

# Monroe County Historic Preservation Board of Review



**Monday, November 20, 2023**

**5:30 p.m.**

## **Hybrid Meeting**

### **In-person**

Monroe County Government Center  
Planning Department  
501 N. Morton Street, Room 100B  
Bloomington, IN 47404

### **Virtual**

**Zoom Link:** [https://monroecounty-in.zoom.us/j/85490430168?  
pwd=OGIxT0JENUFVN0ovM24vaWdxMnFzUT09](https://monroecounty-in.zoom.us/j/85490430168?pwd=OGIxT0JENUFVN0ovM24vaWdxMnFzUT09)

If calling into the Zoom meeting, dial (312) 626 6799

Meeting ID: 854 9043 0168

Password: 214096

**AGENDA**  
**MONROE COUNTY HISTORIC PRESERVATION**  
**BOARD OF REVIEW**

Monday, November 20, 2023

5:30 PM

**HYBRID MEETING INFO**

**IN-PERSON:** Monroe Government Center 501 N Morton ST Room 100B Bloomington IN 47404

**VIRTUAL LINK:** <https://monroecounty->

[in.zoom.us/j/85490430168?pwd=OGIxT0JENUFVN0ovM24vaWdxMnFzUT09](https://monroecounty-in.zoom.us/j/85490430168?pwd=OGIxT0JENUFVN0ovM24vaWdxMnFzUT09)

If calling into the Zoom meeting, dial: 312-626-6799.

When prompted, enter the Meeting ID #: 854 9043 0168

Password: 214096

**1) Call to Order**

**2) Approval of Meeting Minutes:** July 17, 2023 PAGE 3

**3) Administrative Business**

- a) RD-23-2 N Maple Grove RD Name Change to John Irvine Way PAGE 7
- b) PUO-23-6 North Park II PUD Outline Plan Amendment 1. PAGE 19

**4) Old Business**

- a) Potential Overlay District for Sunset Hill
- b) Coordination Letter, FHWA Project: INDOT Des. No. 2200020; High Street Multi-Use Path; Monroe County, Indiana
- c) INDOT Early Coordination Letter: Hot Mixed Asphalt (HMA) Overlay, Minor Structural Project along SR 46, from the SR 446 intersection to the W Junction (JCT) of SR 135
- d) Bloomington Ops Tower (Project) – Historic Properties Review
- e) Future Road Work Project: On-Ramp to I-69 via W Arlington Road from Stonelake Drive

**5) New Business**

- a) 2023 Work Plan Updates PAGE 38

**6) Adjournment**

**NEXT MEETING: Monday, December 11\*, 2023**

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, [apurdie@co.monroe.in.us](mailto:apurdie@co.monroe.in.us), as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Monroe County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed.

The meeting will be open to the public.

**DRAFT MINUTES**  
**MONROE COUNTY HISTORIC PRESERVATION**  
**BOARD OF REVIEW**

Monday, July 17, 2023  
5:30 PM

**HYBRID MEETING INFO**

**IN-PERSON:** Monroe Government Center 501 N Morton ST Room 100 B, Bloomington IN 47404

**VIRTUAL LINK:** <https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQiFLazRTQT09>

If calling into the Zoom meeting, dial: 312-626-6799.  
When prompted, enter the Meeting ID #: **823 0548 5858**  
Password: **214096**

Attendees: Debby Reed, Devin Blankenship, Don Maxwell, Donn Hall, Doug Wilson, Duncan Campbell, Polly Root Sturgeon, Susan Snider Salmon  
Absent: None.  
Staff: Drew Myers, Tech Services to assist with meeting  
Public: Two members of the public.

**1) Call to Order @ 5:30 PM.**

**2) Approval of Meeting Minutes: April 17, 2023**

Myers: Opened floor to discussion.

Sturgeon: Asked about the May meeting minutes.

Myers: Indicated that staff is one month behind on drafting meeting minutes.

Reed: Suggested edits related to the discussion of Old State Road 37 North and the location of several historic resources including a few old barns and cemeteries.

Blankenship: Mentioned the location of the Payne Cemetery located in the area of discussion.

Reed: Mentioned the presence of the Stepp Cemetery in the area as well.

**Snider Salmon: Motion to approve the minutes.**

**Sturgeon: Seconded.**

**Approved: 8-0.**

**3) Administrative Business:**

**a) Follow-up to potential HP Overlay District for Sunset Hill (fka. Annexation Area 4)**

Myers: Discussed the site visit staff made recently with Commissioner Julie Thomas and an interested property owner. The site visit centered around active environmental preservation and habitat restoration efforts in the neighborhood by a few property owners. Site visit also included looking at several of the historic residences designated as “contributing” per SHAARD and the IHSSI (County Survey). Staff discussed with the property owner the requirements of the HP Overlay and how MCHP would prefer to see a HP Overlay petition come from the neighbors themselves.

Campbell: Asked for a summary of environmental issues that the neighbors in this area are dealing with.

Myers: Discussed the pressure from the City of Bloomington to annex the area and the neighborhood's remonstrance to the proposed annexation. Mentioned the presence of hobby farms in this neighborhood as well as a local passion to protect habitat and acquire native habitat certification. Sinkholes are present in the neighborhood as well.

Campbell: Asked about what resources were identified by the County Survey (IHSSI).

Myers: Talked about several residential structures that are listed as "contributing" according to SHAARD, but also the prior location of the historic gas station that used to be located at the corner of W Bloomfield RD and S Anna Lee LN but has since been moved to accommodate the road widening. Mentioned there is talk about putting the old gas station structure back near its original location should any HP Overlay efforts be pursued.

Wilson: Asked if this is the neighborhood where there are several old limestone worker homes.

Myers: Confirmed that there are several old limestone worker homes in the neighborhood.

Campbell: Added that the status of structures being listed as "contributing", "notable", or "outstanding" is not necessarily important. In other words, being listed as "contributing" is just as important as being listed as "outstanding". Resources rated as "contributing" just may not be able to receive individual historic recognition from the national register, but a group of "contributing" resources could effectively acquire some preservation protections should their significance be compelling enough.

#### **4) Old Business**

##### **a) Coordination Letter, FHWA Project: INDOT Des. No. 2200020; High Street Multi-Use Path; Monroe County, Indiana**

Myers: Reported there are no updates from staff on this topic. MCHP to remain a consulting party. Opened the floor for discussion.

Snider Salmon: Informed the Board that there were three different couples at the Limestone Festival that shared their concerns about this project and whose land was being acquired for the path. Pointed out there seems to be a lack of communication and availability of information to residents regarding this project.

Reed: Mentioned that the same situation is happening with the project out on Old State Road 37 North. There was a meeting at the fire station years ago but attendance was low. Echoed Snider Salmon's concern for transparency.

Myers: Suggested staff send an email to the project coordinators to remind them that MCHP is concerned for the existing historic resources in the area and is seeking any updates to the project's progress.

##### **b) INDOT Early Coordination Letter: Hot Mixed Asphalt (HMA) Overlay, Minor Structural Project along SR 46, from the SR 446 intersection to the W Junction (JCT) of SR 135**

Myers: Reported there are no updates from staff on this topic. MCHP to remain a consulting party. MCHP should send a follow-up email with more information regarding potentially affected historic resources, like the geologically sensitive bioherm present in the potential area of effect.

**c) Bloomington Ops Tower (Project) – Historic Properties Review**

Myers: Reported there are no updates from staff on this topic. MCHP's last message to the project coordinator conveyed a general objection to the project at this location.

**d) Future Road Work Project: On-Ramp to I-69 via W Arlington Road from Stonelake Drive**

Myers: Reported there are no updates from staff on this topic.

**5) New Business**

**a) Section 106 Letter – Construction of a basketball court at 1140 S Morton St. using Physical Improvement Funding via the 2023 Community Development Block Grant Program**

Myers: Summarized the project scope. Indicated the project is in the City of Bloomington's jurisdiction so any comments to the project coordinator would be from a consulting party role.

[Discussion about the location of the project; decision to convey no comments at this time]

**a) 2023 Work Plan Updates**

Myers: Opened the floor to discussion of project updates.

Snider Salmon: Asked Sturgeon to give a summary of the teachers' workshop.

Sturgeon: Gave a summary of the workshop: teachers received 25 professional growth credits; all teachers were from Monroe County; ten individuals attended the workshop. First day was an overview of limestone geology including local quarry visits. The second day the teachers participated in the Limestone Symposium, did a hand carving session, toured the Bybee Mill, and visited the public library to see the Indiana Room. The third day included a presentation from Snider Salmon about genealogy and grave markers. The teachers took a tour of the IU campus's limestone architecture. Feedback from some of the attendees was positive and encouraging for future workshops.

Snider Salmon: Asked about how the Limestone festival went.

Sturgeon: Reported that this year's festival went very well. Attendance was up about 250 people. There were more vendor folks this year and more visitors as well.

Snider Salmon: Stated that many of the attendees this year were children, and that MCHP should provide more resources to cater to children more effectively at future annual festivals.

Blankenship: Commended Sturgeon for her work on the teachers' workshop. Suggested she create a waitlist for future workshops as he can see the potential for growth give how many professional growth points are available.

[Discussion about additional education opportunities for the public and engaging younger age groups]

Blankenship: Asked if Snider Salmon was able to find a section of limestone wall on Vine Street.

Snider Salmon: Stated most of her recent efforts are focused near the Clear Creek Trail. Mentioned that right off the Clear Creek Trail near the Fullerton Pike to Gordon Pike future connection is a dry-stack limestone wall. Expects that there may be more walls in this area.

Blankenship: Mentioned that MCHP had a review of that extension project. One of the concerns at that time was how close the road was going to be to existing houses. Stated that MCHP was

most concerned about houses in the area going along all the way over to Sare Road at the time. MCHP was not looking at walls and was not aware of any in that area when comments were made years ago.

Campbell: Reported that the Limestone Symposium asked him to give a tour and slide show presentation of his quarry property. It was a success and about seven individuals showed up.

Sturgeon: Reminded the Board that this year's CAMP is purely virtual and to sign up if interested. Mentioned that the Preserving Historic Places Conference is in Muncie this year and that MCHP has two scholarships to utilize.

[Discussion about conference details and CAMP details]

Blankenship: Mentioned it would be interesting to see what other states are offering from a virtual training perspective given that virtual formats are becoming more common.

Campbell: Stated that the National Trust forum is doing a lot of virtual stuff. A membership may be required, but a lot of the virtual forum events are very good.

Maxwell: Shared that he attended a National Trust forum covering the importance of preserving Black culture sites.

[Discussion about the importance of preserving Black culture sites and the recent attention these sites are receiving nationwide]

Snider Salmon: Asked for updates with respect to the past driving tours MCHP was involved with developing.

Blankenship: Indicated that he has saved files for driving tours for Harrodsburg, Maple Grove, and Smithville-Sanders. Stated there were some interns that created a bicycle tour for the Smithville-Sanders area as well.

Snider Salmon: Asked if there was interest in developing a driving tour for the County's dry-stack limestone walls and a driving tour for the historic limestone districts.

[Board consensus that developing those additional driving tours would be great]

Campbell: Asked if the annual property notice letters were mailed out.

Myers: Confirmed that the letters were mailed.

Snider Salmon: Asked when Campbell would give his remembrance speech for Nancy Hiller.

Campbell: Stated he would let everyone know when he schedules the remembrance talk. It will likely be after the memorial, which will be held on August 28<sup>th</sup> at 5:00 PM.

[Discussion about Herald Times plans to auction off archived newspapers]

Sturgeon: Asked if there were any other topics to cover.

## **6) Adjournment @ 6:40 PM**

**MONROE COUNTY PLAN COMMISSION****November 21, 2023**

<b>CASE NUMBER</b>	RD-23-2
<b>PLANNER</b>	Daniel Brown
<b>PETITIONER</b>	Monroe County Commissioners
<b>REQUEST</b>	Road Name Change from North Maple Grove Road to John Irvine Way Preliminary Hearing
<b>ADDRESS</b>	North Maple Grove Road
<b>ZONE</b>	Agriculture/Rural Reserve
<b>TOWNSHIP</b>	Washington and Bloomington
<b>SECTION</b>	30, 31
<b>COMP PLAN DESIGNATION</b>	Farm and Forest, Rural Residential

**EXHIBITS**

1. Petitioner Letter
2. Elevate View of Area

**PUBLIC HEARING TIMELINE**

- November 6, 2023 – Plan Commission (Admin) Preliminary Hearing
- November 21, 2023 – Plan Commission (Regular) Preliminary Hearing
- December 5, 2023 – Plan Commission (Admin) Final Hearing
- December 11, 2023 – Plan Commission (Regular) Final Hearing

**SUMMARY**

The petitioner, the Monroe County Commissioners, is requesting a Road Name Change from North Maple Grove Road (the portion between where N Maple Grove Road intersects with N Bottom Road and W Delap Road) to John Irvine Way. Refer to Exhibit 2 for aerial image of the area with road names.

A Road Name Change request was previously approved for this section of road in 2019, project number [19-RD-01](#). 19-RD-01 was triggered by the completion of the Cedar Ford Bridge over Bean Blossom Creek which made a connection between the two road segments N Maple Grove RD and N Old Maple Grove RD. The Highway Department requested to extend the name of N Maple Grove RD and eliminate ‘Old’ out of the title. At the time of 19-RD-01, there were no addresses associated with N Old Maple Grove Road.

Indiana State Statute 36-7-4-405 gives authority to the Plan Commission to assign street names and numbers.

**NOVEMBER 6 PC ADMIN MEETING**

1. Can a short biography be added regarding John Irvine?

This will be presented at the Plan Commission hearing.

2. Can you send this to the Historic Preservation Board for review?

The Monroe County Historic Preservation Board of Review will hear this item during their 11/20 regular meeting. Due to the timing of the packet publishing, the information could not be included. However, Planning staff will relay any information from the HP Board during the regular meeting.





Image 1: Existing portion of road that requires a road name.

## COUNTY DEPARTMENT COMMENTS

### HIGHWAY DEPARTMENT

#### **Ben Ayers, Highway Project Manager**

I believe there to be some old family history here with a family that use to live and farm this area for decades years ago. I cannot remember the last name for sure but I believe it to be Ford. They were either grandparents or great grandparents of Larry Stanger who still lives in the area on West Maple Grove Road. I remember Larry telling of this a while back. Might be worth looking into.

#### **Planning Department – Addressing**

The request will be to change the portion of North Maple Grove Road between the intersections of N Bottom Road and W Delap Road. It appears that no existing addresses will be impacted along this section of roadway.

The entire roadway is located within DNR mapped floodplain, is partially gravel, and includes the covered bridge known as the “Cedar Ford Bridge”.

#### **Historic Preservation Board of Review**

This road name change will be presented to the Historic Preservation Board of Review during their monthly meeting on November 20, 2023. Due to the timing of that meeting and when this packet is published, the determination made by the Board of Review will not be able to be included in this packet.



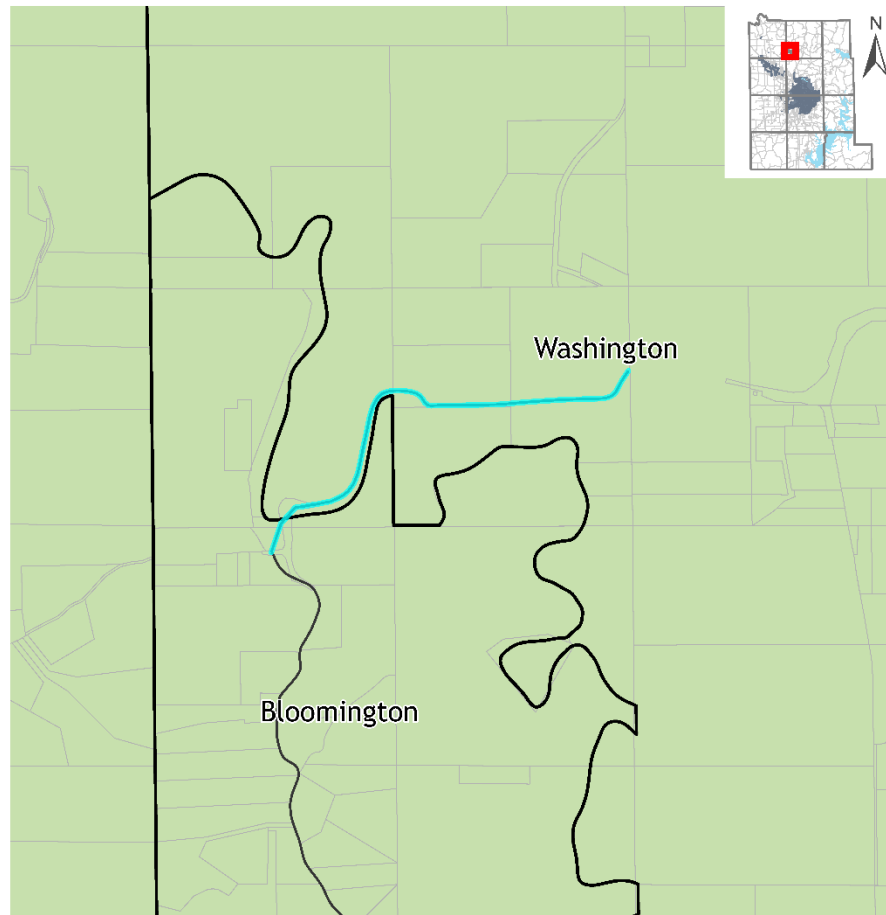
## Location Map

- Roads
- ▭ Civil (Political) Townships
- Parcels

0 0.13 0.25 0.5 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 10/25/2023



## SITE PHOTOS



Image 2: Covered bridge near where W Delap Road intersects with the subject road



Image 3: Traveling north along N Maple Grove Road from W Delap Road





Image 4: Traveling north along N Maple Grove Road from W Delap Road



Image 5: Traveling north along N Maple Grove Road from W Delap Road





Image 6: North-facing view of the intersection of N Maple Grove Road and N Bottom Road



## **EXHIBIT 1: Petitioner Letter**

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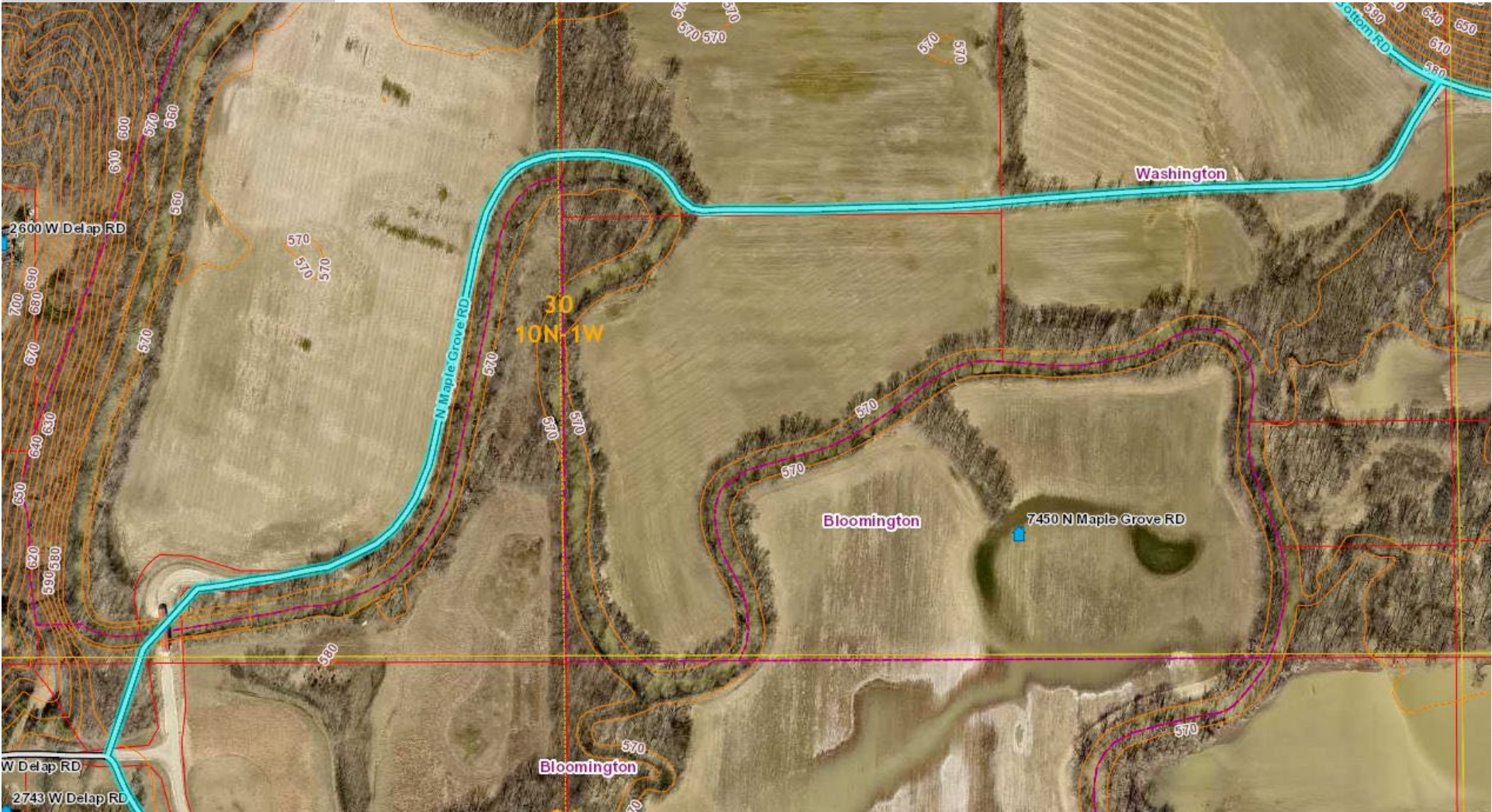
**From:** Lisa Ridge <[ljridge@co.monroe.in.us](mailto:ljridge@co.monroe.in.us)>  
**Sent:** Wednesday, September 13, 2023 4:43 PM  
**To:** Drew Myers <[dmyers@co.monroe.in.us](mailto:dmyers@co.monroe.in.us)>  
**Cc:** Jacqueline N. Jelen <[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)>; Toby Turner <[tturner@co.monroe.in.us](mailto:tturner@co.monroe.in.us)>  
**Subject:** N. Maple Grove Road Renaming

Drew- The Commissioners approached me today about renaming a portion of N. Maple Grove Road. The area would be Delap Road north to Bottom Road. There are no homes on this roadway and I don't believe any addresses would be affected. They are wanting to name the road John Irvine Road. This is the area of the covered bridge. Please let me know what else you might need from highway for this request. Thank you!

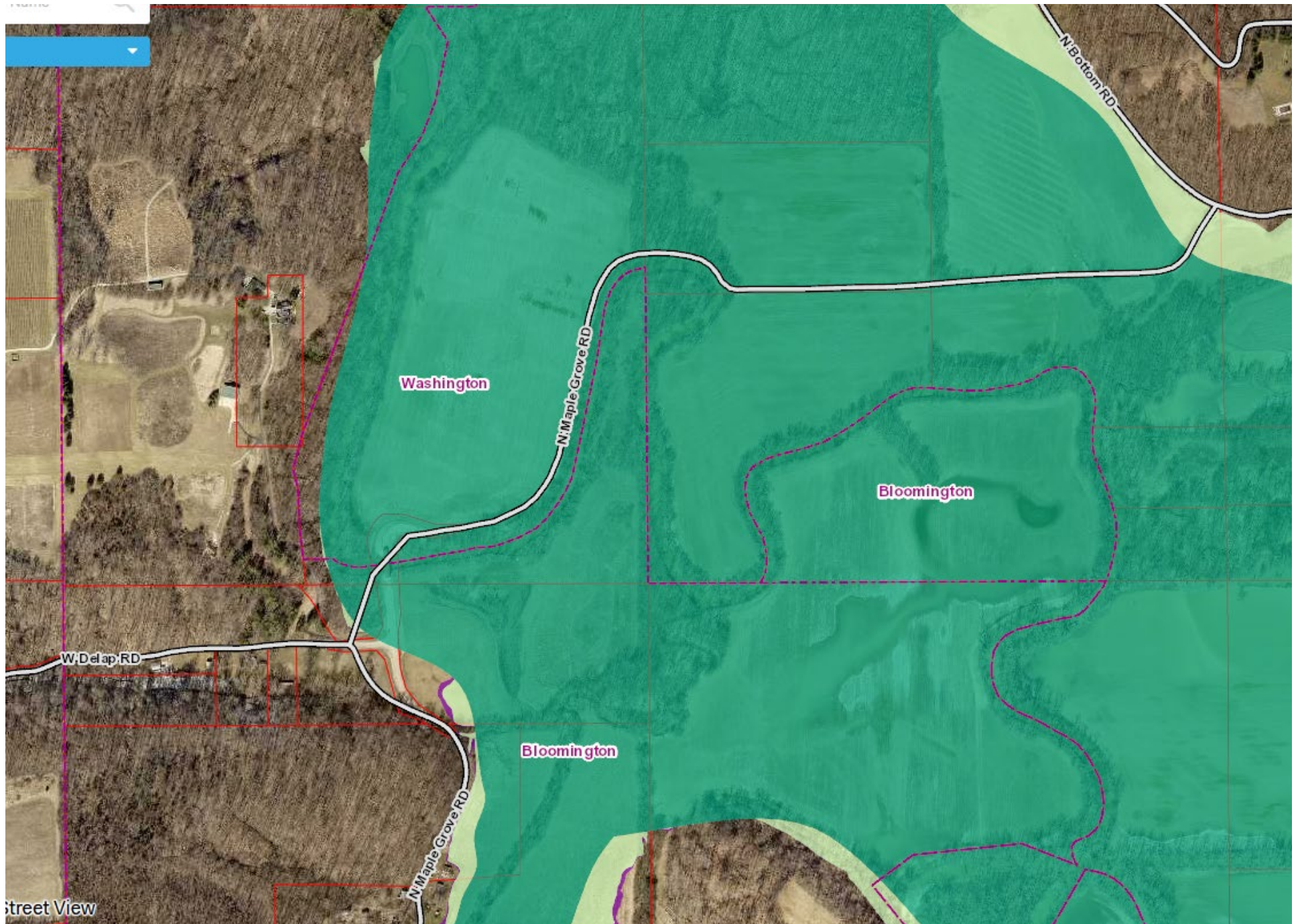
***Lisa Ridge, Highway Director  
Monroe County Highway Department  
5900 W. Foster Curry Drive  
Bloomington, Indiana 47403  
[ljridge@co.monroe.in.us](mailto:ljridge@co.monroe.in.us)  
(812)349-2555***

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EXHIBIT 2: Elevate View of Area









**MONROE COUNTY PLAN REVIEW COMMITTEE****November 9, 2023**

<b>CASE NUMBER</b>	PUO-23-6
<b>PLANNER</b>	Anne Crecelius
<b>PETITIONER</b>	Packing House Road LLC c/o Daniel Butler, Bynum Fanyo & Assoc.
<b>REQUEST</b>	North Park II PUD Outline Plan Amendment 1
<b>ADDRESS</b>	N Packing House RD, parcel #53-05-30-400-014.000-004
<b>ACRES</b>	98.6
<b>ZONE</b>	North Park PUD II
<b>TOWNSHIP</b>	Bloomington
<b>SECTION</b>	30
<b>PLATS</b>	Unplatted
<b>COMP PLAN DESIGNATION</b>	MCUA Quarry Landscape, MCUA Open Space

**EXHIBITS**

1. [Link to Karst Study and Location of Features Map](#)
2. [Link to Current North Park II Ordinance 2004-62](#)
3. Petitioner Letter
4. [Link and Pages 2 & 3 of Proposed Development Plan for Later Consideration](#)
5. Permitted Uses from PUD Ordinance
6. Future Road Connections

**RECOMMENDATION**

Staff recommends forwarding a **negative recommendation** for the Planned Unit Outline Plan Amendment request based on lack of information.

Staff requests information on the following:

1. How and when the required future roadway will be incorporated into the current fill design. The current design shown in Exhibit 4 indicated an area of the future roadway show a steep range of elevations over the proposed roadbed.
2. Provide timeline for development (from fill to public commercial use) for the entire site. The petitioner's representative, Mr. Daniel Butler, stated "3-5 years, depending on workload and waste on projects". During the pre-design the Mr. Butler indicated that the site may remain undeveloped/be used as a fill site for "thirty (30) years".
3. Provide the Highway Department Project Manager, Ben Ayers, the following information: "how many trucks a day they anticipate to start with and a timeline".
4. Provide a specific definition for "mass grading with filling operations". Include any associated uses like rock crushing.

If considered for approval, staff will recommend that a written commitment is recorded that requires the developer to provide the geotechnical reports during the fill of any portion of the property as stated by the petitioner's representative in Exhibit 3.

**PUBLIC HEARING TIMELINE**

- November 9, 2023 – Plan Review Committee
- December 5, 2023 – Plan Commission (Admin) Final Hearing
- December 6, 2023 - Drainage Board
- December 11, 2023 – Plan Commission (Regular) Preliminary Hearing
  - o Waiver of Final Hearing Requested

- January 2, 2024 – Plan Commission (Admin) Final Hearing
- January 16, 2024 – Plan Commission (regular) Final Hearing

Based on the timing of the Drainage Board and Plan Commission meetings in the month of December, staff will recommend that the Plan Commission deny the request to waive the final hearing.

### **SUMMARY**

The petition site is located in Bloomington Township, Section 30 and is 98.6 acres zoned “North Park II” Planned Unit Development. The petitioner, Packing House Road LLC, is requesting to amend the North Park II PUD ordinance. The petitioner is represented by Daniel Butler of Bynum Fanyo and Associates. North Park II was created in 2004 as an addition the general North Park area. The petition site contains two use areas of the North Park II PUD; the Quarry/Heavy Industrial District and the Light Industrial District. The proposed ordinance amendment would add the use of “mass grading with filling operations” to the list of permitted uses to both use areas. No exact definition has been provided for the use. The petitioner’s representative stated in email in response to the request for a definition the following information:

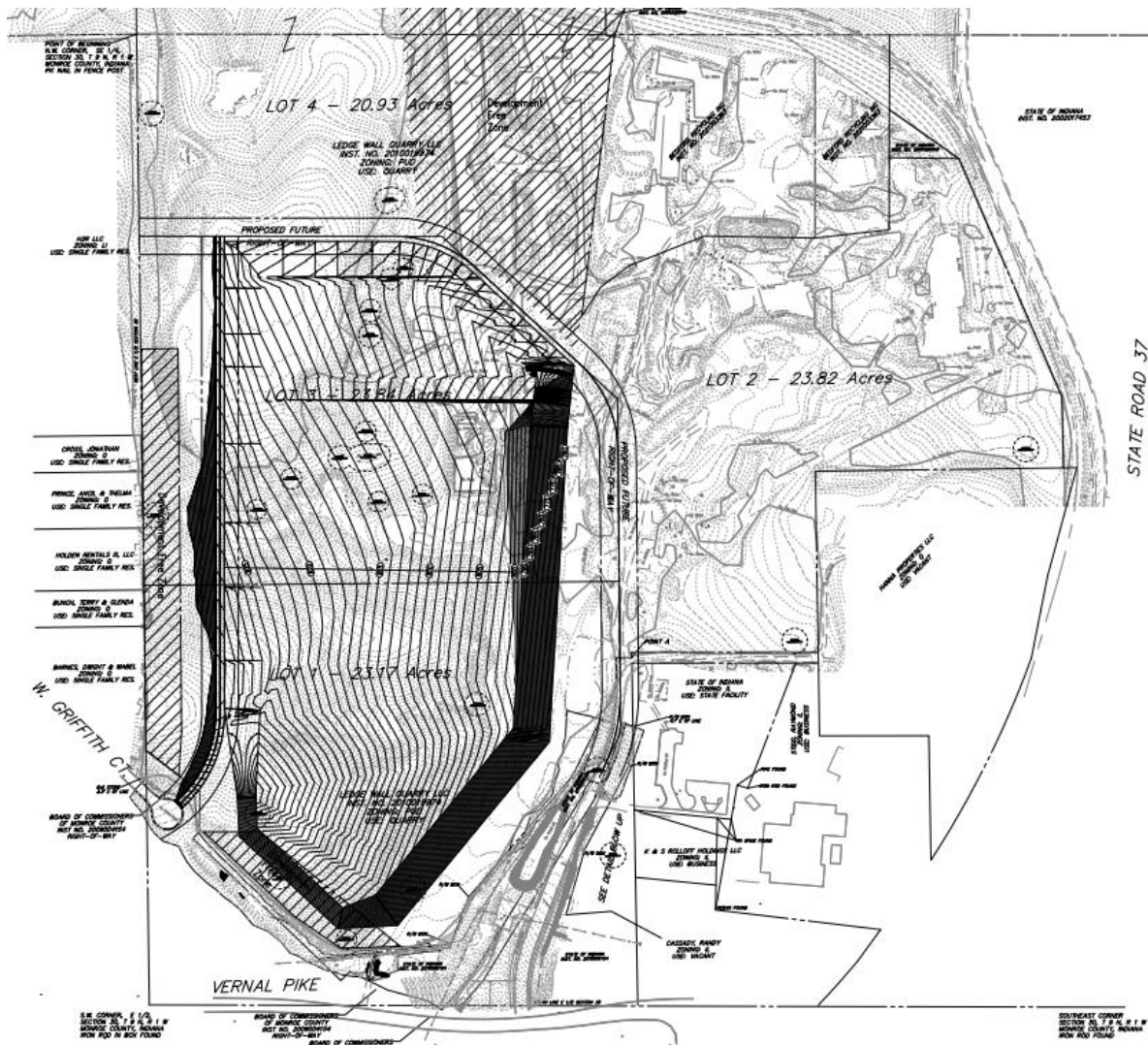
“It is our intention to fill the site with the excess material from our construction projects. The primary clean fill material from the projects would be insitu soils and aggregates from the projects. Asphalt pavements that are removed from projects would be recycled at our asphalt plant and not taken to this site. There is a possibility that a small amount of concrete from removed curbs, sidewalks or drives could be brought to the site but this material would be crushed before it is incorporated into any fill. Once the material is at the site it will be placed in lifts and compacted per Geotechnical Standards for future buildability. On-site crushing of concrete is possible but seldom. All fill material must be clean and no environmental questionable material is allowed unless tested.”

This petition was introduced at the November 1 Drainage Board and will be on the December 6 Drainage Board agenda for review. The petitioner is requesting to fill in areas identified by Hydrogeology Inc as a “spring” and a “sinking stream” with the proposed development plan for fill. Future fill also indicates further fill into identified Sinkhole Conservancy Areas. Filling a sinkhole is subject to Drainage Board and Planning review. Typically, SCAs cannot be filled. However, consideration is being given to this site as it was a former quarry site. Planning will be seeking information from the petitioner’s engineer, as well as the Monroe County Drainage Board.

### **PROPOSED USE AND ACCESS**

The proposed engineered plan included under the filling illustrates the filling of a 30-acre portion of the property, up to 30-50 feet in vertical height. At the north boundary of the fill site the elevation ranges from 765’ to 806’ at the top of the fill area. The highest elevation contour listed is 817’ towards the southern side. The petitioner’s design professional state that this amount of fill is required for future commercial development. During the pre-design meeting they stated that the filling of the 30-acre portion of the property located on the east side would take “3-4 years” and would require “approximately 30,000 tri-axle dump trucks” of fill. The pre-design (PRE-335) also included a draft of the fill on the western portion of the property – see an image clip below. The petitioner’s representative states that the filling would include activities like rock crushing and grinding to create the right material to create a stable fill area.





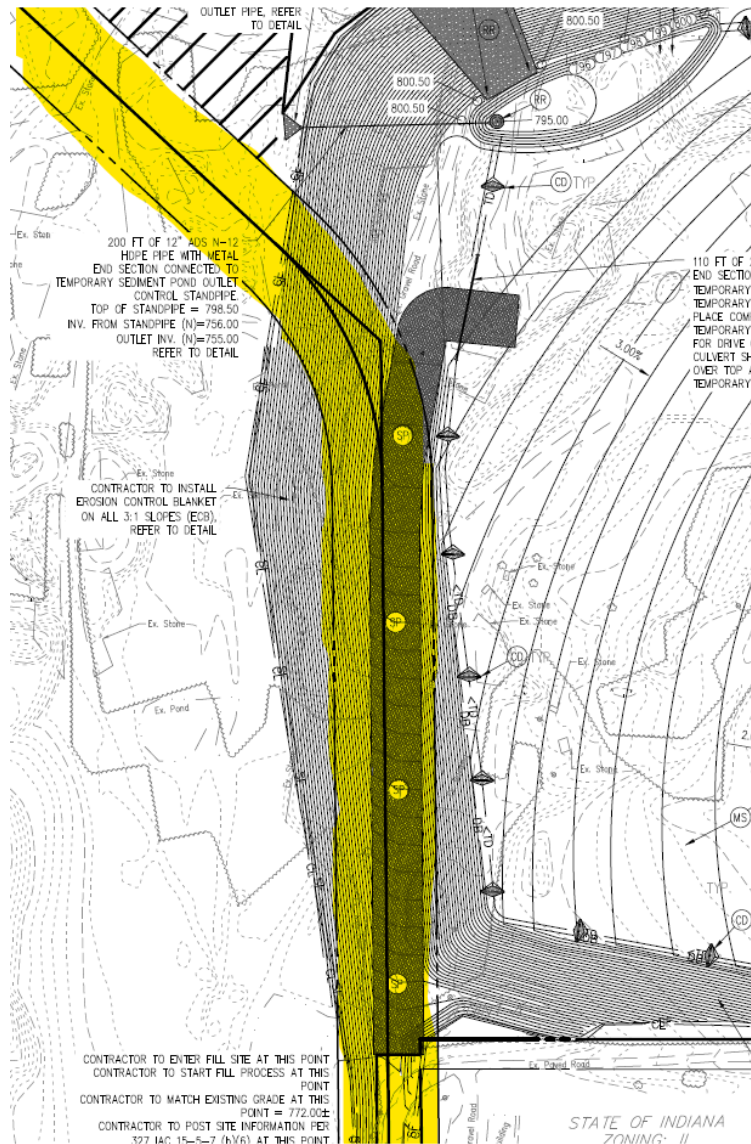
This property is accessed off W Vernal Pike and N Packing House Rd. North Packing House Road is county road which dead ends into the petition site. Staff recommended the petitioner address the potential damage to public roads from the repeated use by heavy equipment during fill. The petitioner's representative has provided the following statement:

"All material will be brought in in legally loaded trucks and using local truck routes. These roads are assumed constructed to County standards to withstand industrial and commercial traffic in this area. This parcel will need this fill to be able to be brought to elevations for future usefulness."

The Monroe County Highway Department has received a request for a Right of Way Activity permit (RW-23-251) for a "temporary construction driveway entrance". Planning staff provided more context and the Highway Dept. may consider a "Haul Route" permit is needed. The Highway Department Project Manager, Ben Ayers, states the Dept. needs the following information: "how many trucks a day they anticipate to start with and a timeline".

Under the North Park II ordinance, at the time of certificate of occupancy is sought for the site, two new roads must be constructed to county standards. These are roads that are identified under the North Park II and North Park overall connectivity plans – see Exhibit 6. Based on current proposed elevations of the fill for the 30 +/- acre eastern portion of the site, Staff is unsure how the proposed roadway will be incorporated due to the plans steep elevations on the proposed roadway bed – see image below from Exhibit 4. The petitioner's representative provided the following statement:

“We showed planning dept. an overall grading concept that did incorporate this fill into the road that would curve to northwest. This would be incorporated to that master plan to make whole site viable”



### ZONING AND ADJACENT USES

The property is zoned “North Park II” Planned Unit Development, created in 2004 separately from the adjacent, parent, North Park PUD. Adjacent properties are zoned North Park PUD, Light Industrial (LI), Quarry (QY), Limited Industrial (IL), Single Family Residential 3.5 (RS3.5), and Estate Residential 1 (RE1). There are no zoning overlays on the petition site. Adjacent uses include residential to the west and southwest, vacant former quarry land to the north, and industrial and public uses to the east.

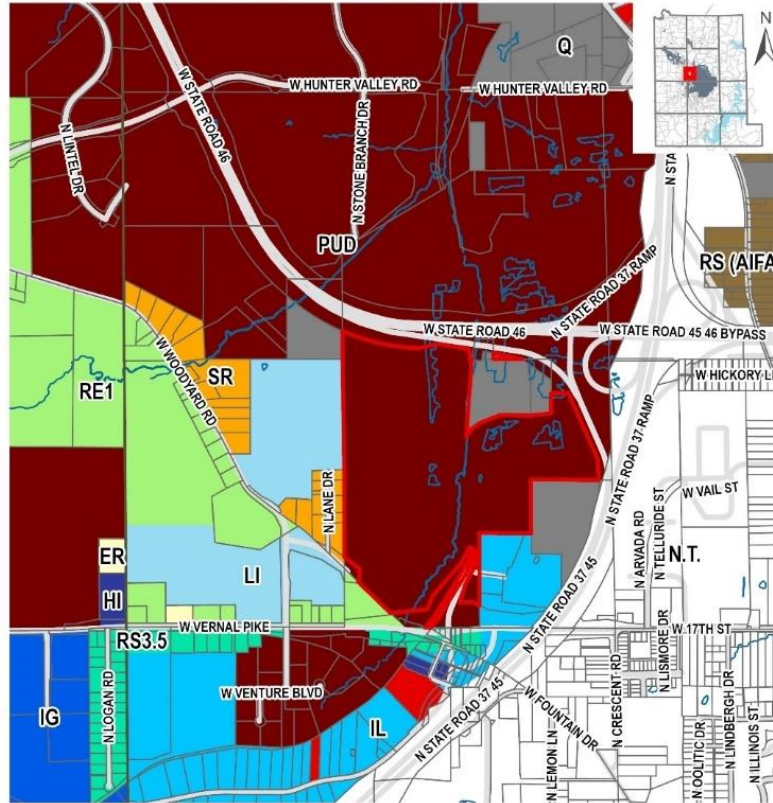


# Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
  - ER - Estate Residential
  - GB - General Business
  - HI - Heavy Industrial
  - IG - General Industrial
  - IL - Limited Industrial
  - IN - Institutional
  - LI - Light Industrial
  - N.T. - No Tag (Outside Juris.)
  - PUD - Planned Unit Development
  - Q - Quarries
  - QY - Quarry
  - RE1 - Estate Residential 1
  - RS - Single Dwelling Residential
  - RS3.5 - Single Dwelling Res. 3.5
  - SR - Suburban Residential

0 430 860 1,720 Feet

Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 11/1/2023





## SITE CONDITIONS

The petition site is 98.6 +/- acres and is currently vacant. The site is vegetated and contains remnants of the past use as limestone quarry. One old steel mill structure is still visible on aerial imagery. A karst study was completed by Hydrogeology, Inc and provided by the petitioner. The full report can be found in link provided as exhibit 1, including the map of the location of the features. The study found that there are seventeen (17) sinkholes, five (5) springs, and one (1) sinking stream located on the site (see Exhibit 1). The study recommends 25' Sinkhole Conservancy Areas to protect erosion of the features. The study states that the survey was "limited to surface inspection with no subsurface investigation. Unknown karst features are possibly present in the subsurface at the Site. Dense vegetation and remnant quarry blocks were present over most of the Site, which prevented close ground inspection in those areas". Cartographically, general maps for the area identifies one stream that splits running through the property. There are multiple open quarry pits on the site.

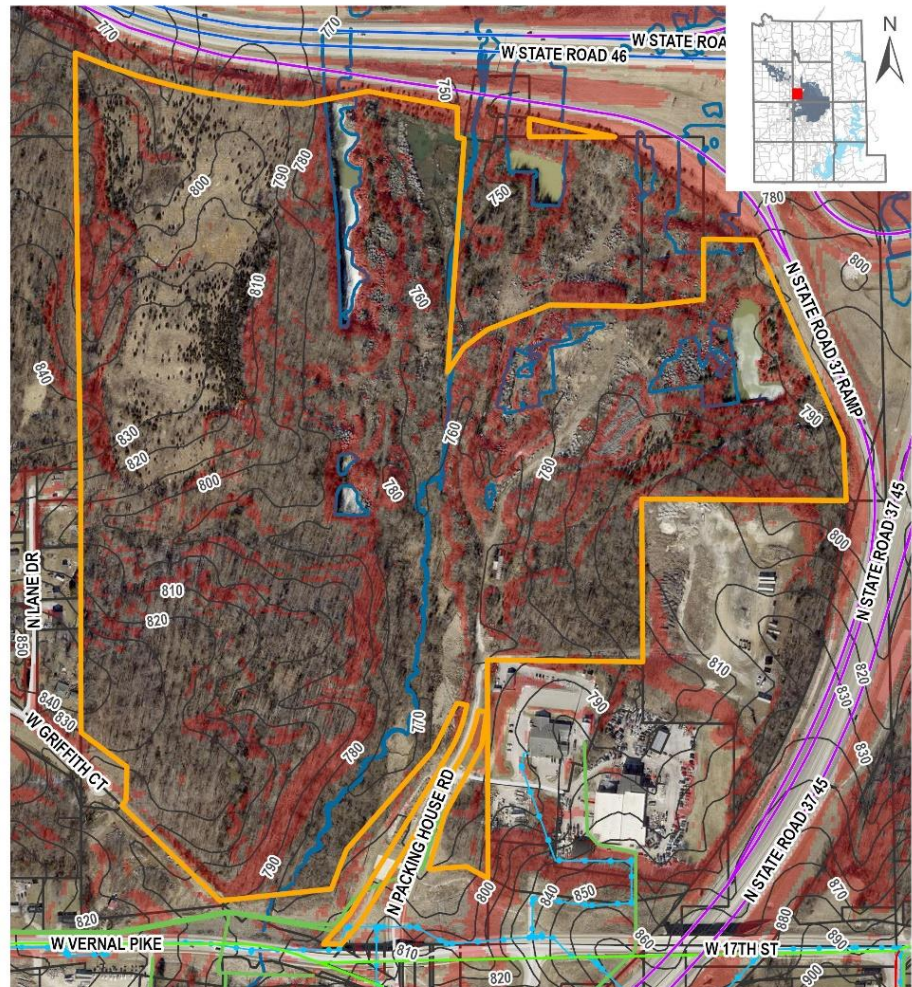
### Site Conditions Map

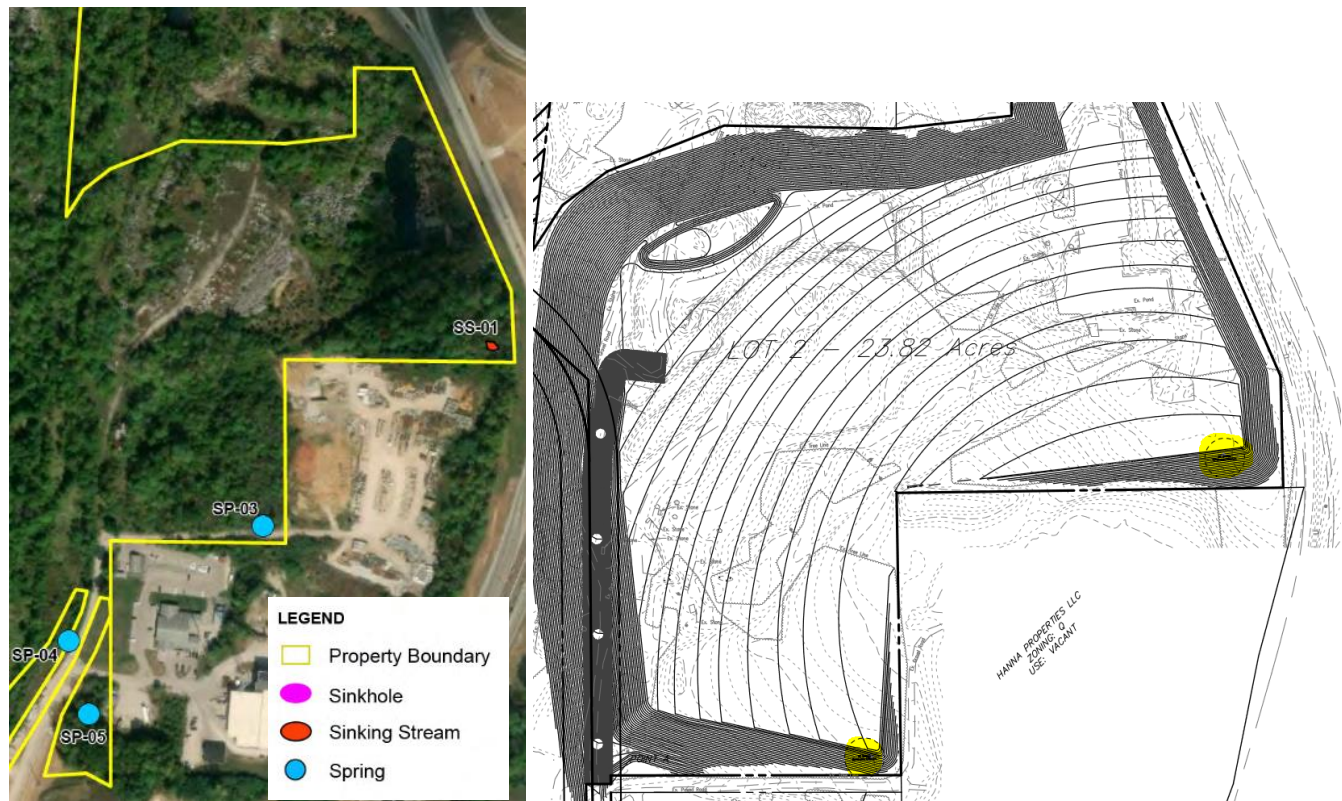
- Minor Collector [60']
- Minor Arterial [100']
- Major Arterial [150']
- Interstate
- Petitioner
- Sanitary Pipe
- Water Pipe
- 10-Foot Contours
- 15% Slope (County/ECO2)
- <VALUE>
- 0 - 15
- > 15
- Local Roads [50']
- Hydrologic Features
- Parcels

0 95 190 380 570 760 950 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 11/1/2023





## COMPREHENSIVE PLAN DISCUSSION

The petition site is located in the **Quarry Landscape**, and **Open Space** districts on the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan.

### 5.1.6 Quarry Landscapes

*Quarry landscapes are found throughout the urbanizing area, primarily in the south and west portions of the area. These include both actively mined and abandoned quarries, a number of which are either listed or eligible for inclusion on the national register of historic places landscape district registry.*

This land use type may also include lands owned by quarry operators and reserved as buffers to surrounding uses or potential quarry expansion areas. A number of quarries are also located immediately adjacent to the Urbanizing Area boundary. Quarry lands should be preserved to the extent possible for continued mining operations as part of the local economy. Where active mining is no longer viable, quarry landscapes should be preserved and integrated into a comprehensive open space system. However, other types of development may occur within and adjacent to abandoned quarries if sensitively sited to preserve visual and physical access, and designed to be compatible with other surrounding land uses.

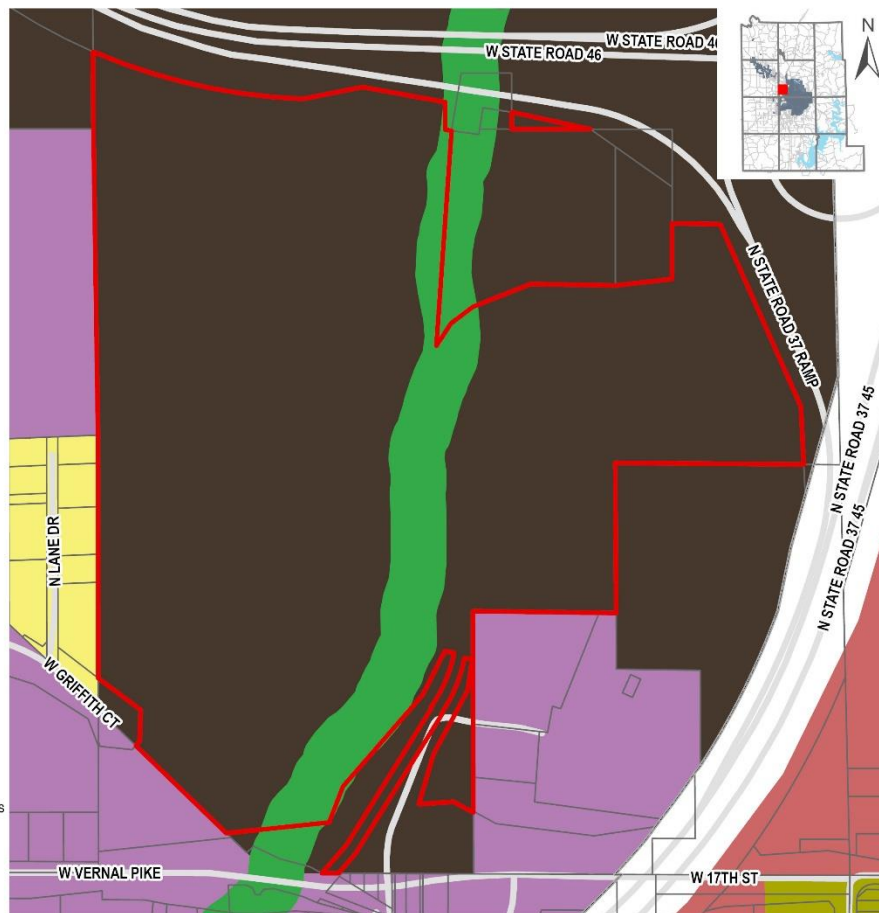


## Comprehensive Plan

- Petitioner
- Townships
- Monroe Co. Urbanizing Area (MCUA)
- Parcels
- Roads
- Comp. Plan Land Use (Updated 2015)**
  - MCUA Employment
  - MCUA Open Space
  - MCUA Quarry Landscape
  - MCUA Suburban Residential
- Bloomington Growth Policies Plan**
  - Employment Center
  - Urban Residential

0 0.04 0.09 0.17 Miles

Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 11/1/2023



## A. Transportation

### *Streets*

Access into and surrounding quarries should be designed to sensitively integrate into the landscape and enhance, rather than detract from scenic views.

### *Bike, pedestrian, and Transit modes*

Physical and visual access for pedestrians and bicyclists should be explored for quarries that may be integrated into the broader open space system. Opportunities for boardwalks and overlooks should be explored.

## B. Utilities

### *Sewer*

Quarries may function as a barrier to routing gravity sewer lines. Utility easements should be sensitively located to minimize disruption to scenic landscapes.

### *Power*

Overhead utility lines near quarries should be buried where feasible to minimize visual clutter to the scenic landscape.

## C. Open space

### *Park Types*

Quarry landscapes offer a unique opportunity for Monroe County and the City of Bloomington to celebrate the region's heritage of limestone production by preserving abandoned and unused quarries and integrating them into a broader system of parks and greenways. The north Park development provides an effective example for preserving quarry lands as dedicated open space within a larger private development plan.

## D. Public Realm Enhancements

### *Lighting*



Lighting should be limited to non-intrusive, pedestrian-oriented fixtures (i.e. bollards and integrated railing lights) in high foot-traffic quarry park settings.

#### *Street/Site furnishings*

Benches, boardwalks, overlooks and railings should be constructed with rustic materials such as wood, weathered steel, and limestone.

### **E. Development guidelines**

#### *Open Space*

The amount of dedicated open space converted from quarry lands will depend on a variety of factors, including whether or not the quarry is part of a larger private development plan, or if it has been acquired in its entirety for preservation. If part of a larger development, preserved areas should remain contiguous, with connection points to existing or planned greenways. Abandoned quarry lakes should be a focus for preservation, with adequate measures to ensure safety for the general public.

#### *Parking ratios*

Active quarries typically provide sufficient parking for workers. Converted quarry parks may require formal visitor parking, which should be determined as needed in individual situations.

#### *Site design*

Where new development is proposed in or near abandoned quarry sites, structures should be sited to maximize views while also preserving scenic vistas.

#### *Building form*

Adjacent development forms will vary depending on use. Buildings integrated with quarry landscapes are encouraged to incorporate high amounts of window transparency both to maximize views for occupants and to minimize the visual impact of building masses on the landscape. Contemporary building designs with flat or shed-style roofs are encouraged to minimize the visual impact of roof profiles.

#### *Materials*

Appropriate building materials include limestone, wood, glass, architectural metal, and weathered steel.

#### *Signs*

Signs will typically be monument-style ground signs, integrated with the overall landscape design. Use of limestone and native planting schemes is strongly encouraged.

### **5.1.8 Parks and Open Spaces**

*Protected open Space includes public parks and privately-owned lands dedicated for active or passive recreation or environmental preservation.*

Examples include karst farm Park, Will Detmer Park, and portions of both residential and non-residential development areas reserved as open space. Protected open spaces include floodplains and riparian corridors where development is either prohibited or strongly discouraged. The future land Use Plan is not intended to illustrate all lands intended for preservation; future open space areas will be determined through the county's parkland acquisition process and the development plan review process.

### **A. Transportation**

#### *Streets*

Most parks and open spaces should have some amount of public street frontage. This is less critical for greenways, but occasional street frontage is still appropriate. Street frontage serves as the "front door" of the open space, provides visual access into the space, and relates the park to the larger public realm of the community. Automobile access to community parks is important, and these larger parks will typically include dedicated parking areas. Neighborhood Parks should provide on-street parking adjacent to the open space, but off-street surface lots should be avoided if possible. Greenway systems should include small trail-head parking areas at strategic locations.

#### *Bike, pedestrian, and Transit modes*

Pedestrian and bicycle access to parks and open spaces is critical. All major parks should be linked together into a comprehensive bikeway system, including greenway trails and roadway facilities where appropriate.

Neighborhood parks should be accessible by sidewalk, and located within a 5-minute walk for nearby residents.

Transit access to major park destinations should be provided wherever possible.

## **B. Utilities**

### *Sewer*

Sewer access is desirable to serve restrooms and other park facilities, but is not always necessary.

### *Power*

Overhead utility lines should be buried to minimize visual disruption of scenic views.

## **C. Open Space Types**

### *Park Types*

A variety of park types should be integrated throughout the Urbanizing Area, depending on the surrounding development context:

- + Greenways
- + Community Parks
- + Neighborhood Parks
- + Plazas, Squares, and Greens
- + Pocket Parks and Streetscape Seating Areas

Refer to the other land use types described in this section for appropriate open space types.

### *Agriculture*

Many open space types can incorporate community-oriented agriculture. Refer to the other land use types described in this section for more information about integrated agriculture.

## **D. Public Realm Enhancements**

### *Street and Traffic Signs*

Public parks should be identified as part of a comprehensive wayfinding system, oriented to motorists, bicyclists and pedestrians.

### *Lighting*

Lighting should be of a pedestrian-scale, including lamp posts, bollard lighting, and ground lighting depending on park type and intended periods of use.

### *Street/Site furnishings*

Parks should incorporate numerous seating options, with co-located waste receptacles. Furnishings should be durable yet attractive and designed to complement the surrounding landscape and character of the open space and are ideal opportunities for public art. Furnishings should be coordinated within a park, but may be unique among different parks.

## **E. Development guidelines**

### *Parking ratios*

Parking requirements will vary depending on the scale, function and location of the park.

### *Site design*

Parks in higher density and more urban development areas will typically have a more formalized design. Larger community-scale parks and greenways should be more naturalized and designed to be integrated with the surrounding landscape.

### *Building form*

Park facilities are encouraged to incorporate high amounts of window transparency both to maximize views for occupants and to minimize the visual impact of building masses on the landscape. Contemporary building designs with flat or shed-style roofs are encouraged to minimize the visual impact of roof profiles.

### *Materials*

Appropriate building and site materials include limestone, wood, glass, architectural metal, and weathered steel.

### *Signs*

Signs should be coordinated throughout the public park system to assist with wayfinding and enhance community identity.

## **PUD REVIEW CONSIDERATIONS**

Section 811-6 (A) of the Monroe County Zoning Ordinance states: "The Plan Commission shall consider as many of the following as may be relevant to the specific proposal:

**(1) The extent to which the Planned Unit Development meets the purposes of the Zoning Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the County.**

*Findings:*

- The current zoning is North Park II PUD created by the County in 2004;
- The Comprehensive Plan designates the property as MCUA Quarry Landscape, and Open Space;
- The petitioner requests to amend the ordinance in order to a “mass grading and fill operations” to the permitted use tables for the entire petition site;

**(2) The extent to which the proposed plan meets the requirements, standards, and stated purpose of the Planned Unit Development regulations.**

*Findings:*

- See Findings under section A;
- The petitioner’s representative states that the fill is required for future development;
- The petitioner’s representative also states that “it is our intention to fill the site with the excess material from our construction projects”;

**(3) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.**

*Findings:*

- See Findings under section A;
- One of the purposes of the PUD, under Chapter 811, is to encourage a harmonious and appropriate mixture of uses;

**(4) The proposal will not be injurious to the public health, safety, and general welfare.**

*Findings:*

- See Findings (1), (2) and (8);
- Planning staff will request information on how the petition intends to verify that the fill is “clean”, or free from potential pollutants;

**(5) The physical design and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects common open space, and furthers the amenities of light, air, recreation and visual enjoyment.**

*Findings:*

- The Monroe County Thoroughfare plan has identified N Packing House RD a Local road, and W Vernal PIKE as a Minor Arterial RD;
- The petitioner’s are proposing to access the petition site from N Packing House RD;
- N Packing House RD is currently a dead end at the property line;
- The Monroe County Highway Department has received a request for a Right of Way Activity permit (RW-23-251) for a “temporary construction driveway entrance”;
- Highway Department Project Manager, Ben Ayers, states the Dept. needs the following information: “how many trucks a day they anticipate to start with and a timeline”;

**(6) The relationship and compatibility of the proposal to the adjacent properties and neighborhoods, and whether the proposal would substantially interfere with the use of or diminish the value of adjacent properties and neighborhoods.**

*Findings:*

- See Findings (1), & (9);
- Adjacent properties are zoned North Park PUD, Light Industrial (LI), Quarry (QY), Limited Industrial (IL),

Single Family Residential 3.5 (RS3.5), and Estate Residential 1 (RE1).

- There are no zoning overlays on the petition site.
- Adjacent uses include residential to the west and south west, vacant former quarry land to the north, and industrial and public uses to the east.

**(7) The desirability of the proposal to the County’s physical development, tax base, and economic well-being.**

*Findings:*

- See Findings under Section 1;

**(8) The proposal will not cause undue traffic congestion and can be adequately served by existing or programmed public facilities and services.**

*Findings:*

- The petition site is access from N Packing House Rd, a local road that dead ends at the petition site. N Packing House Rd is accessed from W Vernal Pike, a Minor Arterial road per the 2016 Thoroughfare Plan;
- See findings under (d);
- 

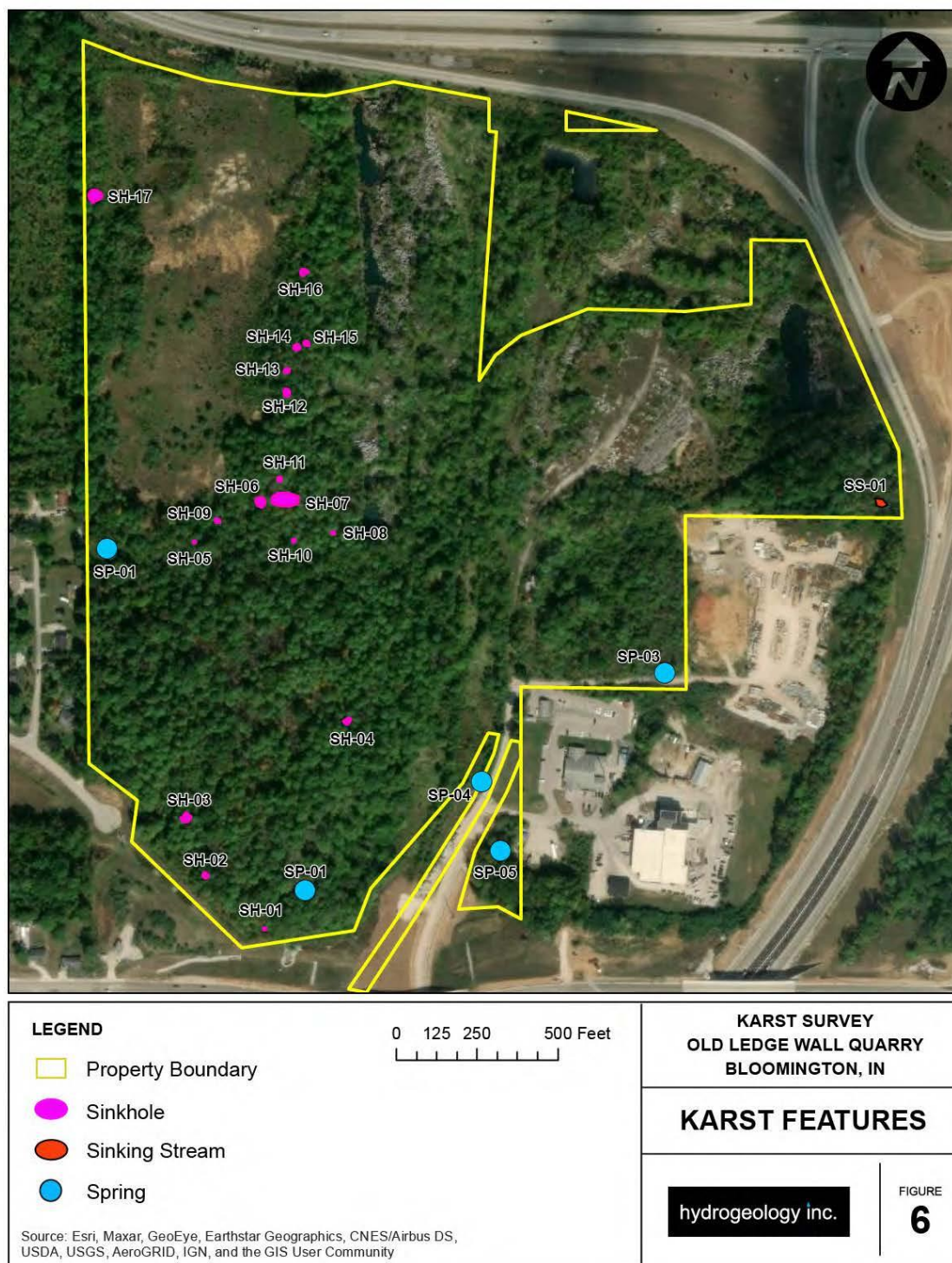
**(9) The proposal preserves significant ecological, natural, historical and architectural resources to the extent possible.**

*Findings:*

- There 17 karsts, 5 springs, and 1 sinking stream located on the property;
- Drainage will be reviewed under a PUD Development Plan if this amendment is adopted;
- The area is not located within a critical watershed;

**EXHIBIT 1: Link to Karst Study and Location of Features Map**

[Link to Karst Study](#)



**EXHIBIT 2: Link to North Park II PUD Ordinance 2004-62**

[Link to Current North Park II Ordinance 2004-62](#)

**EXHIBIT 3: Petitioner Letter**



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

October 4, 2023

Monroe County Planning Department  
And Monroe County Plan Commission  
501 N. Morton Street, Suite 224  
Bloomington, Indiana 47404

SUBJECT: North Park Area B-9 (northwest corner of the intersection N Packing House Dr and W Vernal Pike)

Monroe County Plan Commission or To Whom It May Concern:

On behalf of Packing House Road LLC, Bynum Fanyo & Associates, Inc. would like to request approval of a partial site filling plan of the SUBJECT property. The fill material that will be brought in to fill primarily the northeast end of the site will be crushed stone and soils from other construction projects Milestone Contractors is working on. The site is designed to utilize the fill for future development to re-use this parcel effectively in the future. This fill must be free of environmental sensitive pollutants. The filling process will be required to be monitored by a geotechnical engineer to ensure proper placement and compaction. The parcel of property was the old Ledge Wall Quarry. This parcel of property is not addressed but at the northwest corner of the intersection N Packing House Dr and W Vernal Pike in Monroe County, Indiana located in the North Park PUD zone. This lot contains 98.9 acres (of which 27.5 acres will get disturbed for this plan) and is in the NE quarter of section 30, T9N, R1W, Bloomington township.

We are not asking for any variances or exceptions to the PUD or Monroe County ordinances.

However, the current PUD does not allow for filling as a use in this PUD area so we'd like to add the use of 'Mass Grading with filling operations' to the parcel.

Also, on behalf of Packing House Road LLC, Bynum Fanyo & Associates, Inc. would like to request the Plan Commission waive the need for a 2<sup>nd</sup> hearing and make a determination after the 1<sup>st</sup> hearing.

Sincerely,  
Bynum Fanyo & Associates, Inc.

Daniel Butler, PE, Project Engineer

Copy: BFA File #402231

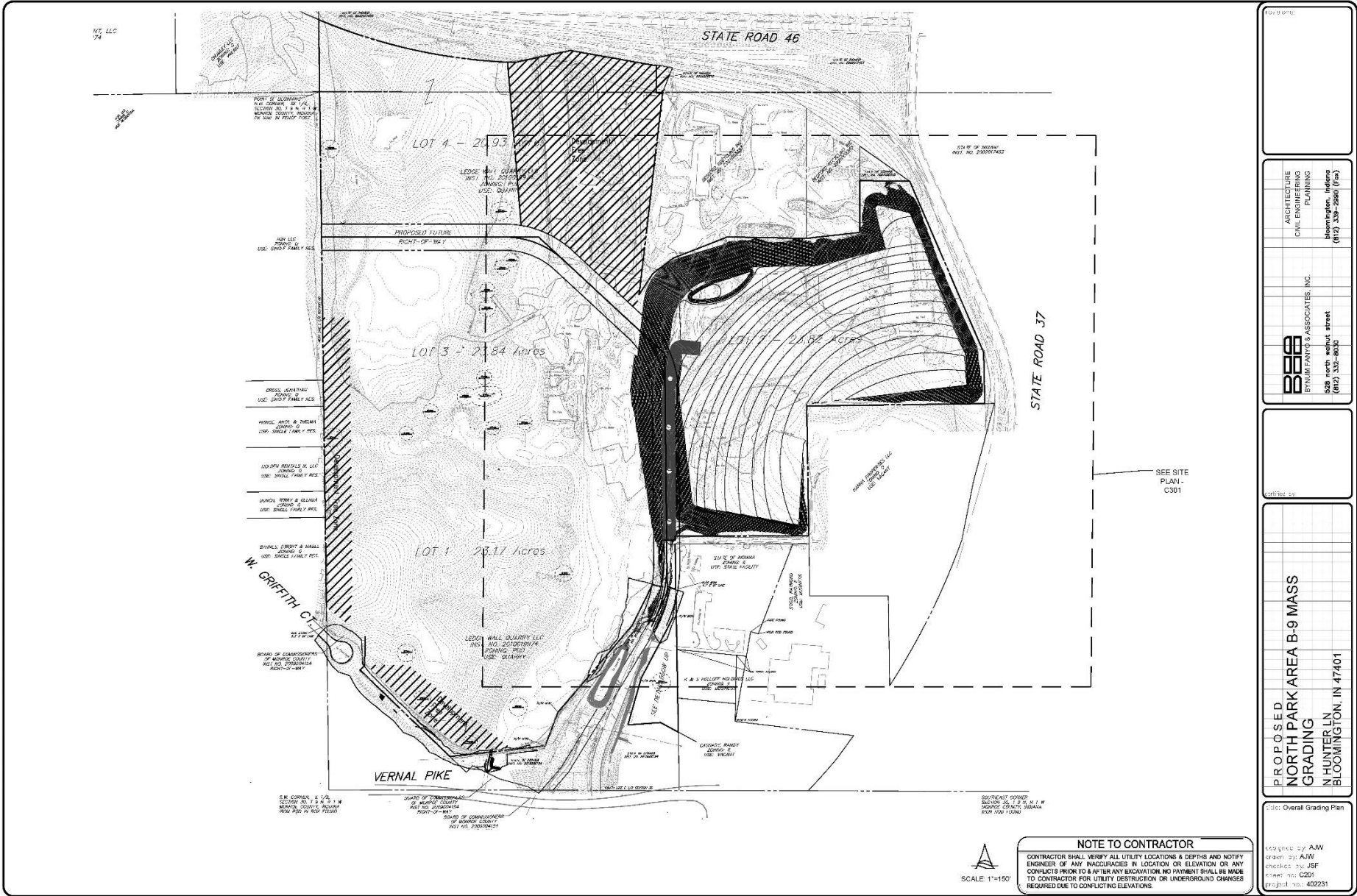
528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990



**EXHIBIT 4: Link and Pages 2 & 3 of Proposed Development Plan for Later Consideration**

[Link to Full Proposed Later Development Plan](#)







## EXHIBIT 5: Permitted Uses from PUD Ordinance

Use Area	Default Zoning District
Quarry/Heavy Industrial District	ME/HI
Light Industrial District	LI

### Section 4. Permitted Principal Uses

- 4.1 The uses permitted in each of the use areas established by this PUD Ordinance are shown in the following table. Where identified with a "P", the use is permitted. Where the column is blank, the use is not permitted within the associated use area. All uses shall be subject to the conditions contained in Chapter 802 of the Monroe County Zoning Ordinance and as noted elsewhere in this PUD Ordinance.

For uses not listed, the Administrator shall determine if the proposed use is similar to a permitted use in terms of intensity, anticipated impact upon adjoining and surrounding uses, etc. If the Administrator determines that the use is appropriate, then he/she shall amend the permitted use table to include the same, and shall forward the interpretation to the Plan Commission. All such decisions of the Administrator may be appealed to the Board of Zoning Appeals in accordance with the provisions contained in Chapter 832 of the Monroe County Zoning Ordinance.

**Table 4. Permitted Use Table. District B**

Use	Use Area	
	LID	QHID
<b>Business and Personal Services</b>		
Industrial Equipment Repair	P	P
Office	P	P
Office Equipment Repair	P	P
Parking Facility	P	P
<b>Public and Semi-Public</b>		
<b>Retail and Wholesale Trade</b>		
Bakery (Wholesale)	P	P
Industrial Supplies	P	P
Office Showroom	P	P
Wastewater Treatment Facilities	P	P
<b>Automotive and Transportation Services</b>		
Cold Storage Plant	P	P
Transfer or Storage Terminal	P	P
<b>Amusement and Recreational Services</b>		
Private Recreational Facility	P	P
<b>Manufacturing, Mining, Construction, and Industrial</b>		
Abrasive Products	P	P
Apparel	P	P
Appliance Assembly	P	P
Appliance Repair	P	P
Beverage Products	P	P
Bottling Machinery	P	P
Caterers	P	P
Cement Products	P	P
Commercial Printing	P	P

Use	Use Area	
	LID	QHID
Construction Trailer	P	P
Cut Stone and Stone Products	P	P
Dairy Products	P	P
Electronic Devices and Instruments	P	P
Engineering and Scientific Instruments	P	P
Food Products	P	P
Furniture	P	P
General Contractor		P
Glass and Glassware	P	P
Hard Surface Floor Coverings	P	P
Jewelry Products	P	P
Laboratories	P	P
Leather Goods	P	P
Machine Assembly	P	P
Machine Shop	P	P
Metal Fabrication	P	P
Metalworking Machinery	P	P
Mineral Extraction	P**	P*
Musical Instruments	P	P
Office and Computer Equipment	P	P
Optical Instruments and Lenses	P	P
Paper Products	P	P
Paving Materials, Central Mixing		P
Perfumes, Cosmetics. And Toiletries Manufacture	P	P
Pharmaceuticals	P	P
Plastic Products Assembly	P	P
Pottery Products	P	P
Sign and Advertising Displays	P	P
Structural Clay Products	P	P
Terra Cotta	P	P
Textiles	P	P
Textile Machinery	P	P
Tile	P	P
Warehousing and Distribution Activities	P	P
Watches and Clocks	P	P
Welding	P	P
Wood Products	P	P

\*Rock crushing activities are limited to the area being quarried as of the date of this PUD Ordinance (33 acres).

\*\* Upon occupancy use of 75% of the area within the LID use area for permitted uses other than mineral extraction, all mineral extraction activities shall cease in the entirety of the LID use area.

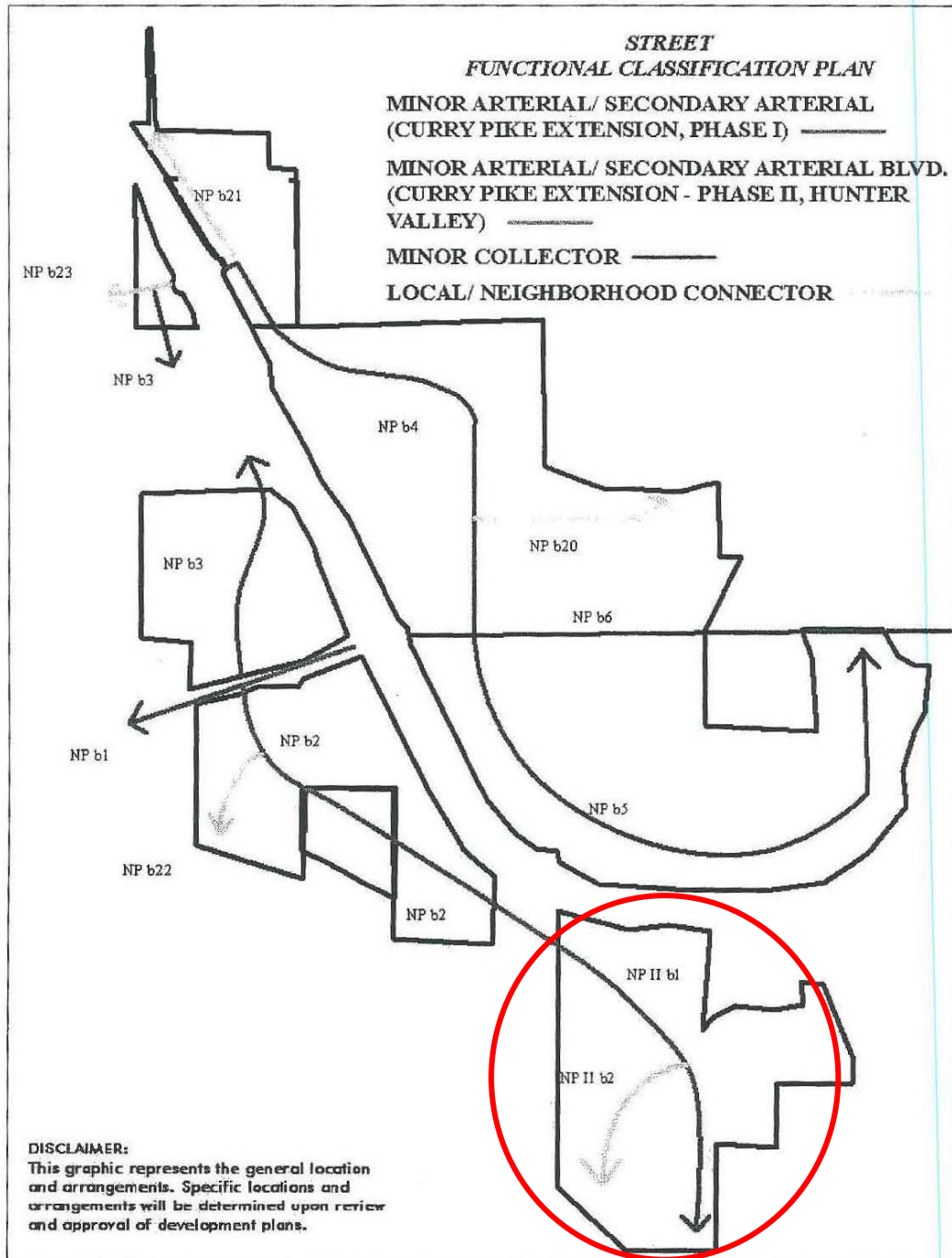
## Section 5. Permitted Accessory Uses and Structures

- 5.1 Accessory uses and structures shall be permitted in all use areas (unless otherwise stated in this PUD Ordinance) and shall be subject to the provisions of Chapter 802 of the Monroe County Zoning Ordinance and shall be customarily accessory, and clearly incidental and subordinate to the principal use on the same lot (platted or otherwise).



## EXHIBIT 6: Future Road Connections

### Appendix F Street Functional Classification Plan



**2023 Work Plan—Revised 11/16/2023**  
**Monroe County Historic Preservation Board**

**Project Priorities: Outreach and Preservation, Ongoing Board Initiatives**

**1) Limestone Heritage Project**

- a. Update website with new information as it is available
- b. Connect with Partners on information to link to

Sub-committee members: Debby, Susan, Polly

**2) Drystone Walls**

- a. Create list of action steps needed to prep for launch of survey
- b. Launch and conduct survey
- c. Discuss/pursue local designations and/or in-depth documentation of some walls
- d. Explore possibility for a hands-on workshop

Sub-committee members: Duncan, Don, Donn, Susan

**3) Community and Site Signage**

- a. Pursue community signage as long as funding is provided
- b. Pursue interpretive signage for new historic covered bridge

Sub-committee members: Devin, Don, Donn

**4) Public Historic Preservation Education**

- a. Develop a social media scavenger hunt of architectural types, styles, etc.
- b. Update current driving tour brochures as needed, consider completion of partially completed brochures, and examine new options for distribution of information to the public
- ~~c. Participate in the Limestone Month Festival—June 17, 2023~~
- ~~d. Host Limestone Heritage Teacher's Workshop—June 21-23, 2023~~

Sub-committee members: Devin, Polly, Susan, Doug

**5) Annual Property Owner Notice**

- ~~a. Send previous year's letter to full board for review (January-February) and update if needed~~
- ~~b. Confer with staff on sending letter to property owners (February-March)~~

Sub-committee members: Don, Debby, Polly

**6) Demolition Delay and Staffing Committee**

- a. Review demolition delay examples and develop a draft document for Monroe County
- b. Review County Development Ordinance for proposed revisions per the proposed timeline
- c. Engage in discussions with the Plan Commission Executive Committee in creating plans and procedures for demolition delay, public notification, staffing needs, etc.

Sub-committee members: Duncan, Donn, Susan

**Project Priorities: Procedure, Time Sensitive Initiatives—All Board**

- 1) Actively engage in County Development Ordinance revisions

**Board Education Priorities, Ongoing Options—All Board and staff**

- ~~1) Attend the Preserving Historic Places Conference (September 19-22, 2023)~~
- ~~2) Attend CAMP held just prior to the preservation conference (September 13, 2023—virtual)~~
- 3) Attend, either in-person or online, lectures on topics of historical and preservation interest locally or elsewhere
- 4) Read books and other literature approved by DHPA's CLG coordinator and refer to the list of other options provided by DHPA
- 5) Hold our own educational sessions/workshops presented by a board member or other qualified individual