalition produced for distribution to student rentals in the near campus neighborhoods that included brochures from the Student Legal Department, the Dean of Students, the City of Muncie and the Landlords Association. The brochures provide information on "how to be a neighbor" for the students so that they might avoid conflict and disturbing the peace. As a point of interest, the Dean of Students said that he reviews a daily log of police reports and brings students that break the law before their judicial process which could lead to termination of the student's admission to Ball State University.

9. Neighborhood News included a report from Jack Baker that McDoel Gardens is replacing sidewalks with grant funds from the city, Bryan Park has provided "Welcome to the Neighborhood" buckets of cleaning supplies to student rentals and had over 150 people attend a neighborhood party with a pitch-in. Cynthia Bretheim reported that several neighbors have had "walk-ins" occur when they are out in the yard and someone comes in to their homes through an unlocked door and takes some small items or money. Cars have been broken into and items have been taken off of the front porches of some homes.

There being no further business, the meeting adjourned at 8:15 P. M.