

Land Use Committee Meeting  
Wednesday, December 18, 2013

**Members & Visitors:** Sherryl Doerr, Christopher Meyers, Brian Poland, Sergio Mendoza, Richard Murphy, Chris Nesper, Jake Dammarell, Deb Backhus, Cecile Petro, Richard Morrisroe, Michael Duffy, Kathy Sipple, Christopher Meyers, Brenda Scott-Henry, David Wright, Melvin Thompson

**NIRPC Staff:** Eman Ibrahim, Jack Eskin, Gabrielle Biciunas, Sara Geinosky, Gary Evers, Meredith Stilwell, Steve Strains, Ty Warner

## 1. Call to Order by Chairman

Chairman Murphy called the meeting to order at 1:05 p.m.

### a. Approval of the September 18, 2013 Minutes

Richard Morrisroe requested the minutes be amended to change the wording in the paragraph regarding the map of livable centers in Northwest Indiana to read Northside Southside section of East Chicago instead of Canal center in East Chicago. With that change to be made, Brian Poland motioned for the September 18, 2013 minutes to be approved. With no opposition, the minutes were approved.

Eman announced to the committee that the Creating Livable Communities final printed report has been received by NIRPC and will be distributed one per community. Land Use committee members outside of local governments may also have a copy. She thanked the livable centers team and those that helped with the logistics of the report.

## 2. Regional Land Use Planning

### a. Creating Livable Communities (CLC) Grant Presentation

One of the recommendations from the 2040 CRP was to focus more on livable centers in downtown areas, local neighborhoods and urban areas. The last year and half was spent working on the Livable Centers project with 41 municipalities to identify their centers and the CLC grant is now an attempt to put real transportation dollars into effect for projects within northwest Indiana. \$400k was allocated for 2014-2015 from Group 1 STP funding. The funds are for planning only for Lake and Porter counties seeking to enhance their center places and take advantage of TOD opportunities to support community-based transportation/land use projects and to encourage livability and accessibility and to support projects that are guided by the principle of "place-making" (how to improve quality of life). Since it is transportation money, the planning must have linkages to transportation. To be eligible projects just be included in the livable centers map or transit corridor map, must be possible to be implemented under existing codes/ordinances of the local government and must address the 2040 Plan-livable centers goals and objectives. Examples of eligible projects were reviewed by Eman, some of which included transit amenities, TOD plans and zoning ordinances, streetscape improvements, plans for street lighting and signage, street connectivity improvement plans and traffic calming plans. The grant requires a minimum 20% local match and successful applicants should follow all INDOT procedures for grant funding for payment and when hiring consultants. Applicants must agree to post-implementation project monitoring to measure the project impact and coordinate with NIRPC to measure the impact of the project area over time by tracking new developments and redevelopments as well as project area overall improvement. Eman reviewed how to use the new Creating Livable Communities Report which includes design principles and scale recommendations for every type of center. All communities are included with the exception of Dune Acres who requested to not be added because they felt they did not have a center. Although included in the CLC Report, La Porte County is not eligible for the first round because funding was only from Group 1, hopefully next round will include La Porte counties. The application deadline is January 14 by 5:00 p.m. and may be submitted electronically or by mail to Eman or Gabrielle. Gary clarified that since it is STP funding it comes with all the quirks of the program and a plan is wanted, not just engineering drawings. If you have drawings you will have to construct that design or give the money back. He noted the desire to use Land Use as a forum to help select projects in the future to make sure they are consistent with the 2040 Plan; this is a prototype and will retool if necessary. This is step one in a four to six year journey to funding of the first initial project. Chairman

Murphy briefly commented that he recognizes this is a new frontier and praised the excellent document, thanking NIRPC staff and committee members for their work on it and noting that from a planner's perspective, it is exciting to see real dollars behind land use ideas.

#### **b. Application Overview**

An 8-10 person selection committee will be formed from different groups and NIRPC Committees will be formed to evaluate and score the applications; applicants will be excluded. NIRPC staff will provide guidance. The scoring criteria and weighting will be posted on the NIRPC website. Study deliverables were reviewed by Eman, including a five year implementation plan to show how serious an applicant is to implement the plan. It is assumed that any plan would have to be adopted by a communities governing board and amended into the local Comprehensive Plan by the finishing of the plan if funding is awarded.

Eman reviewed the application with those in attendance. It was clarified that the 20% match must be in dollars and cannot be in kind. Match is anything non-federal (with the exception of a very limited allowance for some federal dollars). There is no maximum application amount. Ty thanked the committee for being the inaugural class of this program and thinks this program bodes well for a much more comprehensive future. Chairman Murphy thanked the members of the Land Use committee for doing a good job developing the criteria and thanked all the represented communities present and considering applying.

### **3. Local Community / Agency Update**

#### **a. Current or Proposed Studies, Plans and Projects**

- Sergio Mendoza announced the Coastal Program helped fund the La Porte County joint zoning subdivision ordinance a few years ago and they have since come back to Coastal to request additional funding to complete a BMP/LID type of study for fiscal impacts. Meetings have been kicked off regarding the fiscal assessment on low impact development practices. They are going to breakdown the proposed areas of development into the watershed hucs and identify which are the best BMPs of low impact development that can be used within those areas and then complete a case study to reveal which would have the most fiscal impact for those areas. Hopefully that can be turned out within a year.

- Chairman Murphy announced he keeps attending NIRPC meetings where transit oriented development keeps being talked about. It is an exciting concept and he keeps hearing more and more commissioners using the term at meetings. He has discussed the possibility of Michigan City sharing their perspective on a two-year, \$1m joint Tiger II study recently completed by NICTD and Michigan City. The study was on where the location of the SouthShore station should be in Michigan City and concluded it should remain downtown. They are looking to presenting at an upcoming meeting.

- David Wright announced that the scope of work for the Broadway Corridor project has been completed. The Broadway Corridor project secured a DNR grant to match federal planning funds to study transit alternatives on the Broadway Corridor. Contracts with the State have been signed and the scope of work is being reviewed for the solicitation. After completion of the review, the scope of work will then be sent out to the planners of the communities involved; Gary, Merrillville and Crown Point. Afterward, the solicitation and public outreach process will begin.

### **4. Announcements**

#### **a. Next Meeting Wednesday January 15, 2014 @ 10:00 a.m. (NIRPC Packer Room)**

- b.** Sergio Mendoza announced that the Coastal Program has no unallocated or unobligated funds at this time. All funds from previous years were moved to other projects in the que or hopper. If any money becomes available it will probably be sometime after July if any projects drop out.

On motion from Christopher Meyers and second by Sergio Mendoza the meeting adjourned at 2:08 a.m.