



ENVIRONMENTAL REVIEW

Outline

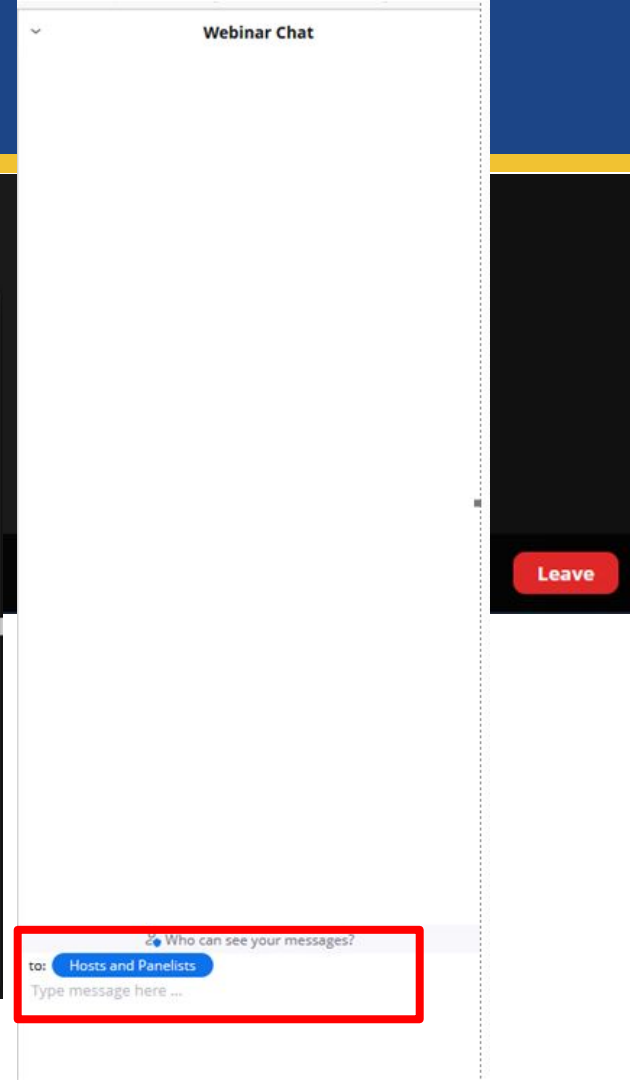
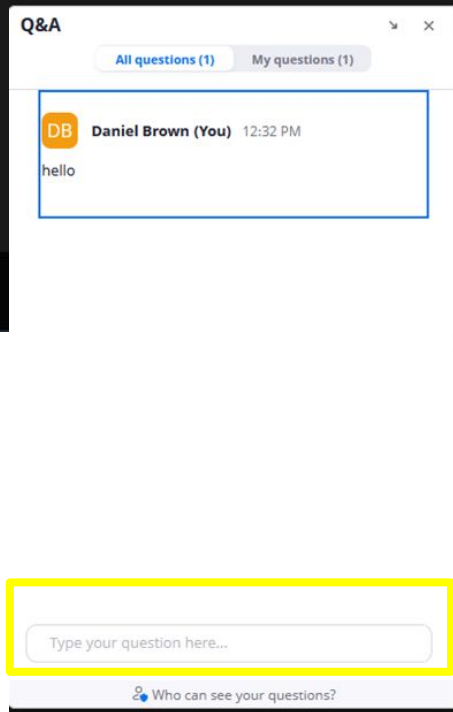
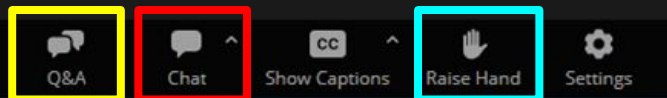
- What environmental protections exist and why?
- Focus Areas for Today
 - Environmental Constraints Overlay
 - Lake Lemon Watershed Protection
 - What is staying the same?
 - What is changing?



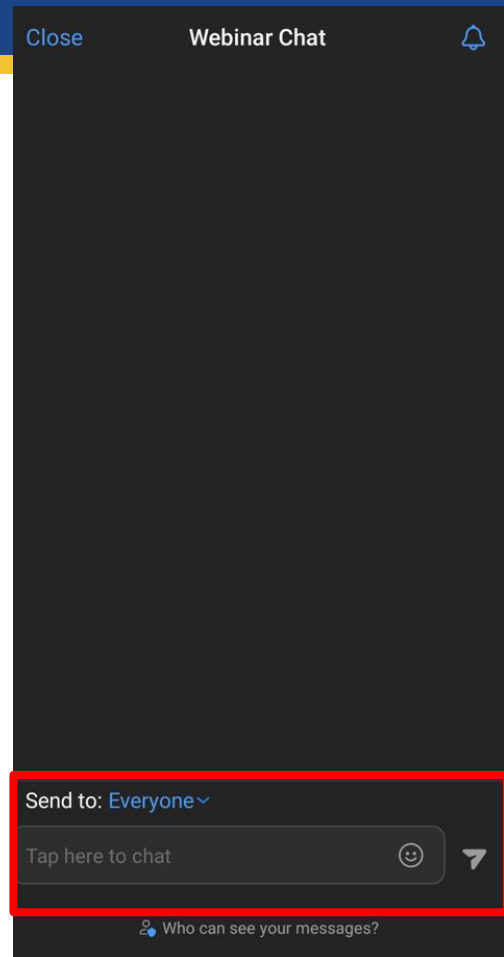
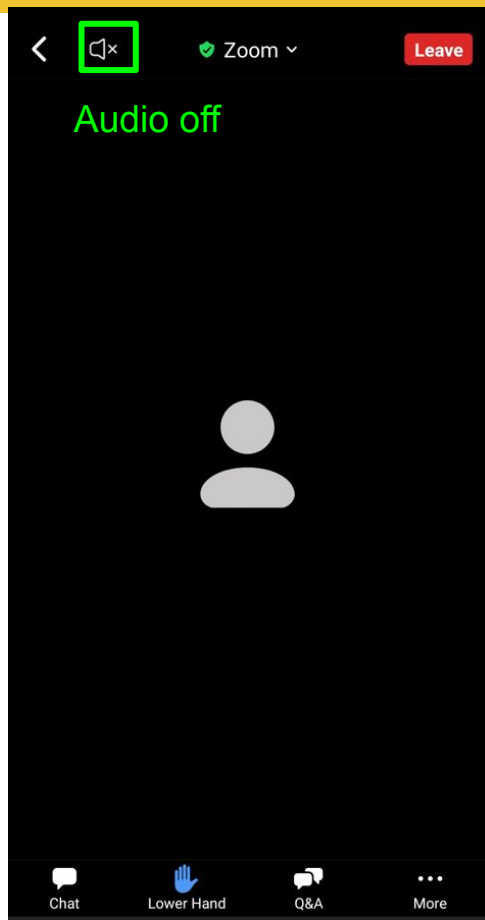
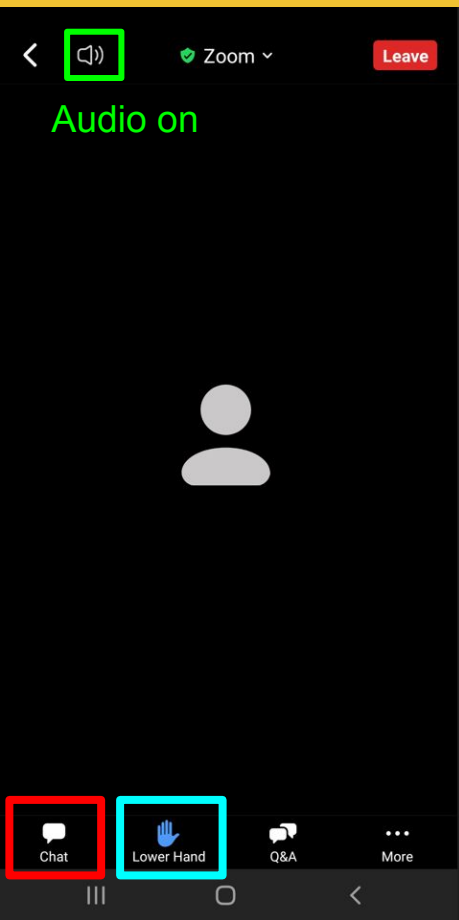
Setup for Today - How to Communicate!

- We do want to hear from you!
- The purpose of the slide presentations was to help you:
 - Pick the right zoom room
 - Help you think through the content in a different way, possibly larger scale
- We will have questions integrated or at the end of the slides. At that time, you may: **Raise your hand**, post a **question in the chat**, or email **planningoffice@co.monroe.in.us**

Helpful Zoom Tips - Joining from a Computer



Helpful Zoom Tips - Joining from a Cell Phone



Helpful Zoom Tips - Joining from an iPad

12:34 PM Thu Mar 23



Zoom



Join Audio



Raise Hand



Chat

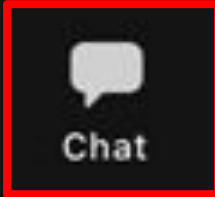
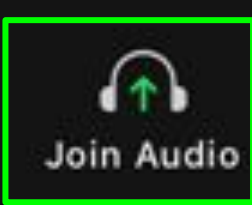


Q&A



More

Leave



Q&A

More

Leave



Live Transcription (Closed Captioning) has been enabled
Who can see this transcript?

Environmental Review

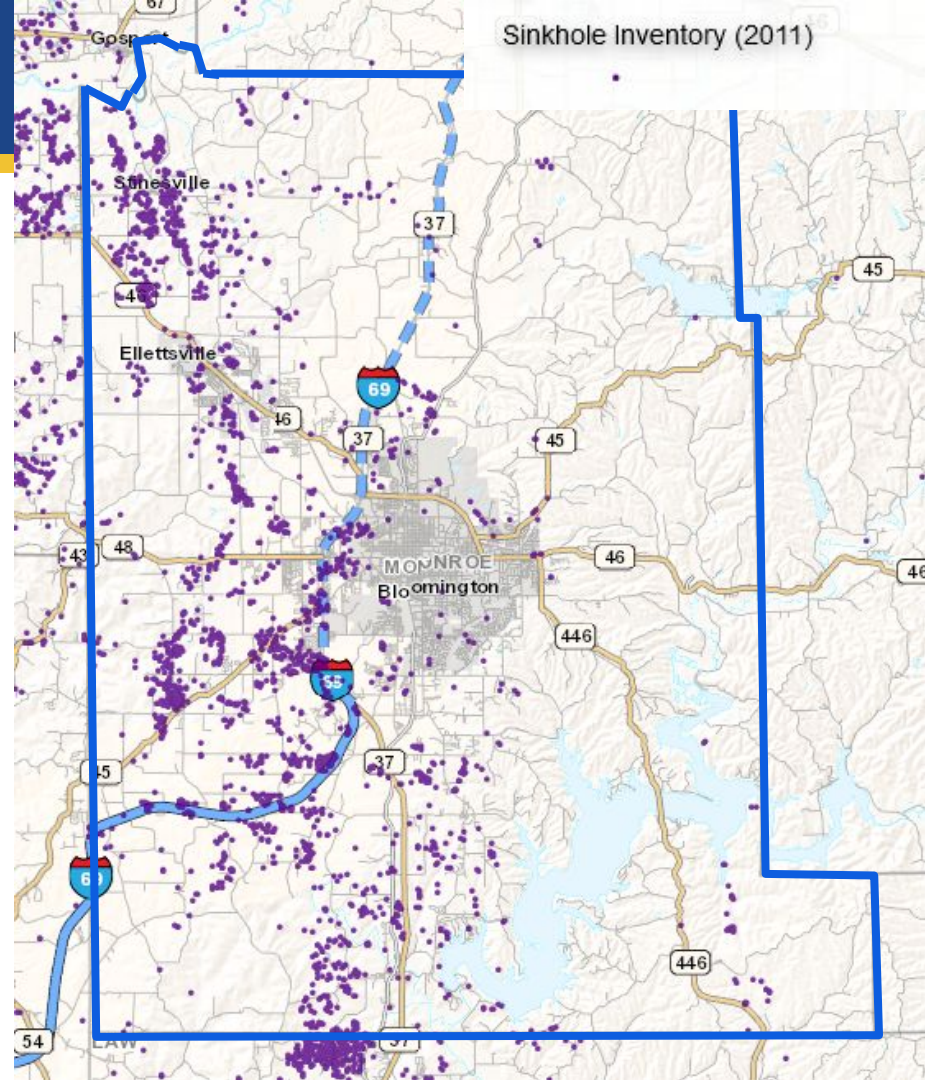
Current Environmental Protections

KARST (Source: Indiana Map)

25 foot buffer around the rim of sinkholes
("Sinkhole Conservancy Area")

Cannot fill in sinkholes

No driveways or structures in the Sinkhole
Conservancy Area

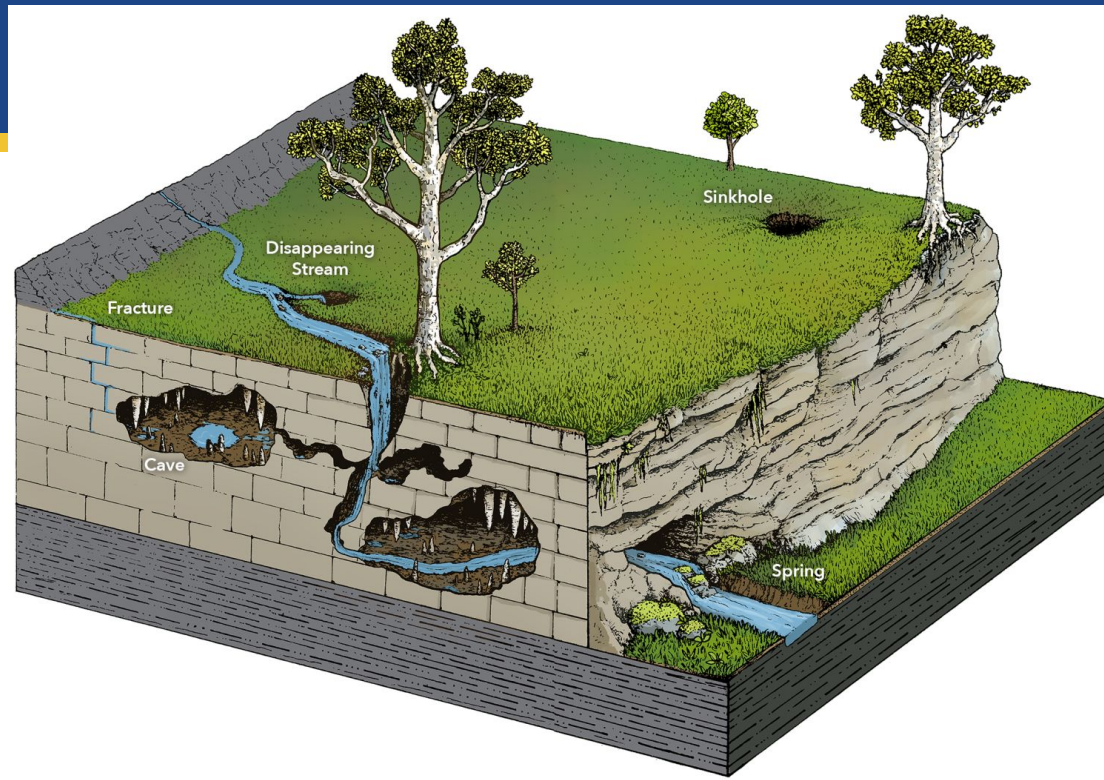


Why Environmental Protections

KARST (Source: Indiana Map)

Sinkholes in Monroe County exist due to the **limestone bedrock** being **dissolved** over time and the soil layer falls into a depression.

Sinkholes allow for stormwater to **enter our groundwater at a faster pace**, therefore necessitating protection from channeling drainage from development to sinkholes.



Environmental Review

Current Environmental Protections

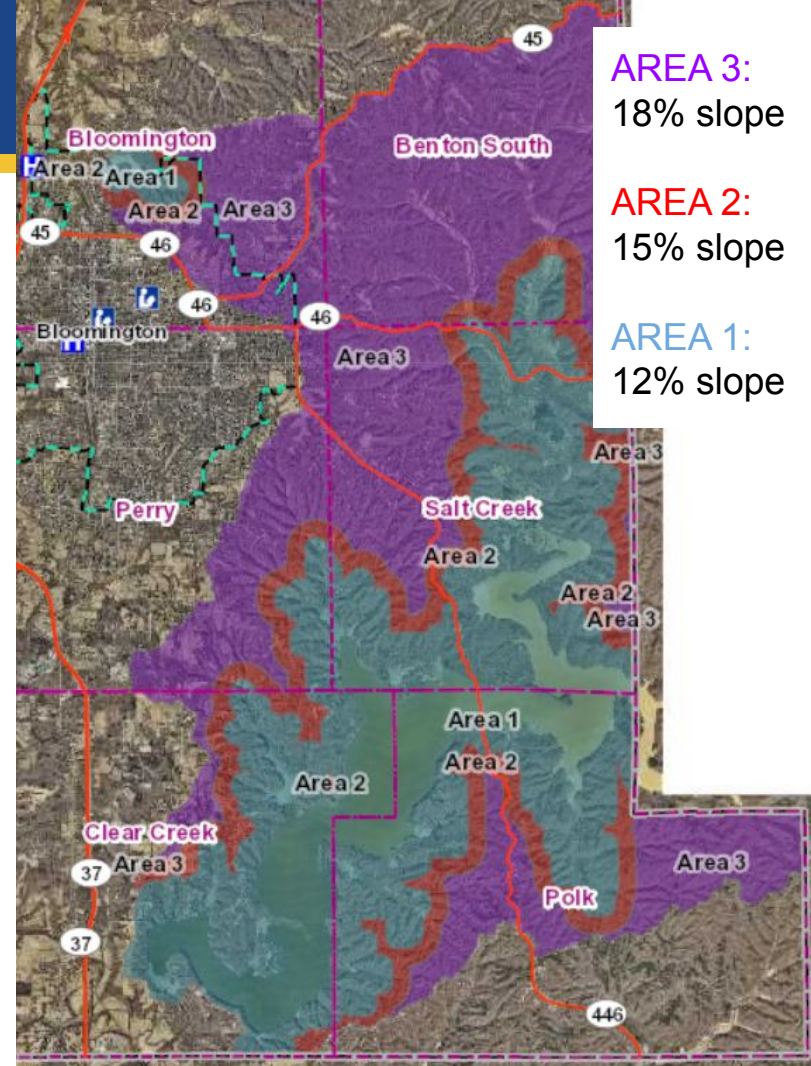
Environmental Constraints Overlay (ECO) - Source: Elevate GIS

Development closest to the Lake must abide by a buildable area constraint (12%; 15%; or 18% depending on proximity to the Lake)

Certain agricultural and logging uses are restricted (urban vs rural)

Residential density is limited (5 acre lot sizes nearest the Lake)

Setbacks from riparian areas and fee take line



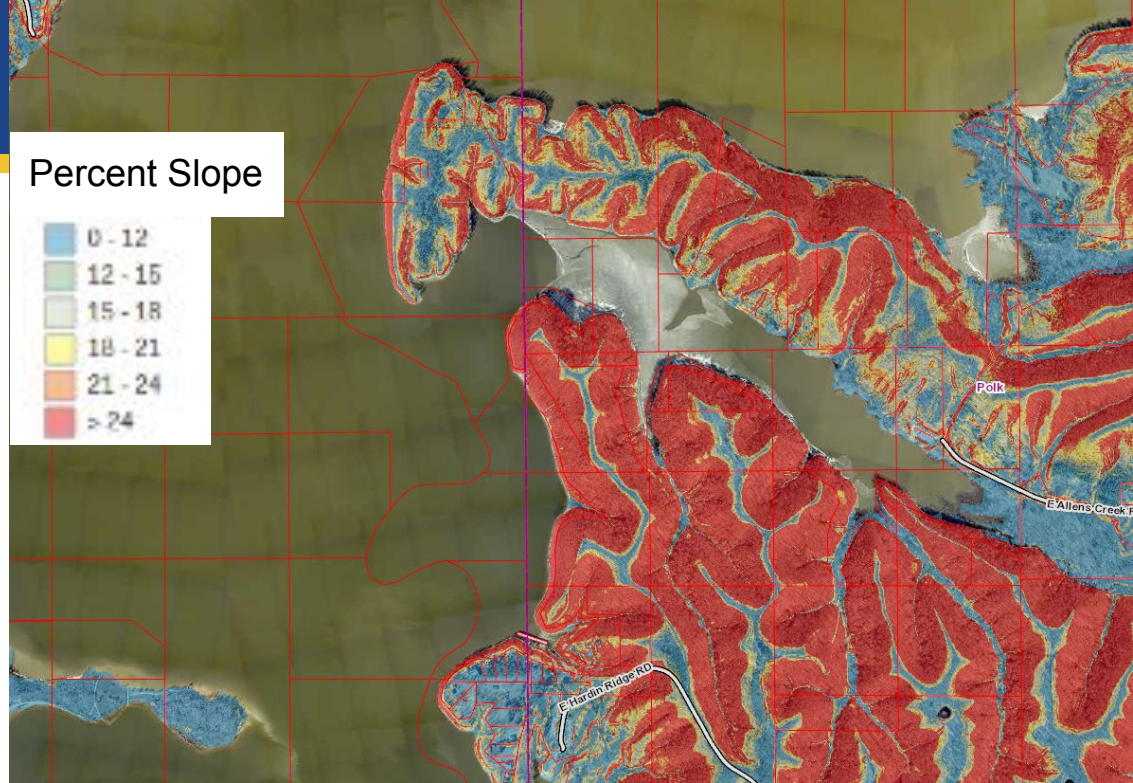
Environmental Review

Why Environmental Protections

ECO Area (Source: Elevate GIS)

By protecting the slopes, we are **avoiding soil erosion** into our Lakes, which serve as our **primary drinking water**.

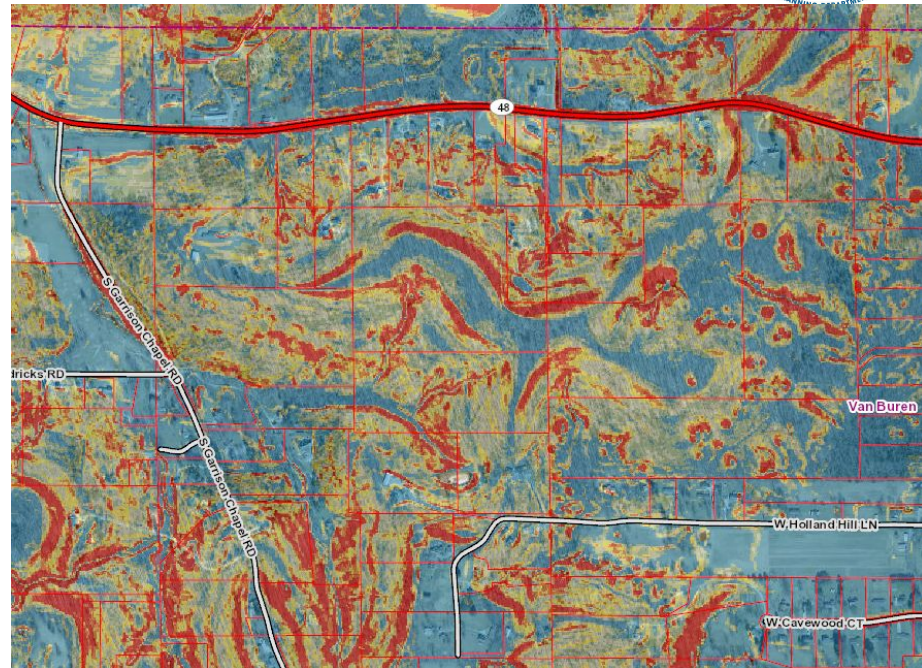
Lake Monroe was completed in 1965 and was only intended to last 100 years. By having additional protections from development, the goal is to **increase the longevity and health of the Lake**.



Current Environmental Protections

Buildable Area (15% Slope Restrictions)

Does not allow construction of buildings to occur on slopes greater than 15% slope.



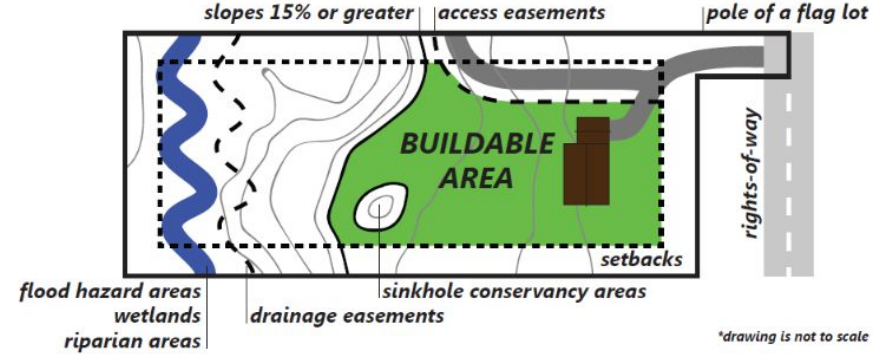
Why Environmental Protections

Buildable Area (15% Slope Restrictions)

Prevent soil erosion

Prevent eliminating vegetation in areas of steep slope for the placement of structure to further prevent soil erosion

Figure 4-2



Environmental Review

Current Environmental Protections

GRADING (Source: Google images)

Restricted from grading some areas of properties (ECO, Sinkhole Conservancy Areas, floodplain, etc.)

Require a permit review by Planning and Stormwater to prevent unintended stormwater flow to other properties.

Require erosion control measures (pictured, silt fence), including straw blankets, preserving existing vegetation, etc.



Environmental Review

Why Environmental Protections

GRADING

Protections and permitting result in inspections and checking in on projects routinely.



The goal is to **reduce the amount of sediment getting into our waterways to protect aquatic life and our drinking water.**

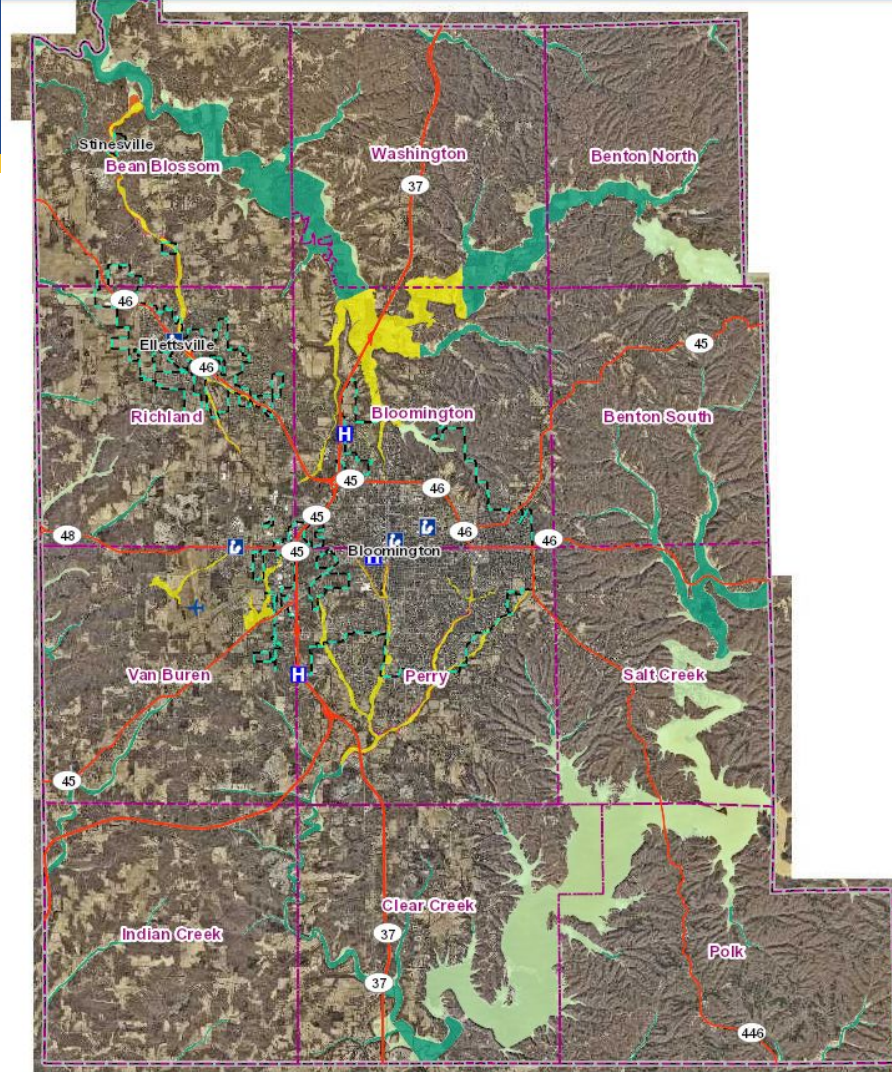
Environmental Review

Current Environmental Protections

FLOODPLAIN

Regulated by the State of Indiana (IDNR) and Federal Government (FEMA)

Restricts new residential development in the floodway, and in other development requires following flood damage protection standards.



Environmental Review

Why Environmental Protections

Floodplain

Protect the natural environment and the public.

Prevent extensive property damage by limiting development





FOCUS AREAS

- Environmental Constraints Overlay
- Agriculture/Rural Reserve Zoning to Conservation Residential in the ECO
- Lake Lemon Watershed Overlay

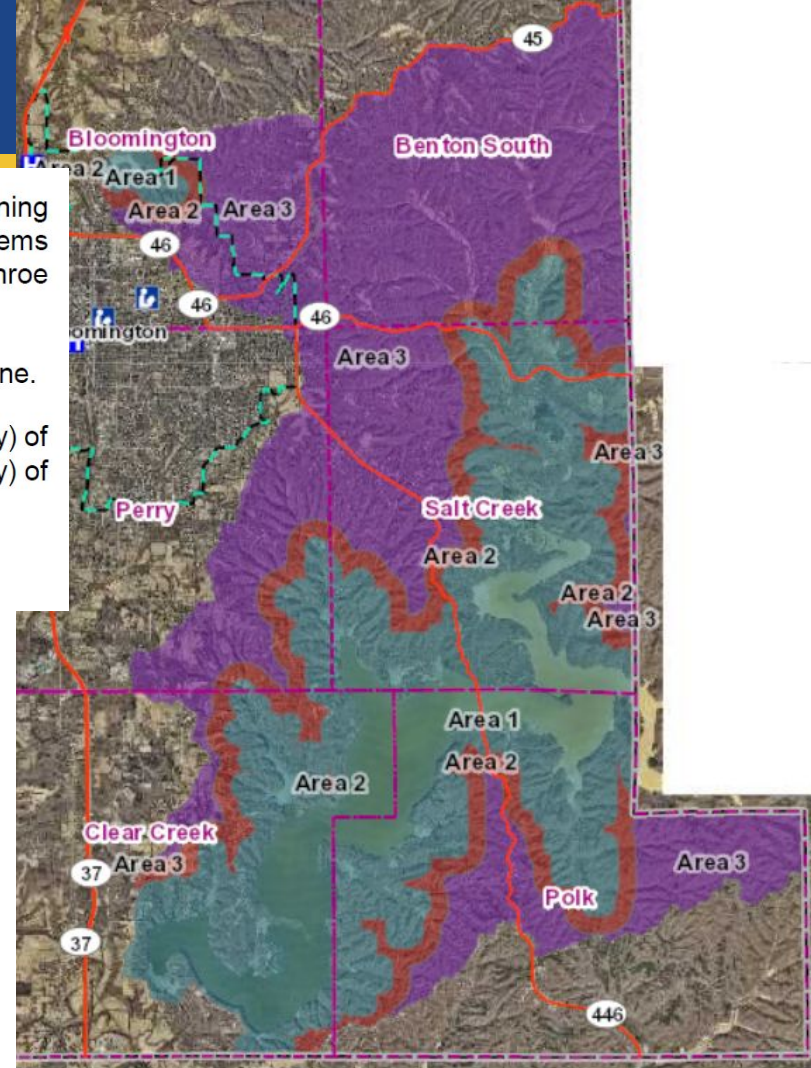
Environmental Review

Lake Monroe Watershed. All areas of Monroe County within the Monroe County planning jurisdiction within the watershed boundaries as located by the Environmental Systems Applications Center, Indiana University, Bloomington. All land within the Lake Monroe Watershed has been classified into the following areas:

Area 1. All land lying within 1,000 feet (measured horizontally) of the Fee Take Line.

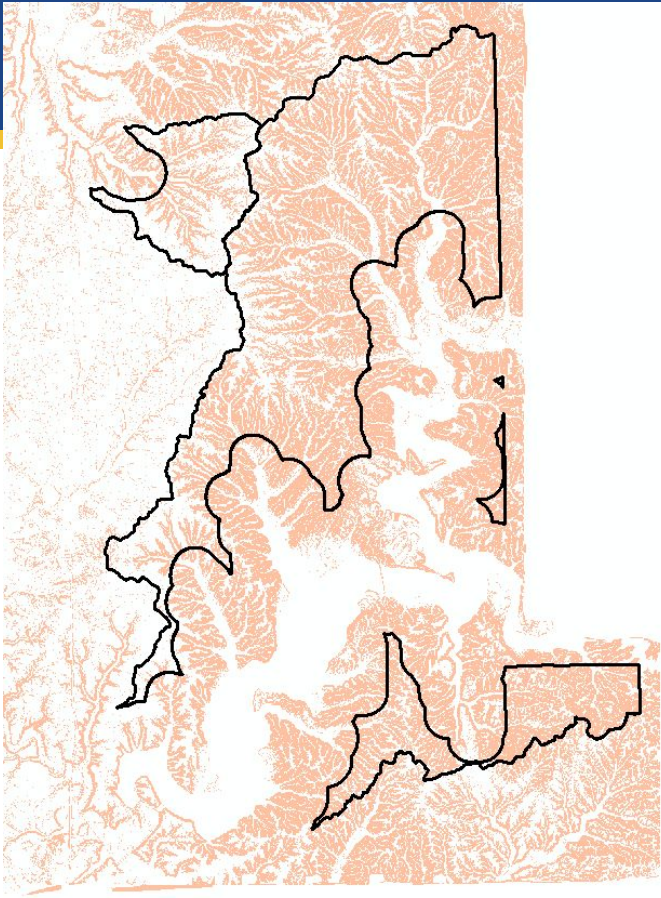
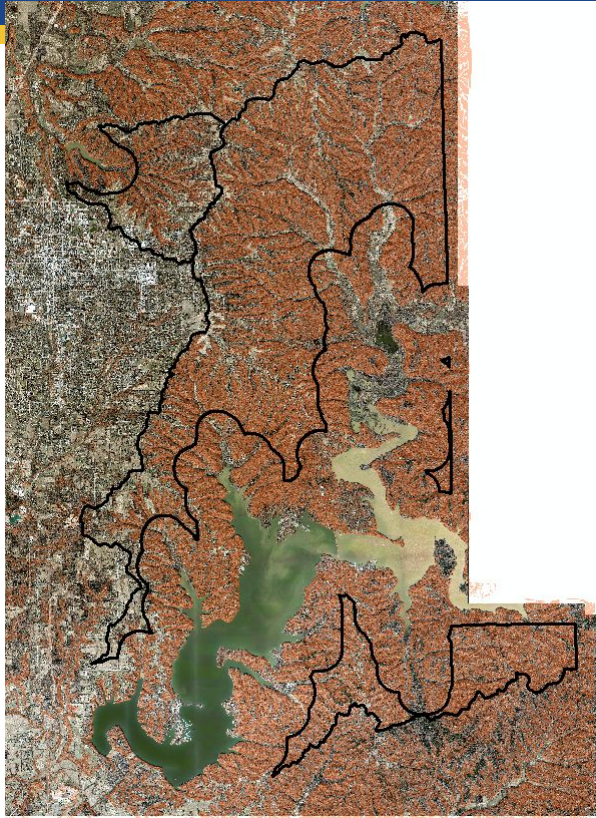
Area 2. All land lying between 1,000 feet and 2,500 feet (measured horizontally) of the Fee Take Line. Also, all land lying within 1,000 feet (measured horizontally) of the Regulatory Floodway.

Area 3. The entire Lake Monroe Watershed outside of Areas 1 and 2.

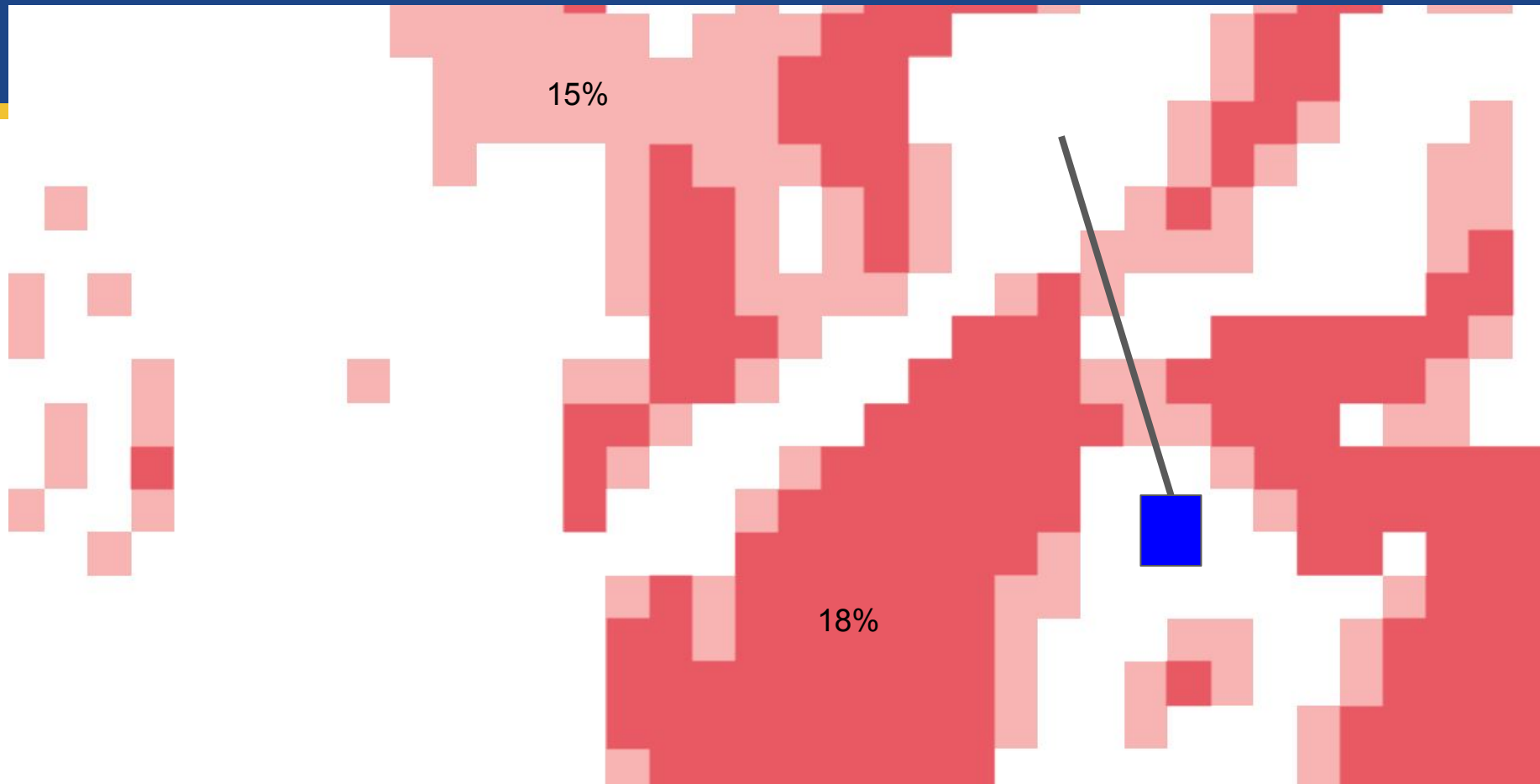


Environmental Review

Consolidating Area 2 and 3 to require the 15% slope restriction (get rid of the less restrictive 18% slope restriction)



IMAGES - 18% or greater slope shown only within the boundary of ECO Area 3



Why Consolidate ECO Area 2 & 3



We already have a countywide 15% slope protection that applies even in the ECO 3 (18% slope restriction). We hope by consolidating the area and having the 15% slope restriction it will be clearer to the public.

The ECO slope protection applies to driveways and other infrastructure, whereas the 15% countywide protection only applies to habitable structures


NOTE - no changes are proposed to ECO Area 1 (12% slope protection) nearest the lake.

COMMENTS




Environmental Review

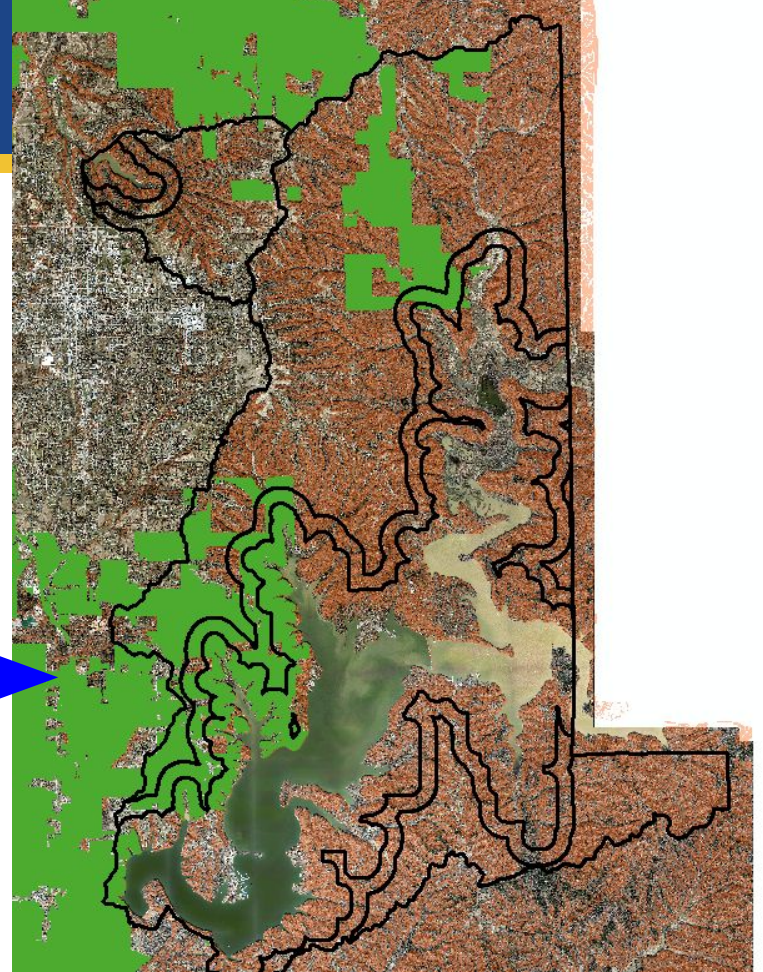
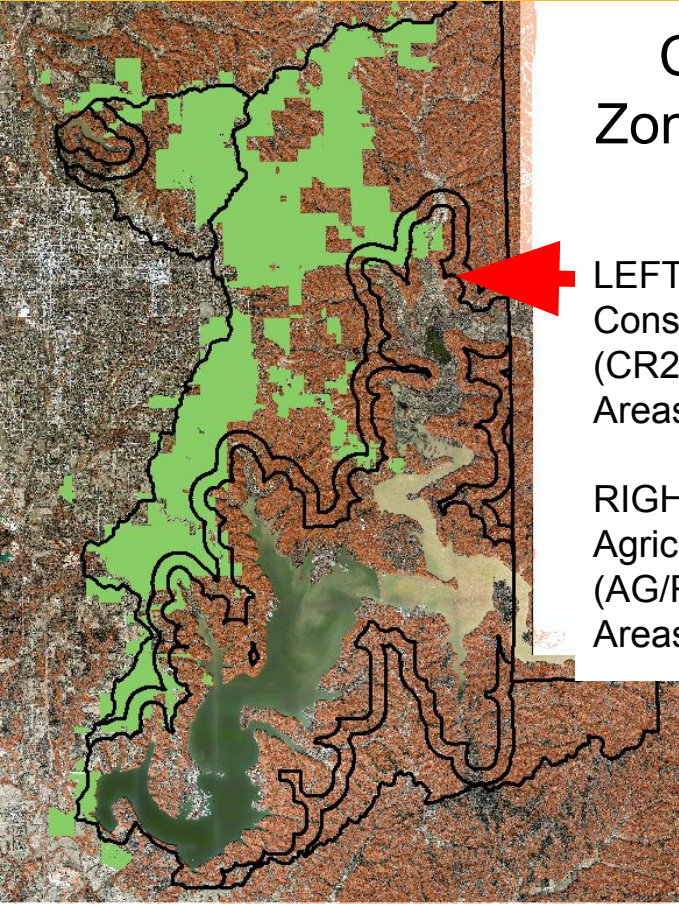
Changing the Zoning in the ECO Areas



LEFT - Proposed
Conservation Residential 2.5
(CR2.5) zoning with ECO
Areas outlined in bold



RIGHT - Existing
Agriculture/Rural Reserve
(AG/RR) zoning with ECO
Areas outlined in bold



Environmental Review - Why Change AG/RR to CR2.5

To reduce the number of permitted uses that would cause nutrient loading into the Lake

| | AG 2.5 | FR 5 | CR 2.5 |
|---|-----------|------|-----------|
| Agriculture, Traditional | P | P | P |
| Golf Course | C | | |
| Indoor Shooting Range | | | |
| Racetrack | | | |
| Recreation Center, Private | C | | |
| Automotive/Boat service and repair, minor | C | C | |
| Composting Facility | C | | |
| Greenfill | C | | |
| Processing Facility | | | |
| Kennels | C | C | |
| Auction House | C | | |
| Firearm Sales | | | |
| Garden Center ⁵⁴ | C | | |
| Amphitheater | C | C | |
| Sawmill | C | C | |

| | AG 2.5 | FR 5 | CR 2.5 |
|---|-----------|------|-----------|
| Agricultural Event Center ⁵¹ | C | | |
| Agriculture-Related Commerce | PS | C | PS |
| Agriculture, Traditional | P | P | P |
| Agritainment/Agritourism | C | C | C |
| Aquaculture | PS | | |
| Community/Institutional Garden | PS | PS | PS |
| Equestrian Center | C | C | C |
| Equine Services / Stables | PS | | |
| Farm Supply & Equipment Sales and/or Repair | C | | |
| Farm Store | PS | PS | |
| Feed Mill | C | | |
| Intensive Agriculture | C | | |
| Logging, Urban Area | | | |
| Nursery/Greenhouse | PS | PS | PS |
| Roadside Stand, Permanent | PS | PS | PS |
| Roadside Stand, Temporary | PS | PS | PS |
| Veterinary Service, Large Animal | C | | |
| Winery | PS | PS | PS |
| Birthing Center | | | |
| Cemetery/Mausoleum | PS | PS | |
| Theater, Outdoor | C | C | |



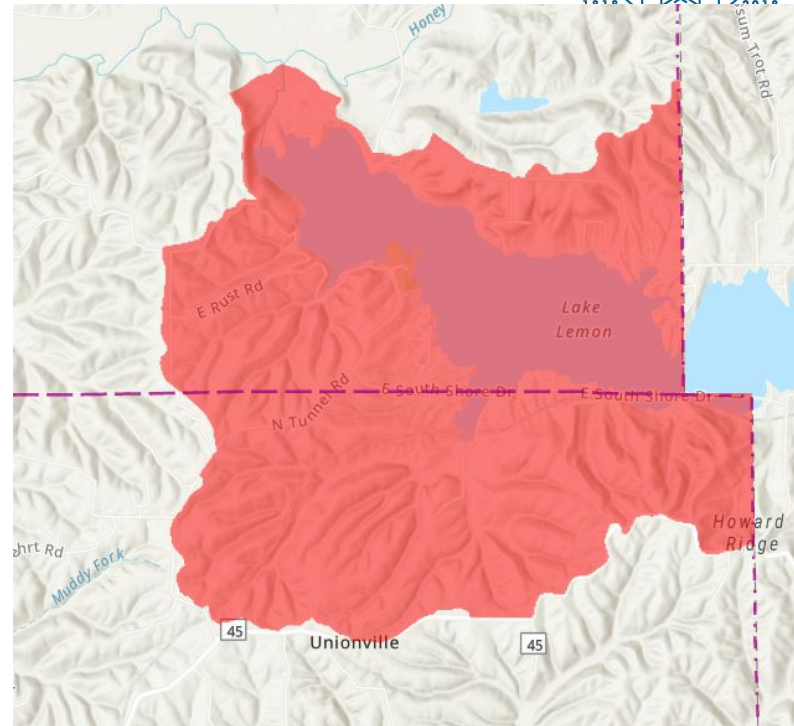
COMMENTS



Proposed Lake Lemon Watershed

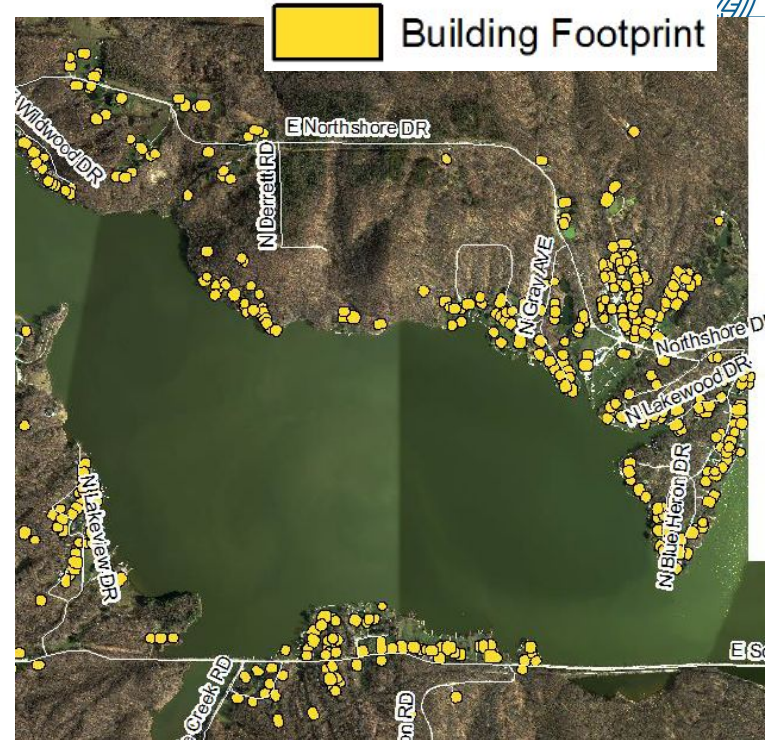


- This would be a NEW overlay
- What restrictions are appropriate (% slope, setback from the Lake, etc)
- How to avoid creating nonconformities while protecting the lake



Why propose a Lake Lemon Watershed

- Avoid siltation into the Lake Lemon area
- Extend protections beyond the 15% slope:
 - Cover steep driveways, utilities
 - Review and possibly restrict logging in urban areas if in areas of steep slope
 - Protect the shoreline with a larger setback



COMMENTS

