

Indiana Land Resources Council
August 31, 2016
The Nature Conservancy
620 E Ohio St, Indianapolis, IN 46202
1:00pm-4:00pm EST

Members Present:

Jeff Page
Steve Eberly
Mike Pavey
Matt Williams
Jeff Healy
David Kovich

Members Absent:

Beth Tharp
Kara Salazar

Seats Vacant:

Business

1:07 - Meeting called to order by Melissa Rekeweg.

Introductions around the room

Steve moved and Jeff seconded to approve minutes from April meeting

1. Executive Director's Update
 - a. Business position still vacant. Hopeful to have position filled by late September. Name has been presented to Gov's office.
 - b. Beth Tharp and Kara Salazar unable to attend today.
 - c. Action Items from Last Meeting
 - i. Study Committee List (emailed and hard copies available)
 - ii. Common terminology in land use and zoning
 1. No standardized list of defined terms but there may be some high level specifics to know about.
 - iii. County Adoption of Model Ordinances
 1. Do not have a firm number of adoptions but can pull together some rough data for next meeting if Council wishes.
 - d. Jeff Cummins gives out reimbursement forms and employee forms
 - e. ISDA is mapping productivity and quality of soil to see which lands are at risk from urban/suburban sprawl
 - f. Wells County is looking to update their agriculture ordinances
 - i. ISDA has reached out to offer assistance
 - g. Attended Western Lake Erie Basin tour with Allen County Soil and Water Conservation District. Lots of discussion on actual causes relative to land uses around the lakes.
2. Andy Tauer, Ben Wicker, Greg Slipher
 - a. Livestock Presentation

- b. Trends (Andy Tauer)
 - i. Growth
 - 1. Processing in Indiana and Michigan boosting demand
 - a. Opportunity for students who want to get into ag because it doesn't require major purchase of acreage
 - b. Finding value in manure
 - 2. Pasture Poultry
 - ii. Potential Economic Impact of Expansion
 - 1. \$1.1-\$1.6 billions potential by expansion of livestock
 - a. Does not include construction activity and tax revenue
 - 2. Ag may not carry the huge jobs numbers but they are a long-term investment in a community
- c. Role of Ag Organizations (Ben Wicker)
 - i. Know Before You Build
 - 1. Cross organizational program that takes the surprise out of the process.
 - 2. Helps farmers own their message and educate farmers on the resources they'll need to expand
 - ii. Farmersdeliver.com
 - 1. Four Key Messages
 - a. Farmers are Responsible Trusted Neighbors
 - b. Building a Future
 - c. Measureable Contributions
 - d. Adapting to the Future
 - iii. TheAgEffect.com
 - 1. Latest addition to programs is geared to economic development officials to show ripple effect of farms in a community
 - 2. To have processing plants you have to have supply
- d. Local Zoning and Regulatory (Greg Slipher)
 - i. Trends
 - 1. Smaller Farms not regulated by IDEM
 - 2. Increases in setbacks
 - 3. Local permit fee increases
 - 4. Jurisdictional overreach
 - a. Home rule
 - 5. Manure application
 - a. The Fourth Commodity
 - b. Used as nutrient source
 - 6. Air quality concerns
 - ii. Opportunities for ILRC to Consider
 - 1. Advocate for ag on land use
 - 2. Review and possibly update model ordinances
 - 3. Standardization of zoning content and organization
 - 4. Develop manual for meeting procedures
 - a. Various ways that meetings are handled which create legal exposure and expenses
 - 5. Develop zoning process manual

- a. How do you actually change an ordinance?
 - 6. Land use policies for annexation
 - 7. County Line Projects
 - a. Would help zoning boards in relation to process and procedure
 - b. What if a setback crosses a county line?
 - 8. 2-mile Jurisdictional Buffers
 - 9. Standardization of Zoning Districts and Definitions
 - iii. Melissa: Which three or so would be most critical?
 - 1. Advocate for Ag on land use
 - 2. Review and update ordinances (at least review)
 - 3. Guide/Template on process and procedures on zoning
 - a. Would be very helpful to local decision makers
 - iv. Melissa: How long has Know Before You Build been around and how many folks take advantage of it?
 - 1. Informally for about a decade; as an organized program at least three years. Have probably touched 100-150 farmers.
 - 2. We have isolate two concerns:
 - a. Wrong Site - didn't think it through
 - b. Human Nature - producer attitude
 - v. Jeff Healy: Do you have a link into IEDC?
 - 1. Andy - we are looking at IEDA and rural affinity group to start networking with these groups
 - vi. Jeff H: is ag doing a site readiness program?
 - 1. Greg: No for the most part because of the variability among sites. We have worked mostly to make farmer aware of implications of a particular site.
 - vii. Jeff H: its really more about having someone on the ground to scope sites
 - viii. Steve Eberly: we've advocated using your mapping tool to draw proximities around a site and ask certain questions: do you know who lives in the area, do you know what the prevailing winds are, have you spoken to neighbors.
 - ix. Greg: Along those lines we tell them to contact whomever they can see from their site.
3. American Planning Association (IN) - Phillip Roth, Chair of Legislative Committee
 - a. What do planners do?
 - i. Influence the spatial structure of their cities for better quality of life
 - 1. Economic: externalities
 - 2. Legal: protection of property rights
 - 3. Political: efficiency of government services
 - ii. Foster creation of good communities
 - iii. Principles
 - 1. Sustainability
 - a. Social, economic, environmental
 - 2. Livability
 - 3. Transparency
- b. Where do we work?
 - i. Town, City, and County Government

- 1. Land use planning and zoning
 - ii. Regional and State Governments
 - 1. Technical assistance and resources for municipalities
 - iii. Not-For-Profit
 - 1. Affordable housing, community development
 - iv. For-Profit
 - 1. Consultants and developers
 - c. What is the American Planning Association?
 - i. Represents urban planners in Indiana and around the country
 - ii. Roughly 40,000 members
 - iii. Certification System (voluntary)
 - iv. Indiana Chapter - 467 members
 - d. Things that we do to promote planning
 - i. Advocate for good planning with legislators and other stakeholders
 - ii. Training for citizen planners
 - iii. Legislative Activity
 - 1. Advance intelligence
 - 2. Identify bills of interest
 - 3. Consult with lawmakers and stakeholders
 - iv. Current Legislative Interests
 - 1. Alternate Rezoning Procedures (IC 36-7-4-608)
 - 2. Sign Ordinance (IC 36-7-4-1109)
 - e. Questions
 - i. Steve Eberly: we have had difficulty accommodating folks that are no longer ag based. What's your experience with planning that involved encroachment into agriculture?
 - 1. Phil: it is difficult to say that a development in a greenfield is inherently bad. But all too often those decisions are made without consideration of infrastructure, need for urban services, what new facilities will be required, etc.
 - ii. Matt Williams: How do you value green space? Does professional staff have that capability?
 - 1. Phil: some of our members are partly greenspace planners that can share their expertise and accumulate best practices. We don't do any direct consulting though.
 - iii. David B: what are the top three issues planners are facing?
 - 1. Phil: maintaining staff and funding for activities (which can lead to increases in fees), property tax caps (planners are called on to maintain property tax bases of their communities), advocacy for alternative transportation.
 - iv. David Kovich: Do you deal with the development of HOAs?
 - 1. Phil: I don't know of cases where cities outline what requirements that those associations are supposed to impose.
4. The Nature Conservancy - Matt Williams
- a. The Mission
 - i. Conserve lands and waters upon which life depends
 - ii. Science based org (400 staff scientists)

- iii. Active in all 50 states and 36 countries
 - iv. Have protected 120 million acres since 1951
 - 1. Very close to 100,000 acres in Indiana
 - b. Projects in Indiana
 - i. Kankakee Sands
 - 1. 8,000 acre restoration
 - ii. Lake Michigan Rim
 - 1. Dune and swale along the lake is very bio-diverse
 - iii. Western Lake Erie Basin
 - 1. Three state effort to reduce pollution
 - 2. 4R Certification
 - a. Right Time, Right Rate, Right Place, Right Source
 - iv. Brown County Hills
 - 1. Protected more than 5,000 acres
 - 2. Created Forest Bank to help manage privately held forested lands
 - v. Blue River Project
 - 1. Protect the Harrison Glades
 - vi. Wabash River Project
 - 1. Protected more than 30,000 acres
 - 2. Drains about 2/3s of the State
 - 3. The Wabash is the largest single contributor to nutrient deposits going into the Gulf of Mexico
 - c. Ecoregional Portfolio
 - i. Four ecoregional zones identified by TNC
 - ii. Shows the most sensitive areas within each zone to protect
5. Roundtable Discussion
- a. This has been presentation heavy in order to spark ideas among the council. Next meeting we hope for Council to propose a few ideas. One of the things to consider is whether we need a communications strategy from Council to locals.
 - b. Mike Pavey: What are the points of contact ISDA has for counties?
 - i. David B: we've been getting information from APA - IN listserv as well as individual constituents who contact us.
 - ii. Melissa: Also we need to tackle getting information to locals as they change hands in elections or new appointments
 - iii. Mike P: need to communicate to very broad audience
 - 1. Fosters inclusiveness, keeps officials educated
 - c. David K: do you get any requests from the legislature to answer questions?
 - i. David B: rarely. Typically not many zoning, land use questions.
 - ii. David K: what about from counties?
 - iii. Bausman: Yes very often we get requests to assist from counties and are always willing. Try not to intrude unless invited.
 - d. David B: Update on future presentations
 - i. Kara will do one from Purdue
 - ii. Jeff will do one from SWCD
 - iii. Steve will help with one on Local Econ Dev Officials
 - iv. We will eventually want to hone this down but still many areas to cover.
6. 3:30pm Meeting Adjourned

7. 3:30-4pm Tour of The Nature Conservancy