

MONROE COUNTY PLAN COMMISSION MEETING



**Tuesday, January 16, 2024
5:30 PM**

PART 2

Hybrid Meeting

In-person

Monroe County Courthouse
Nat U. Hill III Meeting Room
100 W Kirkwood Ave
Bloomington, Indiana

Virtual

[Virtual Video Conference Link](#)

Meeting ID: 259 277 005 89

Passcode: t5Qvy7

If calling into the video conference meeting (audio only), dial: +1 872-242-9432

When prompted, enter the Phone Conference ID: 966 973 645#

**MONROE COUNTY PLAN COMMISSION
AGENDA**

The Monroe County Plan Commission will hold a **hybrid** public meeting on **Tuesday, January 16, 2024, at 5:30 PM** in the Judge Nat U. Hill III Meeting Room, 100 West Kirkwood Avenue, Bloomington, Indiana and virtually via a video conference (https://www.co.monroe.in.us/egov/apps/events/calendar.egov?view=cal&eGov_searchDepartment=13).

The public may attend and provide comments virtually or in-person. For information about the meeting, you may call (812) 349-2560 or email (PlanningOffice@co.monroe.in.us) our office. For information about the video conference meeting, you may call (812) 349-2560 or email (PlanningOffice@co.monroe.in.us). We will be taking public comment at each public hearing and consider the following agenda items and requests regarding the following described properties in Monroe County, Ind.:

CALL TO ORDER

ROLL CALL

INTRODUCTION OF EVIDENCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES None.

ADMINISTRATIVE BUSINESS:

- 1. SIA-22-15 Kemp Minor Subdivision** **PART 1**
Request for Release of Performance Guaranty

UNFINISHED BUSINESS:

- 1. RD-23-2 N Maple Grove RD Name Change to John Irvine Way**
Final Hearing.
Washington Township, Section 30 and Bloomington Township, Section 31.
Contact: drbrown@co.monroe.in.us
*****WITHDRAWN BY PETITIONER*****

NEW BUSINESS:

- 1. PUO-23-1 Whaley PUD Outline Plan Amendment 2** **PART 1**
Preliminary Hearing. Waiver of Final Hearing
Two (2) parcels totaling 12.34 +/- acre in Van Buren Township, Section 14 at 4810 W State Road 45, Parcel # 53-09-14-102-001.000-015.
Owner: K & S Rolloff Holdings LLC
Zoned PUD. Contact: shawnsmith@co.monroe.in.us
- 2. REZ-23-5 U-Haul Rezone From IG to GB** **PART 1**
Preliminary Hearing. Waiver of Final Hearing Requested.
Two (2) 12.84 total +/- parcels in Richland Township, Section 36 at 3274 and 3300 W Profile PKWY, parcels #53-04-36-100-054.007-011 and #53-04-36-100-054.006-011. Owner: BB Profile LLC
Zoned IG. Contact: shawnsmith@co.monroe.in.us
- 3. SPP-23-4 Spring Woods Major Subdivision Preliminary Plat** **PART 1**
Preliminary Hearing. Waiver of Final Hearing Requested.
One (1) parcel on 2.65 acres in Section 24 of Richland Township at 4050 W Carmola DR, parcel #53-04-24-200-135.000-011.
Owner: Blackwell Contractors Inc
Zoned MR. Contact: drbrown@co.monroe.in.us

4. PUO-23-7 The Trails at Robertson Farm PUD Outline

PAGE 4

Preliminary Hearing.

One (1) 42.97 +/- parcel in Perry Township, Section 20 at 4691 S Victor Pike, parcel #53-08-20-400-102.000-008.

Owner: White Oak Endeavors LLC

Zoned RE1. Contact: drbrown@co.monroe.in.us

5. PUO-23-8 Bloomington Technology Park PUD Outline Plan Amd. 7 Preliminary Hearing. Waiver of Final Hearing Requested.

PART 3

One (1) 3.8 +/- parcel in Van Buren Township, Section 1 at 1444 S Liberty DR. parcel #53-09-01-402-017.000-015

Owner: Liberty Drive Medical Office Facility LLC

Zoned PUD. Contact: dmyers@co.monroe.in.us

6. ZOA-23-3 Amendment to the Monroe County Zoning Ordinance: Chapter 807- Signs

PART 3

Preliminary Hearing. Waiver of Final Hearing Requested.

Amendment to add timeline and procedure for sign permits.

Contact: jnester@co.monroe.in.us

REPORTS:

1. Planning: Jackie Jelen
2. County Attorney: David Schilling

Said hearing will be held in accordance with the provisions of: IC 36-7-4-100 et seq.; & the County Code, Zoning Ordinance, and the Rules of the Plan Commission of Monroe County, Ind. All persons affected by said proposals may be heard at this time, and the hearing may be continued as necessary.

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, 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.

MONROE COUNTY PLAN COMMISSION**January 16, 2023**

CASE NUMBER	PUO-23-7
PLANNER	Daniel Brown
PETITIONER	Donald Adkins Jr & Kevin Schmidt, C/o Daniel Butler, Bynum Fanyo & Assoc.
OWNER	White Oak Endeavors LLC
REQUEST	Planned Unit Outline Plan
ADDRESS	4691 S Victor Pike, Parcel #: 53-08-20-400-102.000-008
ACRES	43.51 +/-
ZONE	Estate Residential 1
TOWNSHIP	Perry
SECTION	20
PLATS	Unplatted
COMP PLAN DESIGNATION	MCUA Mixed Residential

EXHIBITS

1. Petitioner Outline Plan Statement
2. Capacity Letters
3. Site Plan (Conceptual)
4. Site Plan (with Open Space)
5. Phase Plan
6. Water/Wetland Delineation Summary Report
7. Karst Report
8. Remonstrance
9. Remonstrance for REZ-21-1
10. Drainage

RECOMMENDATION

The Plan Review Committee offered no recommendation regarding this petition during their meeting on December 14, 2023.

The overall recommendation to the Plan Commission:

- Staff recommends forwarding a “negative recommendation” to the Plan Commission based on the Findings of Fact, specifically:
 - that the proposal design does not meet many of the purpose statements in the PUD Chapter 811;
 - this proposal could be more in line with a Medium Residential density to transition from other nearby existing residential development in the area;
 - The Plan Commission is currently drafting the County Development Ordinance and would like to see a discussion in regards to the proposal under the CDO as opposed to creating a new PUD.
 - The comprehensive plan suggests neighborhood commercial also be integrated, which is not included in this proposal.

PUBLIC HEARING TIMELINE**PLAN REVIEW COMMITTEE – December 14, 2023**

- Notes from Planning Staff:
 - Add links to the two previous packets so the public can see what has changed or summarized succinctly.
 - Link to the packet containing [2012-PUO-06](#) as presented during the Plan Commission Administrative Meeting on April 6, 2021 (2012-PUO-06 begins on Page 77)
 - Link to the packet containing ⁴REZ-21-1 (given the Ordinance Number 2021-36) as

presented during the County Commissioners Formal Session on September 29, 2021

- [Part A](#)
 - [Part B](#) (REZ-21-1, given the Ordinance Number 2021-36, begins here and continues through to Part F inclusive)
 - [Part C](#)
 - [Part D](#)
 - [Part E](#)
 - [Part F](#)
- Where is the water capacity letter? Also, fire hydrants were an issue in past projects for this site.
 - Will Serve Letter for Water is included in Exhibit 2 of this report.
 - How close is this to annexation?
 - This site is in the proposed annexation area 1B.
 - Sinkholes were a concern, particularly sinkhole number 6.
 - How much of the open space is on private lots compared to the amount in common/drainage areas?
 - Daniel Butler answered this in the comment below:



Daniel Butler

Remove Comment · Jan 5, 2024 at 12:47 pm

Hello Daniel,

Yes, on the layout we have 70% of the required 25% open space on designated lots = 7.61 acres. 61% of that open space will not be used for drainage facilities = 4.64 acres

-Daniel, Bynum Fanyo

PLAN COMMISSION Regular – January 16, 2023 (Preliminary Hearing)

PLAN COMMISSION Regular – February 20, 2023 (Final Hearing)

COUNTY COMMISSIONERS - TBD

SUMMARY

The petition site is located at 4691 S Victor PIKE, in Section 20 in Perry Township. The site 43.51 +/- acres and currently contains one single-family residential structure and multiple accessory structures. The petitioner is requesting a Planned Unit Development to be established at this location in order to develop a large series of residential structures. Should this petition be approved, the petitioner will be creating 145 residential lots containing single-family residences, single family paired homes, triplex/townhomes that will each be situated on their own lot with a shared wall, and a multi-family dwelling unit all on one lot. **Two right-of-way activity permits have been submitted for this project, RW-23-359 and RW-23-360, which are pending review.**

The development includes two ingress/egress points along S Victor Pike, one connection to Clear Creek Trail and one connection to Bloomington Rail Trail. Approval of this outline plan amendment will amend the zoning map and allow for single and multi-family residential development.

BACKGROUND

The area is zoned Estate Residential 1. There were two previous petitions for this property:

1. A rezone attempt to Planned Unit Development (2012-PUO-6), which was withdrawn; and
2. REZ-21-1, where the petition attempted to have the property rezoned from Estate Residential 1 to Medium Density Residential in order to then subdivide it into a similar residential layout to this petition. REZ-21-1 was Denied by the County Commissioners on September 29, 2021 by a vote of 3-0.

This new petition includes the following differences from the earlier 2012-PUO-6.

1. The addition of a single, new multi-family dwelling unit.
2. The replacement of proposed quad-plexes/townhomes with proposed tri-plexes/townhomes.
3. Estimated size of some proposed housing has changed (i.e., Zone C in 2012-PUO-6 had an estimated housing size between 1500-2500 square feet, while Zone C in PUO-23-7 has an estimated housing size between 1500-3500 square feet).⁵

4. The layout of some proposed streets/walkways has changed slightly.
5. The minimum lot sizes of some Areas have changed.
 - a. For 2012-PUO-6:
 - i. Area 'A' has minimum lot size of 0.14 acres.
 - ii. Area 'B' has a minimum lot size of 0.22 acres.
 - iii. Area 'C' has a minimum lot size of 0.16 acres.
 - iv. Area 'D' has a minimum lot size of 0.16 acres.
 - b. For PUO-23-7:
 - i. Area 'A' has minimum lot size of 0.14 acres.
 - ii. Area 'B' has a minimum lot size of 0.17 acres.
 - iii. Area 'C' has a minimum lot size of 0.15 acres.
 - iv. Area 'D' has a minimum lot size of 0.15 acres.
 - v. Area 'E' is a single lot of 0.96 acres.
6. PUO-23-7 includes standards for Parking Details and Neighborhood Signage.
7. 2012-PUO-6 contained a note about a proposed connection to nearby trails giving access to a nearby school: "Access to Clear Creek Elementary - White Oak will also build a safe and easy access path that will allow children and families to access the Rail Trail and Clear Creek Trail thus allowing access to Clear Creek Elementary." This same note is absent in PUO-23-7.
8. PUO-23-7 gives an additional standard for landscaping: "When developing parks and open space, the design will take into consideration the existing landscaping and leverage it while making the space more useable."
9. Under the section "Environmental Considerations", PUO-23-7 adds a standard regarding drainage and watershed management.
 - a. "Drainage development plan will REDUCE the runoff and outflow rates by more than 80% and bring the 44+ Acres into compliance with the new "critical watershed" regulations."

LOCATION MAP

The petition site is located south of the City of Bloomington, with frontage along South Victor PIKE in Section 20 of Perry Township. The site has been surveyed as 43.51 +/- acres and currently contains one single-family residential structure and multiple accessory structures, Parcel #: 53-08-20-400-102.000-008.

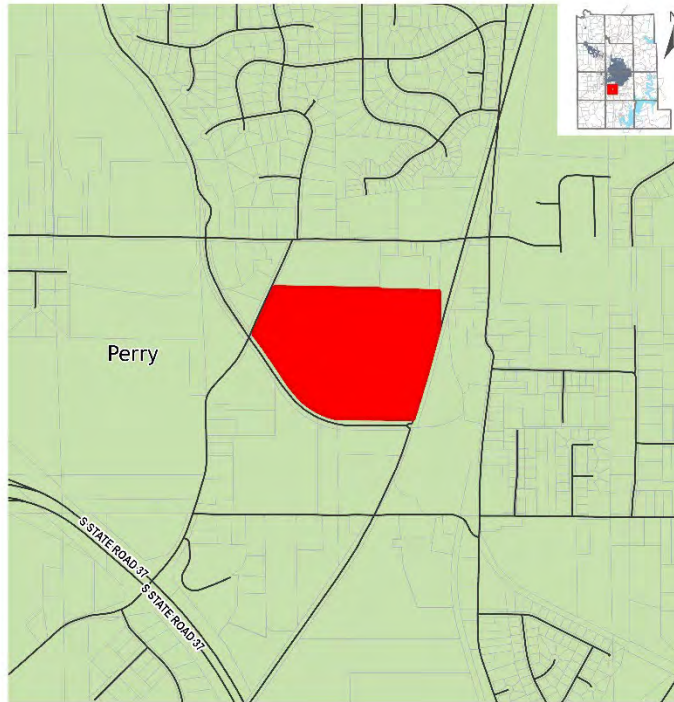
Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Parcels

0 0.07 0.15 0.3 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 11/22/2023



ZONING AND ADJACENT ZONING

The petition site is zoned Estate Residential 1. The adjacent properties are zoned PUD, and RE1.

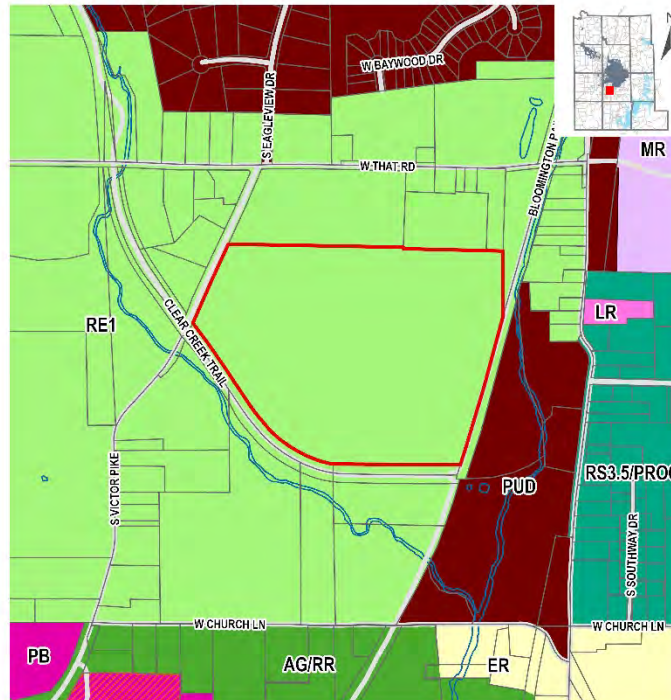
Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Historic Preservation Overlay
- Monroe County Zoning**
- AG/RR - Agricultural/Rural Reserve
- ER - Estate Residential
- LR - Low Density Residential
- MR - Medium Density Residential
- PB - Pre-Existing Business
- PUD - Planned Unit Development
- RE1 - Estate Residential 1
- RS3.5/PRO6 - Single Dwell. Res. 3.5/PRO6

0 225 450 900 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 11/22/2023

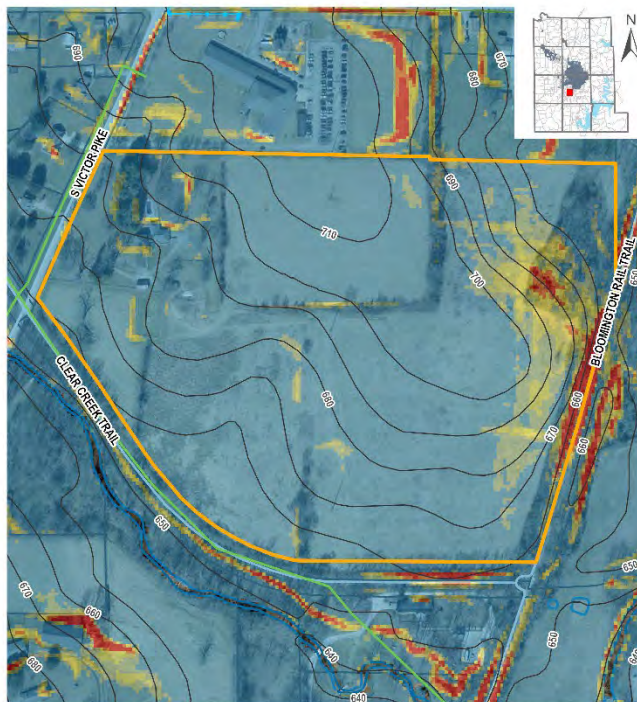
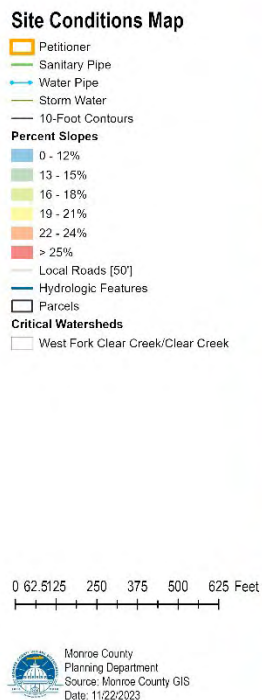


INFRASTRUCTURE

Capacity letters have been provided for this site regarding sewer, gas, electricity, and water. Right-of-Way activity permits have been submitted to the Highway Department for review (RW-23-360 and RW-23-359). A 49-page karst survey was resubmitted with this petition from 2020, and a 7-page Water/Wetland Delineation Summary Report from 2020 have been submitted for this project as well.

SITE CONDITIONS

Sidewalks do not run along either side of S Victor Pike where the proposed site will have access. Should this outline plan be approved, the next step would be a major subdivision meeting all requirements, such as sidewalks along all road frontage and internal to the street, unless the outline plan specifically states different standards. Multiple karsts are present on the property. Drainage implications of development would be reviewed under a PUD Development Plan. Additionally, there is a large transmission line running through the middle of the lot.



SITE PICTURES



Figure 1. Pictometry photo from March-April 2020, looking north.



Figure 2. View of the property from the driveway.



Figure 3. View of the side of the property from the driveway



Figure 4. View of two accessory structures on the property.



Figure 5. View of single-family residential structure on the property.



Figure 7. View a fence and field near the two accessory structures.



Figure 8. View beyond the fence on the property.

COMPREHENSIVE PLAN DISCUSSION – PHASE I

The petition site is located in the MCUA Mixed Residential districts on the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. Points that align with the proposed PUD outline plan are highlighted in green. Points that differ from the MCUA districts are highlighted in grey.

5.1.1 Mixed Residential

Mixed residential neighborhoods accommodate a wide array of both single-family and attached housing types, integrated into a cohesive neighborhood. They may also include neighborhood commercial uses as a local amenity.

These neighborhoods are intended to serve growing market demand for new housing choices among the full spectrum of demographic groups. Residential buildings should be compatible in height and overall scale, but with varied architectural character. These neighborhoods are often located immediately adjacent to mixed-Use districts, providing a residential base to support nearby commercial activity within a walkable or transit-accessible distance.

- **Transportation**

- *Streets*

Streets in mixed residential neighborhoods should be designed at a pedestrian scale. Like mixed-Use districts, the street system should be interconnected to form a block pattern, although it is not necessary to be an exact grid. An emphasis on multiple interconnected streets which also includes alley access for services and parking, will minimize the need for collector streets, which are common in more conventional Suburban residential neighborhoods. Cul-de-sacs and dead-ends are not appropriate for this development type. Unlike typical Suburban residential subdivisions, mixed residential development is intended to be designed as walkable neighborhoods. Most residents will likely own cars, but neighborhood design should de-emphasize the automobile.

- *Bike, pedestrian, and Transit modes*

Streets should have sidewalks on both sides, with tree lawns of sufficient width to support large shade trees. Arterial streets leading to or through these neighborhoods may be lined with multi-use paths. Neighborhood streets should be designed in a manner that allows for safe and comfortable bicycle travel without the need for separate on-street bicycle facilities such as bike lanes. As with mixed-Use districts, primary streets in mixed residential neighborhoods should be designed to accommodate transit.

- **Utilities**

- *Sewer and water*

The majority of mixed residential areas designated in the land Use Plan are located within existing sewer service areas. Preliminary analysis indicates that most of these areas have sufficient capacity for additional development. Detailed capacity analyses will be necessary with individual development proposals to ensure existing infrastructure can accommodate new residential units and that agreements for extension for residential growth are in place.

- *Power*

Overhead utility lines should be buried to eliminate visual clutter of public streetscapes and to minimize system disturbance from major storm events.

- *Communications*

Communications needs will vary within mixed residential neighborhoods, but upgrades to infrastructure should be considered for future development sites. Creating a standard for development of communications corridors should be considered to maintain uniform and adequate capacity.

- **Open space**

- *Park Types*

Pocket parks, greens, squares, commons, neighborhood parks and greenways are all appropriate for mixed residential neighborhoods. Parks should be provided within a walkable distance (one-eighth to one-quarter mile) of all residential units, and should serve as an organizing element around which the neighborhood is designed.

- *Urban Agriculture*
 Community gardens should be encouraged within mixed residential neighborhoods. These may be designed as significant focal points and gathering spaces within larger neighborhood parks, or as dedicated plots of land solely used for community food production.
- **Public Realm Enhancements**
 - *Lighting*
 Lighting needs will vary by street type and width but safety, visibility and security are important. Lighting for neighborhood streets should be of a pedestrian scale (16 to 18 feet in height).
 - *Street/Site furnishings*
 Public benches and seating areas are most appropriately located within neighborhood parks and open spaces, but may be also be located along sidewalks. Bicycle parking racks may be provided within the tree lawn/ landscape zone at periodic intervals.
- **Development Guidelines**
 - *Open Space*
 Approximately 200 square feet of publicly accessible open space per dwelling unit. Emphasis should be placed on creating well-designed and appropriately proportioned open spaces that encourage regular use and activity by area residents.
 - *Parking Ratios*
 Single-family lots will typically provide 1 to 2 spaces in a garage and/or driveway. Parking for multi-family buildings should be provided generally at 1 to 1.75 spaces per unit, depending on unit type/number of beds. On-street parking should be permitted to contribute to required parking minimums as a means to reduce surface parking and calm traffic on residential streets.
 - *Site design*
 Front setbacks should range from 10 to 20 feet, with porches, lawns or landscape gardens between the sidewalk and building face. Buildings should frame the street, with modest side setbacks (5 to 8 feet), creating a relatively continuous building edge. Garages and parking areas should be located to the rear of buildings, accessed from a rear lane or alley. If garages are front-loaded, they should be set back from the building face. Neighborhoods should be designed with compatible mixtures of buildings and unit types, rather than individual subareas catering to individual market segments.
 - *Building form*
 Neighborhoods should be designed with architectural diversity in terms of building scale, form, and style. Particular architectural themes or vernaculars may be appropriate, but themes should not be overly emphasized to the point of creating monotonous or contrived streetscapes. Well-designed neighborhoods should feel as though they have evolved organically over time.
 - *Materials*
 High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Vinyl and exterior insulated finishing Systems (EIFS) may be appropriate as secondary materials, particularly to maintain affordability, but special attention should be paid to material specifications and installation methods to ensure durability and aesthetic quality.
 - *Private Signs*
 Mixed residential neighborhoods should not feel like a typical tract subdivision. It may be appropriate for neighborhoods to include gateway features and signs, but these should be used sparingly and in strategic locations, rather than for individual platted subareas.

PUD REVIEW CONSIDERATIONS

811-6 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 Comprehensive Plan designates the property as MUA Mixed-Residential and MUA Open Space
- The property is currently zoned RE1;
- The current permitted use of the site is residential;
- Adjacent properties are zoned RE1 and PUD;
- The petitioner is proposing 25% (10.88 acres) open space. Chapter 811 states: “Permanent open space shall be defined as parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership.”

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

Findings:

- See Findings (1);
- The stated purpose of Planned Unit Developments are as follows:
 - Reflect the policies of the Comprehensive Plan specific to the neighborhood in which the PUD is to be located; **this proposal appears to align with the policies of the Comprehensive Plan in this area (see above). However, no mixed-use commercial amenities are being provided.**
 - Provide substantial buffers and transitions between areas of different land use and development densities; **the layout of zones A, B, C, D and E guides the transition of density. Phases C, D, &E buffer neighboring properties to the south and north, which involve the densest housing types. The petitioner should consider density transitions from the proposed development to the existing neighboring lots.**
 - Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces; **they are preserving the minimum open space required. The open space being preserved is constrained due to existing environmental conditions. Open Space is defined in Chapter 801 as the following: “Open Space. Total horizontal area of all portions of the lot not covered by buildings, structures, streets, parking areas or paved walkways.” Though the proposal meets the technical definition of Open Space, the area provided as open space is otherwise largely non-buildable, consisting of: floodplain, a utility easement, karst features, and areas over 15% slope. Per the PUD Chapter 811-1, advantages of PUDs are to, in part, “enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces.” Some of the other areas on the property would fit into this category other than, for instance, the 100’ wide transmission line easement area.**
 - Counteract urban monotony and congestion on streets; **they have proposed four potential housing types throughout the site. The site is accessible to W Victor Pike, as well as the Rail Trail and the Clear Creek Trail.**
 - Promote architecture that is compatible with the surroundings; **they have not provided architectural standards.**
 - Buffer differing types of land use and intensities of development from each other so as to minimize any adverse impact which new development may have on existing or zoned development; **the development ranges in lot sizes and density; the most dense development include areas C (single family homes with a lot size of 0.16 ac), D**

(triplex/townhome type design with shared lot line of 0.16 ac), and E (multifamily structure that is on a 0.96 ac lot with 20 units max).

- Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area; **Staff finds that the environmental conservation meets the minimum needed to meet the terms of the PUD ordinance. Again, the highest density housing types are being proposed along the outside border of the site, which does not take into account the design of the surrounding area (low density residential and institutional use);**
- Effectuate implementation of the Comprehensive Plan. **The request for smaller lot sizes and varied housing types near a trail meets the comprehensive plan for this area.**
- The petitioner does not appear to be meeting one of the requirements for open space – “If the Outline Plan provides for the Planned Unit Development to be constructed in stages, open space must be provided for each stage of the Planned Unit Development in proportion to that stage.” The phasing map has not been updated with the latest open space proposal and therefore, staff does not see the 25% total open space per phase being met.

(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 (1) and (2);
- Multi-family is not currently permitted within the RE1 zoning districts;
- The site has a proposed minimum lot area requirement of 0.14 acres;
- The site has a proposed density ranging from 5 dwellings per acre to 21 dwellings per acre;
- The site has a proposed minimum lot width at building line of 50 feet;
- The proposed building heights are compatible with the current zoning districts;

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

Findings:

- **See Findings 1-3 above;**

(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:

- Staff will be reviewing a development plan and major subdivision if approved;
- The petition site will be subdivided and the management of common areas will remain under the control of a Homeowner’s Association (HOA) that will be formed as part of the subdivision process;
- The petitioner is proposing 25% (10.88 acres) open space. Chapter 811 states: “Permanent open space shall be defined as parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership.”

(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), (3) & (5);
- The petitioner states in their written statement (Exhibit 1) that the development is designed to provide a mix of housing options;

- The proposed PUD outline plan would connect to two trails as well as provide access via a trail to an MCCSC elementary school (Clear Creek Elementary School);

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

Findings:

- See Findings under Section (6);
- The petitioner submitted design plans that are aesthetic in nature. In addition, the petitioner highlighted some potential benefits of this project:
 - *Trail connections to the Rail Trail and Clear Creek Trail*
 - *Fills a need for attainable middle-class housing*
 - *Provides a mix of housing types*

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

Findings:

- See Findings under Section (5) & (6);
- Multiple road connections are proposed within the outline plan that will increase interconnectivity between the proposed neighborhood areas;
- The petitioner is proposing two points of access off S Victor Pike to serve the proposed PUD;
- A further review of traffic considerations will be reviewed at the Development Plan phase of the project by the Highway Department;

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

Findings:

- The PUD outline plan has open space requirements that will be described legally as unbuildable;
- The petitioner states that 10.88 acres will serve as open space which is 25% of the total site acreage;
- Exhibit 1 states that the drainage/stormwater management areas will be managed by an HOA to be established during the subdivision process;
- Exhibit 1 states that street trees will be provided a minimum of every 50 ft or every lot location, whichever is greater and that there will be no buffer yard requirements along the north and south property lines. Type D buffer yards may be established on the east side.

EXHIBIT 1: Petitioner Outline Plan Statement

PUD OUTLINE PLAN

Housing & Vision

The Trails at Robertson Farm is envisioned to be both a highly desirable and attainable neighborhood that will serve middle-class families for decades and become a true landmark in the community. Like other locations in the USA, families in Bloomington/Monroe County are struggling for attainable middle-class housing. The Trails will help solve this problem by providing families multiple housing products for various income levels where they can flourish. Complete with numerous parks, ample green space, and access to the two most popular trails and outdoor features in Monroe County, the neighborhood will become a longstanding asset to the community. Whether they commute 4 miles by bicycle to downtown or 40 miles by car to Crane, all residents will be able to enjoy the benefits of living in an environmentally connected sustainable neighborhood with great parks and easy trail accesses.

Phasing

Three phases are envisioned with roughly a third of the lots in each phase (50-60 homes each). The exact split will be determined by the geographic zones and housing type. Phase 1 is planned as a 3-year buildout. Phases 2 and 3 are each estimated at 2.5 year buildouts.

- For Phase 1, assuming board approval in Spring, 2024, development will break ground in the Summer and the first lots will be constructed by Spring, 2025. Final lots will be developed by Spring, 2028.
- Phase 2 will likely have some development overlap with Phase 1. Assuming start of construction (utilities) of Phase 2 in Summer, 2027 and commencing home construction in Spring, 2028, development of Phase 2 is expected to be completed by Spring, 2030.
- Phase 3 would likely have some overlap with Phase 2. Assuming start of construction (utilities) for Phase 3 in Fall, 2028 and commencing home construction in Spring, 2029, Phase 3 is expected to be completed by Summer, 2031.

The PUD will provide a mix of housing types including 1500-3500 square foot single family homes for all sizes of families, triplex/townhome options for more affordable housing options and a 10-20 unit multi-family building that will meet the need of young professionals that are moving to the area.

Variety of Housing Options

Single Family Homes:

- Estimated size 1500-3500 square feet
- 2-car garage
- Most homes will be 1.5-story homes with options for ranches and 2 story homes
- Phases 1 & 3 will include selected lots developed with walk-out basements (South & East side of the neighborhood along the trails). These lots could be developed with larger, premium homes that will contribute to providing a variety of housing options in this neighborhood to include homeowners desiring a larger or more versatile home in a neighborhood that leverages access to the trails.

Example Single Family Homes



Paired Single Family Homes (adjacent lots with a zero lot line at the common property line; 2 single family homes paired with a common wall at the common property line):

- Each home estimated at 1500-2500 square feet
- 2-car garage
- 1 ½ or 2 story homes connected with smaller yards but easy access to common green space/parks (providing a housing option for buyers who do not want maintenance obligation for larger lawns)

Example Paired Single Family Homes



Triplex/Town Homes: (provides housing options responsive to market and buyer demands)

- Each home estimated at 1500-2200 square feet
- 1 or 2-car garage
- 2 or 3 story building with shared common walls at lot lines and zero lot lines for the inner lot.
- This housing option requires narrower lots; and zero lot lines. Lot width will be no less than 35 feet.
- Provide great value for smaller families in a less dense than multifamily setting.

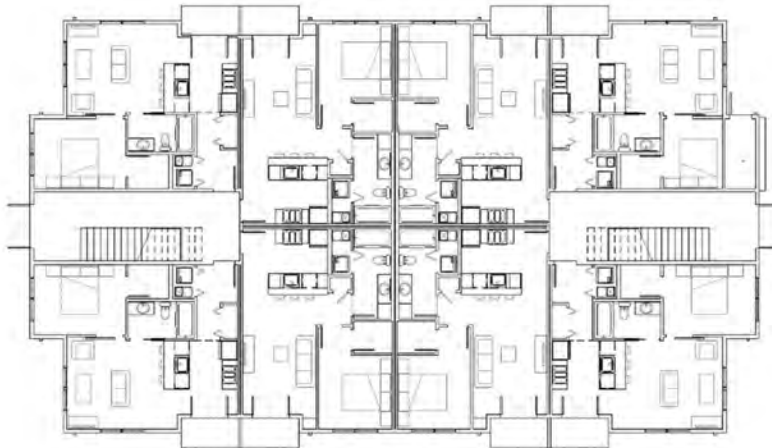
Examples of Triplex/Townhomes



Multi-Family 1-2 Bedroom Housing: (provides housing options responsive to market and buyer demands and is most attainable)

- Each home estimated at 400-1000 square feet
- 2 or 3 story building with 10-20 upscale units that have access to the trails directly and will share common/green space with the entire neighborhood.
- This housing option requires a single dedicated lot of land for housing and ancillary needs.
- Provide great value for young professionals and leverages the trails around the property.
- The exterior look will feel like a larger home vs large apartment building.

Initial Plans for Multi-Family 1 and 2 bedroom



Development Areas

- Zone A – Primarily paired single family homes of an estimated size ranging from 1500-2500 square feet on lots that are smaller. Lots in this area are intended to range from 0.14 to 0.36 acres and facilitate quality attainable single family homes (in some cases a zero setback lot line will be required).
- Zone B – The core area for quality single family homes in the neighborhood. Lot size between 0.22 and 0.26 acres to match or exceed surrounding neighborhoods in lots size and space for families. Housing size is estimated between 1600-2800 square feet, subject to market demand. Community access to the trails and focused utilization of neighborhood parks and green space.
- Zone C – Single family homes with focused trail access and possible walkout basements with minimum lot size of 0.16 acres. By design, the houses will be the cornerstone of the neighborhood and focus on aesthetically pleasing street and trail facades. House sizes estimated at 1500-3500 square feet and could be the more premium homes in the area with a specific desire to integrate them with the natural beauty of the trails in the area.
- Zone D - Triplex/Townhomes (three adjacent lots with common walls at the common property lines.) The density provided by the triplex home design further maximizes housing opportunities in close proximity to trails. Townhomes would be 1-3 story homes with 1 or 2 car garages on the street side with an estimated 1200-1800 square feet. The area is also open to have single family homes that continue a similar density with all the exterior lots (approx. 0.16 acres). House size would be: 1500-3000 square feet. (the build out would be 100% market dependent and focused on the best way to provide more attainable housing to meet demand)
- Zone E – This would be a multifamily single structure of 1-2 bedroom units that will provide the pricing diversity envisioned for The Trails development. A 2-3 story building that focuses on being not overbearing and provides higher end 1-2 bedroom units in the range of 400-1000 square feet.

Development Zones



A detailed table that provides a summary by zone and phase is attached in appendix A.

Construction

- Maximum building height will depend on the zone. Zone A, B & C would be no more than 2 stories and Zone D & E would be maximum 3 stories.
- Side setback of 5 feet on lots for building permanent structures unless a zero lot line is required for shared-wall homes.

Summary of Design Standards

All areas will maintain a minimum 50 foot lot width at the front yard setback of 20 feet, except minimum 35 foot lots for triplex/townhome lots. All areas will maintain a 20 foot rear yard setback. All areas contain a 5 foot side yard setback with exception for zero lot lines in paired single family Home lots and triplex/townhome common property line.

- Area 'A' has minimum lot size of 0.14 acres
- Area 'B' has a minimum lot size of 0.17 acres
- Area 'C' has a minimum lot size of 0.15 acres
- Area 'D' has a minimum lot size of 0.15 acres
- Area 'E' is a single lot of 0.96 acres

No soil will be disturbed on slopes greater than 15% for any home building and instead will be considered for development of park and trail areas, streets, and infrastructure and common use area.

Parking Details

Parking will be allowed both in individual lots and on neighborhood streets. The neighborhood covenant will dictate specifics around the on-street parking related to time of day and seasonal restrictions. A parking lot will be established for the 1-2 bedroom multifamily building.

Neighborhood Signage

Signs will be utilized for common area and neighborhood identification. These signs will follow the placement and setback requirements set forth in the county zoning. This PUD will allow signs that are no larger than 64 square feet with a max sign height of 8 feet. Signs will be used as required to identify the neighborhood, common areas and site safety requirements.

Residential Use

This PUD community is designed solely for residential use. Home offices and working from home will be allowed but further details will be determined and managed by the neighborhood association. Restrictive covenants will be adopted to protect and preserve the residential character of the neighborhood. This will ensure the neighborhood remains current as residential needs progress over time.

Proposed Amenities

Amenities will be created leveraging the dedicated open space, thus maximizing the recreation value of the open space. As permitted, amenities will also be developed within the dedicated utility easement area. Amenities may include (Pictures of examples below):

- Children's park - A sustainable and environmentally friendly park that leverages the history and geographical features of the site. The neighborhood will have at least one park with other areas dispersed throughout the neighborhood as open space, community areas.
- Trail Terrace Park – Leveraging the designated open space near to and with access to the Bloomington Rail Trail. The terraced park would be accessible to trail users, making the park an extraordinary neighborhood amenity.

- Dog park - Given the current focus on family and pets, The Trails will develop the dog park as a meaningful addition and amenity to the neighborhood and provide a public service for all owners with furry family members.
- Neighborhood Orchard/Grow Area – Leveraging the designated green space and focused on dual use we plan to have a location for the neighborhood to foster a community growing area.
- Drainage areas – In accordance with the approved drainage plan, dedicated drainage areas will be installed and maintained by a neighborhood owners association. To the extent not incompatible with the drainage plan and dedicated drainage facilities, the open space comprising a drainage area will be designed for dual use as an amenity area with such use compatible with the preservation of the drainage features.
- Neighborhood Access to and utilization of trails- The Trails will create responsible, aesthetically pleasing and easy access for all neighborhood residents to the Clear Creek Trail and the Bloomington Rail Trails. This amenity is critical to the success of the Trails development. The neighborhood will leverage access to the trails and incorporate the trails in design and layout of the neighborhood, sidewalks and lots. The attention to trail accessibility will be consistent with City of Bloomington and Monroe County investment in the trail network as a key centerpiece of the community. The neighborhood will have 3-4 “Open Access” areas to the trails from the inside of the neighborhood.
- Individual Access to trails - Further enhancing the neighborhoods benefits and use of local infrastructure, lots on the trails may have individual trail access.

Dog Park



Children's "Pipe" Park



Terrace Park Renderings





Community Grow Area



Open Space

The development will include 25% of the area as dedicated open space, but where possible, feasible and appropriate designed for combined use with development of the various amenities. Dedicated open space will be comprised of improved open space, undisturbed open space, parks, drainage areas and deeded portions of selected lots primarily lots adjacent to a trail spaced throughout the area.

Example of Open Space



Drainage Plan & Karst Feature Protection

Development will incorporate all features of the approved drainage plan that was certified by the Drainage Commission in 2021. For any Karst features identified in the development area, a Karst conservancy area will be dedicated and/or approved Karst protection features installed. The Karst study performed on this property identified all minor Karst structures and conservancy areas have been identified on development plans.

Traffic

Access to SR 37 and I-69 is only a half mile away by major county road. This provides convenient access from the neighborhood to major road networks and major employers. South Victor Pike is deemed a "Major Connector" per Monroe County Thoroughfare Plan Adopted Dec 12, 2018. The Trails plans for a minor expansion of S Victor Pike and except for streets interior to the neighborhood, traffic will not circulate through or intrude on established neighborhoods or other residential developments. The Trails will continue to commit to necessary development improvements adjacent to the neighborhood on S Victor Pike in accordance with the Highway guidance/requests.

Interior Streets & Sidewalks

- The interior streets and sidewalks will follow the provided typical street profile.
- Sidewalks will be installed at the right-of-way line 5 feet off the street with a minimum 4 foot sidewalk width and on at least one side of each interior street.
- The neighborhood sidewalks will connect with the trail access ways so that easy access between the neighborhood and the trails is afforded to walkers/runners/bicyclists.

Landscaping

- A tree will be provided a minimum of every 50 feet or every lot location whichever is greater.
 - Tree quantities will increase by ~50% during The Trails development.
- Buffer yards are not planned to be installed along the North and South property lines. Type D buffer yards on the east side.
- Protective covenants will be adopted to ensure homeowner association maintenance and preservation of dedicated green space, parks and amenity space.
- Existing, mature, specimen quality trees located in the development will be preserved, subject to tree removal only as required within the building footprint of a home site. It is not expected that home sites will require the removal of any mature trees given the current land makeup and neighborhood design.
- When developing parks and open space, the design will take into consideration the existing landscaping and leverage it while making the space more useable.

Environmental Considerations

Development will employ best practices for environmental protection and sensitivity during construction and long-term maintenance:

- Drainage development plan will REDUCE the runoff and outflow rates by more than 80% and bring the 44+ Acres into compliance with the new "critical watershed" regulations.
- A tree preservation plan has been made for the site to preserve as many mature trees as possible.
- Maximize use of local (Southern Indiana) contractors and material suppliers, limiting over the road travel and truck hauling
- Minimize soil disturbance during construction and employ best practices to ensure protection of disturbed soils against siltation or erosion.
- Housing to employ energy star features.
- Adopt protective covenants that restrict construction of additional improvements (after original construction) to any lot that adds additional impervious surfaces.
- Require a single vendor trash removal service to serve the entire neighborhood.
- Adopt restrictive covenants prohibiting wood burning heat features as the primary source of home heat.
- Adopt neighborhood covenants that facilitate and encourage installation and use of solar energy features, including options for solar panels on original construction.

Homeowner Association

Lots will be developed (individual home construction) and sold. The neighborhood is intended to be owner occupied. A homeowner association will be organized with mandatory membership for each lot owner. Restrictive covenants will empower the association to assess members for expenses incurred by the association to meet common expenses. The association will be empowered and will have the duty to ensure maintenance, repair and preservation of all dedicated open spaces, drainage facilities, amenities and other common areas. The Association will be empowered to generally enforce restrictive covenants and common areas and facilities will be conveyed to this Third Party. In summary the developers have committed to:

- Fully funded reserve to cover required maintenance & capital improvements
- Robust language to ensure common areas are managed
- Ability for third party to complete maintenance and assess liens if necessary

Appendix A: PUD Table

Area Table – Summarizes development details by Area

Phase Table – Summarizes scope of each Phase of the development.

APPENDIX A -- Summary Table By Area

Category	Area A	Area B	Area C	Area D	Area E
Lot Size Min (Acre)	0.14	0.17	0.15	0.15	0.96
Lot Size Avg. (Acre)	0.19	0.20	0.18	0.19	0.96
House Type	Paired Single Family Homes	Single Family Homes	Single Family Homes	Single Family & Triplex/Town homes	1-2 Bedroom Unit Building
House Size (Sqft)	1500-2500	1600-2800	1500-3500	1200-3000	400-1000
Garage Size	2 Car Min	2 Car Min	2 Car Min	1 or 2 Car	N/A
Estimated Bedrooms	2-3	2-4	2-4	2-3	1-2
Occupancy Limits	6 People	8 People	8 People	6 People	4 People
Max building height (ft) (Excludes Basements)	30	30	30	40	42
Lot width Min (ft)	50	50	50	50 (Note 1)	N/A (Single Lot)
Front Yard Setback (ft)	20	20	20	20	20
Side setbacks (ft)	5 Excludes zero lot lines	5	5	5 Excludes zero lot lines	5
Rear Setback (ft)	20	20	20	20	20
Number of Dwellings per Acre	5	5	6	6	11-21
Special Notes	<ul style="list-style-type: none"> - Min Lots size for paired single-family home is 0.28 Acre - Zero setback lots lines required for shared walls - Community access to trails and green space 	<ul style="list-style-type: none"> - Community access to trails and green space - Size subject to market demand 	<ul style="list-style-type: none"> - Higher scale homes to ensure trail aesthetics are maintained. - Units with possible walkout basements 	<ul style="list-style-type: none"> - Zero setback lot lines required for shared walls - Note 1: For connected townhome min lot width of 35ft may change lot min and averages 	<ul style="list-style-type: none"> - Single building with 10-20 units

EXHIBIT 2: Capacity Letter – Sewer, Gas, Electricity and Water



September 11, 2023

Kevin Schmidt
witwen@gmail.com
Re: Will Serve; The Trails at Robertson Farm (formerly White Oak Subdivision),
4691 S Victor Pk

Dear Mr. Schmidt,
In response to your request to validate the May 27, 2021 issuance of availability of Sanitary Sewer Service to the above referenced location, please be advised that we will be able to provide service to you under our approved terms and conditions of service.

Please note, this approval is not to exceed the maximum discharge of what was originally submitted to us and what we agreed to serve; 196,000 gallons per day. Should any of the following changes occur, this approval is considered void, and a new letter must be requested:

- Change in use type
- Increase in maximum capacity
- Increase in density

Please note also, this Will Serve letter has now been renewed multiple times. If on-site construction activity, including but not limited to, the installation of what will become CBU's water and/or sewer infrastructure does not begin within 2 year of the date of this letter, the following will occur:

- This Will Serve will expire
- Any future Will Serve letters related to this site will be reviewed and considered in accordance with the Utilities Service Board's current rules and regulations governing wastewater extensions to non-municipal customers, rather than pursuant to the rules and regulations that governed such extensions when this Will Serve was first issued

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Vic Kelson".

Vic Kelson
Utilities Director
City of Bloomington Utilities
Office: (812)349-3650
Email: kelsonv@bloomington.in.gov





10/31/2023

Daniel Butler, P.E.
Bynum Fanyo and Associates, Inc.
528 N. Walnut Street
Bloomington, Indiana 47404
Phone 812.332.8030

Re: White Oaks Subdivision
Bloomington, IN

Dear Kerry:

Please be advised that the proposed development, White Oaks Subdivision in Bloomington, IN, is located within the gas service territory of CenterPoint Energy.

The preliminary discussion regarding the above referenced project has determined that CenterPoint Energy has the capacity and facilities to provide adequate service to this proposed property; subject to our standard policies and procedures. Under Vectren's Terms and Conditions Applicable to Gas Service, CenterPoint Energy shall locate the point to which the service connection will be made, and subject to other provisions of CenterPoint Energy's Terms and Conditions, shall furnish, install and maintain all piping up to and including the meter set.

Once a new service request has been received, Vectren's engineering department will commence the design and engineering work necessary to extend service to the proposed site and will provide cost estimates to you. CenterPoint Energy looks forward to working with you to finalize a mutually acceptable proposal for the provision of gas service in Bloomington, IN.

Sincerely,

Kim Kelly

Kim Kelly
Lead Account Manager
317-736-2915



October 31, 2023

To Whom it may concern,

We are pleased to learn of your proposed project at 4691 South Victor Pike, Bloomington, IN 47403.

Duke Energy will provide electric service within Duke Energy's service area boundaries, as prescribed by the tariffs on file with the Indiana Utility Regulatory Commission. Duke Energy will extend electric lines for your development at no cost, so long as the estimated cost to serve does not exceed the estimated revenues generated by your project.

Please call 1-800-774-0246 to set up an Engineering appointment for one of our representatives to meet with you on site to construct plans for your new service.

Sincerely,

Becca Brock
Engineering Design Associate

EDWARD F. McCREA
AARON E. McCREA

McCREA & McCREA
ATTORNEYS AT LAW
119 SOUTH WALNUT STREET
P.O. BOX 1310
BLOOMINGTON, INDIANA
47402-1310
TELEPHONE 812 336-4840
FAX 812 336-5307

ROBERT F. McCREA
1915-1976
ELLEN A. LLOYD
1925-1991

June 4, 2021

TO: Daniel Butler, Prof. Engineer
Bynum Fanyo & Associates
528 N. Walnut Street
Bloomington, Indiana 47404
Via Email: dbutler@bynumfanyo.com

Re: The Trails at Robertson Farm
4691 South Victor Pike

As the attorney for Southern Monroe Water Authority, I have been asked by the Board of Directors to confirm in writing that SMWA has the capacity to serve the above proposed residential development with the following conditions:

- (1) This project is designed to have 145 building lots, and the maximum number of lots is 160.
- (2) The developer, Kevin Schmidt, will be responsible for all expenses associated with providing water as needed for the project, with the sole exception that SMWA agrees to pay the difference between the cost of a standard four-inch meter and the cost of a six-inch meter.
- (3) There will be no fire protection, and any hydrants associated with this project will be flush hydrants.

Sincerely yours,

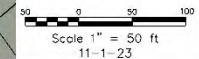
McCREA & McCREA



Edward F. McCrea

EFMc:rb

EXHIBIT 3: Site Plan (Conceptual)



<p>ARCHITECTURE CIVIL ENGINEERING PLANNING</p>	
<p>BEBB BENJAMIN BEEB ASSOCIATES, INC.</p>	
<p>508 North Walnut Street Bloomington, Indiana (812) 338-2800 (Fax)</p>	
<p>designed by</p>	
<p>PROPOSED THE TRAILS AT ROBERTSON FARM SUBDIVISION PUD RE-ZONE 4691 SOUTH VICTOR PIKE BLOOMINGTON, INDIANA 47403</p>	
<p>1" = ENLARGED SITE PLAN</p>	
<p>designed by: DUB checked by: JSF sheet no: C302 project no: 402039</p>	



DATE: 11-1-23

ARCHITECTURE
CHALLENGING
PLANNING

BBS
BRYANT BROS & ASSOCIATES, INC.

508 north indiana street
(812) 332-8030

Bloomington, Indiana
(812) 334-2991 (FAX)

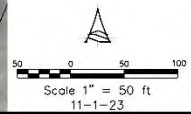
CITY: 23

**PROPOSED
THE TRAILS AT ROBERTSON FARM
SUBDIVISION PUD RE-ZONE**

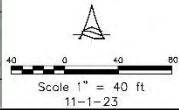
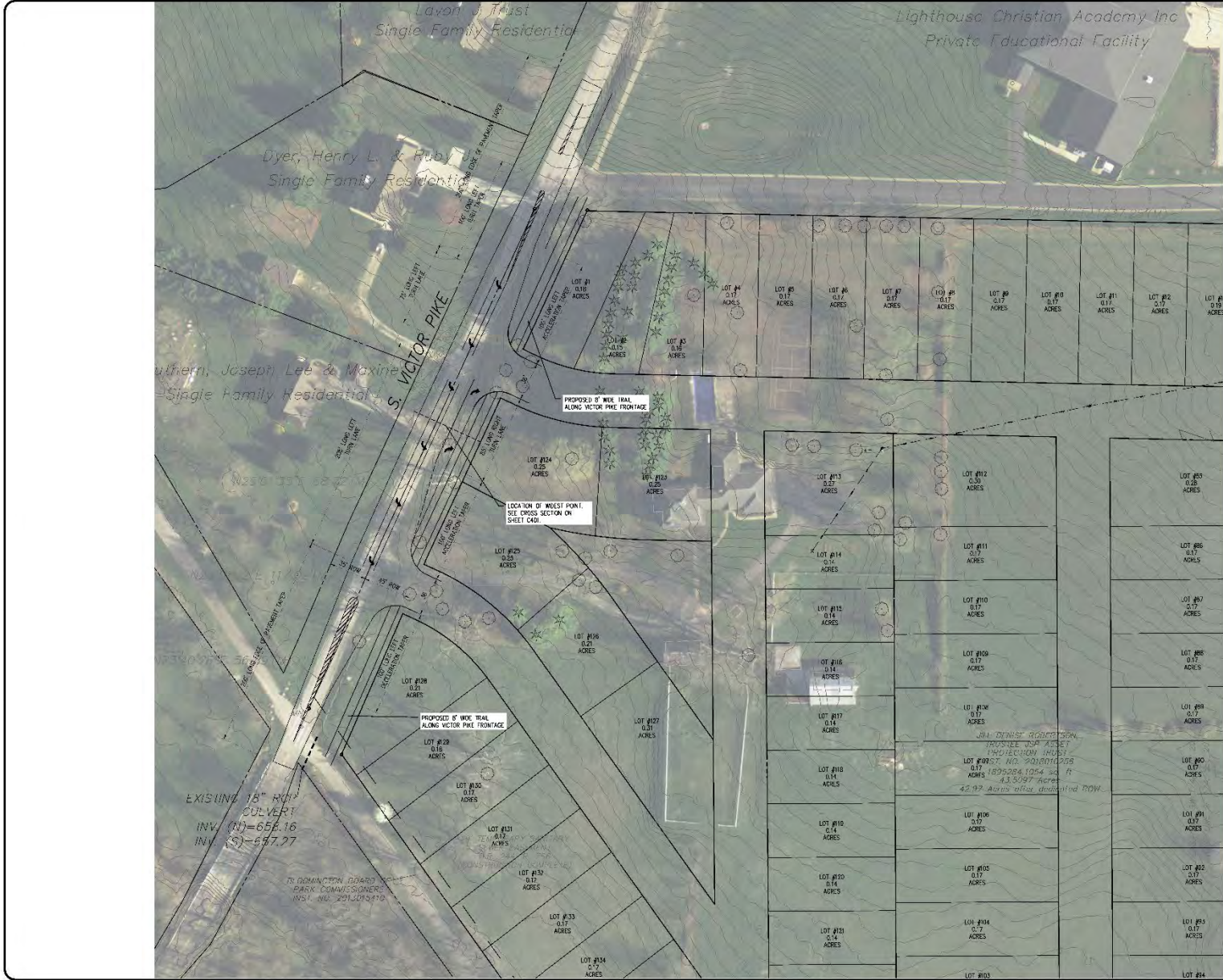
4681 SOUTH VICTOR PIKE
BLOOMINGTON, INDIANA 47403

JOB ENLARGED SITE
PLAN

designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C303
project no: 402009



 BBS BROADBENT & ASSOCIATES, INC. 508 north westport street bloomington, indiana (812) 336-8030
certified by PROPOSED THE TRAILS AT ROBERTSON FARM SUBDIVISION PUD RE-ZONE 4681 SOUTH VICTOR PIKE BLOOMINGTON, INDIANA 47403
title: ENLARGED SHL PLAN designed by: DJB drawn by: DJB checked by: JSF sheet no: C304 project no: 402029



Field #10

ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING
 BLOOMINGTON, INDIANA
 (812) 334-2860 (FAX)

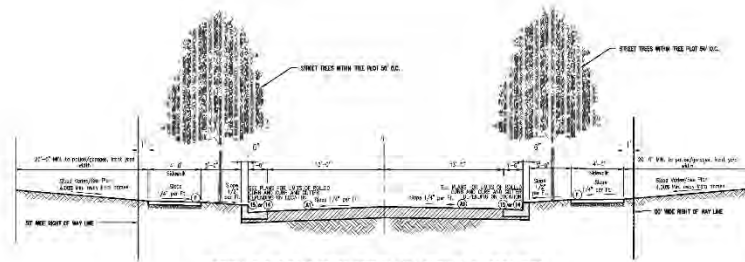
BBS
 BRYANT PARKING & ASSOCIATES, INC.
 508 north without street
 (812) 332-8030

certific. by

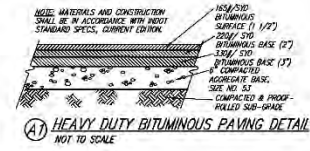
**PROPOSED
 THE TRAILS AT ROBERTSON FARM
 SUBDIVISION PUD RE-ZONE
 4891 SOUTH VICTOR PIKE
 BLOOMINGTON, INDIANA 47403**

File: ENLARGED VICTOR PIKE PLAN

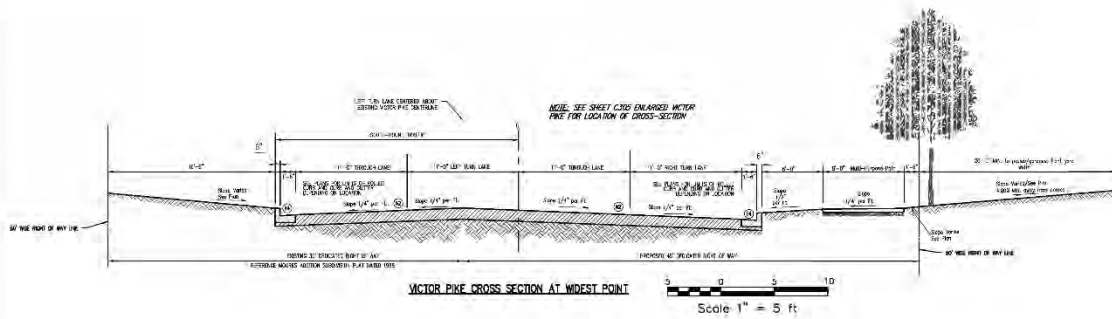
designed by: DIB
 created by: DIB
 checked by: JSP
 sheet no: C305
 project no: 402089



TYPICAL PUBLIC ROAD CROSS SECTION WITH SIDEWALK ON BOTH SIDES

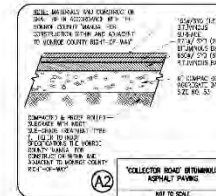


HEAVY DUTY BITUMINOUS PAVING DETAIL
NOT TO SCALE

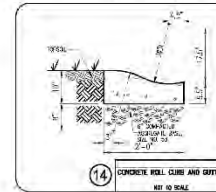


VICTOR PIKE CROSS SECTION AT WIDEST POINT

Scale 1" = 5 ft



COLLECTOR ROAD BITUMINOUS NORMAL PAVING
NOT TO SCALE



CONCRETE WALL CURB AND GUTTER
NOT TO SCALE

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

DBA
BRYUM FASBY & ASSOCIATES, INC.

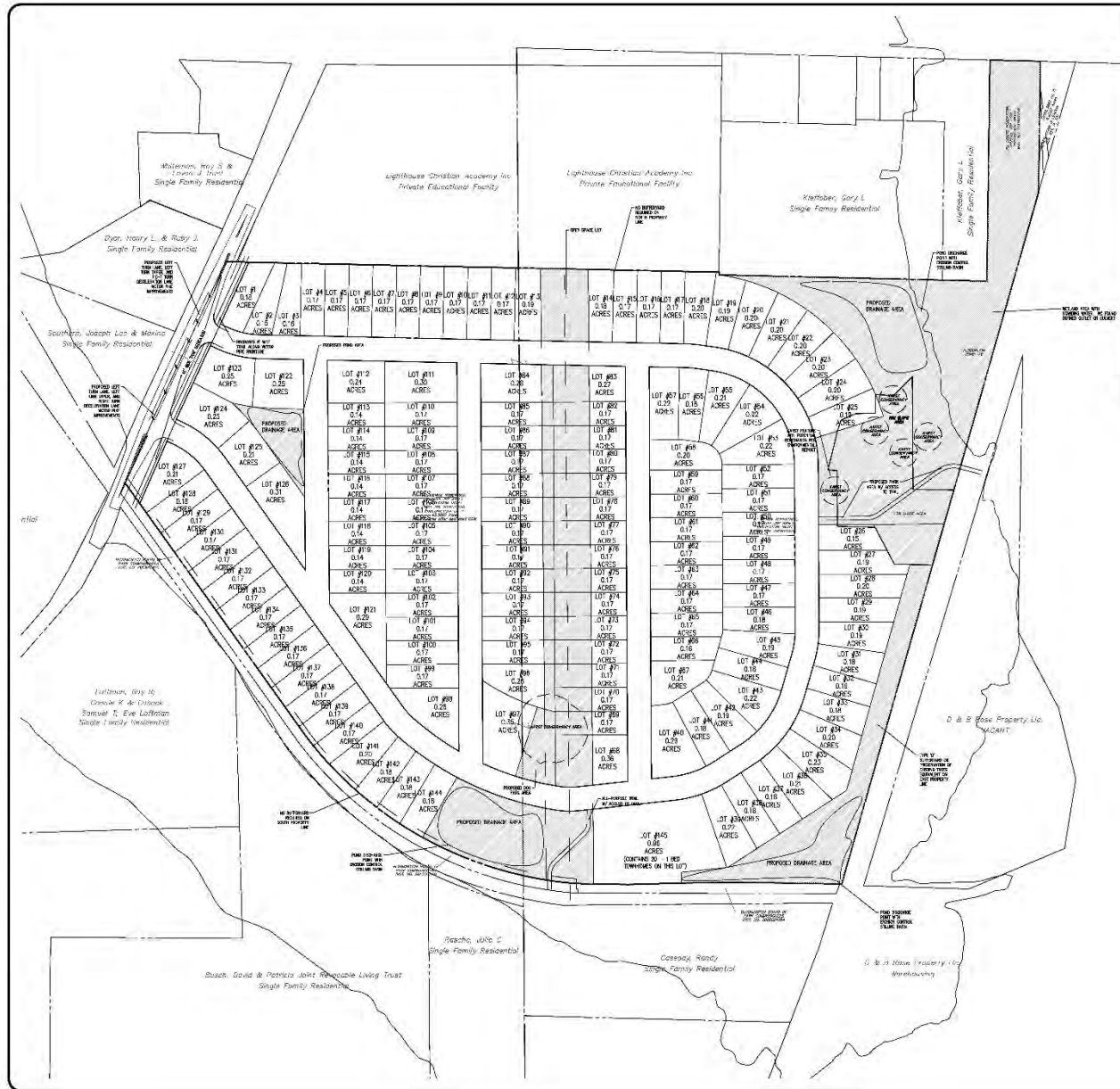
528 North Indiana Street
Bloomington, Indiana
(812) 332-2800

PROPOSED
THE TRAILS AT ROBERTSON FARM
SUBDIVISION PUD RE-ZONE
4891 SOUTH VICTOR PIKE
BLOOMINGTON, INDIANA 47403

SITE DETAILS

DESIGNED BY: DAB
CHECKED BY: JSE
DATE: 11/14/08
PROJECT NO.: 402208

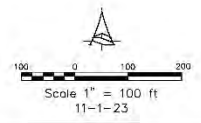
EXHIBIT 4: Site Plan (with Open Space)



VICINITY/LOCATION MAP
SCALE: 1"=1000'

SITE IMPROVEMENT LEGEND

[Grey Box]	EXTENT OF REQUIRED 25% DESIGNATED OPEN SPACE
[White Box]	TOTAL LOT AREA = 4331 ACRES
[White Box]	25% OPEN SPACE = 1083 ACRES (25% ACRES SHOWN)
[White Box]	75% OF REQUIRED 25% OPEN SPACE SHOWN ON DESIGNATED LOTS = 781 ACRES



ARCHITECTURE
CIVIL ENGINEERING
PLANNING

Bloomington, Indiana
(812) 332-2800 (Fax)

BEBB
BETHE ANN BRYANT ASSOCIATES, INC.

505 North Walnut Street
(812) 332-8030

Prepared by:
PROPOSED THE TRAILS AT ROBERTSON FARM SUBDIVISION (PUD RE-ZONE)
4691 SOUTH VICTOR PIKE
BLOOMINGTON, INDIANA 47403

Prepared by: DJB
Checked by: JBF
Sheet no: C301
Project no.: 402039

EXHIBIT 5: Phase Plan



EXHIBIT 6: Water/Wetland Delineation Summary Report



REDWING
ECOLOGICAL SERVICES, INC.

1139 South Fourth Street • Louisville, KY 40203 • Phone 502.625.3009 • Fax 502.625.3077

VIA EMAIL

October 27, 2020

Mr. Kevin Schmidt
White Oak Endeavors, LLC.
witwen@gmail.com

**Subject: Water/Wetland Delineation Summary Report
4691 South Victor Pike Property
Monroe County, Indiana
Redwing Project No.: 20-177**

Dear Mr. Schmidt:

Redwing Ecological Services, Inc. (Redwing) is pleased to provide White Oak Endeavors, LLC. with this Water/Wetland Delineation Summary Report for the 45-acre site in Monroe County, Indiana. The goal of these services was to identify the location and extent of jurisdictional water/wetland features on the site in order to assist with development planning for this project.

Based on the delineation, jurisdictional water/wetland features present on the site include:

- one intermittent stream totaling 491 linear feet (0.028 acre)
- one wetland totaling 1.099 acre; consisting of 0.473 acre of emergent wetland and 0.626 acre of forested wetland

The wooded portions of the site and some isolated trees represent suitable summer roosting habitat for the federally endangered Indiana bat (*Myotis sodalis*) and the federally threatened northern long-eared bat (*Myotis septentrionalis*). This report presents the study methodology, results, and a discussion of development-related issues.

METHODOLOGY

A delineation of jurisdictional waters of the U.S., including wetlands, within the project site was conducted by Redwing wetland scientists on October 19, 2020. It has not been verified by the U.S. Army Corps of Engineers (USACE) or Indiana Department of Environment (IDEM). The wetland delineation was accomplished through documentation of the presence/absence of hydric soils, wetland hydrology, and hydrophytic vegetation following the Routine On-Site Documentation Method, as defined in the Regional

Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region Version 2.0 (August 2016). Soil, hydrology, and vegetation data were formally collected at six data points located within the project boundary. The presence of open waters, such as streams and ponds, within the site was determined based on evaluations of ordinary high-water mark (OHWM), defined bed and bank features, and flow regime. The quality of the on-site intermittent stream was assessed using the Rapid Bioassessment Protocol (RBP) developed by the U.S. Environmental Protection Agency. The boundary of delineated water/wetland areas was surveyed using Trimble, sub-meter accurate, GPS equipment.

Federally-listed species potentially present at the property include the gray bat (*Myotis grisescens*), Indiana bat, and northern long-eared bat. Suitable winter habitat for these species includes caves, abandoned mine portals, sinkholes, and other underground habitat used as hibernacula. The gray bat utilizes these features for roosting year-round. Suitable summer habitat for the Indiana bat includes forested areas comprised of trees that have a diameter-at-breast height (dbh) greater than five inches and exhibit exfoliating bark, cracks, or crevices. Areas that contain trees with a dbh greater than three inches with exfoliating bark, cracks, or crevices represent suitable summer habitat for the northern long-eared bat.

RESULTS

The approximately 45-acre has an address of at 4691 South Victor Pike and is located immediately southeast of the intersection of South Victor Pike and West That Road. This site consists primarily of open field, with smaller wooded areas associated with fence rows and riparian corridors. The water/wetland features delineated on site are depicted on Figure 1 and summarized in the following table.

Feature	Stream Length (feet)	Stream Width (feet)	Area (acres)	Federal Status	Wetland Type
Intermittent Stream 1	491	2.5	0.028	Jurisdictional	
Intermittent Stream Total	491		0.028		
Wetland 1	---	---	0.473	Jurisdictional	Emergent
	---	---	0.626	Jurisdictional	Forested
Jurisdictional Wetland Total	---	---	1.099		
Jurisdictional Features Total	491	---	1.127		

DISCUSSION

Jurisdictional waters of the U.S., including wetlands, are defined by 33 CFR Part 328.3 and are protected by Section 404 of the Clean Water Act (33 USC 1344), which is administered and enforced by the USACE. Water/wetland impacts are also regulated by the IDEM under Section 401 of the Clean Water Act and state

statutes. Permit requirements will vary depending on final development plans. Under the new *Navigable Water Protection Rule: Definition of "Waters of the United States"* (NWPR), streams that exhibit only ephemeral flows, along with wetlands that do not directly abut intermittent or perennial streams, are considered federally non-jurisdictional and impacts to them are no longer regulated by the USACE. Ephemeral streams are no longer regulated by IDEM as waters of the state; however, federally non-jurisdictional wetlands are regulated by IDEM under the State Isolated Wetland Rule. Potential water/wetland permitting thresholds in Indiana are presented below.

- Avoidance of all water/wetland impacts would require no permits from, or coordination with, the USACE or IDEM. An official Jurisdictional Determination (JD) to approve the delineation can be obtained from the USACE if needed.
- Impacts to less than 0.1 acre of jurisdictional waters or 300 feet of stream do not require coordination with the USACE.
- Impacts to less than one acre of jurisdictional waters and 1,500 feet of stream can be authorized under a Regional General Permit (RGP) with the USACE.
- Impacts to greater than one acre of jurisdictional waters or 1,500 feet of stream will require a Section 404 Individual Permit with the USACE.
- Impacts to less than 0.1 acre of regulated wetlands and 150 feet of regulated stream (via culverting only) can be approved under an abbreviated RGP Notification process with IDEM. If IDEM has not responded within 30 days of notification, the project is considered approved.
- Impacts to greater than 0.1 acre of regulated wetlands and any amount of regulated stream (other than < 150 feet of culverting) will require an Individual WQC from the IDEM.

The USACE typically requires compensatory mitigation if impacts to jurisdictional waters exceed 0.1 acre of total waters or 300 linear feet of stream. IDEM typically requires compensatory mitigation if impacts to jurisdictional waters exceed 150 linear feet of encapsulated stream or 0.1 acre of wetland. Mitigation can be provided through purchase of credits from either a private mitigation bank or the Indiana Stream and Wetland Mitigation Program (IN SWMP), or through permittee-responsible mitigation (PRM), which entails restoration/creation/preservation of stream or wetland habitat either on-site or within the immediate watershed. Streams must be mitigated based on type and quality, at ratios generally ranging from 0.5:1 to 3:1. Based on the RBP assessment, the on-site intermittent would likely require a 1:1 mitigation ratio. Use of the IN SWMP requires an additional 20% markup to account for temporal loss. Both bank and IN SWMP stream credits currently sell for approximately \$400 per linear foot. Wetlands must be mitigated, depending on type and quality, at ratios ranging from 2:1 for emergent wetland to 4:1 for forested wetland. Both bank and IN SWMP wetland credits currently sell for approximately \$80,000 per acre, with a 20% temporal loss markup for use of IN SWMP.

The use of permittee-responsible mitigation is only allowed as a last resort as it must be proven to be ecologically preferable over banks or the IN SWMP. This requires identification/purchase of an appropriate

site, detailed wetland/stream design plans, required construction/planting, up to ten years of monitoring, and protection of the site in perpetuity through recording of a conservation easement or deed restriction.

Under the Section 404 permitting process, the USACE determines if consultation with the U.S. Fish and Wildlife Service (USFWS) is required to address potential impacts to T/E species. The T/E species issues of concern on the property are limited to the clearing of mature trees which represent suitable Indiana and northern long-eared bat summer habitat. Consultation with the USFWS will be required to resolve potential impacts to habitat for these species and ensure compliance with the Endangered Species Act. This could involve limiting tree clearing to the unoccupied season (October 1 through March 31) or surveys to confirm the presence/absence of the species.

Under the 404 permitting process, the USACE also determines if consultation with the State Historic Preservation Office (SHPO) is required to address potential impacts to significant archaeological or cultural-historic resources. No historic structures appear to be present and we are not aware of any archeological or cultural resource surveys that have been conducted on the project site.

CONCLUSION

In conclusion, based on Redwing's delineation, jurisdictional water/wetland features present in the northeast corner of the site include one intermittent stream totaling 491 linear feet (0.028 acre) and one 1.099-acre wetland consisting of 0.473 acre of emergent wetland and 0.626 acre of forested wetland. This delineation has not been verified by the USACE. If impacts can be avoided by the proposed development, no permits from, or coordination with, the USACE, KDOW, USFWS or SHPO will be required. If a portion of these features must be impacted, the project can likely be authorized under a RGP with the USACE and an individual WQC with KDOW (assuming impacts total less than one acre). Impacts to greater than 0.1 acre of jurisdictional waters and 300 feet of jurisdictional stream will require mitigation. Specific permit requirements and mitigation costs can be determined once a proposed site design has been developed.

We appreciate the opportunity to assist you on this important project. Please call Rich Fangman or Ron Thomas at (502) 625-3009 with any questions on this report or the overall project.

Sincerely,



Richard Fangman (Oct 27, 2020 15:52 EDT)
Richard J. Fangman
Project Aquatic Biologist



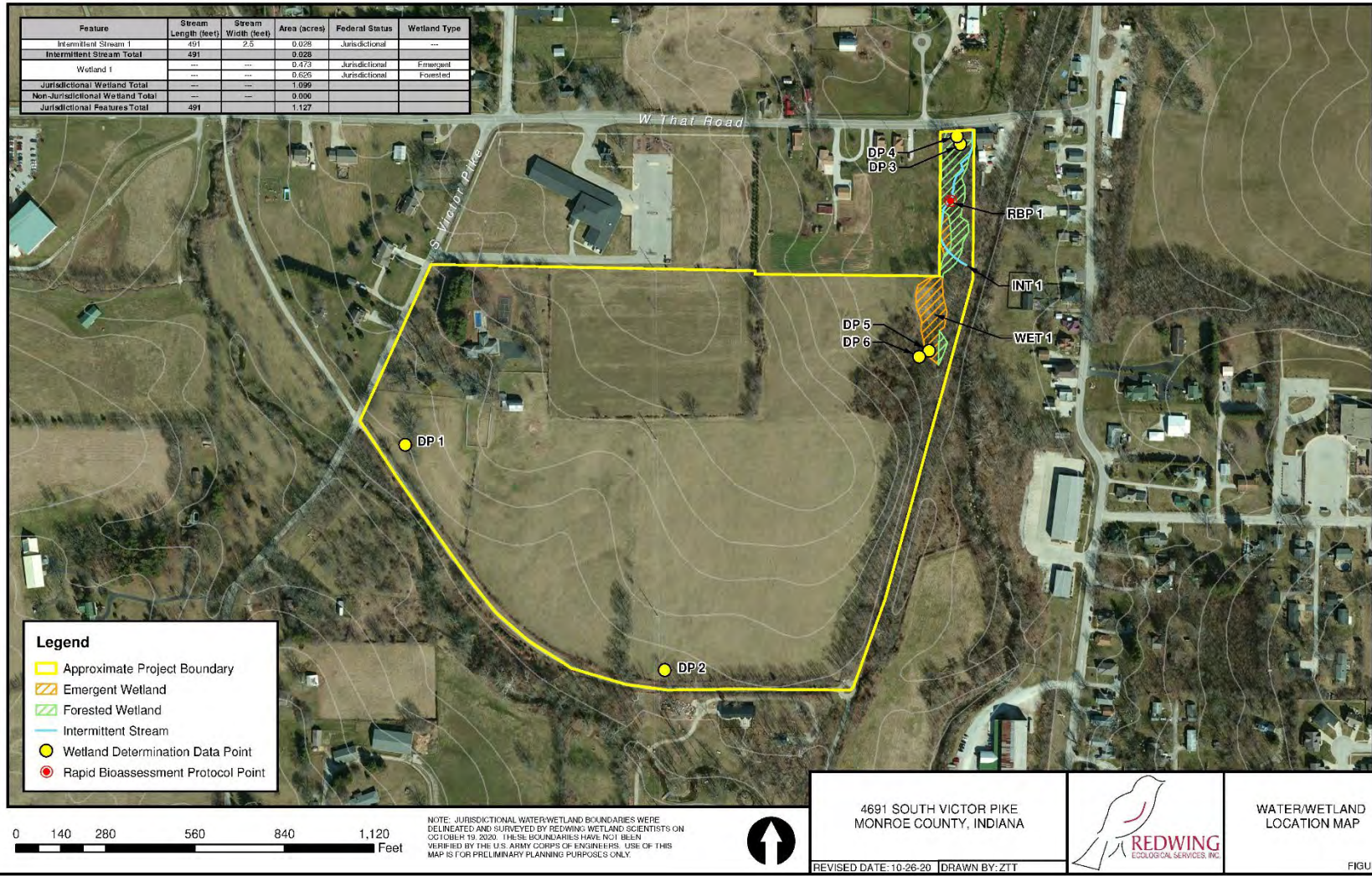
Ronald L. Thomas (Oct 27, 2020 16:40 EDT)
Ronald L. Thomas
Principal
Senior Ecologist

P:\2020 Projects\20-177-4891_South Victor Pike\Report\Water\Wetland Summary Report.docx

Attachments: Figure 1 – Water/Wetland Location Map

FIGURE

Source: World Imagery - Esri and the GIS User Community (2019).



P:\2020 Projects\2017-4691 South Victor Pike\Figures\Water\Wetland Location Map.mxd, 10/27/2020, abowman

EXHIBIT 7: Karst Report

hydrogeology inc.

1211 S Walnut St
Bloomington, IN 47401

White Oak Endeavors LLC
Kevin Schmidt
witwen@gmail.com

Subject:
**4691 S. Victor Pike – Karst Survey
Bloomington, IN**

Date: November 6, 2020

Contact:
Jason Krothe

Phone:
812-219-0210

Email: jnkrothe@hydrogeologyinc.com

Dear Mr. Schmidt:

Hydrogeology Inc. (Hydrogeology) respectfully submits this summary report for the karst survey conducted at 4691 S. Victor Pike in Bloomington, Indiana (the Site, Figure 1).

1 – Overview

The Site is located at 4691 S. Victor Pike in Bloomington, Indiana and is approximately 45-acres (Figure 2). The property currently consists of mostly open pasture and agricultural land with some areas of trees.

2 - Geology / Physiography

The Site is in the Mitchell Plateau physiographic region, which is one of the primary karst forming areas in Indiana. The bedrock at the Harrodsburg Limestone (Hasenmueller, Estell, Keith, and Thompson, 2008) . The Harrodsburg Limestone is composed primarily of limestone but includes small amounts of shale, dolostone, sandstone, and chert (Rexroad,1986). It is typically between 70 and 120 feet thick in the Bloomington area (Rexroad,1986). Several water wells registered with the Indiana Department of Natural Resources (IDNR) were located on or immediately adjacent to the Site (Figure 3). Based on the drilling logs for those wells, bedrock at the site is limestone with some layers of shale (Attachment A). Soil thickness was between 5 and 8 feet based on the drilling logs.

3 – Sinkholes & Springs

Sinkholes are surface depressions that form in a variety of ways in karst areas (Figure 4). Sinkholes will often time have a swallow hole, which is an opening in the ground where water infiltrates. Groundwater flow in karst areas is predominantly fracture flow, meaning the bedrock itself has low permeability while the fractures in the bedrock are

essentially open conduits that allow water, soil, and other materials to travel quickly through the subsurface. Water that drains into a sinkhole can eventually discharge at a karst spring (Figure 5).

4 – Karst Field Survey

Hydrogeology conducted a karst field survey at the Site on October 22, and November 2, 2020. Prior to the field survey the area had received over 2 inches of rain in the previous week. All karst features were located with a sub-meter GPS unit. The following karst features were identified:

Sinkhole 1 - Sinkhole 1 is located on the northeast portion of the property (Figures 6 & 7) approximately 90 feet from the eastern property boundary. As defined by the outer rim, it is approximately 4-feet long by 3-feet wide and 2-feet deep. It is filled with barbed wire and other debris which prevented inspection of the bottom of the sinkhole for openings or bedrock. Photographs of Sinkhole 1 can be viewed in Attachment B, Page 20.

Mitigation

Due to the small size of Sinkhole 1 an aggregate cap could be installed (Attachment C). The purpose of an aggregate cap is to allow natural infiltration through the sinkhole while stabilizing the sinkhole.

Sinkhole 2 - Sinkhole 2 is located on the northeast portion of the property (Figures 6 & 7) approximately 120 feet from the eastern property boundary. As defined by the outer rim, it is approximately 6-feet long by 4-feet wide and 2-feet deep. It is filled with debris which prevented inspection of the bottom of the sinkhole for openings or bedrock. Photographs of Sinkhole 2 can be viewed in Attachment B, Page 20.

Mitigation

Due to the small size of Sinkhole 2 an aggregate cap could be installed (Attachment C). The purpose of an aggregate cap is to allow natural infiltration through the sinkhole while stabilizing the sinkhole.

Sinkhole 3 - Sinkhole 3 is located on the northeast portion of the property (Figures 6 & 7) approximately 250 feet from the eastern property boundary. As defined by the outer rim, it is approximately 5-feet long by 4-feet wide and 2-feet deep. It is soil filled with no visible opening or bedrock. Photographs of Sinkhole 3 can be viewed in Attachment B, Page 21.

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Bloomington, IN 47401

Mitigation

Due to the small size of Sinkhole 3 an aggregate cap could be installed (Attachment C). The purpose of an aggregate cap is to allow natural infiltration through the sinkhole while stabilizing the sinkhole.

Sinkhole 4 - Sinkhole 4 is located on the northeast portion of the property (Figures 6 & 7) approximately 200 feet from the eastern property boundary. As defined by the outer rim, it is approximately 10-feet long by 5-feet and 1-foot deep. It is soil filled with no visible opening or bedrock. Photographs of Sinkhole 4 can be viewed in Attachment B, Page 21.

Mitigation

Due to the small size of Sinkhole 4 an aggregate cap could be installed (Attachment C). The purpose of an aggregate cap is to allow natural infiltration through the sinkhole while stabilizing the sinkhole.

Sinkhole 5 - Sinkhole 5 is located on the northeast portion of the property (Figures 6 & 7) approximately 300 feet from the eastern property boundary. As defined by the outer rim, it is approximately 6-feet long by 5-feet and 1-foot deep. It is grass filled with no visible opening or bedrock. Photographs of Sinkhole 5 can be viewed in Attachment B, Page 18.

Mitigation

Due to the small size of Sinkhole 5 an aggregate cap could be installed (Attachment C). The purpose of an aggregate cap is to allow natural infiltration through the sinkhole while stabilizing the sinkhole.

Sinkhole 6 - Sinkhole 6 is located on the south side of the property (Figure 6 & 8) approximately 240 feet from the southern property boundary. As defined by the outer rim, it is approximately 100-feet long by 85-feet wide and 2-feet deep and approximately 0.15 acres. The sinkhole is grass filled and flat bottomed with no exposed bedrock or openings in the soil. Photographs of Sinkhole 6 can be viewed in Attachment B, Pages 13 and 14.

Mitigation

In accordance with Chapter 829 of the Monroe County Zoning Ordinance, Sinkhole 6 should have a Sinkhole Conservancy Area (SCA) that encompasses the entire sinkhole and all the area within twenty-five (25) feet of the sinkhole rim.

5 – Study Limitations

The identification of karst features at the Site was limited to surface inspection. No subsurface investigations were conducted. Undocumented karst features are possible in the subsurface. Dense vegetation was present in portions of the Site. Identification of karst surface features can be difficult in areas with dense ground vegetation. Clearing of ground vegetation was not within the scope of work for this survey.

6 – Karst Best Management Practices

The following are karst management practices that should be considered for the Site:

Water Quality

Groundwater recharge in karst areas predominately occurs through sinkholes and swallets. Water infiltrates into a sinkhole or swallet, then flows along karst conduits and typically discharges to a karst spring. There is minimal filtration of the water throughout this shallow groundwater cycle. Therefore, it is critical to maintain or improve water quality at the Site.

Impacts to water quality at the Site are most likely to occur due to erosion and sediment mobilization during construction. Erosion and sediment control will be critical to preventing water quality impacts. All sinkholes should be protected with appropriate erosion and sediment controls for the duration of construction at the Site.

In addition to these measures a low salt no herbicide/pesticide spray policy should be implemented for the Site.

Drainage Alteration

Alteration of natural drainage patterns can result in the development of new sinkholes, particularly when run-off is concentrated. The drainage plan for the Site should maintain the existing drainage patterns wherever possible and prevent concentrated run-off. To prevent development of new sinkholes, detention basins should be lined with an impervious material.

Unknown Karst Features

Previously unknown karst features are possibly present in the subsurface at the Site. If any previously unknown karst feature is identified during development of the Site, the features should be protected with erosion and sediment control measures and inspected by a karst specialist.

hydrogeology inc.

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Bloomington, IN 47401

7 – Summary

A desktop review and survey were conducted at the Site to identify any karst features. There was approximately 2 inches of rain at the Site in the week prior to the initial field survey on October 22, 2020. Six sinkholes were identified at the Site. Sinkholes 1-5 could receive an aggregate cap treatment to allow natural infiltration and stabilize the sinkholes. Sinkhole 6 should receive a SCA in accordance with the Monroe County Zoning Ordinance. The karst field survey was limited to surface inspection with no subsurface investigation. Unknown karst features are likely present in the subsurface at the Site. If a previously unknown karst feature is discovered during construction activities the feature should be protected with erosion and sediment control measures and inspected by a karst specialist.

Hydrogeology appreciates the opportunity to provide this summary report. If you have any questions, concerns, or comments please do not hesitate to contact me directly at (812) 219-0210.

Sincerely,

Hydrogeology Inc.



Jason N. Krothe, LPG IN-2511
President



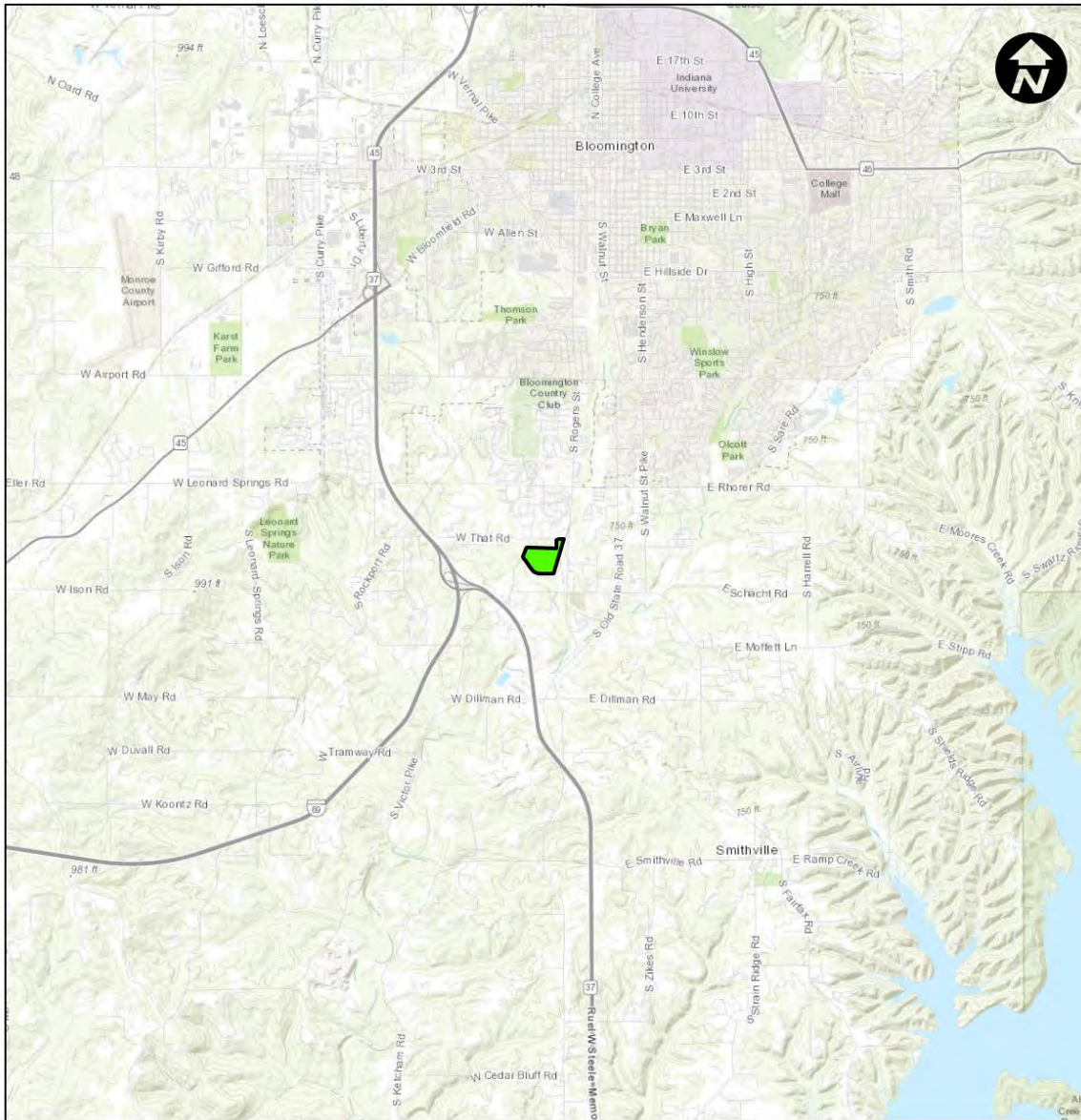
hydrogeology inc.

1211 S Walnut St
Bloomington, IN 47401

References

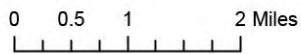
Hasenmueller, W. A., Estell, C. M., Keith, B., and Thompson, T. A., 2009, Bedrock geologic map of Monroe County, Indiana: Indiana Geological Survey Miscellaneous Map 73, scale 1:48,000.

Rexroad, C. B., 1986, Harrodsburg Limestone, in Shaver, R. H., Ault, C. H., Burger, A. M., Carr, D. D., Droste, J. B., Eggert, D. L., Gray, H. H., Harper, Denver, Hasenmueller, N. R., Hasenmueller, W. A., Horowitz, A. S., Hutchison, H. C., Keith, B. D., Keller, S. J., Patton, J. B., Rexroad, C. B., and Wier, C. E., Compendium of Paleozoic rock-unit stratigraphy in Indiana—a revision: Indiana Geological Survey Bulletin 59, p. 57-59.



LEGEND

 SITE



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**KARST SURVEY
4691 S. VICTOR PIKE
BLOOMINGTON, IN**

SITE LOCATION

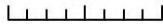
hydrogeology inc.

FIGURE
1



LEGEND

 SITE BOUNDARY

0 250 500 Feet


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

KARST SURVEY
 4691 S. VICTOR PIKE
 BLOOMINGTON, IN

SITE BOUNDARY

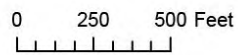


FIGURE
2



LEGEND

- SITE BOUNDARY
- WATER WELL



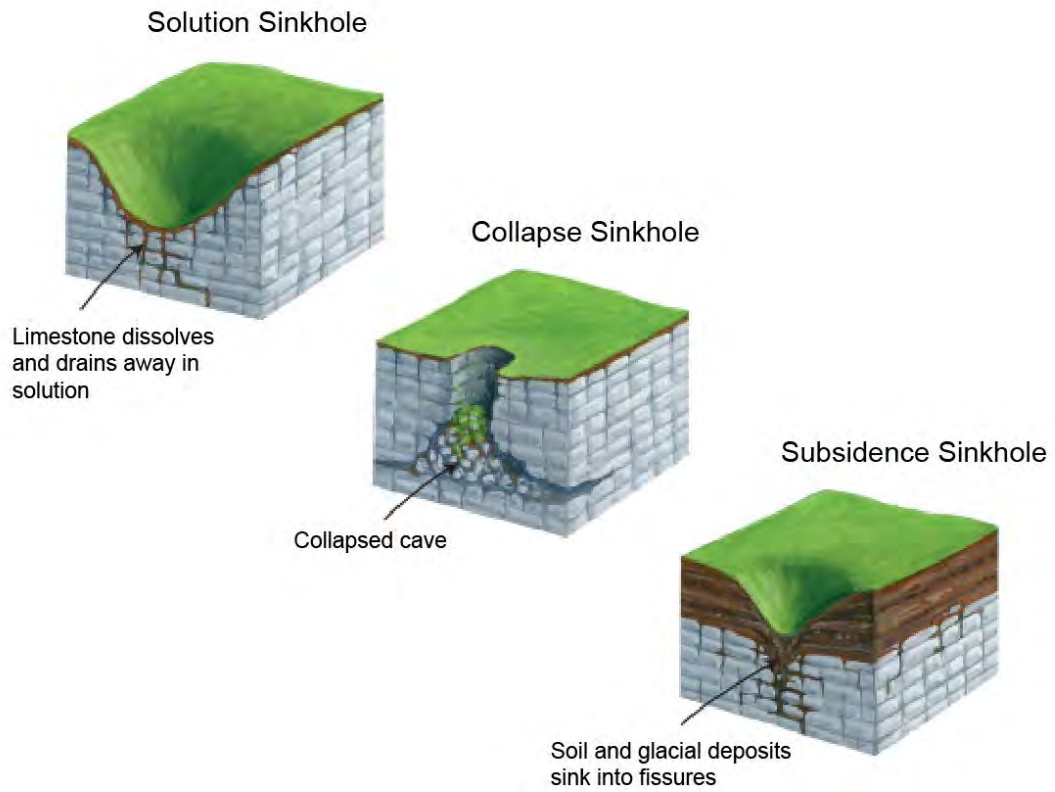
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

KARST SURVEY
4691 S. VICTOR PIKE
BLOOMINGTON, IN

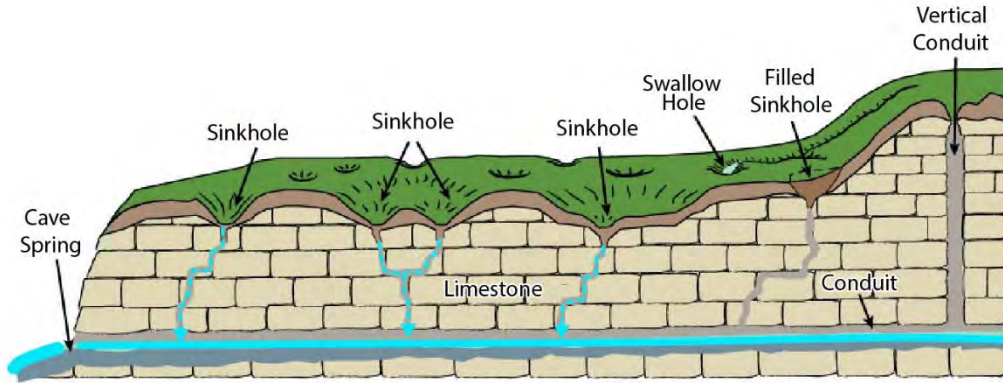
WATER WELLS

hydrogeology inc.

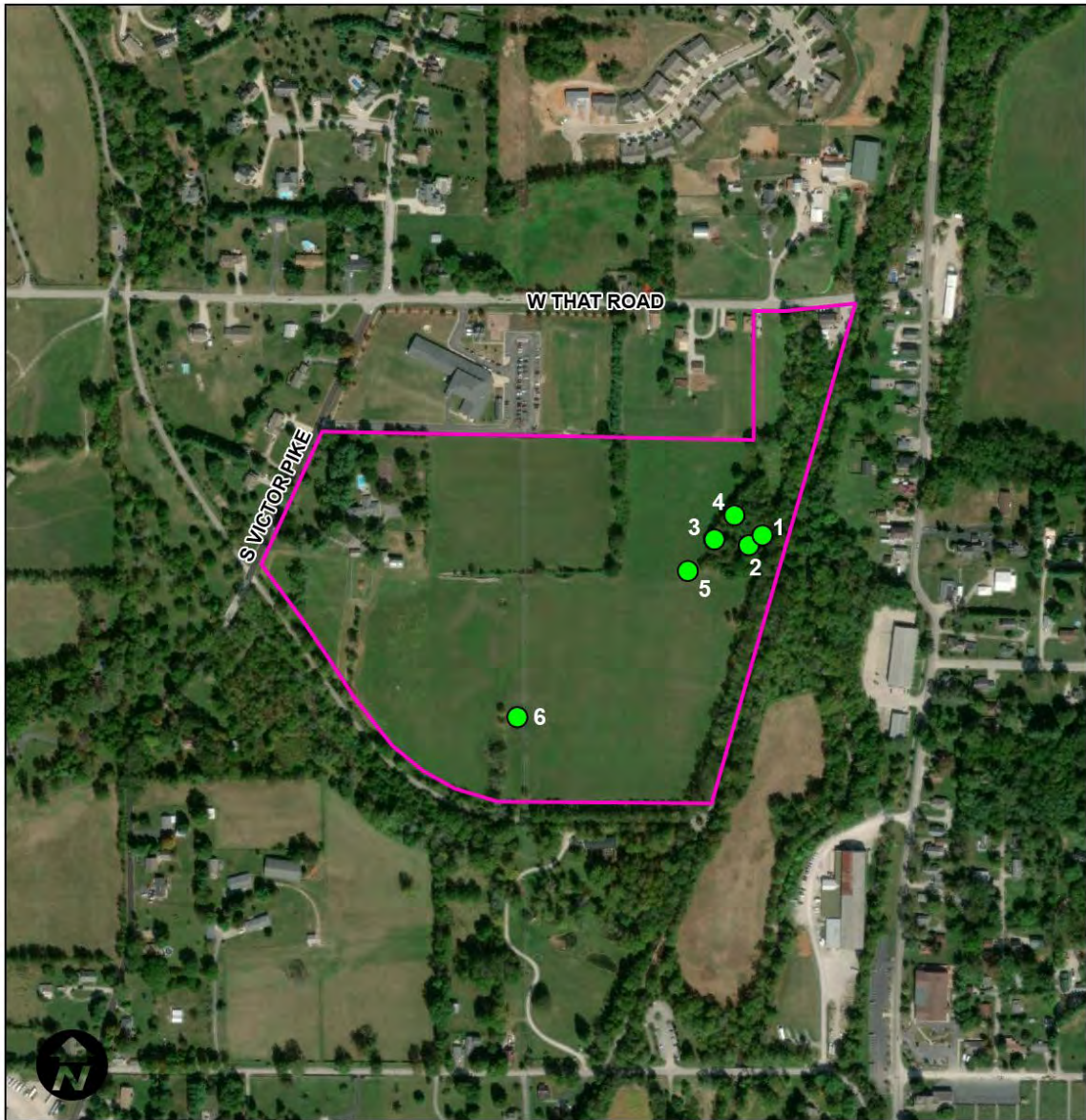
FIGURE
3



	KARST SURVEY 4691 S. VICTOR PIKE BLOOMINGTON, IN
	TYPES OF SINKHOLES
	<div style="background-color: black; color: white; padding: 5px;">hydrogeology inc.</div> <div style="text-align: right;"> <small>FIGURE</small> 4 </div>




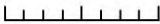
	KARST SURVEY 4691 S. VICTOR PIKE BLOOMINGTON, IN
	CONCEPTUAL KARST CROSS SECTION
	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="background-color: black; color: white; padding: 2px 5px;">hydrogeology inc.</div> <div style="text-align: right;"> FIGURE 5 </div> </div>



LEGEND

 SITE BOUNDARY

 SINKHOLE LOCATION
(size not to scale)

0 250 500 Feet


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

KARST SURVEY
4691 S. VICTOR PIKE
BLOOMINGTON, IN

SINKHOLES




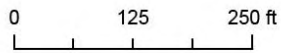
FIGURE
6



LEGEND

 SITE BOUNDARY

 SINKHOLE LOCATION
(size not to scale)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



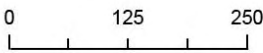
KARST SURVEY
4691 S. VICTOR PIKE
BLOOMINGTON, IN

SINKHOLES 1-5

hydrogeology inc.

FIGURE
7



<p>LEGEND</p> <p> SITE BOUNDARY</p> <p> SINKHOLE 6 (to scale)</p> <p>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community</p>		<p>KARST SURVEY 4691 S. VICTOR PIKE BLOOMINGTON, IN</p>
		<p>SINKHOLE 6</p>
<p>hydrogeology inc.</p>		<p>FIGURE 8</p>

hydrogeology inc.

4691 S. Victor Pike – Karst Survey
ATTACHMENT A - Water Wells Logs

Record of Water Well Indiana Department of Natural Resources

Reference Number	Driving Direction to Well	Date Completed
213655	ON THAT ROAD 1 BNLOCK WEST RODGERS ST. ON SO. SIDE ROAD	10/23/1973

Owner-Contractor	Name	Address	Telephone
Owner	ERNEST KIEFFABER #1	R5 BLOOMINGTON, IN	Not available
Driller	GEORGE SNAPP	R5 BLOOMINGTON, IN	Not available
Operator	GEORGE SNAPP	License Not available	

Construction Details			
Well	Use: Home	Drilling Method: Cable Tool	Pump Type: Not available
	Depth: 70.0	Pump Setting Depth: Not available	Water Quality: Not available
Casing	Length: 7.0	Material: Not available	Diameter: 5.6
Screen	Length: Not available	Material: Not available	Diameter: Not available
	Slot Size: Not available		

Well Capacity Test	Type of Test: Not available	Test Rate: Not available	Bail Test Rate: 1.0 gpm
	Drawdown: Not available	Static Water Level: 15.0 ft	Bailer Drawdown: 50.0 ft

Grouting Information	Material: Not available	Depth: From (not available) To (not available)	
	Installation Method: Not available	Number of Bags Used: Not available	

Well Abandonment	Sealing Material: Not available	Depth: From (not available) To (not available)	
	Installation Method: Not available	Number of Bags Used: Not available	

Administrative	County: MONROE	Township: 8N	
	Range: 1W	Section: NW of the NW of the SE of Section 20	
	Topo Map: CLEAR CREEK	Grant: Not available	
	Field Located By: JRD	Field Located On: 7/27/1978	
	Courthouse Location By: Not available	Courthouse Location On: Not available	
	Location Accepted w/o Verification By: Not available	Location Accepted w/o Verification On: Not available	
	Subdivision Name: Not available	Lot Number: Not available	
	Ft W of EL: 2,050.0	Ft N of SL: 2,500.0	
	Ft E of WL: Not available	Ft S of NL: Not available	
	Ground Elevation: 670.0	Depth of Bedrock: 5.0	
	Bedrock Elevation: 665.0	Aquifer Elevation: Not available	
	UTM Easting: 639531	UTM Northing: 4329337	

Well Log

Top	Bottom	Formation
0.0	5.0	TOP SOIL CLAY
5.0	70.0	LIMESTONE W/ LAYERS SHALE

Comments

MC 665; OWNER VERIFIED; 10 FT EAST OF HOUSE THAT'S PAINTED GREEN.

Record of Water Well
Indiana Department of Natural Resources

Reference Number	Driving Direction to Well	Date Completed
213685	FROM BLOOMINGTON SOUTH ROGERS STREET TOE THAT ROAD. 0.25 TO VICTOR PIKE ROAD. 1ST HOUSE ON LEFT	10/5/1978

Owner-Contractor	Name	Address	Telephone
Owner	DONALD ROBERTSON	Not available	Not available
Driller	FRED SMITH	8565 O. S. ROAD 37 SOUTH	Not available
Operator	FRED SMITH	License Not available	

Construction Details			
Well	Use: Home	Drilling Method: Cable Tool	Pump Type: Not available
	Depth: 200.0	Pump Setting Depth: Not available	Water Quality: Not available
Casing	Length: 9.0	Material: Not available	Diameter: 6.0
Screen	Length: Not available	Material: Not available	Diameter: Not available
	Slot Size: Not available		

Well Capacity Test	Type of Test: Not available	Test Rate: Not available	Bail Test Rate: 0.5 gpm for 1.0 hrs.
	Drawdown: Not available	Static Water Level: 25.0 ft	Bailer Drawdown: 175.0 ft.

Grouting Information	Material: Not available	Depth: From (not available) To (not available)
	Installation Method: Not available	Number of Bags Used: Not available

Well Abandonment	Sealing Material: Not available	Depth: From (not available) To (not available)
	Installation Method: Not available	Number of Bags Used: Not available

Administrative	County: MONROE	Township: 8N
	Range: 1W	Section: SE of the NE of the SW of Section 20
	Topo Map: CLEAR CREEK	Grant: Not available
	Field Located By: PES	Field Located On: 7/2/1980
	Courthouse Location By: Not available	Courthouse Location On: Not available
	Location Accepted w/o Verification By: Not available	Location Accepted w/o Verification On: Not available
	Subdivision Name: Not available	Lot Number: Not available
	Ft W of EL: Not available	Ft N of SL: 1,900.0
	Ft E of WL: 2,200.0	Ft S of NL: Not available
	Ground Elevation: 679.0	Depth of Bedrock: 6.0
	Bedrock Elevation: 673.0	Aquifer Elevation: Not available
	UTM Easting: 539189	UTM Northing: 4329137

Well Log

Top	Bottom	Formation
0.0	6.0	SOIL
6.0	90.0	LIMESTONE
90.0	200.0	SHALE

Comments
MC 673;
NEIGHBOR
VERIFIED

**Record of Water Well
Indiana Department of Natural Resources**

Reference Number	Driving Direction to Well	Date Completed
213665	CLEAR CREEK, IN	Not available

Owner-Contractor	Name	Address	Telephone
Owner	JACK JAMES	CLEAR CREEK	Not available
Driller	GEORGE SNAPP	R5 BNOX 86 BLOOMINGTON, IN	Not available
Operator	GEORGE SNAPP	License Not available	

Construction Details	Use: Home	Drilling Method: Cable Tool	Pump Type: Not available
Well	Depth: 95.0	Pump Setting Depth: Not available	Water Quality: Not available
Casing	Length: 10.0	Material: Not available	Diameter: 6.0
Screen	Length: Not available	Material: Not available	Diameter: Not available
	Slot Size: Not available		

Well Capacity Test	Type of Test: Not available	Test Rate: Not available	Bail Test Rate: 3.0 gpm
	Drawdown: Not available	Static Water Level: 10.0 ft	Bailer Drawdown: 80.0 ft

Grouting Information	Material: Not available	Depth: From (not available) To (not available)
	Installation Method: Not available	Number of Bags Used: Not available

Well Abandonment	Sealing Material: Not available	Depth: From (not available) To (not available)
	Installation Method: Not available	Number of Bags Used: Not available

Administrative	County: MONROE	Township: 8N
	Range: 1W	Section: NE of the NW of the SE of Section 20
	Topo Map: CLEAR CREEK	Grant: Not available
	Field Located By: JRD	Field Located On: 7/28/1977
	Courthouse Location By: Not available	Courthouse Location On: Not available
	Location Accepted w/o Verification By: Not available	Location Accepted w/o Verification On: Not available
	Subdivision Name: Not available	Lot Number: Not available
	Ft W of EL: 1,500.0	Ft N of SL: 2,500.0
	Ft E of WL: Not available	Ft S of NL: Not available
	Ground Elevation: 655.0	Depth of Bedrock: 8.0
	Bedrock Elevation: 647.0	Aquifer Elevation: Not available
	UTM Easting: 639684	UTM Northing: 4329330

Well Log

Top	Bottom	Formation
0.0	8.0	TOP SOIL
8.0	95.0	HARD BLUE LIMESTONE

Comments
POST OFFICE
VERIFIED

Record of Water Well Indiana Department of Natural Resources

Reference Number	Driving Direction to Well	Date Completed
213729	ON THAT ROAD WEST OF ROGERS STREET AT CLEAR CREEK, IN. ABOUT 0.25 MILE WEST ON SO. SIDE OF ROAD	7/10/1979

Owner-Contractor	Name	Address	Telephone
Owner	ERNEST M. KIEFFABER	689 WEST THAT ROAD	Not available
Driller	GEORGE SNAPP	4625 S. STANISFER LANE	Not available
Operator	GEORGE SNAPP	BLOOMINGTON, IN License Not available	

Construction Details			
Well	Use: Home	Drilling Method: Cable Tool	Pump Type: Not available
	Depth: 80.0	Pump Setting Depth: Not available	Water Quality: Not available
Casing	Length: 9.5	Material: Not available	Diameter: 5.6
Screen	Length: Not available	Material: Not available	Diameter: Not available
	Slot Size: Not available		

Well Capacity Test	Type of Test: Not available	Test Rate: Not available	Bail Test Rate: 2.0 gpm
	Drawdown: Not available	Static Water Level: 15.0 ft.	Bailer Drawdown: 60.0 ft.

Grouting Information	Material: Not available	Depth: From (not available) To (not available)
	Installation Method: Not available	Number of Bags Used: Not available

Well Abandonment	Sealing Material: Not available	Depth: From (not available) To (not available)
	Installation Method: Not available	Number of Bags Used: Not available

Administrative	County: MONROE	Township: 8N
	Range: 1W	Section: SE of the SW of the NE of Section 20
	Topo Map: CLEAR CREEK	Grant: Not available
	Field Located By: PES	Field Located On: 7/2/1980
	Courthouse Location By: Not available	Courthouse Location On: Not available
	Location Accepted w/o Verification By: Not available	Location Accepted w/o Verification On: Not available
	Subdivision Name: Not available	Lot Number: Not available
	Ft W of EL: 1,900.0	Ft N of SL: 2,550.0
	Ft E of WL: Not available	Ft S of NL: Not available
	Ground Elevation: 658.0	Depth of Bedrock: 8.0
	Bedrock Elevation: 650.0	Aquifer Elevation: Not available
	UTM Easting: 539556	UTM Northing: 4329337


Well Log


Top	Bottom	Formation
0.0	8.0	TOP SOIL RED CLAY
8.0	80.0	HARD WHITE LIMESTONE

Comments
VERIFIED BY
MAILBOX

hydrogeology inc.

4691 S. Victor Pike – Karst Survey
ATTACHMENT B - Field Photographs

Photograph Number: 1	
Coordinates (UTM Meters) NA	
Photograph Date: 10-22-20	
Comments: West side of property, looking east.	
Recommended treatment: NA	

Photograph Number: 2	
Coordinates (UTM Meters) NA	
Photograph Date: 10-22-20	
Comments: Surface depression from tree roots. West side of the property.	
Recommended treatment: NA	

Photograph Number: 3
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Northwest corner of property, looking southeast.
Recommended treatment: NA



Photograph Number: 4
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of property looking west.
Recommended treatment: NA



Photograph Number: 5
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of property, looking southwest.
Recommended treatment: NA



Photograph Number: 6
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Brush pile on north side of the property, looking south.
Recommended treatment: NA



Photograph Number: 7
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of property, looking south.
Recommended treatment: NA.



Photograph Number: 8
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of the property, looking southeast.
Recommended treatment: NA



Photograph Number: 9
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Tree adjacent to abandoned well. Various debris piled in this area.
Recommended treatment: NA



Photograph Number: 10
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Tree adjacent to abandoned well. Various debris piled in this area.
Recommended treatment: NA



Photograph Number: 11
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Looking south.
Recommended treatment: NA.



Photograph Number: 12
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of property, looking southwest.
Recommended treatment: NA



Photograph Number: 13
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: West side of property, looking east.
Recommended treatment: NA



Photograph Number: 14
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of property, looking northwest.
Recommended treatment: NA



Photograph Number: 15
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Building foundation.
Recommended treatment: NA.



Photograph Number: 16
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Middle of property looking south
Recommended treatment: NA



Photograph Number: 17
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of property, looking east.
Recommended treatment: NA



Photograph Number: 18
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of property, looking west.
Recommended treatment: NA



Photograph Number: 19
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of property, looking northwest.
Recommended treatment: NA.



Photograph Number: 20
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Center of the property looking north.
Recommended treatment: NA



Photograph Number: 21
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Center of the property looking north.
Recommended treatment: NA



Photograph Number: 22
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Center of the property looking southwest.
Recommended treatment: NA





Photograph Number: 23
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Middle of the property, looking southeast.
Recommended treatment: NA.



Photograph Number: 24
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of the property looking at Sinkhole 6 (circled in red)
Recommended treatment: NA



Photograph Number: 25	
Coordinates (UTM Meters) NA	
Photograph Date: 10-22-20	
Comments: South side of the property looking at Sinkhole 6 (circled in red)	
Recommended treatment: NA	

Photograph Number: 26	
Coordinates (UTM Meters) NA	
Photograph Date: 10-22-20	
Comments: South side of property, looking northeast.	
Recommended treatment: NA	

Photograph Number: 27
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of property, looking southwest at surface drainage features.
Recommended treatment: NA.



Photograph Number: 28
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of property, looking north.
Recommended treatment: NA



Photograph Number: 29
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of property, looking northwest.
Recommended treatment: NA



Photograph Number: 30
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of property, looking north.
Recommended treatment: NA



Photograph Number: 31
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: South side of property, looking north.
Recommended treatment: NA.



Photograph Number: 32
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: East side of property, looking south.
Recommended treatment: NA



Photograph Number: 33
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: East side of property, looking south.
Recommended treatment: NA



Photograph Number: 34
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: East side of property, looking south.
Recommended treatment: NA



Photograph Number: 35
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Looking northeast at Sinkhole 5.
Recommended treatment: NA.



Photograph Number: 36
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: East side of property, looking north.
Recommended treatment: NA



Photograph Number: 37
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of property, looking southwest.
Recommended treatment: NA



Photograph Number: 38
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: East side of property, looking north.
Recommended treatment: NA



Photograph Number: 39
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Sinkhole 1.
Recommended treatment: NA.



Photograph Number: 40
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Sinkhole 2.
Recommended treatment: NA



Photograph Number: 41
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Sinkhole 3.
Recommended treatment: NA



Photograph Number: 42
Coordinates (UTM Meters) NA
Photograph Date: 11-2-20
Comments: Sinkhole 4.
Recommended treatment: NA



Photograph Number: 43
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: East side of the property look northeast.
Recommended treatment: NA.



Photograph Number: 44
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of the property looking northwest.
Recommended treatment: NA



Photograph Number: 45
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of the property looking southwest.
Recommended treatment: NA



Photograph Number: 46
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of the property looking south.
Recommended treatment: NA



Photograph Number: 47
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of the property looking west.
Recommended treatment: NA.



Photograph Number: 48
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of the property looking southwest.
Recommended treatment: NA



Photograph Number: 49
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: North side of the property looking south.
Recommended treatment: NA



Photograph Number: 50
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Northeast corner of the property looking north.
Recommended treatment: NA



Photograph Number: 51
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Northeast corner of the property looking north at creek.
Recommended treatment: NA.



Photograph Number: 52
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Northeast corner of the property looking west.
Recommended treatment: NA



Photograph Number: 53
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Northeast corner of the property looking north.
Recommended treatment: NA

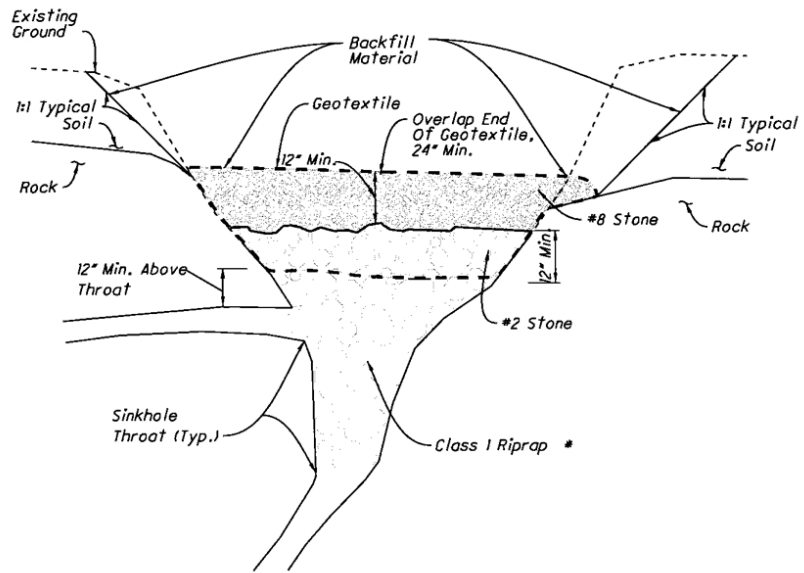


Photograph Number: 54
Coordinates (UTM Meters) NA
Photograph Date: 10-22-20
Comments: Northeast corner of the property looking west.
Recommended treatment: NA



hydrogeology inc.

4691 S. Victor Pike – Karst Survey
ATTACHMENT C - Aggregate Cap



Sinkhole Repair - Aggregate Cap
N.T.S.

EXHIBIT 8: Remonstrance

List of Objectors to The Trails at Robertson Farm AKA White Oak Endeavours

Date Submitted	Name	Address	E-Mail Address	Details
11-Dec-23	Guy Loftman and Eve Cusack	4835 S Victor Pike	guy@loftmanlaw.com	<i>Remonstrators highlighted in yellow have their address within 1/4 mile of the project site</i>
11-Dec-23	Party and Dave Busch	1250 W Church Lane	Staff14@buwanachie.net	Guy Loftman sent further remonstrance on 12/28/2023
12-Dec-23	Ge Yan	1167 E Secretariat Court	gk2@iu.edu	Also signed a postcard obtained by staff from Dave and Patty Busch on 12/26/2023
12-Dec-23	Jinglin Zhang	1167 E Secretariat Court	zhangj@uvm.edu	
13-Dec-23	Lane and Lizzie Bowman	1375 W That Road	lizzielane83@gmail.com	Also signed postcards obtained by staff from Dave and Patty Busch on 12/14/2023
13-Dec-23	Carol Eckberg	2002 W That Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
13-Dec-23	John Eckberg	2002 W That Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
14-Dec-23	Daniel Busch	1250 W Church Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
14-Dec-23	Elizabeth Bowman	1375 W That Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch. Staff also received an email on 12/14/2023
14-Dec-23	Lane Bowman	1375 W That Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch. Staff also received an email on 12/14/2023
14-Dec-23	Dane Miller	627 W Abadie Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
14-Dec-23	Patrick Zepolt	2499 W Elsworth Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
14-Dec-23	Kadrian Zepolt	2499 W Elsworth Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
14-Dec-23	Charles Hawkins	3385 E Will Souders Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
14-Dec-23	Alice Hawkins	3385 E Will Souders Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
14-Dec-23	Kenneth Saek	899 W Church Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
14-Dec-23	John Cross	4802 S Rogers Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch. Staff also received an email on 12/20/2023
14-Dec-23	Mary Carol Reardon	7286 E Salt Creek Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
14-Dec-23	Dennis L. Reardon	7286 E Salt Creek Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
14-Dec-23	Diana Cross	4902 S Rogers Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch. Staff also received an email on 12/20/2023
19-Dec-23	Nora Pendergast	4919 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	John Waldon	4919 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Robert Logsdon	4910 S Rogers Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Deborah Hess	4417 S Eagleview Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Marc Massie	5096 N Richard Creek Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Joni Mann	4690 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Lori Stapleton	3707 W Woodcherry Way	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Robert Stone	898 W Church Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Talynn Kernan	5922 S Charlie Avenue	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Dan Kernan	5922 S Charlie Avenue	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Carol L. Axson	1247 W Church Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Steven W. Axson	1247 W Church Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Loetta F. Rush	4899 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Matthew Rush	4899 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Thomas W. Stokes	3829 S Camer Circle	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Susan K. Lewis Stokes	3829 S Camer Circle	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
19-Dec-23	Lori Jarden	1143 W Sugarberry Court	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
20-Dec-23	John Cross	4902 S Rogers Street	johnndianacross73@gmail.com	Also signed a postcard obtained by staff from Dave and Patty Busch on 12/14/2023
20-Dec-23	Diana Cross	4902 S Rogers Street	johnndianacross73@gmail.com	Also signed a postcard obtained by staff from Dave and Patty Busch on 12/14/2023
25-Dec-23	Sherril Boniff	1682 W That Road	sherriff@yahoo.com	Also signed a postcard obtained by staff from Dave and Patty Busch on 1/1/2024
26-Dec-23	Arthur John Wehrle III	9425 S Pointe Lasalles Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch

42	26-Dec-23	Clara Hogan	3433 S Glasgow Circle	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
43	26-Dec-23	Amra Yaley	1620 S Pickwick Place	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
44	26-Dec-23	Susan Yaley	1620 S Pickwick Place	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
45	26-Dec-23	Christina Adlins	9386 Deerlet Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
46	26-Dec-23	Tyagan Miller	3530 N Russell Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
47	26-Dec-23	Clinton Edge	1245 W Church Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
48	26-Dec-23	Delachaise M. Cusack	4835 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
49	26-Dec-23	Dale McKibben	2324 W Moffett Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
50	26-Dec-23	Karen McKibben	2324 W Moffett Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
51	26-Dec-23	Elly McCormick	1812 S Rogers Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
52	26-Dec-23	Nola Cusack	4835 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
53	26-Dec-23	Gary D. Roberts	1330 W Thar Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
54	26-Dec-23	Stephanies J. Roberts	1330 W Thar Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
55	26-Dec-23	Ge Yan	1167 E Secretariat Court	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch, Staff also received an email on 12/12/2023
56	26-Dec-23	Julie Cline	4500 S Eagleview Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
57	26-Dec-23	Jerrold Barnett	1621 W Dove Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
58	26-Dec-23	Thomas McDermott	708 S Brighton Crest	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
59	26-Dec-23	Greg Meyer	400 Seenic Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
60	26-Dec-23	Judy Klein	1111 W Wylie Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
61	26-Dec-23	Gillianfield	512 N Kerry Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
62	26-Dec-23	Jill McDermott	708 S Brighton Crest	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
63	26-Dec-23	Justin Robertson	1116 S Rogers Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
64	26-Dec-23	John Smith	1360 W Thar Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
65	26-Dec-23	Mary Smith	1360 W Thar Road	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
66	26-Dec-23	Julie Rasche	1000 W Church Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
67	26-Dec-23	Jesse Rasche	1000 W Church Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
68	26-Dec-23	Kelley Schofield	1279 W Rangview Circle	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
69	26-Dec-23	Mary Graig	3425 E Adair Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
70	26-Dec-23	Kendall Edge	1245 W Church Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
71	26-Dec-23	Han Van	1167 E Secretariat Court	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
72	26-Dec-23	Lucy Gueriac	S Namo Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
73	26-Dec-23	Karen Laucella	910 W Hedgewood Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
74	26-Dec-23	Laura Molomier	1800 E Windsor Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
75	26-Dec-23	Lilyl Mardy	3209 W 10th Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
76	26-Dec-23	Laura Pedersen	1810 W Valley View Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
77	26-Dec-23	George Cusack	3588 S Creek Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
78	26-Dec-23	Michelle Miller	N/A	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
79	26-Dec-23	Leslie Wagner	W 6th Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
80	26-Dec-23	Carolyn Buchert	3406 S Grassree Court	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
81	26-Dec-23	Maxine Southern	4690 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
82	26-Dec-23	Kim M. Moors	3219 Bayard Park Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
83	26-Dec-23	Paula Patton	4706 S College Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
84	26-Dec-23	Ken Pattillo	1021 E Chris Lane	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
85	26-Dec-23	Nancy Craig	4636 S Hawks Way	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
86	26-Dec-23	Julie K. Williams	7294 W State Road 46	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
87	26-Dec-23	Samantha J. Easter	1205 S Walnut Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
88	26-Dec-23	Lisa I. Hine	1205 S Walnut Street	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch
89	26-Dec-23	Shane Raehle	4500 Eagleview Drive	N/A	Remonstrance delivered via email PDF by Dave and Patty Busch

90	26-Dec-23	Carol Garner Barnett	1621 W Dove Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
91	26-Dec-23	Simon Yaley	1620 S Pickwick Place	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
92	26-Dec-23	Brian Yaley	1620 S Pickwick Place	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
93	26-Dec-23	Woodrow Hueston	4595 S Rockport Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
94	26-Dec-23	John Williams	4026 Hillside Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
95	26-Dec-23	Thomas Witheman	4540 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
96	26-Dec-23	Cassandra Lee	4540 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
97	27-Dec-23	Guy and Connie Lofman, Eye Lofman Cusack, Sam Cusack, Carrie Newcomer	4835 S Victor Pike	Starfish14@Bluewinble.net info@carriehewcomer.com	Email sent via Dave and Patty Busch. The email also contained a PDF showing a collection of remonstrance for Rez-21-1, which was excluded from Exhibit B but comprises Exhibit 9.
98	28-Dec-23	Carrie Newcomer	5050 E Earl Young Road	info@carriehewcomer.com	Also received additional remonstrance on 12/28/2023
99	28-Dec-23	Robert Meltus	5050 E Earl Young Road	rmeltus@myfirm.com	Also received prior remonstrance on 12/28/2023
100	28-Dec-23	Robert Meltus	5050 E Earl Young Road	rmeltus@myfirm.com	Also received prior remonstrance on 12/11/2023
101	28-Dec-23	Guy Lofman	4835 S Victor Pike	guy@lofmanlaw.com	
102	29-Dec-23	Molly S. O'Donnell	602 S Rose Avenue	molysod@gmail.com	
103	29-Dec-23	Barbara Beckler	609 N Plymouth Road	bbeckler@gmail.com	
104	30-Dec-23	Jessica Davis	7407 E Lamplins Ridge Road	jdnp@montessoril12.in.us	
105	30-Dec-23	Alan Beckler	609 N Plymouth Road	abeckler@aol.com	
106	30-Dec-23	Nancy Newton	1598 E Rivier Road	nnewton@upul.edu	
107	30-Dec-23	Lane D. McLeod	N/A	inclued@indiana.edu	
108	30-Dec-23	Maddeline and James Kerr	4898 S Rogers Street	maddelielamb@gmail.com	Also signed postcards obtained by staff from Dave and Patty Busch on 1/8/2024
109	1-Jan-24	Malinda Marie Swenson	6310 N Vining Ridge Road	msswenson@u.w.edu	
110	1-Jan-24	Carl P. Jackson	4943 S Old State Road 37	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
111	1-Jan-24	Angie Thilman	1700 W Jeremy Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
112	1-Jan-24	Elizabeth Maier	3837 S Camer Circle	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
113	1-Jan-24	Babbet Jackson	4943 S Old State Road 37	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
114	1-Jan-24	Grant Adams	15432 W Shamrock Court	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
115	1-Jan-24	Nathaniel Rudavsky- Rudy	218 S Jackson Street	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
116	1-Jan-24	James Mitchell Ramsey	5167 E Moores Creek Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
117	1-Jan-24	Jeff Irving	342 S Jackson Street	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
118	1-Jan-24	Joshua Wilson	813 McClelland Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
119	1-Jan-24	Brenda McCarty	4207 Rushon Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
120	1-Jan-24	Kaylen Ramsey	5167 E Moores Creek Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
121	1-Jan-24	Brian Shepherd	3311 W Tilson Place	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
122	1-Jan-24	Mike Thilman	1700 W Jeremy Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
123	1-Jan-24	Peirina Bailey	1590 W That Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
124	1-Jan-24	Sherril L. Boruff	1682 W That Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch. Staff also received an email on 12/25/2023
125	1-Jan-24	Jennifer Wilson	813 McClelland Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
126	1-Jan-24	Susan Meyer	400 Seane Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
127	1-Jan-24	Wilson Hill	3525 Dunn Street	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
128	2-Jan-24	Linda and Eric Molstnes	1412 S Winfield Road	lindemicolstnes@gmail.com	Remonstrance delivered via email PDF by Dave and Party Busch
129	3-Jan-24	Kip Schlegel	8101 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
130	3-Jan-24	Whitney Schlegel	8101 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
131	3-Jan-24	Alex Bley	707 E Girness Lane	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
132	3-Jan-24	Emily Smithernam	707 E Girness Lane	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
133	3-Jan-24	Lisa Crowthurst	4223 S Mallard Court	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
134	3-Jan-24	James Crowthurst	4223 S Mallard Court	N/A	Remonstrance delivered via email PDF by Dave and Party Busch

135	3-Jan-24	Sandra Ducey	1916 E Alder Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
136	3-Jan-24	Renée M Cleverger	7290 S Old State Road 37	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
137	3-Jan-24	Steve Dadds	8551 W Gardner Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
138	3-Jan-24	Bruce Daukess	8144 W Chalm Chapel Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
139	3-Jan-24	Tammy Loh-Brown	990 S Madison Street	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
140	3-Jan-24	Tarash Youngman	1758 Strain Ridge Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
141	8-Jan-24	Brenda Forgas	1832 E Sanders Second Avenue	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
142	8-Jan-24	Addie Paul	1251 W Church Lane	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
143	8-Jan-24	Betsy Hildebrand	Whitestown, Indiana	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
144	8-Jan-24	Nelodae Shaw	4848 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
145	8-Jan-24	Cassidy Kockhill	3610 S Edlington Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
146	8-Jan-24	Maddaline Kerr	4898 S Rogers Street	N/A	Remonstrance delivered via email PDF by Dave and Party Busch, Staff also received an email on 12/30/2023
147	8-Jan-24	Connor Armstrong	4311 W Cherry Orchard Court	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
148	8-Jan-24	Logan J. Osborne	3960 W Walnut Leaf Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
149	8-Jan-24	Dylan Osborne	3960 W Walnut Leaf Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
150	8-Jan-24	James Kerr	4898 S Rogers Street	N/A	Remonstrance delivered via email PDF by Dave and Party Busch, Staff also received an email on 12/30/2023
151	8-Jan-24	Michael L. Rosenfield	715 W Estate Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
152	8-Jan-24	Derek Pearson	9350 Moore Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
153	8-Jan-24	Janet Fekkes	6285 Dusty Laurel Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
154	8-Jan-24	Kyller Elkins	3240 N Smith Pike	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
155	8-Jan-24	Braxton Hay	13297 E Edwards Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
156	8-Jan-24	Kari Slough	3258 E Braeside Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
157	8-Jan-24	Shayna Vaquero	3258 E Braeside Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
158	8-Jan-24	Lisa McMichael	608 W Glen Arbor Way	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
159	8-Jan-24	Kelly Rockhill	3610 S Edlington Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
160	8-Jan-24	Marrie Lambdin	150 W Ziles Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
161	8-Jan-24	Nadia Lambdin	150 W Ziles Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
162	8-Jan-24	Madison Abol	1141 S Adams Street	N/A	Remonstrance delivered via email PDF by Dave and Party Busch, name is difficult to make out
163	8-Jan-24	Gaege Jaeger?	1141 S Adams Street	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
164	8-Jan-24	Nina K. Crim	1453 S Oatdale Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
165	8-Jan-24	Riley Osborne	3960 W Walnut Leaf Drive	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
166	8-Jan-24	Natalie Pearson	9350 Moore Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
167	8-Jan-24	Toby Pearson	9350 Moore Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
168	8-Jan-24	Kevin Murray	4848 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
169	8-Jan-24	Kevin Murray	3655 S Glasgow Circle	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
170	8-Jan-24	Rhonda Shipley	1620 W That Road	N/A	Remonstrance delivered via email PDF by Dave and Party Busch
171	9-Jan-24	Waryn Ann Williams	3550 SW Douglas Street	na williams@stoclobal.net	
172	9-Jan-24	Nanette Esbeck	3636 S Rogers Street	nabrewer@diana.edu	
173	10-Jan-24	Larvon L. Whitman	4600 S Victor Pike	N/A	Remonstrance delivered via email PDF by Dave and Party Busch

From: [Guy Loftman](#)
To: [Jacqueline N. Jelen](#); [Dave Busch](#); [Guy Loftman](#); [Daniel Brown](#)
Subject: Statement in opposition to PUO-23-7
Date: Monday, December 11, 2023 5:50:53 PM
Attachments: [Nature Inventory of Clear Creek Trail section from Victor Pike to roundabout \(1\).pdf](#)

To the Monroe County Plan Review Committee,
c/o Jacqueline Nester Jelen, Director
Monroe County Planning Department

Hello Plan Review Committee,

As an adjoining property owner I have many concerns about The Trails at Robertson Farm, proposed for 4691 S. Victor Pike, pending as PUO-23-7. I will address a few of the most pressing.

1. The Planning Department report states:

...the petitioner will be creating 145 residential lots containing single-family residences, single family paired homes, triplex/townhomes that will each be situated on their own lot with a shared wall, and a multi-family dwelling unit all on one lot.

However, the PUD Outline Plan states, in its second paragraph:

Three phases are envisioned with roughly a third of the lots in each phase (50-60 homes each).

That would be a total of 150 to 180 homes. I also note that the drawings on page 5 of their PUO shows each story of the multi-family building would be 8 units, with three stories. Adding those 24 units to the 179 single home lots, there could be 203 family units in the development. I feel like any ambiguity concerning the density of development should be interpreted to mean that the developer will build every unit authorized.

2. 811-1 B through G list specific PUD potential advantages, at least some of which a PUD is anticipated to offer. Important factors in the proposal are disadvantages compared to the current zoning.

B. It doesn't provide any buffers or transitions between areas. Instead, it creates high density housing in a neighborhood with low density housing. All adjoining properties are larger than any of the proposed single family residential lots. Many lots are much larger. The current zoning is consistent with the neighborhood. The proposal is not. It introduces much higher density than the surrounding area.

C. It doesn't enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces. The preserved natural green spaces are all undevelopable areas that could not be developed under the current zoning. And far more impervious surfaces would be added with the proposal. Impervious surfaces do not enhance natural beauty or natural areas.

D. It doesn't counteract street congestion. 200 authorized units would add 10 round trips per day on Victor Pike. That would be 4,000 vehicles leaving and reentering the subdivision. We already have nearby congestion, especially when schools begin and get out, with Lighthouse Christian Academy adjacent, and Batchelor Middle School not a mile away. This would make congestion worse, not better.

E. These homes won't be architecturally compatible with the surrounding area. Nearby residences are on larger parcels and none are attached to other residences. There are no three-story apartment buildings within view.

F. It doesn't buffer intensity of development. It violates the surrounding intensity, and it concentrates the densest development on the perimeter, which is adjacent to nearby free-standing homes on larger parcels.

G. It doesn't promote or protect environmental integrity. Petitioner's claim in its November 1, 2023 letter that their plan would "... preserve all ... protected species living/migrating on the property" cannot be supported. 123 federally protected species identified on the rail trail from Victor Pike to the roundabout within the last year would be damaged by this development, not protected. (See attached statement of Eve Loftman Cusack, an adjacent resident and owner.)

3. I also note that the claim that "The development will include 25% of the area as dedicated open space" is inconsistent with the drawings Petitioner provides, which show 17% open space. This violates 811-3(E)(2). (We have received through Mr. Brown "PUO-23-7 Part 1 Combined OpenGov documents.pdf", which doesn't seem to be part of the packet we see as presented to the Plan Review Committee. That packet has several drawings. The third is titled "Site Improvement Legend." It states "17% DESIGNATED OPEN SPACE.")

4. Finally, I note that, Petitioner's claim that the PUD would bring the "44+ acres into compliance with the critical watershed regulations" is based on a misunderstanding. The 44+ acres are not out of compliance with those regulations. If the developers break ground that will take it out of compliance.

In light of these considerations, and in addition to the Plan Department's opposition based on the undesirability of PUD developments in general, I ask that the Plan Review Committee recommend against authorizing PUO-23-7.

Respectfully yours,

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
812-679-8445

--

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

Statement concerning wild birds adjacent to 4691 S. Victor Pike.

My name is Eve Loftman Cusack . I have lived at 4835 S. Victor Pike, adjacent to the Robertson Farm, for most of my life. I have observed bird activity on the adjacent rail trails intensely for the last 18 years. I am an experienced birder. I developed and have operated a summer bird banding program at Indiana University's Kent Farm Banding Station since 2017. I teach Bird Camp for Wonderlab. I have presented to high school teachers about incorporating bird study into their curricula, also for Indiana University. I prepared the following statement and bird Inventory of the Clear Creek Trail section from Victor Pike to the roundabout, which compiles observations made in the last year.

Serious upheaval of the lands surrounding the Clear Creek Trail section from Victor Pike to the roundabout could have dire consequences to populations of birds, plants and animals that rely on these grasslands for hunting grounds, breeding grounds, wintering and migration. This land is used year round by a multitude of birds including two species of special concern for the state of Indiana including Northern bobwhite and American woodcock, both of which have been present during the breeding season in this immediate area. Studies show that birds decline by 50-60% more in modernized villages compared with older villages and fields. One study specifically "show[s] that an increasing share of new and renovated houses in rural settlements is strongly related to losses in local abundance of farmland bird species."

<https://conbio.onlinelibrary.wiley.com/doi/10.1111/conl.12843>

Should it be developed, what grassland does remain in this 40 acre tract is unlikely to support a viable population of these nesting species and the influx of 180 families will bring direct nest predation threats in the form of domestic cats, which kill over two billion birds a year in the US alone.

<https://abcbirds.org/program/cats-indoors/cats-and-birds/#:~:text=In%20the%20United%20States%20alone,of%20millions%20of%20outdoor%20cats.>

Additionally, building 180 houses will clear the vast majority of plants and trees from the area, decimating native plants and insect populations, taking away the major food source of the birds and other animals in this area.

148 species of bird have been seen on the Clear Creek Trail, with 126 species viewed in the ¼ mile stretch that runs along the Robertson property. 123 of these are protected. Three invasive species are not: feral pigeons, European starlings and house sparrows. Below, they are grouped as breeding species, migrating species and wintering species. The asterisk indicates that the species is particularly reliant on meadows or fields, which are quickly dwindling in this area.

Breeding species:

1. Northern bobwhite*
2. American woodcock
3. Northern Cardinal
4. Eastern Towhee*
5. Song Sparrow*
6. Chipping sparrow
7. Field sparrow*

8. American Goldfinch*
9. House Finch
10. American Robin
11. White-breasted nuthatch
12. Tufted titmouse
13. Carolina chickadee
14. White-eyed vireo
15. Red-eyed vireo
16. Warbling vireo
17. American crow
18. Blue Jay
19. Downy Woodpecker
20. Hairy Woodpecker
21. Red-bellied woodpecker
22. Pileated Woodpecker
23. Red-headed woodpecker
24. Northern Flicker
25. Chimney swift
26. Ruby-throated hummingbird
27. Barn swallow*
28. Tree swallow*
29. Rough-winged swallow*
30. Cooper's Hawk
31. Red-shouldered hawk*
32. Red-tailed hawk*
33. American Kestrel*
34. Turkey vulture
35. Great blue heron
36. Mourning dove
37. Common grackle
38. Red-winged blackbird*
39. Baltimore Oriole
40. Orchard Oriole
41. Eastern bluebird*
42. Canada goose
43. Eastern meadowlark*
44. Northern mockingbird*
45. Brown-headed cowbird
46. Carolina wren
47. House wren
48. Eastern screech owl
49. Great horned owl*
50. Common nighthawk
51. Black vulture
52. Killdeer*
53. Wood duck
54. Blue-gray gnatcatcher

55. Brown thrasher
56. Gray catbird
57. Northern mockingbird
58. Eastern Phoebe
59. Eastern kingbird*
60. Great-crested flycatcher
61. Acadian flycatcher
62. Yellow warbler
63. Common Yellowthroat*
64. Indigo bunting*
65. Louisiana waterthrush
66. Yellow-breasted chat*
67. Eastern wood-pewee
68. Cedar waxwing
69. Yellow-billed cuckoo
70. Belted kingfisher

Migrating species

1. Swamp sparrow
2. Blackburnian warbler
3. Broad-winged hawk
4. Rose-breasted grosbeak
5. Blue grosbeak
6. Lincoln's sparrow
7. Wilson's warbler
8. Palm warbler
9. Philadelphia Vireo
10. Blue-headed vireo
11. Northern waterthrush
12. Swainson's Thrush
13. Gray-cheeked thrush
14. Hermit thrush
15. Solitary Sandpiper
16. American redstart
17. Black-throated green warbler
18. Nashville warbler
19. Black and white warbler
20. Yellow-throated warbler
21. Kentucky warbler
22. Prairie Warbler
23. Least flycatcher
24. Summer tanager
25. Scarlet tanager
26. Magnolia warbler
27. Tennessee warbler
28. Blackpoll warbler

29. Chestnut-sided warbler
30. Mourning warbler
31. Blue-winged warbler
32. Canada warbler
33. Pine warbler
34. Bay-breasted warbler
35. Purple finch
36. Cape May warbler
37. Orange-crowned warbler
38. Willow flycatcher
39. Sedge wren
40. Alder flycatcher

Wintering species

1. White-throated sparrow
2. White-crowned sparrow
3. Fox sparrow
4. Dark-eyed junco
5. American Tree sparrow
6. Ruby-crowned kinglet
7. Golden-crowned kinglet
8. Winter wren
9. Brown creeper
10. Yellow-rumped warbler
11. Golden-crowned kinglet
12. Merlin
13. Peregrine Falcon
14. Pine siskin
15. Rusty blackbird
16. Red-breasted nuthatch

Source of birdlists: 873 ebird checklists collected by nearly 20 local birders

<https://ebird.org/hotspots?env.minX=-86.685302&env.minY=38.993581&env.maxX=-86.317656999999&env.maxY=39.356232&yr=all&m=>

I can be contacted at ve loftmancusack@gmail.com with any questions. I live at 4835 S. Victor Pike, Bloomington, IN 47403.

From: Starfish19@BlueMarble.net
To: [Jacqueline N. Jelen](#); [Daniel Brown](#)
Cc: [Guy Loftman](#)
Subject: Busch Statement in Opposition to PUO-23-7
Date: Monday, December 11, 2023 9:50:36 PM
Importance: High

To the Monroe County Plan Review Committee,
c/o Jacqueline Nester Jelen, Director
Monroe County Planning Department

Statement in opposition to PUO-23-7

Attn: Plan Review Committee,

We agree completely with Mr. Loftman's Statement of Opposition to PUO-23-7.

- This property is currently zoned as Residential Estate 1 (RE1), which we believe is the appropriate density in keeping with the rural nature of this neighborhood. The proposed plan for PUO-23-7 will (if approved), saturate this neighborhood with increased impervious surfaces to support 150-180 homes plus a three-story multi-family building, a huge uptick in construction and residential noise activity, and a large increase in traffic congestion that will come with the addition of 200 additional housing units.
- The proposed development will NOT be an "infill" development, as the petitioners claim, but will be an island of high-density housing surrounded by rural homes most of which include multiple acres with the home. This proposed development is nothing more than "urban sprawl" disguised as a planned community.

It is for these reasons, in addition to the Plan Departments opposition based on the undesirability of siting PUD developments where established zoning density specifications are in force, we ask that the Plan Review Committee recommend against authorizing PUO-23-7.

Respectfully submitted December 11, 2023.

Patty and Dave Busch

1250 W. Church Lane

Bloomington, IN, 47403

From: Yan, Ge
To: Daniel Brown
Cc: starfish14@bluemarble.net
Subject: Vote No on PUO-23-7
Date: Tuesday, December 12, 2023 7:58:12 AM
Attachments: image001.png

To Whom It May Concern,

I am writing to express my concerns regarding the rezoning proposal for 4691 S. Victor Pike. This proposal, I believe, poses significant threats to both our local neighborhood and the environment. The charm and well-being of our area are closely tied to its rural character, which is at risk of being undermined by this development.

Maintaining the rural integrity of Victor Pike is crucial for preserving the unique identity and ecological balance of our community. Therefore, I strongly urge you to reconsider the rezoning plan and keep Victor Pike rural.

Thank you for your attention to this matter.

Sincerely,

Ge Yan
1167 E. Secretariat Ct.
Bloomington, IN 47401

Ge Yan
Kelley School of Business
Indiana University
GY7@IU.EDU | 812-856-2683

Friendly Reminder: Our work schedules may not always align. Feel free to respond during your normal business hours.

GO FROM MOMENT TO MOMENTUM



CONFIDENTIAL NOTICE: This email, including any attachments, is intended solely for the use of the designated recipient(s) and may contain information that is confidential or privileged. If you are not the intended recipient, please refrain from reading, copying, forwarding, or printing this message and its attachments. If you have received this email in error, kindly notify the sender immediately and delete all copies of the message and its attachments from your system.

From: [GE YAN](#)
To: [Daniel Brown; starfish14@bluemarble.net](mailto:starfish14@bluemarble.net)
Subject: Vote No on PU0-23-7
Date: Tuesday, December 12, 2023 8:01:08 AM

To Whom It May Concern,

I am writing to express my concerns regarding the rezoning proposal for 4691 S. Victor Pike. This proposal, in its current form, poses significant risks to both our local neighborhood and the environment. The unique character and tranquility of Victor Pike are invaluable, and preserving its rural nature is essential for maintaining the quality of life in our community.

Rezoning this area could lead to increased traffic, environmental degradation, and a loss of the rural charm that defines Victor Pike. These changes not only affect the immediate vicinity but also have broader implications for the overall well-being of Bloomington.

I urge you to reconsider this proposal and take actions that prioritize the preservation of our rural areas. It is crucial that we protect the natural beauty and serenity that Victor Pike offers.

Thank you for your attention to this matter.

Sincerely,

Jingjing Zhang

1167 E. Secretariat Ct Bloomington, IN 47401

From: [Lizzie Bowman](#)
To: [Daniel Brown](#)
Subject: Vote NO on PUO-23-7
Date: Tuesday, December 12, 2023 8:50:42 AM

To Whom It May Concern on the Monroe County Planning Commission

We urge you to vote no on PUC-23-7. The rezone proposal for 4691 S. Victor Pike will hurt the neighborhood and the environment. We recently moved to this area with the purpose of being somewhere more rural. This rezoning will change the entire neighborhood from a quiet, safe community to an area with more noise, more traffic, less nature, and more danger. We are very concerned that our young children will be less safe playing outside with many more cars on these roads, and strangers in the area. Please vote no and protect this land for the families already living here.

Sincerely,
Lane and Lizzie Bowman

Sent from my iPhone

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Carol Eckberg

Printed Name: Carol Eckberg

Address: 2002 W That Road

Bloomington, IN 47403

*This is lunacy!! The rezoning allowing
extreme congestion of land and roads,
all for the greed of a few!*

Hi Dave and Patty,

On the other side of this postcard is my
statement in opposition to PUO-23-7,
concerning 4691 S. Victor Pike. Please file it
for me with the Monroe County
Plan Commission.

Thanks,
A friend who cares

To:
Dave and Patty
P.O. Box 117,
Clear Creek, IN 47426



PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature:

John Eckberg

Printed Name:

John Eckberg

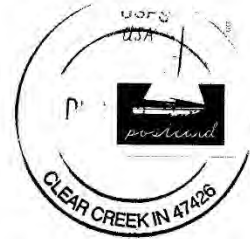
Address:

*2002 West That Road
Bloomington IN 47403*

*Stop this madness. Sewer plant
overloaded already! Water plant, too!*

Hi Dave and Patty,

On the other side of this postcard is my statement in opposition to PUO-23-7, concerning 4691 S. Victor Pike. Please file it for me with the Monroe County Plan Commission.
Thanks,
A friend who cares



To:

Dave and Patty Busch
P.O. Box 117,
Clear Creek, IN 47426

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Daniel Busch

Printed Name: Daniel Busch

Address: 1250 W Church Ln
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Elizabeth Bowman

Printed Name: Elizabeth Bowman

Address: 1375 W Trout Rd., Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____



Printed Name: _____

Lane Bowman

Address: _____

1375 W That Rd, Bloomington, IN 47403

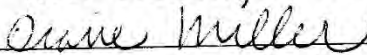
PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____



Printed Name: _____

DIANE MILLER

Address: _____

627 W. Apache Dr

Ellettsville, IN 47429-1978

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

Patrick Ziepolt
PATRICK Ziepolt
2499 W. Ellsworth Rd.
Bloomington, IN 47404

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

Adrian Ziepolt
Adrian Ziepolt
2499 W. Ellsworth Rd.
Bloomington IN 47404

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Charles Hawkins*

Printed Name: Charles Hawkins

Address: 3385 E Will Souders Rd,
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Alice Hawkins*

Printed Name: Alice Hawkins

Address: 3385 E Will Souders
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kenneth Seeb

Printed Name: KENNETH SEEB

Address: 899 W Church Lane
Bloomington Indiana

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: John Cross

Printed Name: JOHN CROSS

Address: 412 S. RIGERS ST
BLOOMINGTON IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Mary Carol Reardon
Printed Name: MARY CAROL REARDON
Address: 7286 E. Salt Creek Dr.
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Dennis J. Reardon
Printed Name: Dennis J. Reardon
Address: 7286 E. Salt Creek Dr.
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Diana Cross

Printed Name: Diana Cross

Address: 4902 J Rogers St
Bloomington IN 47403

From: [Carol Axson](#)
To: [Daniel Brown](#)
Subject: PUO-23-7
Date: Friday, December 15, 2023 3:57:05 PM

Please vote No on PUO-23-7. The rezone proposal for 4691 S. Victor Pike will hurt the neighborhood and the environment. Please keep Victor Pike rural.

Steve and Carol Axson
1247 West Church Lane
Bloomington, Indiana
47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Nora Pendergast

Printed Name: NORA PENDERGAST

Address: 4919 S VICTOR PIKE
BLOOMINGTON IN 47403

IN 460
MIS
REC 200

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: [Signature]

Printed Name: JOHN WALDON

Address: 4919 S Victor Pike
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

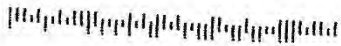
This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Robert A Logsdon

Printed Name: Robert Logsdon

Address: 4910 So Rogers St
Bloomington IN 47403



7403\$00246

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Deborah Hess

Printed Name: Deborah Hess

Address: 4417 S. Eagleview Dr.
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Marc Massie*

Printed Name: _____

Address: M

Marc Massie 5096 N. Richland Creek Rd. Solsberry, IN 47459-9768
--

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Jana Mann*

Printed Name: Jana Mann

Address: 4690 S. Victor PK
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

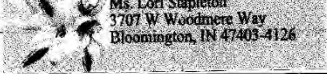
Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Lori Stapleton*

Printed Name: _____

Address:  Ms. Lori Stapleton
3707 W Woodmere Way
Bloomington, IN 47403-4126

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Robert Stone*

Printed Name: Robert Stone

Address: 898 W Church Ln
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Talynn Kernan
Printed Name: Talynn Kernan
Address: 5922 S. Charlie Ave
Bimpt. 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Dan Kernan
Printed Name: Dan Kernan
Address: 5922 S. Charlie Ave
47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Carol L. Axson

Printed Name: Carol L. Axson

Address: 1247 W. Church Lane

Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Steven W. Axson

Printed Name: Steven W. Axson

Address: 1247 W. Church Lane

Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Loetee F. Rush

Printed Name: Loetee F. Rush

Address: 4899 S. Victor Pike
Bloomington, IN. 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Matthew Rush

Printed Name: Matthew Rush

Address: 4899 S Victor Pike

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: TH W Stokes
Printed Name: THOMAS W. STOKES
Address: 3829 S. CRAMER CIR.
BLOOMINGTON, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Susan K Lewis Stokes
Printed Name: SUSAN K. LEWIS STOKES
Address: 3829 S. CRAMER CIR.
BLOOMINGTON, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Lori Jerden

Printed Name: Lori Jerden

Address: 1143 W SUGARBERRY CT
BLOOMINGTON, IN 47404

From: [John & Diana Cross](#)
To: [Daniel Brown](#)
Subject: Vote No on PUO-23-7
Date: Wednesday, December 20, 2023 4:36:01 PM

We are very concerned about the rezoning proposal for 4691 S Victor Pike. The traffic on nearby existing roads, especially That Road, Church Lane, and South Rogers, is already at dangerously high levels, with no sidewalks or even adequate shoulders. The rural nature of this area is in jeopardy. With the threat of climate change, we need to preserve open fields, woods, and watersheds, and the habitat diversity they provide.

Please vote NO on PUO-23-7 and help keep Victor Pike rural.

John and Diana Cross
4902 S Rogers St
Bloomington, IN 47403

From: [Sherri Boruff](#)
To: [Daniel Brown](#)
Cc: Starfish14@Bluemerble.net
Subject: Vote No on PUO-23-7
Date: Monday, December 25, 2023 7:24:18 AM

The rezone proposal for 4691 S. Victor Pike will hurt the neighborhood and the environment. Please keep Victor Pike rural.

Thank you.

Sherri Boruff
1682 W. That Road
Bloomington, IN 47403

Sent from my iPhone

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Arthur J. Mehlert III
Printed Name: ARTHUR JOHN MEHLERT III
Address: 9425 SOLEIL PONTRE LASALLE Du
Bloomington
IN 47401
LASALLE
LASALLE

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Clara Huggin
Printed Name: Clara Huggin
Address: 3433 Glasgow Cir
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Anna Yeley

Printed Name: Anna Yeley

Address: 1620 S Pickwick Pl, Bloomington IN
47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Susan Yeley

Printed Name: Susan Yeley

Address: 1620 S. Pickwick Pl.
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Christine Atkins

Printed Name: Christine Atkins

Address: 9386 Derrett Rd
Unionville, IN 47468

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Tyagan Miller

Printed Name: TYAGAN MILLER


Address: 3530 N. Russell Rd
BLEN, IN 47408

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Clinton Edge

Address: 1245 W Church Ln. Bloomington,
IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Delachaise M. Cusack

Address: 4835 South Victor Pike

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Dale McKibben

Printed Name: Dale McKibben

Address: 2324 E. Moffett Lane
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Karen McKibben

Printed Name: Karen McKibben

Address: 2324 East Moffett Ln.
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: EJ. McCormick

Printed Name: EJ MCCORMICK

Address: 1812 S Rogers St
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Nola Cusack

Printed Name: Nola Cusack


Address: 4835 S. Victor Pike

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: GARY D. ROBERTS

Address: 1330 WEST THAT RD

BLOOMINGTON, IN 47403

REC'D-22

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: STEPHANIE J. ROBERTS

Address: 1330 WEST THAT RD


BLOOMINGTON, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Ge Yan

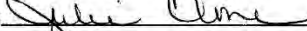
Address: 1167 E. Secretariat Ct.
Bloomington IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Julie Cline

Address: 4500 S. Eagleview Dr.
Bloomington, IN 47403

12/22/23

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

PLEASE **KEEP VICTOR PIKE RURAL**

Signature: *Jerrold Barnett*

Printed Name: Jerrold Barnett

Address: 1621 W. Dove Drive
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Thomas M. Dermott*

Printed Name: Thomas M. Dermott

Address: 708 S. Brighton Crest
Bloomington, IN 47401

Forward
to Planning

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Greg Meyer

Printed Name: Greg Meyer

Address: Bloomington resident 1975-79

IUB grad 1979

400 Scenic Drive, Evansville IN 47715

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Judy Klein

Printed Name: Judy Klein

Address: 1111 E. Wylie St

Bloomington IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Gillian Stahl

Printed Name: Gillian Stahl

Address: 512 N Kerry Dr Blgtn IN 47408

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Julie Mc Dermott
Printed Name: JILL Mc Dermott
Address: 708 S. Brighton Crest
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Justin Robertson
Printed Name: Justin Robertson
Address: 1116 S. Rogers St.
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

[Handwritten Signature]
[Handwritten Signature]
1360 W. That Rd
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

[Handwritten Signature]
Mary Smith
1360 W That Rd
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Julie Rasche

Printed Name: Julie Rasche

Address: 1000 W. Church Ln
Bloomington

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Jesse Rasche

Printed Name: Jesse Rasche

Address: 1000 West Church Lane

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kelley Scholfield

Printed Name: Kelley Scholfield

Address: 1279 W Rangview Circle
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Mary Craig

Printed Name: Mary Craig

Address: 3425 E Adair Ln
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kendall Edge

Printed Name: Kendall Edge

Address: 1245 W. Church Lane
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: [Signature]

Printed Name: Hum Yan

Address: 467 E Secretariat Ct.
Bloomington IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Lucy Gueriac
Printed Name: Lucy Gueriac
Address: S. Nancy St.

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Karen Lancelli
Printed Name: Karen Lancelli
Address: 910 W. Hedgewood Dr.
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Laura Magonis

Printed Name: Laura Magonis

Address: 1800 E Windsor Dr
Bloomington IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Lilly Maddy

Printed Name: Lilly Maddy

Address: 3209 E 10 St. Bloomington

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Laura Pedersen
Printed Name: LAURA PEDERSEN
Address: 1810 West Valley View DR
Ellettsville IN.

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: George Casack
Printed Name: GEORGE CASACK
Address: 3358 S. Chestnut wood LN
Bloomington TN.

cc: guy@lottmanlaw.com <guy@lottmanlaw.com>

Good morning Mr. Loftman.

I was walking on the Clear Creek Trail a couple of days ago and noticed the information you had posted about PUO-23-7 and the proposal to rezone the 40+ acre parcel located at 4691 S. Victor Pike, Bloomington, IN (parcel # 53-08-20-400-102.000-008) from estate residential (RE1) to high density residential (HR).

This is an unfortunate proposal in my opinion -- Bloomington should strive to preserve the rural character of the land and viewshed surrounding the trail.

I am writing to inquire about the current status of this proposal and to find out if there's any way I can support efforts to stop the rezoning and help preserve the rural character of the trail.

I currently reside in PA and am visiting family in B-town over the holidays. Although I do not currently live in Bloomington, I enjoyed growing up here and attending IU. I would be interested in helping any efforts to preserve the remaining rural and natural areas that make Bloomington and southern IN special.

Thanks for any info!
Michele Miller

--
Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445
Guy Loftman is a retired attorney, and is no longer practicing law

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Leslie Wagner
Printed Name: LESLIE WAGNER
Address: W 6th St 47404

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Carolyn Bucher
Printed Name: CAROLYN BUCHER
Address: 3706 S GrassTree Ct
Bloomington IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Maxine Southern

Printed Name: Maxine Southern

Address: 4690 S. Victor Pk
Bloomington TN 37403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kim M. Moors

Printed Name: Kim M. Moors

Address: 3219 Bayard Park Dr.
Evansville, IN 47714

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Paula Patton

Printed Name: Paula Patton

Address: 4706 S College Dr
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: K Pattillo

Printed Name: Ken Pattillo

Address: 1021 E Chris Ln
Bloomington, IN 47401

0

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Nancy A. Craig

Printed Name: NANCY A. CRAIG

Address: 4636 S. HAWKS WAY
47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Julie K Williams

Printed Name: Julie K Williams

Address: 7294 W. St Rd 46
Ellettsville IN 47422

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Samantha Easter

Printed Name: Samantha J. Easter

Address: 1205 S. Walnut St.

Bloomington In 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Lisa J. Hine

Printed Name: Lisa J. Hine

Address: 1205 S. Walnut St.

Bloomington In 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Shane M. Rasche

Printed Name: Shane Rasche

Address: 4500 S. Eagleview Dr.

Bloomington, IN 47403

12/22/23

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

~~Please~~ **KEEP VICTOR PIKE RURAL**

Signature: Carol Corner Barnett

Printed Name: Carol Corner Barnett

Address: 1621 W. Dove Dr.

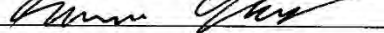
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Simon Yeley

Address: 1620 S Pickwick
Place, Bloomington IN

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Brian Yeley

Address: 1620 South Pickwick Place
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Woodrow S. Hueston
Printed Name: Woodrow Hueston
Address: 4595 S. Rockport
Bloomington, Ind 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Jean Williams
Printed Name: JEAN WILLIAMS
Address: 402 E HILLSIDE DR
B-PA 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Thomas Whitman

Printed Name: THOMAS WHITEMAN

Address: 4540 S. VICTOR PIKE
BLOOMINGTON, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Caroline Lee

Printed Name: Caroline Lee

Address: 4540 S. VICTOR PIKE
Bloomington, IN 47403

From: Starfish19@BlueMarble.net
To: [Jacqueline N. Jelen](mailto:Jacqueline.N.Jelen)
Cc: [Daniel Brown](#); [Guy Loftman](#); [David Busch](#)
Subject: Remonstrance incorporating opposition to REZ-21-1 into PUO-23-7.
Date: Wednesday, December 27, 2023 11:29:35 AM
Attachments: [Monroe County Plan Commission Meeting 8-17-21 Packet 1 Objection Remonstrances Pages 46-212 with cover page 12-27-23.pdf](#)
Importance: High

December 27, 2023

jnester@co.monroe.in.us

Subject: Remonstrance incorporating opposition to REZ-21-1 into PUO-23-7.

To the Monroe County Plan Commission:
c/o Jackie N. Jelen, Director
Monroe County Planning Department

We live directly south of the old Robertson Farm, located at 4691 S. Victor Pike, Bloomington, IN 47403. White Oaks Endeavors LLC, its current owner, seeks approval of PUO-23-7. In 2021 the same petitioner sought a rezone of the same land using a similar development plan, filed as REZ-21-1. (The current proposal is even denser and includes a three-story apartment style building right by the Clear Creek Trail.)

Strong public opinion was expressed against REZ-21-1, often through postcards, letters, and emails. The developers, the real estate, and the development plan are substantially identical. The impacts on the environment and neighborhood are as bad or worse. Therefore, the postcards, letters and emails opposing REZ-21-1 are also applicable to PUO-23-7. The attached Exhibit contains 125 postcards and 43 letters and emails submitted in opposition to REZ-21-1. Please consider them in full force and effect with respect to PUO-23-7.

Respectfully yours,

Guy and Connie Loftman
Eve Loftman Cusack and Sam Cusack
4835 S. Victor Pike
Bloomington, IN 47403

Dave and Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

From: [Carrie Newcomer](#)
To: [Planning Office](#)
Subject: Vote No On PUO-23-7
Date: Thursday, December 28, 2023 12:26:34 PM

To The Monroe County Planning Office

Thank you for your work for the Monroe county office. I appreciate your care and concern for this community as well as your dedication to wise and equitable planning so that as Bloomington grows in new and exciting ways we maintain the integrity and beauty of our beloved hometown.

I'm writing with serious concerns about the proposed development for 4691 S. Victor Pike (PUO-23-7)

I strongly believe this proposed development would be bad for nature, bad for the environment, disruptive and devastating to the current neighborhood, and the community.

Please consider the problems inherent in this proposal and vote to stop its implementation

Thank you,

Carrie Newcomer

5050 E Earl young road

Bloomington IN 47408

8123200502

Info@carriewcomer.com

From: [Robert Meitus](#)
To: [Planning Office](#)
Subject: Vote No On PUO-23-7.
Date: Thursday, December 28, 2023 12:51:15 PM

Dear Monroe County Planning Office:

From what I understand, the development proposed for 4691 S. Victor Pike would be terrible for the environment and for the neighborhood and Bloomington as a whole. I strongly urge you not approve this development.

Best,

Robert Meitus

5050 E. Earl Young Rd.

Bloomington, IN 47408

Robert S. Meitus / **Meitus Gelbert Rose LLP** / 111 E. Kirkwood Ave. Suite 300, Bloomington, IN 47408 / tel: (317) 464-5311 / fax: (317) 464-5111 / web: www.MGIRfirm.com / email: rmeitus@MGIRfirm.com **Licensed in Indiana and New York.**

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From: [Robert Meitus](#)
To: [Planning Office](#)
Subject: PUO-23-7
Date: Thursday, December 28, 2023 12:53:14 PM

Dear Monroe County Planning Office:

From what I understand, the development proposed for 4691 S. Victor Pike would be terrible for the environment and for the neighborhood and Bloomington as a whole. I strongly urge you not approve this development.

Best,

Robert Meitus

5050 E. Earl Young Rd.

Bloomington, IN 47408

Robert S. Meitus / **Meitus Gelbert Rose LLP** / 111 E. Kirkwood Ave. Suite 300, Bloomington, IN 47408 / tel: (317) 464-5311 / fax: (317) 464-5111 / web: www.MGIRfirm.com / email: rmeitus@MGIRfirm.com **Licensed in Indiana and New York.**

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From: [Guy Loftman](#)
To: [Jacqueline N. Jelen](#); [Daniel Brown](#); [Guy Loftman](#)
Subject: Statement in opposition to PUO-23-7
Date: Thursday, December 28, 2023 9:33:24 PM

Statement in opposition to PUO-23-7

Hello Plan Commission,

As an adjoining property owner I have many concerns about The Trails at Robertson Farm, proposed for 4691 S. Victor Pike, pending as PUO-23-7. I will address a few of the most pressing.

1. The Planning Department report states:

...the petitioner will be creating 145 residential lots containing single-family residences, single family paired homes, triplex/townhomes that will each be situated on their own lot with a shared wall, and a multi-family dwelling unit all on one lot.

However, the PUD Outline Plan states, in its second paragraph:

Three phases are envisioned with roughly a third of the lots in each phase (50-60 homes each).

That would be a total of 150 to 180 homes. I also note that the drawings on page 5 of their PUO shows each story of the multi-family building would be up to 8 units, with three stories. Adding those 24 units to the 179 single home lots, there could be 203 family units in the development. I feel like any ambiguity concerning the density of development should be interpreted to mean that the developer will build every unit authorized.

2. PUD ordinance 811-1 B through G list specific potential PUD advantages, at least some of which a PUD is expected to offer. Important factors in the proposal are disadvantages compared to the current zoning, not advantages.

B. It doesn't provide any buffers or transitions between areas. Instead, it creates high density housing in a neighborhood with low density housing. All adjoining properties are larger than any of the proposed single family residential lots. Many lots are much larger. The current zoning is consistent with the neighborhood. The proposal is not. It introduces much higher density than the surrounding area.

C. It doesn't enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces. The preserved natural green spaces are all undevelopable areas that could not be developed under the current zoning. And far more impervious surfaces would be added with the proposal. Impervious surfaces do not enhance natural beauty.

D. It doesn't counteract street congestion. 200 authorized units would add 10 round trips per day on Victor Pike. That would be 4,000 vehicles leaving and reentering the subdivision. We already have nearby congestion, especially when schools begin and get out, with Lighthouse Christian Academy adjacent, and Batchelor Middle School and Clear Creek Christian School not a mile away. This would make congestion worse, not better.

E. These homes won't be architecturally compatible with the surrounding area. Nearby residences are on larger parcels, and none are attached to other residences. There are no three-story apartment buildings within view.

F. It doesn't buffer intensity of development. It violates the surrounding intensity, and it concentrates the densest development on the perimeter, which is adjacent to nearby free-standing homes on larger parcels.

G. It doesn't promote or protect environmental integrity. Petitioner's claim in its November 1, 2023 letter that their plan would "... preserve all = protected species living/migrating on

the property” cannot be supported. The 123 federally protected species identified on the rail trail from Victor Pike to the roundabout within the last year would be damaged by this development, not protected. (See the statement of Eve Loftman Cusack, an adjacent resident and owner, pasted below.)

3. I also note that the claim that “The development will include 25% of the area as dedicated open space” is inconsistent with the drawings Petitioner provides, which show 17% open space. This violates 811-3(E)(2). (We have received through Mr. Daniel Brown “PUO-23-7 Part 1 Combined OpenGov documents.pdf”, which doesn’t seem to be part of the packet we see as presented to the Plan Review Committee. That packet has several drawings.. The third is titled “Site Improvement Legend.” It states “17% DESIGNATED OPEN SPACE.”)

4. Finally, I note that, Petitioner’s claim that the PUD would bring the “44+ acres into compliance with the critical watershed regulations” is based on a misunderstanding. The 44+ acres are not out of compliance with those regulations. If the developers break ground that will take it out of compliance.

In light of these considerations, and in addition to the Plan Department’s opposition based on the undesirability of PUD developments in general, I ask that the Plan Review Committee recommend against authorizing PUO-23-7.

Respectfully yours,

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
812-679-8445

Statement concerning wild birds adjacent to 4691 S. Victor Pike.

My name is Eve Loftman Cusack . I have lived at 4835 S. Victor Pike, adjacent to the Robertson Farm, for most of my life. I have observed bird activity on the adjacent rail trails intensely for the last 18 years. I am an experienced birder. I developed and have operated a summer bird banding program at Indiana University’s Kent Farm Banding Station since 2017. I teach Bird Camp for Wonderlab. I have presented to high school teachers about incorporating bird study into their curricula, also for Indiana University. I prepared the following statement and bird inventory of the Clear Creek Trail section from Victor Pike to the roundabout, which compiles observations made in the last year. Serious upheaval of the lands surrounding the Clear Creek Trail section from Victor Pike to the roundabout could have dire consequences to populations of birds, plants and animals that rely on these grasslands for hunting grounds, breeding grounds, wintering and migration. This land is used year-round by a multitude of birds including two species of special concern for the state of Indiana: Northern bobwhite and American woodcock. Both have been present during the breeding season in this immediate area. Studies show that birds decline by 50-60% more in modernized villages compared with older villages and fields. One study specifically “show[s] that an increasing share of new and renovated houses in rural settlements is strongly related to losses in local abundance of farmland bird species.” <https://onlinelibrary.wiley.com/doi/10.1111/conl.12843>. Should it be developed, what grassland does remain in this 40 acre tract is unlikely to support a viable population of these nesting species and the influx of 180 families will bring direct nest predation threats in the form of domestic cats, which kill over two billion birds a year in the US alone. <https://abcbirds.org/program/cats-indoors/cats-and-birds/#:~:text=In%20the%20United%20States%20alone,%20of%20of%20outdoor%20cats>. Additionally, building 180 houses will clear the vast majority of plants and trees from the area, decimating native plants and insect populations, taking away the major food source of the birds and other animals in this area. 148 species of bird have been seen on the Clear Creek Trail, with 126 species viewed in the ¼ mile stretch that runs

along the Robertson property. 123 of these are protected. Three invasive species are not: feral pigeons, European starlings and house sparrows. Below, protected birds are grouped as breeding species, migrating species and wintering species. The asterisk indicates that the species is particularly reliant on meadows or fields, which are quickly dwindling in this area.

Breeding species:

1. Northern bobwhite*
2. American woodcock
3. Northern Cardinal
4. Eastern Towhee*
5. Song Sparrow*
6. Chipping sparrow
7. Field sparrow*
8. American Goldfinch*
9. House Finch
10. American Robin
11. White-breasted nuthatch
12. Tufted titmouse
13. Carolina chickadee
14. White-eyed vireo
15. Red-eyed vireo
16. Warbling vireo
17. American crow
18. Blue Jay
19. Downy Woodpecker
20. Hairy Woodpecker
21. Red-bellied woodpecker
22. Pileated Woodpecker
23. Red-headed woodpecker
24. Northern Flicker
25. Chimney swift
26. Ruby-throated hummingbird
27. Barn swallow*
28. Tree swallow*
29. Rough-winged swallow*
30. Cooper's Hawk
31. Red-shouldered hawk*
32. Red-tailed hawk*
33. American Kestrel*
34. Turkey vulture
35. Great blue heron
36. Mourning dove
37. Common grackle
38. Red-winged blackbird*
39. Baltimore Oriole
40. Orchard Oriole
41. Eastern bluebird*
42. Canada goose
43. Eastern meadowlark*
44. Northern mockingbird*
45. Brown-headed cowbird
46. Carolina wren
47. House wren
48. Eastern screech owl
49. Great horned owl*
50. Common nighthawk
51. Black vulture
52. Killdeer*
53. Wood duck
54. Blue-gray gnatcatcher
55. Brown thrasher
56. Gray catbird
57. Northern mockingbird
58. Eastern Phoebe
59. Eastern kingbird*
60. Great-crested flycatcher
61. Acadian flycatcher
62. Yellow warbler
63. Common Yellowthroat*
64. Indigo bunting*
65. Louisiana waterthrush
66. Yellow-breasted chat*
67. Eastern wood-pewee
68. Cedar waxwing
69. Yellow-billed cuckoo
70. Belted kingfisher

Migrating species

1. Swamp sparrow
2. Blackburnian warbler
3. Broad-winged hawk
4. Rose-breasted grosbeak
5. Blue grosbeak
6. Lincoln's sparrow
7. Wilson's warbler
8. Palm warbler
9. Philadelphia Vireo
10. Blue-headed vireo
11. Northern waterthrush
12. Swainson's Thrush
13. Gray-cheeked thrush
14. Hermit thrush
15. Solitary Sandpiper
16. American redstart
17. Black-throated green warbler
18. Nashville warbler
19. Black and white warbler
20. Yellow-throated warbler
21. Kentucky warbler
22. Prairie Warbler
23. Least flycatcher
24. Summer tanager
25. Scarlet tanager
26. Magnolia warbler
27. Tennessee warbler
28. Blackpoll warbler
29. Chestnut-sided warbler
30. Mourning warbler
31. Blue-winged warbler
32. Canada warbler
33. Pine warbler
34. Bay-breasted warbler
35. Purple finch
36. Cape May warbler
37. Orange-crowned warbler
38. Willow flycatcher
39. Sedge wren
40. Alder flycatcher

Wintering species

1. White-throated sparrow
2. White-crowned sparrow
3. Fox sparrow
4. Dark-eyed junco
5. American Tree sparrow
6. Ruby-crowned kinglet
7. Golden-crowned kinglet
8. Winter wren
9. Brown creeper
10. Yellow-rumped warbler
11. Golden-crowned kinglet
12. Merlin
13. Peregrine Falcon
14. Pine siskin
15. Rusty blackbird
16. Red-breasted nuthatch

Source of birdlists: 873 ebird checklists collected by nearly 20 local birders

<https://ebird.org/hotspots?env.minX=-86.685302&env.minY=38.993581&env.maxX=-86.31765699&env.maxY=39.356232&yr=all&m=>

I can be contacted at ve洛夫mancusack@gmail.com with any questions. I live at 4835 S. Victor Pike. Bloomington, IN 47403

--

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403

(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

From: [Molly O'Donnell](#)
To: [Planning Office](#)
Subject: PUO-23-7
Date: Friday, December 29, 2023 5:10:06 PM

Dear Plan Review Committee,

I urge you to oppose the development proposed in PUO-23-7.

Additional apartment complexes are not needed, given the large number recently added in Bloomington, and the proposed scale is not suitable for that area. What are needed are small, well-built, energy-efficient houses and townhouses. Couldn't an incentive for including a percentage of affordable homes and townhomes be negotiated?

Also, retaining more green space, and keeping a buffer from the Clear Creek Rail Trail should be required for any development.

I therefore request that the Plan Review Committee recommend not authorizing PUO-23-7 as proposed.

Thank you for your consideration.

Molly S O'Donnell
602 S Rose Ave.
Bloomington, IN 47401

From: [Barbara Backler](#)
To: [Planning Office](#)
Subject: Vote No On PUO-23-7
Date: Friday, December 29, 2023 9:52:11 PM

The development proposed for 4691 would be bad for the environment, the neighborhood and the community. I love to walk on the nearby trail, and it already has way too much development. Please vote no and stop this out of control building.

Barbara Backler
609 N. Plymouth Road
Bloomington, IN 47408

From: [Jessica Davis](#)
To: [Planning Office](#)
Subject: Vote No On PUO-23-7
Date: Saturday, December 30, 2023 8:18:19 AM

The development proposed for 4691 S. Victor Pike would be bad for nature, the environment, the neighborhood, and the community. Please stop it.

Thank you,

Jessica Davis

7404 E Lampkins Ridge Rd

Bloomington IN 47401

--

Jessica Davis
Assistant Head of School,
Bloomington Montessori

From: [Alan Backler](#)
To: [Planning Office](#)
Subject: Vote NO on PUO-23-7
Date: Saturday, December 30, 2023 8:29:27 AM

The development proposed for 4691 S. Victor Pile would not be good for nature, the environment, the neighborhood or the community.

Please stop it.

Alan Backler
609 N. Plymouth Rd.

Bloomington, IN 47408

From: [Newton, Nancy A.](#)
To: [Planning Office](#)
Subject: Vote NO on PUO-23-7
Date: Saturday, December 30, 2023 10:28:43 AM

> I have lived in Bloomington since 1972, and I have enjoyed using its gradually expanded network of trails for many years. For a good many of them, I loved accompanying a blind friend of mine along the Clear Creek Trail, beginning our walk at Church Lane, crossing Victor Pike, and then continuing north to Tapp Rd.

>
> I write now to add my voice in strong opposition to PUO-23-7, a proposal on which you will soon take a vote.

>
> The environs along Victor Pike where the trail crosses it offer users of the trail a lovely rural prospect. But the dense urban housing development outlined in PUO-23-7 would alter the area very negatively, destroying both natural and ecological features of great value to the larger connected landscape as well as the settled pattern of residences that are placed on larger parcels of land at some distance from each other. The traffic, the increase in noise and pollution — the violation of the valuable rural character of that section of Clear Creek Trail — would be a travesty in my judgment.

>
> I hope that for these reasons, and others, you will vote to stop the proposed development on Victor Pike.

>
> Thank you.

>
> Sincerely,
> Nancy Newton
> 1598 E Rhorer Rd
> Bloomington, IN 47401

From: [McLeod, Jane D.](#)
To: [Planning Office](#)
Subject: PUO-23-7
Date: Saturday, December 30, 2023 11:49:38 AM

Dear members of the Planning Commission,

I understand that you are considering a proposal to build 200+ housing units on the Old Robertson farm on Victor Pike. I write in strong opposition to the proposal. The development would destroy the habitat of countless plants and animals, would reduce the beauty of the Clear Creek Rail Trail, and would not add any much-needed affordable housing to Bloomington. I urge you to reject the proposal.

Sincerely yours,
Jane McLeod

From: [Madaleine Kerr](#)
To: [Daniel Brown](#); [Starfish14@Bluemarble.net](#); [James Kerr](#)
Subject: Vote no on PUO-23-7
Date: Saturday, December 30, 2023 1:29:22 PM

Hello, Our family lives on South Rogers Street and we are reaching out regarding the rezone proposal for 4691 South Victor pike. WE believe it'll hurt the neighborhood and the environment. Please consider keeping Victor Pike rural.

Madaleine and James Kerr
4898 S Rogers St, Bloomington, IN 47403

From: [Swenson, Melinda Marie](#)
To: [Planning Office](#)
Subject: Opposition to development on S. Victor Pike
Date: Monday, January 1, 2024 9:49:32 AM

To: PlanningOffice@co.monroe.in.us

Subject: Vote No On PUO-23-7.

The development proposed for 4691 S. Victor Pike would be bad for nature, the environment, the neighborhood, and the community. This is a place for bird-watching, family picnics, breathing clean air, walking. NOT a place for mega-apartments.

Please stop it.

Thank you,

Melinda Swenson

6310 N Viking Ridge Road (Benton township)

Bloomington IN 47408

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____



Mr. Carl Jackson
4943 S Old State Road 37
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

1700 West Jeremy Drive
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *E Maier*

Printed Name: Elizabeth Maier

Address: 3837 S Cramer Cir
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Carl P Jackson* *Babett Jackson*

Printed Name: Carl P Jackson Babett

Address: _____



Mr. Carl Jackson
4943 S Old State Road 37
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Grant Adams

Printed Name: Grant Adams

Address: 1543 W. Shamrock Ct
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Nathaniel Rudavsky-Budy

Printed Name: Nathaniel Rudavsky-Budy

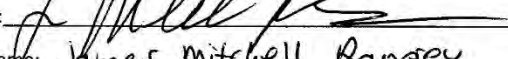
Address: 218 S. Jackson St
Bloomington, IN 47404

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 
Printed Name: James Mitchell Ramsey
Address: 5167 E Moore's Creek Rd
Bloomington, IN 47401

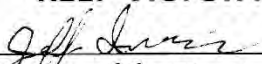
PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

6

KEEP VICTOR PIKE RURAL

Signature: 
Printed Name: Jeff Irving
Address: 342 S. Jackson St
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Joshua Wilson

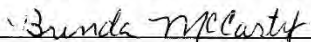
Address: 813 Middleland Rd
Millersburg, OH

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Brenda McCarty

Address: 4207 Rushton Dr
Beavercreek, OH 45431

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kaylen Ramsey

Printed Name: Kaylen Ramsey

Address: 5167 E Moores Creek Rd

Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Brian Shepherd

Printed Name: Brian Shepherd

Address: 8311 W. Tilson Pl,

47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

1700 West Jeremy Dr.
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

1590 W Spat Rd
Bloomington, Indiana 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Sherril K. Boruff

Printed Name: Sherril K. Boruff

Address: 1682 W. That Road
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Jennifer Wilson

Printed Name: Jennifer Wilson

Address: 813 McCalland Rd
Milford OH 45150

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Susan Meyer

Printed Name: Susan Meyer

Address: 400 Scenic Drive
Evansville, IN 47715

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Wilson Hull

Printed Name: Wilson Hull

Address: 352 S Dunn St, ~~47401~~ Bloomington, IN
47401

From: [Linda Mjolsnes](#)
To: [Planning Office](#)
Subject: Vote NO on PUO-23-7.
Date: Tuesday, January 2, 2024 11:58:24 AM

Please do not allow the proposed development for 4692 Victor Pike to proceed. It would be bad for nature, the environment, the neighborhood, and the larger community.

Thank you.

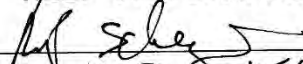
Linda and Eric Mjolsnes
1412 S. Winfield Rd
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: KIP SCHLEGEL

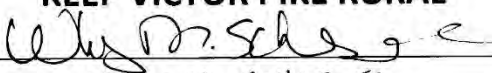
Address: 9101 S. VICTOR PIKE
BLOOMINGTON, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: WHITNEY SCHLEGEL

Address: 9101 S. VICTOR PIKE
BLOOMINGTON, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Alex Isley

Printed Name: Alex Isley

Address: 707 E. Grimes Ln.

Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Emily Smitheram

Printed Name: Emily Smitheram

Address: 707 E Grimes LN

Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Lisa Crowhurst

Printed Name: LISA Crowhurst

Address: 4223 S. Mallard Ct.
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: James Crowhurst

Printed Name: James Crowhurst

Address: 4223 S. Mallard Ct
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Sandra Ducey

Printed Name: Sandra Ducey

Address: 1916 E. Arden Dr.
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: RJ

Printed Name: Renee M Wenger

Address: 7290 S. Old State rd 37
Bloomington, In 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Steve Dadds
Printed Name: STEVE DODDS DODDS
Address: 855) W GARLAND
Blountsville
47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Bruce Douglas
Printed Name: Bruce Douglas
Address: 7144 W. CHARLES CHAPEL RD
ELLETTSVILLE, IN

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Tammie Lohr-Brown
Printed Name: TAMMIE LOHR-BROWN
Address: 907 S. MADISON ST
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Takesah Youngman
Printed Name: Takesah Youngman
Address: 7158 S. Strain Kidge Rd
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Brenda Forgas

Printed Name: BRENDA FORGAS

Address: 1232 E SANDERS, 2ND AVE
BLOOMINGTON, IN 47401

VOTE NO!
TO OUR QUALITY OF LIFE!

- I DON'T UNDERSTAND WHY THE COUNTY IS WANTING TO BE CITY. OUR TOWN IS NO LONGER A SWEET, SMALL TOWN + BEING TAKEN OVER BY DEVELOPERS IN OTHER STATES WHO DON'T CARE WHAT HAPPENS

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Addie Paul

Printed Name: Addie Paul

Address: 1251 W. Church Lane
Bloomington, IN

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Betty Hildebrand

Printed Name: BETTY HILDEBRAND

Address: Whitestown, Indiana

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Melodee Shaw

Printed Name: Melodee Shaw

Address: 4848 S. Victor Pike
Blgtn., In. 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Cassidy Rockhill

Address: 3610 S Eddington Dr.

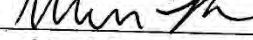
Bloomington, IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature:  12/30/23

Printed Name: Madeleine Herr

Address: 4833 S Rogers St

Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Connor Armstrong

Printed Name: Connor Armstrong

Address: 4311 W Cherry Orchard Ct

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Logan J. Osborne

Printed Name: Logan J. Osborne

Address: 39600 W. Walnut Leaf Dr.

Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____


Dylan Osborn
Dylan Osborn
3960 W. Walnut Leaf Dr.
Bloomington, Indiana 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

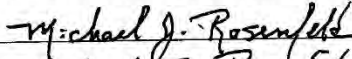
Signature:  12/30/23
Printed Name: James Kerr
Address: 4898 S Rogers St
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 
Printed Name: Michael J. Rosenfeld
Address: 715 W. Estate Dr.
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____



Printed Name: _____

Derek Pearson

Address: _____

9350 Moore Rd
Zionsville IN 46077

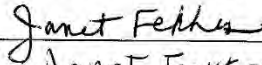
PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____



Printed Name: _____

Janet Fekkes

Address: _____

6285 Dusty Laurel Dr.
Whitestown, IN 46075

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kyles Elkins

Printed Name: Kyles Elkins

Address: 3040 N Smith Pike

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Braxton Hoy

Printed Name: Braxton Hoy

Address: 13297 E Edwards RD

Solsberry IN

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *K. All*

Printed Name: Kai Slough

Address: 3258 E Braeside Drive

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Shayna Vazquez*

Printed Name: Shayna Vazquez

Address: 3258 E Braeside Dr.

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Lisa McMichael

Printed Name: Lisa McMichael

Address: 608 W. Glen Arbor Way
Bloomington IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kelly Rockhill

Printed Name: Kelly Rockhill

Address: 3610 S. Eddington Drive
Bloomington IN 47401

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Marie Lambdin

Printed Name: Marie Lambdin

Address: 150 W. Zikes Rd.

Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Nadia Lambdin

Printed Name: NADIA LAMBDIN

Address: 150 W Zikes Rd.

Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Madison Abel

Printed Name: MADISON ABEL

Address: 1141 S. ADAMS ST. Bloomington, IN 47403
Apt 4

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: [Signature]

Printed Name: Greg Jager

Address: 1141 South Adams Street

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

[Handwritten Signature]
NINA K. CHM
1753 S Oakdale Dr.

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

[Handwritten Signature]
Riley Osborne
3960 W. Walnut Leaf Dr
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Natalie Pearson

Printed Name: Natalie Pearson

Address: 9350 Moore Rd. Zionsville, IN
46077

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Toby Pearson

Printed Name: Toby Pearson

Address: 9350 Moore Rd.
Zionsville, IN 46077

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Wayne Shaw
Printed Name: Wayne Shaw
Address: 4848 S. Victor Pike
Blain, IN, 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kevin Murray
Printed Name: KEVIN MURRAY
Address: 3655 S. GLASGOW CIRCLE

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Rhonda Shipley

Printed Name: Rhonda Shipley

Address: 1620 W. Trout Rd

Blount, Indiana 47403

From: [Mary Ann Williams](#)
To: [Planning Office](#)
Cc: [Guy Loftman](#)
Subject: Vote "No" On PUO-23-7
Date: Tuesday, January 9, 2024 9:14:17 AM

Greetings Planners. I'm writing to ask you to vote "NO" on PUO-23-7. I live near this area and support the comment below by Guy Loftman.

Further residential development in this area is not needed and will be bad for the natural environment, local neighborhoods, and the community. Please stop this development.

Mary Ann Williams
3550 So. McDougal Street
Bloomington, IN. 47403

To: PlanningOffice@co.monroe.in.us

Subject: Vote No On PUO-23-7.

The development proposed for 4691 S. Victor Pike would be bad for nature, the environment, the neighborhood, and the community. Please stop it.

Thank you,

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law.

From: [Brewer, Nanette Esbeck](#)
To: [Planning Office](#)
Subject: PUO-23-7 "Vote No"
Date: Tuesday, January 9, 2024 1:04:29 PM

Greetings Planners. I'm writing to ask you to vote "NO" on PUO-23-7. I live near the Batchelor School neighborhood and feel that further residential development in this area, particularly of large 3-story apartment complexes, is not needed and will be bad for the natural environment, local neighborhoods, and the community. Please stop this development! I have had many people in the community say that they were shocked and horrified to see the enormous apartment building complex on South Rogers Street (across from the Country Club) that was jammed into a former horse farm and behind single family homes. I live in the historic home in front of Batchelor Middle School and have already experience increased noise and heavier traffic on our narrow, residential county road. None of us effected by that development even knew that it was happening before it was being built. These mega-complexes seem to be primarily for short-term residents (i.e. 1- or 2-bedroom apartments), not for long-term families. Please don't make this same mistake again.

Sincerely,

Nan Brewer
3636 S. Rogers Street
Bloomington, IN 47403

PLEASE VOTE NO ON PUO-23-7

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Lavon J. Whiteman

Printed Name: LAVON J. WHITEMAN

Address: 4600 SO VICTOR PK.

BLOOMINGTON IN.

47403

EXHIBIT 9: Remonstrance for REZ-21-1

December 27, 2023

jnester@co.monroe.in.us

Subject: Remonstrance incorporating opposition to REZ-21-1 into PUO-23-7.

To the Monroe County Plan Commission:
c/o Jackie N. Jelen, Director
Monroe County Planning Department

We live directly south of the old Robertson Farm, located at 4691 S. Victor Pike, Bloomington, IN 47403. White Oaks Endeavors LLC, its current owner, seeks approval of PUO-23-7. In 2021 the same petitioner sought a rezone of the same land using a similar development plan, filed as REZ-21-1. (The current proposal is even denser and includes a three-story apartment style building right by the Clear Creek Trail.)

Strong public opinion was expressed against REZ-21-1, often through postcards, letters, and emails. The developers, the real estate, and the development plan are substantially identical. The impacts on the environment and neighborhood are as bad or worse. Therefore, the postcards, letters and emails opposing REZ-21-1 are also applicable to PUO-23-7. The attached Exhibit contains 125 postcards and 43 letters and emails submitted in opposition to REZ-21-1. Please consider them in full force and effect with respect to PUO-23-7.

Respectfully yours,

Guy and Connie Loftman
Eve Loftman Cusack and Sam Cusack
4835 S. Victor Pike
Bloomington, IN 47403

Dave and Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

EXHIBIT 9: Letters of Opposition

August 8, 2021

To the Monroe County Plan Commission:

1. On page 231 of the July 20 Plan Commission Packet, Petitioner states, "S Victor Pike has a 90 ft ROW ...". (Exhibit A.) This is not true. The Right of Way is 53 feet by the Robertson Farm and less than 25 feet at the edge of our driveway at 4835 S. Victor Pike.

Moore's Addition sits across the street from the Robertson Farm. The Moore's Addition plat was prepared by Bynum Fanyo and recorded at Plat Book 8 Page 183. It shows that the Victor Pike right of way expanded from 36 feet to 53 feet as part of the platting process. (Exhibit B.)

Where Victor Pike meets our driveway the right of way is less than 25 feet. This was determined when the County bought some of our land to upgrade the bridge by the Rail Trail. (Exhibit C.)

Petitioner's own plat showing Victor Pike Improvements says, in very faint print, just below "S. VICTOR PIKE", "(MAJOR COLLECTOR)(90' DESIRED ROW)". The fact that the desired right of way is 90 feet should not be confused with the fact that the actual right of way is 53 feet. (Exhibit D.)

2. On page 231 of the July 20 Plan Commission packet Petitioner also states, "S Victor Pike ... was planned for expansion by the County. That is not true. Victor Pike is not listed as a Future Roadway Project in Monroe County's Thoroughfare Plan. (Exhibit E.)
3. The pavement by our driveway at 4835 S. Victor Pike is 20 feet wide. The east side has no shoulder. Much of the riprap placed by the County when it upgraded the bridge was washed away in the flood of June 18-19, 2021. Parts were washed away completely. (Exhibit F.) I requested repair, but none has occurred. Buses headed north to Batchelor Middle School and Bloomington South drive by this spot on school days. So do big trucks from Bloomington Seal Coating. The bank drops off steeply. There is a zero margin for error. Victor Pike is a narrow, curvy country road. Petitioner's description misrepresents its character.

Petitioner has misrepresented the nature of Victor Pike. Many other problems with Petitioner's proposals and the accuracy of Petitioner's representations have been shown earlier in this process. I understand that some Commission members feel that higher density is appropriate for the Robertson Farm. But there is every reason to recommend denial of a proposal from Petitioner's who have again and again shown themselves to be irresponsible. A touchstone of the Plan Commission's task is to assure responsible development. That can't be assured in this case.

Thank you for your extensive work on this project.

Guy Loftman, 4835 S. Victor Pike, Bloomington, IN 47403

Exhibit A. Petitioner's presentation, August 3, 2021, Plan Commission Packet p. 231.

The image is a screenshot of a presentation slide displayed in a web browser. The slide has a white background and is titled "Neighbor Meetings & Concerns" in a bold, black font. Below the title is a section header "Road capacity/Traffic:" followed by a bulleted list of five points. To the right of the text are two photographs of roads. The top photograph shows a two-lane road with a yellow center line, labeled "S. Victor Pike" in white text at the top. The bottom photograph shows a similar two-lane road, labeled "Highway 46" in white text at the top. At the bottom of the slide, there is a small, faint text "Alternative Planning for Monroe County". The browser's address bar shows a URL starting with "https://www.c2.com/...". The Windows taskbar is visible at the bottom of the screen, showing the time as 10:41 AM on 8/3/2021.

Neighbor Meetings & Concerns

Road capacity/Traffic:

- S Victor Pike is a "Major Collector"
- S Victor Pike has 90 ft ROW and was planned for expansion by the County
- S. Victor Pike width and size vs Hwy 46 (See pictures)
- Hwy 46 is one of the most utilized non-interstate roads in all of Monroe County and it's width and design is nearly the same as S. Victor Pike
- Hwy 46 has thousands of cars that transit daily back and forth to surrounding counties without dangerous impact to traffic

S. Victor Pike

Highway 46

Alternative Planning for Monroe County

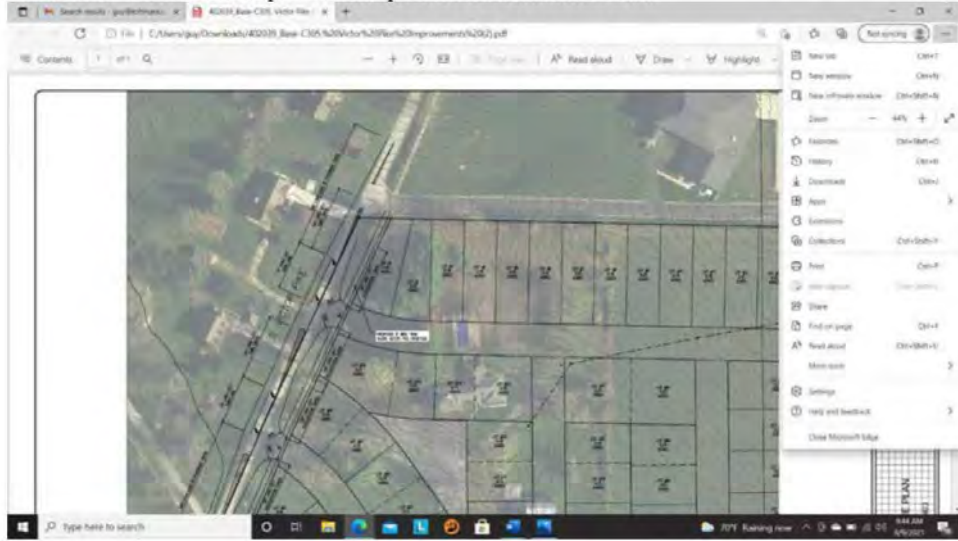
Exhibit B. Plat of Moore's Addition,



Exhibit C. Survey of portion of 4835 S. Victor Pike, Loftman real estate.



Exhibit D. Victor Pike Improvements portion of Petitioner's Plat.



E. Future Roadway Projects, Monroe County Thoroughfare Plan, adopted Dec. 12, 2018, Table 1, Page 8.

Monroe County, Indiana
Thoroughfare Plan

Table 1 - Future Roadway Projects

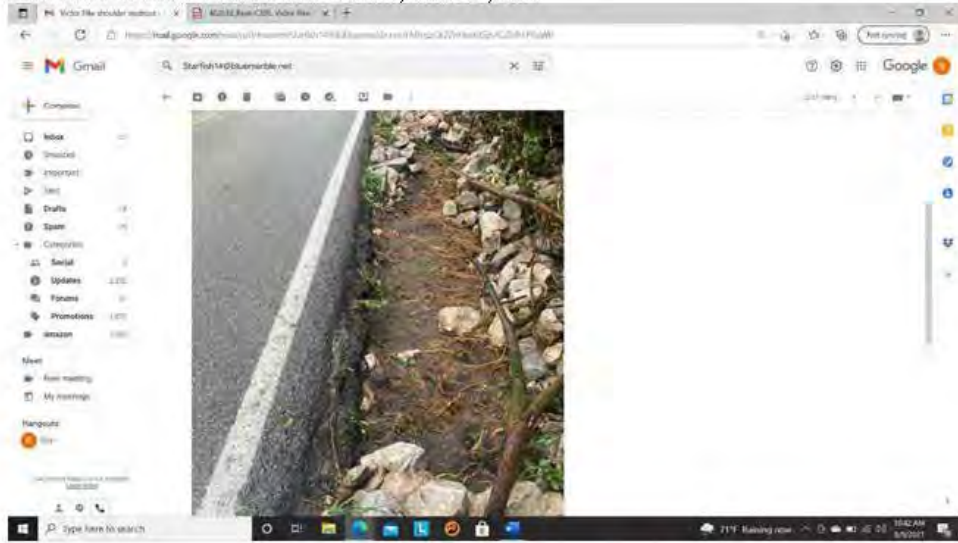
ROADWAY	APPROXIMATE LIMITS	PROJECT TYPE	ESTIMATED YEAR OF CONSTRUCTION
Samuel Road	East of I-69 to OH SR 37	Roadway reconstruction	2019
Simpson-Crispell Road	Baldwin Rd to West of I-69	Roadway reconstruction	2020
Hartman Road & Daniels Way	Hartman Rd, Daniels Way, & Matthews Way	Extension	2018
Industrial Park Drive / Profile Parkway	Industrial Park Dr to Profile Pkwy	Extension	2021
Kitty Road	Argon Rd to SR 45	Extension	No date set
Argon Road	SR 45 to Gary Pike	Extension	No date set
Fulborn Pike	Bankport Rd to Gordon Pike	Extension	2025
Church & Rogers	-	Intersection redesign	No date set
Hunter Valley Road	Adelginger Rd to SR 62	Extension	No date set

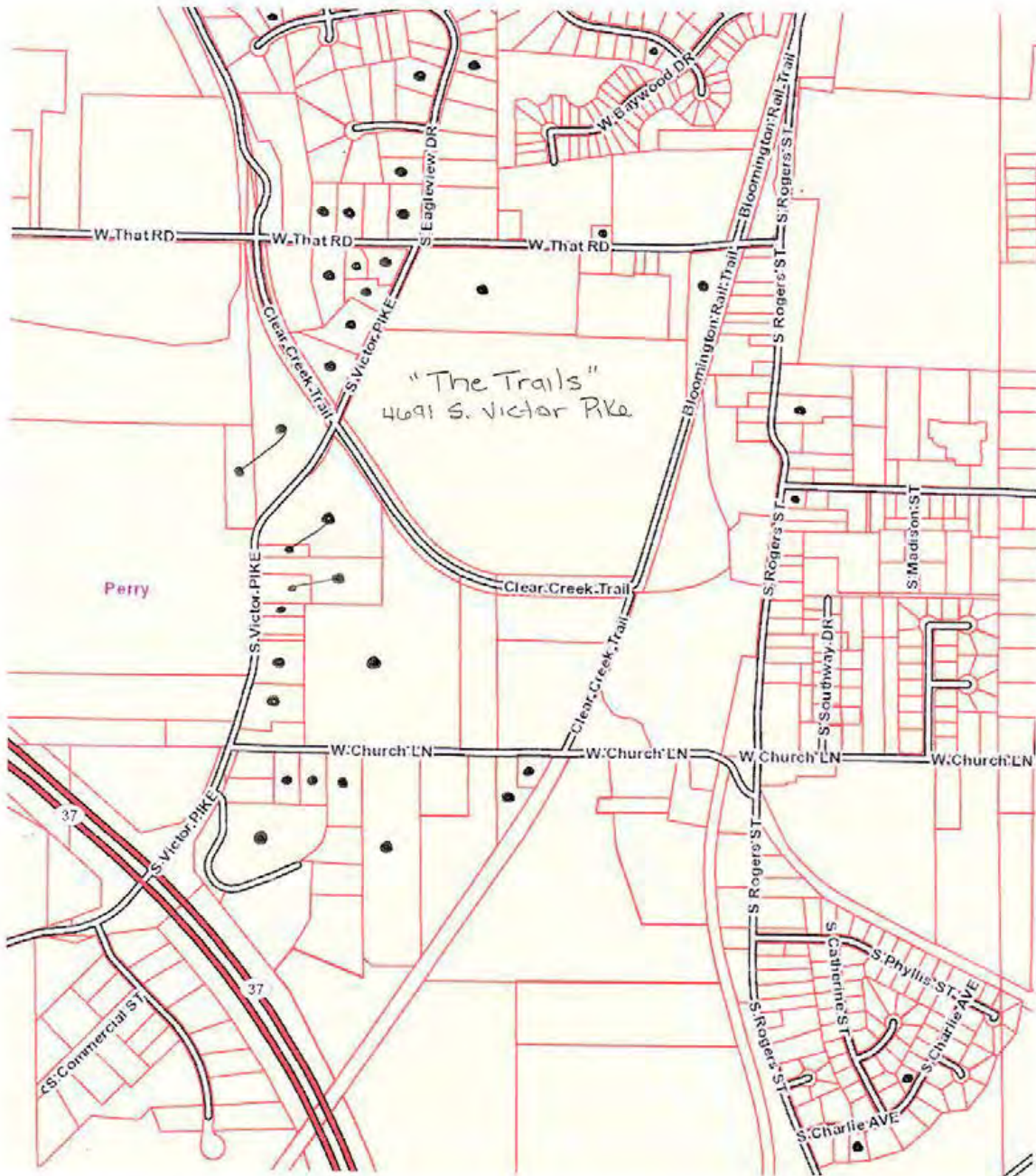
Major Intersections Map

Figure 4 in Appendix A shows the existing at-way stops, traffic signals, and roundabouts within the County. The map also shows traffic signals and roundabouts that are planned for the near future. The purpose of this map is to show the location of major intersections. The location of planned traffic signals or roundabouts were based on the following information:

- Construction projects listed in the MPO's 2016-2019 Transportation Improvement Program;
- Discussions with the County engineering department.

Exhibit F. 4835 S. Victor Pike washout, June 19, 2021





● - Parcels indicate opposition as of 7/8/21

List of Objectors to The Trails at Robertson Farm (Last Update 7-8-21)

125 Objectors as of 7-8-21

60 Objectors noted in yellow live within 1/2 mile of Proposed Development Site

	Date Submitted	Name	Address	E-Mail Address
1	January 1, 2021	David Busch	1250 W. Church Lane, Bloomington IN, 47403	Starfish14@Bluemarble.net
2	February 3, 2021	Patricia Busch	1250 W. Church Lane, Bloomington IN, 47403	Starfish14@Bluemarble.net
3	January 6, 2021	Guy Loftman	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
4	January 6, 2021	Connie Loftman	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
5	January 6, 2021	Eve Loftman Cusak	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
6	January 6, 2021	Sam Cusak	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
7	January 31, 2021	Jana (Mann) Southern	(Formerly) 4690 S. Victor Pike	irs7986@yahoo.com
8	January 31, 2021	Mary Ann Williams	3550 S. McDougal Street, Bloomington, IN, 47403	ma_williams@sbcglobal.net
9	January 31, 2021	Mary Reardon	7286 E. Salt Creek Drive, Bloomington, IN, 47401	maryrdrn@gmail.com
10	January 29, 2021	Joseph Southern	4690 S. Victor Pike, Bloomington, IN, 47403	maxine.southern@yahoo.com
11	January 29, 2021	Maxine Southern	4690 S. Victor Pike, Bloomington, IN, 47403	maxine.southern@yahoo.com
12	January 11, 2021	Melissa Wickstrom (with FC Tucker, Bloomington)	Bloomington, IN	wickstromrealty@gmail.com
13	February 3, 2021	Diana Somes	resident of Bloomington IN for 68 years	somesdoor@yahoo.com
14	January 13, 2021	Kendall Edge	1245 W. Church Lane, Bloomington, IN, 47403	kndleedge@gmail.com
15	January 13, 2021	Erika Morris	5075 S. Victor Pike, Bloomington, IN, 47403	erikamorris16@gmail.com
16	February 5, 2021	Ann Elsner	4017 S. Crane Ct., Bloomington, IN, 47403	
17	February 6, 2021	Adrian Ziepol	2499 W. Ellsworth Road, Bloomington, IN, 47404	toby2shoes@Hotmail.com
18	February 6, 2021	Josie Ziepol	2499 W. Ellsworth Road, Bloomington, IN, 47404	toby2shoes@Hotmail.com
19	February 9, 2021	Curtis Adams	Bloomington, IN	curtiswadams@sbcglobal.net
20	February 7, 2021	Kelly Rockhill	3610 S. Eddington Drive, Bloomington, IN 47403	krocksauc@gmail.com
21	February 7, 2021	Kelsey Stokes Balson	3740 S. Cramer Circle, Bloomington, IN, 47403	kelstokes@gmail.com
22	February 6, 2021	Lori Stapleton	3707 Woodmere Way, Bloomington, IN, 47403	stapletonlori@yahoo.com
23	February 6, 2021	Phil Stapleton	3707 Woodmere Way, Bloomington, IN, 47403	stapletonlori@yahoo.com
24	February 7, 2021	Rachel DiGregorio	5001 South Rogers Street, Bloomington, IN, 47403	racheldigregorio@gmail.com

25	February 5, 2021	Rosanne Emerick	4310 S. Eagleview Court, Bloomington, IN, 47403	rdye@iu.edu
26	February 7, 2021	Susan Lewis Stokes	3829 S. Cramer Circle, Bloomington, IN, 47403	sstokes.autismconsultant@gmail.com
27	February 24, 2021	Madonna Reynolds	5917 S. Charlie Ave, Bloomington, IN, 47403	makrevno@indiana.edu www.co.monroe.in.us/tsd/Government/Infrastructure/Planning/Department/HistoricPreservation.aspx
		Monroe County Historic Preservation Board	501 N. Morton Street, Suite 224, Bloomington, IN, 47404	
28	March 8, 2021	Alice Hawkins	Bloomington, IN	alicehawk@c-hawk.net
29	March 3, 2021	Ryan Cloe	Southside Bloomington, IN	rmcloe@yahoo.com
30	March 10, 2021	Elizabeth Savich	Bloomington, IN	betsavich@gmail.com
31	March 15, 2021	Karen McKibben	2324 E. Moffett Lane, Bloomington, IN, 47401	ksmckibben@bluemarble.net
32	February 5, 2021	Dale McKibben	2324 E. Moffett Lane, Bloomington, IN, 47401	ksmckibben@bluemarble.net
33	February 5, 2021	Daniel Busch	1250 W. Church Lane, Bloomington, IN, 47403	danbusch39@gmail.com
34	February 5, 2021	Carol L. Axsom	1247 W. Church Lane, Bloomington, IN, 47403	sssaxsom@comcast.net
35	February 5, 2021	Gerald Wolfe	4995 S. Victor Pike, Bloomington, IN, 47403	TEXT 812-320-5257
36	February 5, 2021	Charolette Hess	1006 Covenanter Drive, Bloomington, IN, 47401	hess@syr.edu
37	February 5, 2021	Steven W. Axsom	1247 W. Church Lane, Bloomington, IN, 47403	sssaxsom@comcast.net
38	February 5, 2021	David Biggs	3607 E. Jordan Way, Bloomington, IN, 47401	
39	February 5, 2021	Kevin Stearns-Bruner	1313 S. Madison St., Bloomington, IN, 47403	
40	February 3, 2021	Gloria Stearns-Bruner	1313 S. Madison St., Bloomington, IN, 47403	gloriabruner@gmail.com
41	February 3, 2021	Ron Mellott	4909 S. Victor Pike, Bloomington, IN, 47403	ronsmellott@bluemarble.net
42	February 3, 2021	Sandra Biggs	3607 E. Jordan Way, Bloomington, IN, 47401	
43	February 3, 2021	Carol Bucheri	3842 S. Laurel CT., Bloomington, IN, 47401	carolbucheri@gmail.com
44	February 11, 2021	Jacob Bailey	420 E. Laurelwood Dr., Bloomington, IN	
45	February 19, 2021	McKenzie Holmgren	3203 S. Abby Ln., Bloomington, IN, 47401	
46	February 6 2021	Victoria Nelson	608 E. Moody Dr., Bloomington, IN, 47401	nelsonvi@gmail.com
47	February 11, 2021	Mara Flynn	2627 E. 2nd St., Bloomington, IN, 47401	
48	February 23, 2021	Josh Cornett	3807 S. Bushmill Dr., Bloomington, IN, 47403	
49	March 5, 2021	Felicia Pafford	3360 E. Lanam Rd. Bloomington, IN, 47408	
50	March 5, 2021	Roy Graham	3330 N. Russell Rd., Bloomington, IN, 47408	
51	March 5, 2021	Marc Massie	5096 N. Richland Creek Rd., Solsberry, IN, 47459	
52	March 5, 2021	Steven K. Logan	9584 Pointe LaSalle Dr., Bloomington, IN, 47401	
53	March 5, 2021	Samantha Easler	1205 S. Walnut St., Bloomington, IN, 4740	
54	March 5, 2021	Jane Scheid	3218 E. Kensington Park, Bloomington, IN, 47401	
55	March 5, 2021			

56	March 5, 2021	Kim White	4248 S. Clearview Dr., Bloomington, IN, 47403
57	March 5, 2021	Vickie Barg	5096 N. Richland Creek Rd., Solsberry, IN, 47459
58	March 5, 2021	Lisa Hine	1205 S. Walnut St., Bloomington, IN, 4740
59	March 5, 2021	Elizabeth Heubner	6227 Levatz Ave., Evansville, IN, 47710
60	March 5, 2021	Ella Robinson	582 W. Likeen Rd., Bloomington, IN, 47407
61	March 5, 2021	Darla Treat	1147 W. Sugarberry Ct., Bloomington, IN, 47404
62	March 5, 2021	Janis Williams	328 W. Persihner Ct., Bloomington, IN, 478403
63	March 5, 2021	Bart Schroeder	5516 Hayne Rd., Evansville, IN, 47712
64	March 5, 2021	James R. Steck	3573 S. Glasgow Cir., Bloomington, IN, 47403
65	March 5, 2021	Whitney Carr	2741 S. Pine Meadows Dr., Bloomington, IN, 47403
66	March 3, 2021	Melissa Orr	4248 S. Clearview Dr., Bloomington, IN, 47403
67	March 3, 2021	Lori Jerden	1143 Sugarberry Ct, Bloomington, IN, 47404
68	March 3, 2021	Jennifer Steck	3573 S. Glasgow Cir., Bloomington, IN, 47403
69	March 3, 2021	Lu Zhou	916 Fenbrook Ct., Bloomington, IN, 47401
70	March 3, 2021	Elizabeth Fox	726 E. University St., Bloomington, IN, 47401
71	March 3, 2021	Emily Waller	726 E. University St., Bloomington, IN, 47401
72	March 3, 2021	Imelda Wynalda	6140 W. Duvall Rd., Bloomington, IN, 47403
73	March 3, 2021	Adam Duke	582 W. Green Rd., Bloomington, IN, 47403
74	March 15, 2021	Debbie Brzoska	7340 w. Gifford Rd., Bloomington, IN, 47403
75	March 15, 2021	Margaret Hollers	220 N. Madison St., Bloomington, IN, 47404
76	March 15, 2021	Cosima Hanlon	408 W. Caber Ct., Bloomington, IN, 47403
77	March 15, 2021	Devon Hillenberg	7696 S. Breeden Rd., Bloomington, IN, 47403
78	March 15, 2021	Ellen Sbarounis	220 N. Madison St., Bloomington, IN, 47404
79	March 15, 2021	Allyson Powell	547 W. Dogwood Ln., Bloomington, IN, 47404
80	March 15, 2021	Allison Santarussa	547 W. Dogwood Ln., Bloomington, IN, 47404
81	March 15, 2021	Josh Washel	220 N. Madison St., Bloomington, IN, 47404
82	March 15, 2021	Rebecca Rose	2219 S. Bellhaven Ct., Bloomington, IN, 47401
83	May 22, 2021	John Brewer	555 W. That Road, Bloomington, IN, 47403
84	May 22, 2021	Leanna Brewer	555 W. That Road, Bloomington, IN, 47403
85	May 22, 2021	Katherine Oliver	800 W. That Road, Bloomington, IN, 47403
86	May 22, 2021	Ellen Prasse	800 W. That Road, Bloomington, IN, 47403
87	May 24, 2021	John Smith	1360 W. That Road, Bloomington, IN, 47403
88	May 24, 2021	Mary Smith	1360 W. That Road, Bloomington, IN, 47403
89	May 26, 2021	Donna Malham	4903 S. Rogers St., Bloomington, IN 47403

90	May 26, 2021	Zachary Malham	4903 S. Rogers St., Bloomington, IN 47403
91	May 25, 2021	Christi Spurlock	1201 W. That Road, Bloomington, IN, 47403
92	May 25, 2021	Janet Shirley	1350 W. That Road, Bloomington, IN, 47403
93	May 29, 2021	Dr. Samantha Miller-Kaplan, DVM	1363 W. That Road, Bloomington, IN, 47403
94	May 29, 2021	John Kaplan	1363 W. That Road, Bloomington, IN, 47403
95	May 28, 2021	Ruby Dyer	4614 S. Victor Pike, Bloomington, IN, 47403
96	May 28, 2021	Henry Dyer	4614 S. Victor Pike, Bloomington, IN, 47403
97	June 1, 2021	Thomas Whiteman	4540 S. Victor Pike, Bloomington, IN, 47403
98	April 29, 2021	Loetta Rush	4899 S. Victor Pike, Bloomington, IN, 47403
99	June 5, 2021	Katheryn Fruege	5454 S. Crop Circle, Bloomington, IN, 47403
100	June 5, 2021	Kent Fruege	5454 S. Crop Circle, Bloomington, IN, 47403
101	June 5, 2021	Geoffrey Morris	5075 S. Victor Pike, Bloomington, IN, 47403
102	June 5, 2021	Jacob Morris	5075 S. Victor Pike, Bloomington, IN, 47403
103	June 14, 2021	Stephanie Roberts	1330 W. That Rd, Bloomington, IN, 47403
104	June 14, 2021	Gary Roberts	1330 W. That Rd, Bloomington, IN, 47403
105	June 21, 2021	Lavon Whiteman	4600 S. Victor Pike, Bloomington, IN, 47403
106	June 24, 2021	Robert Shaw	4848 S. Victor Pike, Bloomington, IN, 47403
107	June 24, 2021	Melody Shaw	4848 S. Victor Pike, Bloomington, IN, 47403
108	June 24, 2021	Kenneth Seek	899 W. Church Lane, Bloomington, IN, 47403
109	June 25, 2021	Jimmie Johnson	1468 W. Eagleview Drive, Bloomington, IN, 47403
110	June 25, 2021	Mary Johnson	1468 W. Eagleview Drive, Bloomington, IN, 47403
111	June 25, 2021	Deborah Hess	4417 S. Eagleview Drive, Bloomington, IN, 47403
112	June 28, 2021	Catherine Reynolds	4610 Eagleview Drive, Bloomington, IN, 47403
113	June 28, 2021	Norris Reynolds	4610 Eagleview Drive, Bloomington, IN, 47403
114	July 1, 2021	Ram Paul	1251 W. Church Lane, Bloomington, IN, 47403
115	July 1, 2021	Karyn Paul	1251 W. Church Lane, Bloomington, IN, 47403
116	July 1, 2021	Addie Paul	1251 W. Church Lane, Bloomington, IN, 47403
117	July 4, 2021	Tammie Deckard	4969 S. Victor Pike, Bloomington, IN, 47403
118	July 1, 2021	Bill Bowling	1257 W. Church Lane, Bloomington, IN, 47403
119	July 1, 2021	Chad Bowling	1257 W. Church Lane, Bloomington, IN, 47403
120	June 28, 2021	Dan Kernan	5922 S. Charlie Ave, Bloomington, IN, 47403
121	June 22, 2021	Diane Miller	624 W. Apache Drive, Bloomington, IN, 47403
122	June 28, 2021	Ge Yan	1167 E. Secretariat Ct. Bloomington, IN, 47403
123	July 6, 2021	Julie Cline	4500 S. Eagleview Dr., Bloomington, IN, 47403

124 July 6, 2021	Charles Trotter	975 W. Church Lane, Bloomington, IN,47403
125 July 6, 2021	Jean Trotter	975 W. Church Lane, Bloomington, IN,47403

58


Flood Damage Surrounds REZ-21-1 Site

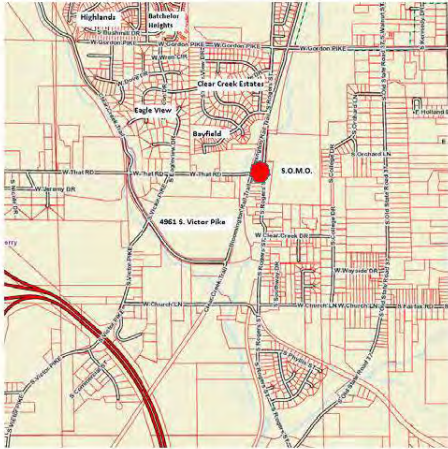
June 18-19, 2021 Overnight Storms Cause Major Flooding

5+ inches of rain reported overnight

59


Clear Creek Flooding, June 18-19, 2021

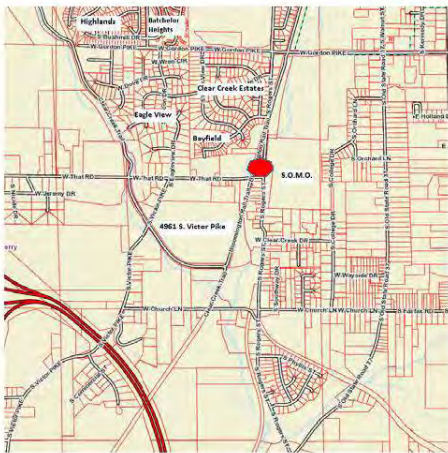
 Denotes Photo Location



60


Clear Creek Flooding, June 18-19, 2021

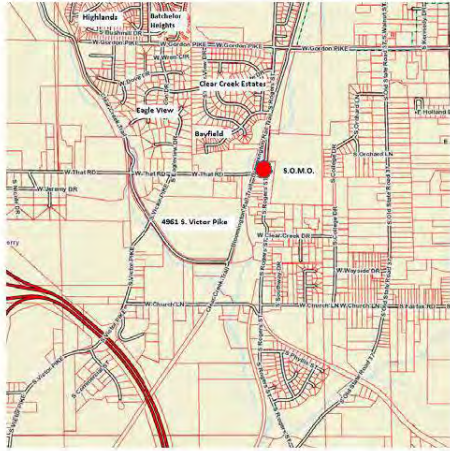
 Denotes Photo Location



61

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location

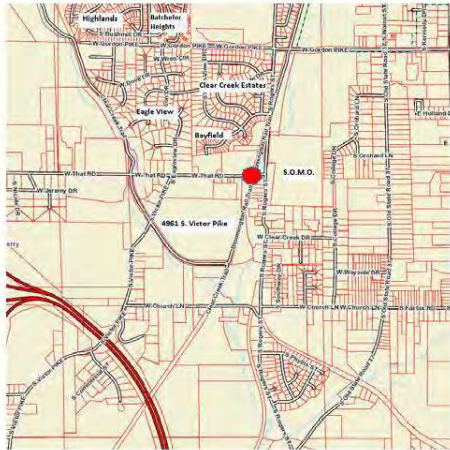


Gravel washed across Rogers St, filling drainage ditches and culverts

62

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location



Looking south at Bloomington Rail Trail from That Rd. This entire photo area was underwater and the road was impassable.

63

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location

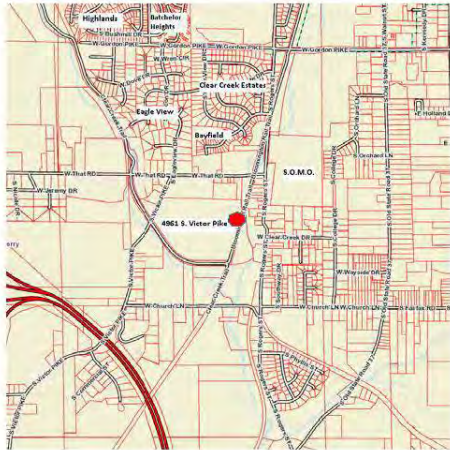


Looking south on Bloomington Rail Trail at That Rd. Note water erosional scour holes knee deep in trail. Clear Creek is on the left.

66

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location

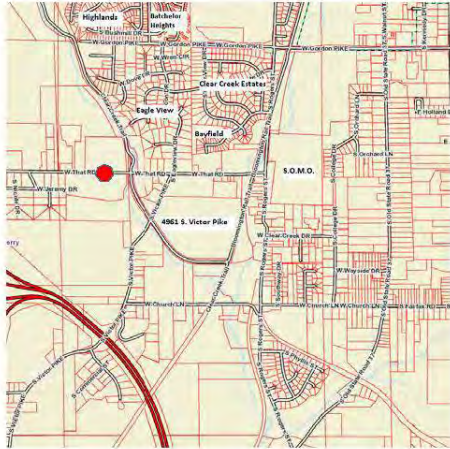


Looking south on Bloomington Rail Trail south of That Rd. REZ-21-1 site is on the right.

67

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location

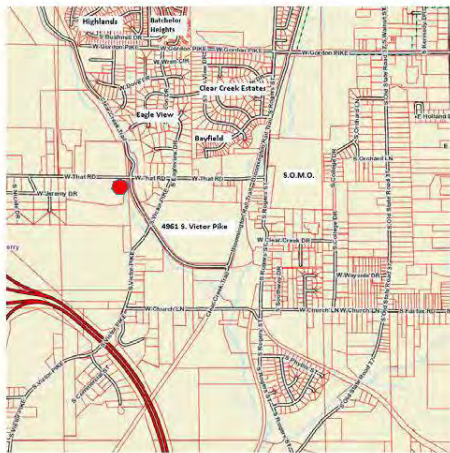


1498 W. That Rd. looking east toward Clear Creek Trail Crossing. Note height of debris on fence. That Rd was underwater for over 150 feet at this location.

70

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location

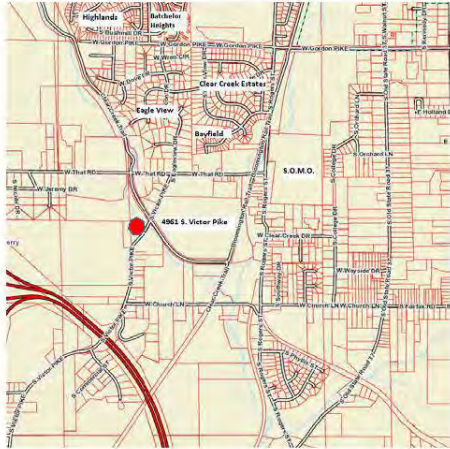


1498 W. That Rd. just south of That Rd looking east. Note Clear Creek Trail Bridge over Clear Creek in rear of photo.

71

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location

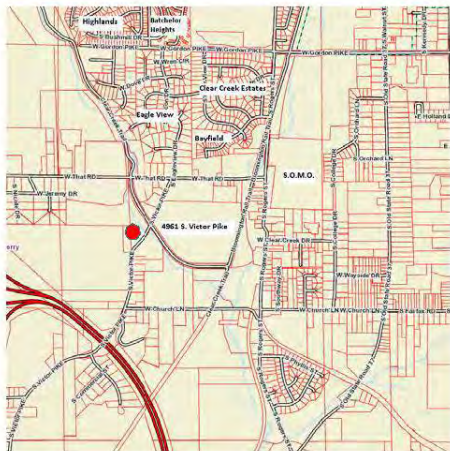


4348 S. Victor Pike. This log floated next to Victor Pike from Clear Creek. Victor Pike was impassable in this location.

72

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location



4348 S. Victor Pike as floodwaters continue to recede.

73

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location



4835 S. Victor Pike. Floodwaters covered this section of Victor Pike, washing away sections of the road shoulder. This section of Victor Pike was under water and was impassable.

74

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location

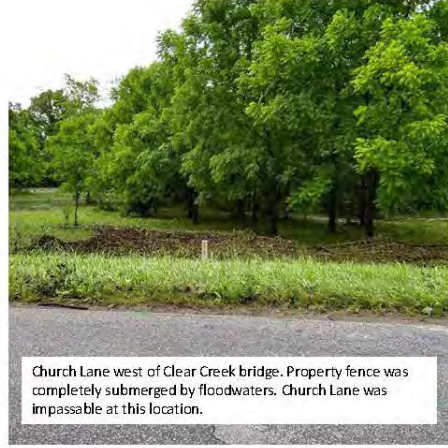


Looking south toward Clear Creek at 611 W Church Lane. Note 55 gal drum floated into yard. This broad section of Church Lane was under water and impassable

75

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location



Church Lane west of Clear Creek bridge. Property fence was completely submerged by floodwaters. Church Lane was impassable at this location.

76

Clear Creek Flooding, June 18-19, 2021


 Denotes Photo Location

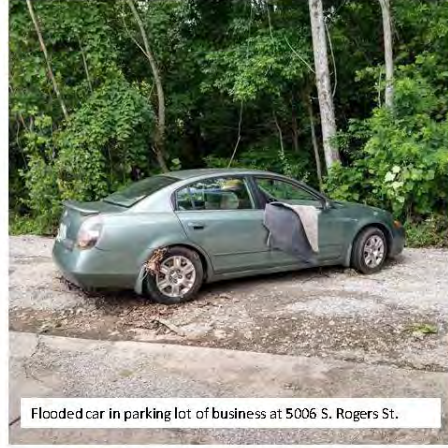


W. Church Lane looking south. This section of Church Lane was completely underwater and impassable.

77

Clear Creek Flooding, June 18-19, 2021

 Denotes Photo Location



80

Clear Creek Flooding, June 18-19, 2021

Seen Enough?

For the Health, Safety and Environmental Preservation of the Clear Creek Watershed, we urge you to VOTE NO on REZ-21-1

81

Letter of Opposition to REZ-21-1

By
Patty Busch
July 8, 2021

RE-1 is best for this rural neighborhood. Dense development is pushing our watershed and creeks to the limit. It has become a safety and environmental hazard.

- Monroe County Comprehensive Plan, Chapter 850 Subdivisions: General Provisions
 - 850-3 Purpose of Regulations
 - The purpose of these regulations shall be:
 - (A) To protect and provide for the public health, safety and general welfare of the county.

- June 18-19, 2021 – Extreme rainfall event with over 5 inches of rain, severe flash flooding, damage to residential properties, businesses, infrastructure, loss of life.

“This time, the creek (Clear Creek) rose across nearly 5 acres of Mays Greenhouse property at 6280 S. Old Ind. 37 and into the road.”
-Carol Kruger, The Herald Times, July 22, 2021

- February 6-8, 2019 – Extreme rainfall event with over 5 inches of rain, severe flooding including damage to residential properties and businesses.

- “The amount of precipitation that falls in very heavy rainfall events increased by 37% in Indiana and nearby states between 1958 and 2012, according to Climate Central, an independent organization of journalists and scientists.
Filippelli said the frequency of extreme rainfall events has increased 15% since about 1990 and, models project another 15% increase by 2050.
That means unless cities have over-engineered their infrastructures, they won’t be prepared for what’s coming, he said.”
-Boris Ladwig, The Herald Times, July 3, 2021

- Rainfall events similar to June 2021 and February 2019 will exceed system capacity of REZ-21-1 proposed detention basins designed for runoff rates of 0.45 cfs/acre for Q100 (a one hundred year rainfall event).

- More impervious surfaces intensify runoff in volume, velocity and pollution.

- “...climate change presents a lower flood risk than pressures to allow structures on land that probably should remain undeveloped, says Noonan, a professor of public and environmental affairs at the O’Neill School of Public Affairs at IUPUI.
Cities should prevent developments in areas with flood risks, rather than bailing people out after the flooding has occurred, Noonan said.”
-Boris Ladwig, The Herald Times, July 3, 2021

Date: July 9, 2021

To: The Monroe County Plan Commission

From: Guy R. Loftman, Connie K. Loftman, Samuel T. Cusack and Eve Loftman Cusack

Subject: OBJECTIONS TO CONSIDERING REZ-21-1 ON JULY 20, 2021

OBJECTION ONE: IMPROPER INFORMATION IN NOTICE

1. Guy R. Loftman, Connie K. Loftman, Samuel T. Cusack and Eve Loftman Cusack are the owners and residents of 4835 S. Victor Pike, Bloomington, IN 47403.
2. 4835 S. Victor Pike is adjacent to the real estate subject to REZ-21-1, which is located at 4691 S. Victor Pike.
3. We are entitled to a notice from Petitioner of Plan Commission hearings concerning REZ-21-1.
4. We received a letter dated June 28, 2021, from Bynum Fanyo & Associates, Inc. concerning REZ-21-1. (Exhibit A.)
5. That letter provides an inaccurate description of the Plan Commission hearings on REZ-21-1. It states, in part:

The Preliminary Hearing, which is conducted as a public hearing, is held at the Monroe County Plan Commission Meeting on June 15, 2021. ... The link to the Zoom meeting will be made available on the Monroe County Plan Commission's website ... Comments from the public will be heard at this time ...
6. Those statements in the June 28 letter refer to a past event, the June 15 Plan Commission Meeting, as though it was a future event.
7. The letter also states that the Final Hearing is scheduled for July 20, 2021.
8. The Plan Commission packet concerning the July 6 Administrative Meeting states that REZ-21-1 will be heard as a Preliminary Hearing on July 20, 2021, not a Final Hearing.
9. Petitioner's notice fails to meet the minimum standard for notice to us as interested parties because of such misleading and confusing information.

OBJECTION TWO: FAILURE TO USE CERTIFIED MAIL

10. The envelope in which Exhibit A was contained was not sent by certified mail. (Exhibit B.)
11. The Preliminary Approval Procedure portion of the Monroe County Subdivision Control Ordinance states, at 854-7(F):

At least ten (10) days prior to the Commission's hearing on the Applicant's application, the Applicant, in the manner prescribed in the Commission's Rules of Procedure, shall notify all interested parties, and shall notify the appropriate school corporation and fire department, of the public hearing by certified mail. (Emphasis added throughout.)
12. As a result of the failure to use certified mail to notify us of REZ-21-1, Petitioner fails to meet the requirements for notice.

OBJECTION THREE: FAILURE TO PROVIDE COMMISSION WITH PROPER PROOF OF NOTICE MAILING.

13. "Proof of Notice Mailing" is the last item currently available in the "Files" section of the Plan Commission web site addressing REZ-21-1.

14. That 9-page document includes a copy of Exhibit A and 8 pages of United States Postal Service documents concerning mailing. (The notification to us is on the 7th page of the document.)
15. Each USPS page contains a block labeled, "Check type of mail or service". "Certified Mail" is listed as an option. The "Certified Mail" option is not checked on any of those pages.
16. 854-7(F) states:
... Prior to the hearing, the Applicant shall provide the Commission with an affidavit which affirms that the required notices were mailed...
17. Petitioner's Proof of Notice Mailing does not show that the notices were requested to be sent by certified mail, as required.
18. As a result of the failure to document requesting certified mail to interested parties, Petitioner's notice fails to meet the requirements of the ordinance.

OBJECTION FOUR: FAILURE TO PROVIDE COMMISSION WITH RECEIPTS OF CERTIFIED MAILING.

19. Petitioner's Proof of Notice Mailing contains no certified mail receipts.
20. 854-7(F) states:
Prior to the hearing, the Applicant shall provide the Commission with certified mail receipts ...
21. As a result of the failure to provide certified mail receipts, Petitioner fails to meet the requirements of the Ordinance.

REMEDY: CONTINUANCE OF CONSIDERATION OF REZ 21-1.

22. 854-7(F) states:
If the Applicant fails to provide the Commission with such affidavit and receipts prior to the hearing, the Applicant's application shall be continued.
23. Petitioner has failed to provide an affidavit and documentation which complies with 854-7(F).
24. Consideration of REZ-21-1 should be continued from the Commission's July 20, 2021, agenda.

Respectfully submitted,



Guy R. Loftman

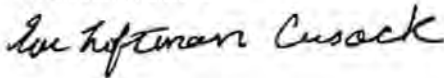


Connie K. Loftman

Samuel T. Cusack



Eve Loftman Cusack



Date: June 28, 2021

To: Adjacent Property Owner(s)

This is to advise you that JSR Asset Protection Trust; Robertson, Janet S w is requesting a Rezone from Estate Res. to MR, Medium Density Residential. ***Note, the petitioner has changed this request from HR (High Density Residential) to MR***. The property is located in Perry Township, Section 20, at 4691 S Victor PIKE (Parcel #: 53-08-20-400-102.000-008).

This petition has been scheduled for two public hearings to be held as a Preliminary Hearing and a Final Hearing. The petitioner must attend the public hearings that are held before a final decision is made. In accordance with the Rules of Procedure, the petitioner may request a waiver of the Final Hearing. The Plan Commission may grant the waiver during the Preliminary Hearing.

The Preliminary Hearing, which is conducted as a public hearing, is held at the Monroe County Plan Commission Meeting on June 15, 2021. This meeting begins at 5:30 p.m. in the Judge Nat U. Hill III Meeting Room, 100 West Kirkwood Avenue, Bloomington, Indiana. In the event the Governor extends the current Public Health Emergency Declaration, the meeting WILL NOT take place in the Nat U. Hill Meeting Room, but rather will be conducted virtually through the Zoom format. The link to the Zoom meeting will be made available on the Monroe County Plan Commission's website (<https://www.co.monroe.in.us/egov/apps/document/center.egov?view=item;id=10208>). The public may attend and provide comments via Zoom without regard to the extension of the Governor's public health emergency. Comments from the public will be heard at this time and the petition may be continued as necessary.

Unless the Final Hearing waiver request is granted by the Plan Commission at the Preliminary Hearing or the petition is forwarded to a different hearing date, the Final Hearing of the Monroe County Plan Commission will be on July 20, 2021. This meeting begins at 5:30 p.m. in Judge Nat U. Hill III Meeting Room, 100 West Kirkwood Avenue, Bloomington. In the event the Governor extends the current Public Health Emergency Declaration, the meeting WILL NOT take place in the Nat U. Hill Meeting Room, but rather will be conducted virtually through the Zoom format. The link to the Zoom meeting will be made available on the Monroe County Plan Commission's website (<https://www.co.monroe.in.us/egov/apps/document/center.egov?view=item;id=10208>). The public may attend and provide comments via Zoom without regard to the extension of the Governor's public health emergency. Comments from the public will be heard at this time and the petition may be continued as necessary.

After the Plan Commission has heard the petition and made its recommendation, the petition is forwarded to the County Commissioners, who will hear public comment within 90 days of the Plan Commission's recommendation. The date of the County Commissioners meeting will be announced at a later date.

All information concerning the above request is on public display in the Monroe County Planning Department, 501 N. Morton Street, Suite 224, (812) 349 2560. When seeking information from the Planning Department, please reference petition number REZ-21-1.

If your property is being sold on contract, please notify your contract buyer of this petition.

Sincerely,

BYNUM FANYO & ASSOCIATES, INC.
528 N Walnut St
Bloomington, IN 47404

REZ-21-1

To learn more, scan this barcode or visit monroecountyin.viewpointcloud.com/#!/records/1838



Exhibit A

BYNUM FANTO & ASSOC., INC.
528 North Walnut Street
Bloomington, IN 47404

Exhibit B

Loftman Guy R; Connors K Cusack
Samuel T; Eve Loftman
4835 S Victor Pike
Bloomington IN 47403

US POSTAGE

HASLER
FIRST-CLASS MAIL
\$000.51⁰
06/28/2021 ZIP 47404
012D14610032



4740399743 R090

EXHIBIT 9 Cont'd: Letters in Opposition

Hi Dave and Patty,



On the other side of this postcard is my statement in opposition to REZ-21-1, concerning 4691 S. Victor Pike. Please file it for me with the Monroe County Plan Commission.

To:
Dave and Patty Busch
P.O. Box 117,
Clear Creek, IN 47426

Thanks,
A friend who cares



PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Erika Morris

Printed Name: Erika Morris

Address: 5075 S Victor Pike
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Julie R. Cline

Printed Name: Julie R. Cline

Address: 4500 S. Eagleview Dr.

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.!!!

KEEP VICTOR PIKE RURAL

Signature: Henry Dyer

Printed Name: Henry Dyer

Address: 4614 South Victor Pike

Bloomington IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Thomas Whiteman

Printed Name: THOMAS WHITEMAN

Address: 4540 S. VICTOR PIKE

BLOOMINGTON IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Janet Shirley
Printed Name: Janet Shirley
Address: 1350 W. That Rd.
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Samantha Miller-Kaplan, BVM
Printed Name: S. Samantha Miller-Kaplan, BVM
Address: 1363 W. That Rd.
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Ellen K Prasse

Address: 800 W That Rd
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: John Smith

Address: 1360 W That Rd
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Mary Smith
Printed Name: Mary Smith
Address: 1360 W. 7th Rd
Bloomington IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Donna L. Malham
Printed Name: DONNA L. MALHAM
Address: 4903 S ROGERS ST.
BLOOMINGTON IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *John B Kaplan*

Printed Name: John B Kaplan

Address: 1363 W That Rd

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Ruby J Dyer*

Printed Name: Ruby J Dyer

Address: 4614 S. Victor Pk.

I feel like the traffic with the school would really cause a little mess, it is hard to get out of our driveway now when school lets out

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: T. Deckard

Printed Name: TAMMIE DECKARD

Address: 4969 S. VICTOR PIKE
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Ram H. Paul

Printed Name: Ram H Paul

Address: 1251 W. Church Lane
Bloomington In. 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Zachary S. Malham
Printed Name: ZACHARY S. MALHAM
Address: 4903 S. ROGERS ST
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Christie Spurlock
Printed Name: Christie Spurlock
Address: 1201 W. That Rd.
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Catherine Reynolds*

Printed Name: CATHERINE REYNOLDS

Address: 4610 Eagleview DR
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Norris Reynolds*

Printed Name: NORRIS REYNOLDS

Address: 4610 Eagleview DR
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Jacob Orion Morris

Printed Name: Jacob Orion Morris

Address: 5075 S. Victor Pike

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Geoffrey Morris

Printed Name: Geoffrey Morris

Address: 5075 S. Victor Pike

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____



GARY D. ROBERTS
1330 W. THAT RD.
BLOOMINGTON, IN 47403-9226

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: _____

Printed Name: _____

Address: _____

1330 WEST THAT ROAD
BLOOMINGTON, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Jimmie D Johnson
Printed Name: JIMMIE D. & Mary A Johnson
Address: 1468 West Eagleview, IN. 47403

Note: 2 people

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Deborah Hess
Printed Name: Deborah Hess
Address: 4417 S. Eagleview Drive
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: SEAN TROTTER

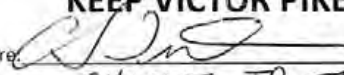
Address: 975 W CHURCH LN
BLOOMINGTON, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: CHARLES TROTTER

Address: 975 W. CHURCH LN
BLOOMINGTON, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kent Fruge

Printed Name: KENT FRUGE

Address: 5454 S. CROP CIRCLE
Bloomington IN

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kathryn Fruge

Printed Name: Kathryn Fruge

Address: 5454 S CROP CIRCLE
Bloomington IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Karya L. Paul*

Printed Name: Karya L. Paul

Address: 1251 W. Church Lane

Bloomington 47403

Addie Paul over 18
Addie Paul same address

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Dan Kernan*

Printed Name: Dan Kernan

Address: 5922 S. Charlie Ave

Bloomington, Indiana 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Karya L. Paul*

Printed Name: Karya L. Paul

Address: 1251 W. Church Lane

Bloomington 47403

Addie Paul over 18
Addie Paul same address

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Dan Kernan*

Printed Name: Dan Kernan

Address: 5922 S. Charlie Ave

Bloomington, Indiana 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kenneth D. Seak

Printed Name: KENNETH D. SEAK

Address: 899 W Church Lane

Bedford, Indiana

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Melodee Shaw

Printed Name: Melodee Shaw

Address: 4848 S. Victor Pike

Blgtn. In. 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: LaVon J. Whiteman
Printed Name: LAVON WHITEMAN
Address: 4600 SO. VICTOR PIKE
BLOOMINGTON, IN. 47403

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike ^{REZ-21-1} PUD.

Printed Name: Ge Yan
Address: 1167 E. Secretariat Ct
Bloomington IN 47401
Signature: [Signature]

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Robert Shaw
Printed Name: Robert Shaw
Address: 4848 S. Victor Pike
Blytn., In. 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Diane Miller
Printed Name: Diane Miller
Address: 627 W. Apache Dr.
Ellettsville, IN 47429

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Chad Bowling

Printed Name: Chad Bowling

Address: 1257 W. Church Ln.

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Bill Bowling

Printed Name: Bill Bowling

Address: 1257 W. Church Ln.

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Leanna Brewer

Printed Name: Leanna Brewer

Address: 557 W. Wood Road

Bloomington Ind 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Katherine Oliver

Printed Name: Katherine Oliver

Address: 800 W That Rd

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Karya L. Paul*

Printed Name: Karya L. Paul

Address: 1251 W. Church Lane

Bloomington 47403

Addie Paul over 18
Addie Paul same address

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Dan Kernan*

Printed Name: Dan Kernan

Address: 5922 S. Charlit Ave

Bloomington, Indiana 47403

Rebecca Payne

From: Dave Busch <Starfish14@Bluemarble.net>
Sent: Saturday, June 5, 2021 4:28 PM
To: ma_williams@sbcglobal.net; Rebecca Payne; Jacqueline Nester Jelen; Larry Wilson; 'Erika Morris'; 'Guy Loftman'
Subject: RE: Please vote NO on REZ-2021-1

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings Plan Commissioners,

We agree with the comments and analysis provided by Mr. Loftman and Ms. Williams and urge you to VOTE NO to REZ-21-1.

Our property is immediately south of the Robertson property and will be directly impacted by the additional noise, traffic, stormwater runoff and environmental issues that will accompany a high density development in this rural area. We are not alone in this belief, as indicated by the 102 Statements of Opposition that we have compiled from concerned citizens. **36 of those 102 are neighbors whose property abuts or is within ¼ mile of the proposed development.** They are not realtors or developers who stand to profit from the building of yet another high density development in rural Monroe County. They are our neighbors who, in good faith, bought and built homes in this neighborhood anticipating they had the zoning protection of RE-1 which would limit the spread of urban sprawl.

We have heard it said repeatedly by proponents of this development that "Bloomington needs additional housing...Bloomington needs attainable housing...there is a housing shortage in Bloomington". This may very well be true. Certainly, a more suitable building site for this type of high density development could be found elsewhere in Monroe County.

We are not opposed to development of this environmentally sensitive parcel in accordance with the current zoning of Residential Estate-1. We feel that a thoughtfully designed development of 1-5+ acre estate homes would be an enhancement to the community and would certainly sell immediately.

It is for these reasons that we urge the Plan Commission to Vote No to REZ-21-1.

Thank you for your time and consideration,
Patty and Dave Busch
1250 W. Church Lane,
Bloomington, IN, 47403

From: ma_williams@sbcglobal.net [mailto:ma_williams@sbcglobal.net]
Sent: Saturday, June 5, 2021 2:11 PM
To: 'Rebecca Payne' <rpayne@co.monroe.in.us>; 'Jacqueline Nester Jelen' <jnester@co.monroe.in.us>; 'Larry Wilson' <lwilson@co.monroe.in.us>; 'Dave Busch' <Starfish14@bluemarble.net>; 'Erika Morris' <erikamorris16@gmail.com>; 'Guy Loftman' <guy@loftmanlaw.com>
Subject: Please vote NO on REZ-2021-1

Greetings Plan Commissioners.

I agree with Mr. Loftman's analysis below and urge you to deny REZ-2021-1.

I live in the nearby Highlands Subdivision, close to the Robertson Farm and the proposed development plan. Implementation of this plan will impact on me, personally, and all of my neighbors via increased traffic, its ensuing environmental impacts, and competition for amenities.

We are already experiencing these, based on the neighborhood's contiguity with the new Wick Living. This development of 2-3 bedroom condominiums and townhomes—for lease—includes 17 buildings and 73 residential units, with more anticipated.

At one point in the planning process, consideration was given to creating single-housing units, rather than the more densely populated condominiums and townhomes. Single family homes would have been much more compatible with the pre-existing 435 homes in the Highlands.

The Wick is located on So. Wickens and intersects with So. Rockport Road. The latter has remained unimproved, in at least 20 years. It has a bad slope, no shoulders, and is curvy. I don't know if there is any plan for improvement. Traffic in the general area will be increasing greatly, due to the Fullerton connection with I-69 at So. Rockport Road.

The combination of what we already have (Highlands, Eagleview, Clearview, The Wick), with what is proposed in REZ-2021-1, is simply too much construction for this area. It will increase traffic pressure in these neighborhoods, on W. Gordon Pike around the Batchelor Middle School, the Southwest Branch Public Library, and the Children's Corner Cooperative Nursery School. Not to mention the competition for amenities such as pre-existing grocery stores and restaurants, with no foreseeable plan to increase or develop these.

Mary Ann Williams
3550 So. McDougal Street
Bloomington, IN 47403

From: Guy Loftman <guy@loftmanlaw.com>

Sent: Thursday, June 3, 2021 6:58 PM

To: Rebecca Payne <rpayne@co.monroe.in.us>; Jacqueline Nester Jelen <jnester@co.monroe.in.us>; Larry Wilson <lwilson@co.monroe.in.us>; Dave Busch <Starfish14@bluemarble.net>; Mary Ann Williams <ma_williams@sbcglobal.net>; Erika Morris <erikamorris16@gmail.com>; Guy Loftman <guy@loftmanlaw.com>

Subject: Please vote NO on REZ-2021-1

Dear Plan Commissioners,

Please deny REZ-2021-1, seeking rezoning of the 44 acres at 4691 S. Victor Pike from RE1 to HR .

1. The documentation is inconsistent. The drawing submitted is for 145 lots, while the commitment seeks up to 160 lots. Given the construction intensity, few if any trees will survive outside the low lying unbuildable areas. No neighborhood meetings have been held concerning the rezone. Runoff will not be reduced, while natural runoff rate restraints will be destroyed.

2. At Sections 6 and 7 of Petitioner's Commitment there are no provisions for citizen verification of the adequacy of the proposed drainage maintenance reserve fund or the operation of the drainage system. The Drainage Board acknowledges that most of its enforcement proceedings are initiated by third-party complaints. Without verification rights, the public cannot provide the routine oversight that the County, as a practical matter, is unable to provide.

3. Over 200 mature trees will be destroyed, to be replaced by saplings. This land is filled with meadowlarks, bluebirds, woodpeckers and countless species that will lose their habitat, already greatly diminished. Resident great horned owls have disappeared. Fewer bats and bees appear each year. Who speaks for the trees? Who acts for the creatures?

4. The human environment will be degraded. Traffic on Victor Pike will likely quadruple, which this narrow, twisty country road cannot safely handle. The offset That Road stop signs for Victor Pike and Eagle View are already hazardous enough. The twin adjoining Victor Pike access roads are but a thinly disguised cul-de-sac. The historic elements of the property will be destroyed. Safe pedestrian access to Clear Creek Elementary School and Kroger are illusory. There is no bus stop within a mile. The rural beauty along this portion of the Clear Creek Trail and Victor Pike will vanish. We do not buy that something like twenty acres of new impervious surfaces is just what is needed to reduce flooding in the Clear Creek watershed. This is urban sprawl at its most basic and destructive. The County would be better off without it.

5. The Urbanizing Area Plan classifies 4691 S. Victor Pike as Mixed Residential. Clearly, single family homes are permitted in Mixed Residential areas, which is what the current RE1 zoning allows. That zoning is consistent with the Urbanizing Area Plan. All adjoining residential properties are stand-alone single family homes. All but one sit on lots of an acre or more. Intense development isn't even visible from the property. Given the extreme extent of the Petitioner's plan, its detriment to the neighborhood, the greater community and the environment, Petitioner has not carried its burden to show that rezoning is appropriate. .

6. Residential rezones seeking higher densities all seek to sell more homes than currently permitted. The reason we have zoning is to stop that from happening without good cause. No good cause has been shown, other than "the market will bear it". That perspective, which is always present in these circumstances, should be given no weight.

We thank you all for your hard work on the Plan Commission. It is vital to our community.

Guy Loftman

Connie Loftman

Sam Cusack

Eve Loftman Cusack

Owners, 4835 S. Victor Pike, adjoining 4691 S. Victor Pike to the south.

Hi Dave and Patty,



On the other side of this postcard is my statement in opposition to REZ-21-1, concerning 4691 S. Victor Pike. Please file it for me with the Monroe County Plan Commission.

Thanks,
A friend who cares

To:
Dave and Patty Busch
P.O. Box 117,
Clear Creek, IN 47426



PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *John Brewer*

Printed Name: JOHN BREWER

Address: 555 W. TALK RD

BLOOMINGTON IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.!!!

KEEP VICTOR PIKE RURAL

Signature: Henry Dyer

Printed Name: Henry Dyer

Address: 4614 South Victor Pike
Bloomington IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Thomas Whiteman

Printed Name: THOMAS WHITEMAN

Address: 4540 S. VICTOR PIKE
BLOOMINGTON IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Janet Shirley

Printed Name: Janet Shirley

Address: 1350 W. That Rd.

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Samantha Miller-Kaplan, BVM

Printed Name: S. Samantha Miller-Kaplan, BVM

Address: 1363 W. That Rd.

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: Ellen K Prasse

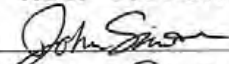
Address: 800 W That Rd
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: 

Printed Name: John Smith

Address: 1360 W That Rd
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Leanna Brewer

Printed Name: Leanna Brewer

Address: 557 W. Wood Road

Bloomington Ind 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Katherine Oliver

Printed Name: Katherine Oliver

Address: 800 W That Rd

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Mary Smith
Printed Name: Mary Smith
Address: 1360 W. 7th Rd
Bloomington IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Donna L. Malham
Printed Name: DONNA L. MALHAM
Address: 4903 S ROGERS ST.
BLOOMINGTON IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *John B Kaplan*

Printed Name: John B Kaplan

Address: 1363 W That Rd

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: *Ruby J Dyer*

Printed Name: Ruby J Dyer

Address: 4614 S. Victor Pk.

I feel like the traffic with the school would really cause a little mess, it is hard to get out of our driveway now when school lets out

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Zachary S. Malham
Printed Name: ZACHARY S. MALHAM
Address: 4903 S. ROGERS ST
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Christie Spurlock
Printed Name: Christie Spurlock
Address: 1201 W. That Rd.
Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kent Fruge

Printed Name: KENT FRUGE

Address: 5454 S. CROP CIRCLE
Bloomington IN

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Kathryn Fruge

Printed Name: Kathryn Fruge

Address: 5454 S CROP CIRCLE
Bloomington IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Jacob Orion Morris

Printed Name: Jacob Orion Morris

Address: 5075 S. Victor Pike

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Geoffrey Morris

Printed Name: Geoffrey Morris

Address: 5075 S. Victor Pike

Bloomington, IN 47403

PLEASE VOTE NO ON REZ-21-1

Dear Monroe County Plan Commission:

This rezone would hurt the neighborhood, the rail trails and the environment.

KEEP VICTOR PIKE RURAL

Signature: Erika Morris

Printed Name: Erika Morris

Address: 5075 S Victor Pike
Bloomington, IN 47403

Rebecca Payne

From: Carol Bucheri <carolbucheri@gmail.com>
Sent: Monday, May 3, 2021 5:24 PM
To: Rebecca Payne
Cc: Jacqueline Nester Jelen
Subject: Letter concerning REZ-21-1

Letter of Opposition to Petition No. REZ-21-1

I am writing to register my opposition to Petition No. REZ-21-1. The density of this proposed zoning revision is incompatible with the existing neighborhood, which is currently zoned RE1. The current RE1 zoning correctly reflects the rural character of the surrounding area.

Although I don't live in the immediate neighborhood of this proposed development, I do use the trail in that area and also have spent significant time on one of the adjacent properties over the past 25 years. I would like to voice my concerns about three issues with this development.

1) Drainage and flooding along Clear Creek and on nearby roadways

I support statements made by nearby property owners that there is a recent history of flooding in this area. A 2019 report by the U.S. Department of Commerce National Oceanic and Atmospheric Administration supports the idea that climate change is related to increased incidents of extreme weather events, including droughts and flooding.)

2) Increases in total number of vehicles and increases in the number of heavy vehicles on roadways that are basically country lanes

During the building of I69, I felt that there was a considerable increase in the amount of traffic on roads in the area, particularly on Church Lane and Rogers St. These country roads seldom have shoulders, they have blind curves, and there are hidden drives accessing the roadway. They are not built for heavy use or for heavy truck and construction traffic. This development will result in construction traffic during development and then in greatly increased residential traffic.

3) Although the revised plan is no longer based on a PUD model, it does still include provisions for management of the common property by an HOA. I feel that there are issues with this model in this particular setting.

I live in an older PUD in Bloomington and have served as a board member on our HOA, so I am conversant with the responsibilities and issues that arise. Generally the HOA would be responsible for not just the considerable costs but also the oversight of the maintenance of the drainage system and management of the watershed and for repairs to structures, especially foundations, that can be caused by poor drainage, drought, shifting karst, etc. At the same time, the HOA is composed of volunteers from among the residents. There is no guarantee that adequate numbers of residents will volunteer or that those volunteers will be knowledgeable about the issues. The HOA depends for guidance upon the property manager they hire. Our HOA has been fortunate to have had a long relationship with an excellent management company, but there's no guarantee that such management will always be available or affordable. In addition, there's no guarantee that all homeowners will promptly report problems and issues -- and that can result in increased costs born by the HOA. The developers now include language that suggests that county government or a "third party" would provide backup for an HOA failure to maintain drainage areas. However, they include no specifics as to how that transfer of responsibility would take place or who that "third party" would be.

I'm not sure if this carries over to the new plan, but in the original plan the developers proposed that part of the property adjacent to the trail be made available for use by the public and have said that the insurance carried by the HOA would protect the residents from liability, but there is no assurance that such insurance would always be available or that it would be or would remain affordable. Further, it is naive to think that all homeowners near this public access would welcome strangers onto what is their common, but private, property.

Of course, everyone who owns a home, regardless of type, depends upon the availability and affordability of insurers, repairmen, landscapers, engineers, etc. But the HOA model does raise the stakes for individual homeowners by adding another layer of shared liability, cost, and responsibility along with a more limited ability to control damage.

That said, I've lived in my home for nearly 30 years, so I don't by any means think that the HOA model is untenable. However, the proposed development does not adequately address the risks to homebuyers of building this extensively on this particular property.

Additionally, I would like to note that almost none of the many housing models currently being proposed in Monroe County address the growing need for small, one-story units. Bloomington has for years been a retirement mecca in the Midwest and there are very inadequate numbers of single story homes available to serve that population.

Carolyn Bucheri

3842 S Laurel Ct

Bloomington, IN 47401

3
127

Additional Flooding in the Clear Creek Area?

I am opposed to the proposed rezone petition REZ-21-1 for 4691 S. Victor Pike. The approval and construction of yet another high density development in the Clear Creek watershed will only exacerbate an already stressed floodway.

Watershed: In Monroe County IN, the Clear Creek watershed covers the central, west central, south central and southwest areas of the county, a footprint that encompasses approximately one third of the County and most of the City of Bloomington. The central or main waterway is Clear Creek, which flows through downtown Bloomington and the IU Campus. This main waterway is in a highly developed area and its flow is primarily runoff from impervious surfaces in Bloomington and points nearby, including Baywood, Clear Creek Estates and the site of the proposed Southern Meadows high density development. The main branch of Clear Creek is joined near South Rogers Street and Church Lane by the West Fork of Clear Creek which drains an area populated by several quarries and many high density developments including Arbor Ridge, The Highlands, Bachelor Heights and, Eagle View. One half mile south of the Confluence of Clear Creek and West Clear Creek, Jackson Creek joins the main waterway. Jackson Creek drains much of the east side of Bloomington from SR 46 on the north, SR 446 on the east to Harrell Rd and points southwest. This is an area of numerous high density developments, apartment complexes and commercial and business establishments including the College Mall and Eastland Plaza.

Watershed Choke Point: Both Clear Creek and West Clear Creek flow alongside the east and south side of the proposed development and join together near the southeast side of the proposed development site. Jackson Creek joins one half mile south, creating a major restriction or "choke point" for floodwaters moving down the Clear Creek watershed. Further choking the flow is the old railroad grade and bridge at the Clear Creek Trail Church Lane parking lot. The Petitioners property is placed in a critical location in this watershed, bordering both Clear Creek and West Fork of Clear Creek. ANY decision to develop this land will have significant impact on the stream water flow in this area so extreme care should be taken when considering home density, percentage of impervious surfaces and stormwater management infrastructure design.

Roads, Bridges, Infrastructure: Area roads, bridges and parking lots within a mile of the proposed high density development on the Robertson Farm already flood and become impassable during heavy rain/flooding events. During the February 6-8, 2019 flood, That Road, Victor Pike, Church Lane, South Rogers Street and Dillman Road all flooded and became impassable for automobile traffic. The parking lots for the Clear Creek Trail at That Road and Church Lane were both underwater. Downstream, flooding caused significant damage to the May's Geenhouse business and destroyed the road surface at Dillman Road. Further development within the watershed will adversely impact this flood prone area.

Stormwater Management: Approval of additional high density developments with high impervious footprints (like The Trails, Southern Meadows) in the already-stressed Clear Creek watershed without requiring a proactive on-site stormwater management plan will lead to much more frequent and violent flooding in the Clear Creek floodway. Minimal design standards that only require capture of 100 year rain events in shallow detention basins are inadequate for this critical watershed. I urge you to require retention ponds capable of fully containing on premises stormwater runoff for a 500 year flood event (as we experienced in February 2019) OR reduce the development density to the existing RE-1 density of 1

home per acre. The existing RE-1 density already provides additional pervious surfaces for rainwater absorption into the soil which, coupled with the proposed 100 year flood capacity detention basins, would virtually eliminate off site runoff.

The petitioners may feel that this suggested stormwater management plan is excessive and expensive. It may be, but they will not be here to face the consequences of what another high density development with poorly conceived (or no) stormwater management facilities will have on the watershed. The Plan Commission and County Commissioners have the right, and responsibility to require more than the minimal standard when considering development in critical areas within the county. Page 64.e of the Monroe County Comprehensive Plan states "Monroe County will focus its land and property use management responsibly to limit subdivisions on County roads prone to flooding". Certainly, That Road, Church Lane, Victor Pike, Dillman Road and South Rogers Street meet this condition.

I urge you to vote **NO** on **Petition REZ-21-1**. If you feel you must vote to approve, please add appropriate restrictions and conditions to the development plan so that nearby property owners are not adversely impacted by this proposed development.

Respectfully Submitted,
David Busch
1250 W. Church Lane.

Letter of Opposition to REZ-21-1
By Patty Busch, 1250 W. Church Lane
Bloomington IN, 47403
May 1, 2021

I am opposed to REZ-21-1. The density of this proposed development, 160 units, is four times that allowed under the current zoning of RE-1. I'm challenged to see the necessity of such saturation on a steep hill, next to a critical watershed surrounded by old narrow roads within a rural neighborhood.

Residents who own adjacent properties, many of whom have lived here for 20-45+ years, have witnessed the rising waters of Clear Creek with intense flows and flooding over time. Our property damage was in excess of \$6,000 from flooding in February 6-8, 2019.

The 100 year detention basins proposed for the 4691 S. Victor Pike high density rezone project will not protect us and properties downstream from similar flood events as stated by Monroe County's MS4 Coordinator during the Monroe County Drainage Board meeting of March 17, 2021.

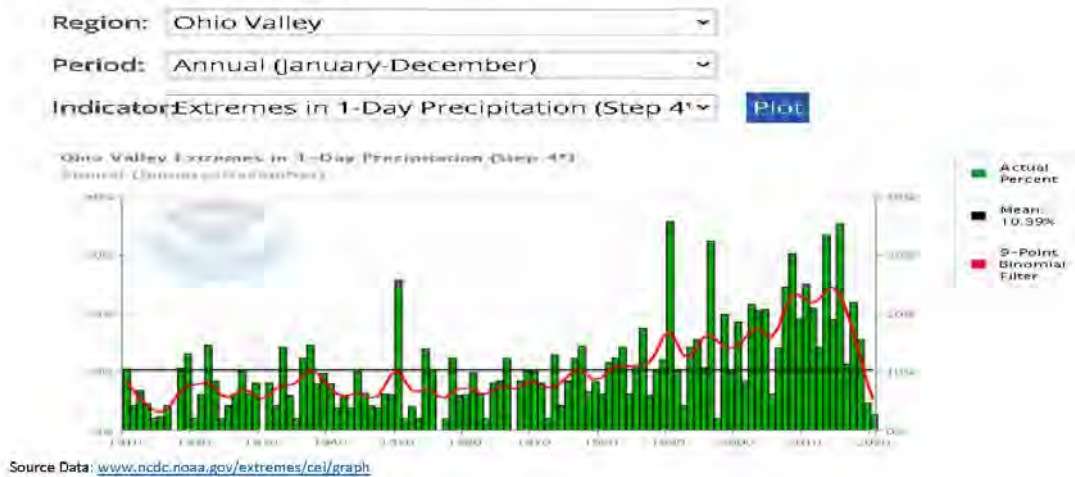
As currently designed, the high percentage of impervious surfaces coupled with the sloping land will magnify the risk of increased water volume and velocity from REZ-21-1. The proposed detention basins designed to capture a 100 year rain event will overtop when the next extreme precipitation event occurs, rendering "peak flow reduction" useless.

As defined, a 500 year flood had a 1 in 500 (0.2%) chance of being met or exceeded in any given year! (Houston, Texas had three consecutive 500 year floods in 2015, 2016 and 2017.)

According to reputable data from the United States Geologic Survey (USGS), National Oceanic & Atmospheric Administration (NOAA) and Indiana Climate Change Impacts Assessment (Purdue, 2018), Indiana's climate is changing and more precipitation is falling in this area.

Regional observations of heavy precipitation in the Midwestern U.S. also show that not only are extreme events happening more frequently, but that higher rainfall totals are being measured with these events.

The following graph of the Ohio Valley from 1910 through 2020 indicates Extremes in 1-Day Precipitation, with a trend of increased precipitation in recent years.



It bears repeating, this is a sensitive area in a critical watershed. There will be direct, negative impacts to the land, environment, wildlife, adjacent neighbors and those residents downstream. REZ-21-1 isn't about need, it's about greed. Why should we shoulder the consequences of others profiteering?

Commissioners, please consider the long range implications of flooding to this locality. Consider less density in this sensitive area.

Thank you,

Patty Busch

Letter of Opposition to REZ-21-1

Ms. Loetta Rush
4899 S. Victor Pike
Bloomington IN, 47403

April 29, 2021

Concerning the Robertson Farm on Victor Pike

and access as drive ways & streets in some
country causes much flooding.

This site is on a hill side with a trail
and a creek at foot of hill.

Creek flooding has been getting worse every
year. Some over bridges, wash & trail parking.

Victor Pike home lot more traffic since they
closed the road on #64. More homes will only
increase traffic.

We expect more home building but please
consider the amount of homes to be built on
this property.

Home owner on Victor Pike
Loetta Rush

From: [Dave Busch](#)
To: [Rebecca Payne](#); [Jacqueline Nester Jelen](#)
Cc: [Guy Loftman](#)
Subject: FW: Resubmitted statements in opposition to 145 lot subdivision at 4691 S. Victor Pike, REZ-21-1
Date: Friday, April 23, 2021 10:57:34 AM
Attachments: [White Oak Remonstrance List 4-4-21.xlsx](#)
Importance: High

Rebecca, Jackie,

I am forwarding this email (with the White Oak Remonstrance list) to you for inclusion in the upcoming hearing on Petition REZ-21-1. We have been having trouble getting your email addresses to accept our original email submission, so I am re-submitting in two emails. The second email will include the PDF of all our previous remonstrance letters that we wish to have applied in reference to Petition REZ-21-1. If this doesn't pass thru your email server successfully, I will call you to figure out how to proceed with these submissions.

Respectfully,

Dave Busch

From: Guy Loftman [mailto:guy@loftmanlaw.com]
Sent: Friday, April 23, 2021 9:06 AM
To: Rebecca Payne <rpayne@co.monroe.in.us>; Jacqueline Nester Jelen <jnester@co.monroe.in.us>; Dave Busch <Starfish14@bluemarble.net>; Guy Loftman <guy@loftmanlaw.com>
Subject: Resubmitted statements in opposition to 145 lot subdivision at 4691 S. Victor Pike, REZ-21-1

Hello Ms. Payne and Ms. Nester,

Attached you will find:

1. A list of the 82 people who submitted statements in opposition to the 145 lot subdivision at 4691 S. Victor Pike, when it was presented as 2012-PUO-06. Of course, that petition has been withdrawn, but an identical 145 lot development plan has been presented as a rezone. The statements concerning the withdrawn PUD should be considered fully applicable to rezone petition REZ-21-1.

2. The statements that were submitted in opposition to 2012-PUO-06.

Of course, the Plan Commission is familiar with these statements based on the proceedings concerning 2012-PUO-06, but I hereby submit them to be considered anew on REZ-21-1.

Please include this email, the list of 82 people, and the prior submissions in the REZ-21-1 packet.

Please let me know immediately if you have any problems implementing this request that arise from formatting issues or anything else.

Thanks,

Guy Loftman

--

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

List of Objectors to The Trails at Robertson Farm AKA White Oak Endeavours 4-4-21				
	Date Submitted	Name	Address	E-Mail Address
1	January 1, 2021	David Busch	1250 W. Church Lane, Bloomington IN, 47403	Starfish14@Bluemarble.net
2	February 3, 2021	Patricia Busch	1250 W. Church Lane, Bloomington IN, 47403	Starfish14@Bluemarble.net
3	January 6, 2021	Guy Loftman	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
4	January 6, 2021	Connie Loftman	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
5	January 6, 2021	Eve Loftman Cusak	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
6	January 6, 2021	Sam Cusak	4835 S. Victor Pike, Bloomington, IN, 47403	Guy@loftmanlaw.com
7	January 31, 2021	Jana (Mann) Southern	(Formerly) 4690 S. Victor Pike	irs7986@yahoo.com
8	January 31, 2021	Mary Ann Williams	3550 S. McDougal Street, Bloomington, IN, 47403	ma_williams@sbcglobal.net
9	January 31, 2021	Mary Reardon	7286 E. Salt Creek Drive, Bloomington, IN, 47401	maryrdrh@gmail.com
10	January 29, 2021	Joseph Southern	4690 S. Victor Pike, Bloomington, IN, 47403	maxine.southern@yahoo.com
11	January 29, 2021	Maxine Southern	4690 S. Victor Pike, Bloomington, IN, 47403	maxine.southern@yahoo.com
12	January 11, 2021	Melissa Wickstrom (with FC Tucker, Bloomington)	Bloomington, IN	wickstromreality@gmail.com
13	February 3, 2021	Diana Somes	resident of Bloomington IN for 68 years	somesdoor@yahoo.com
14	January 13, 2021	Kendall Edge	1245 W. Church Lane, Bloomington, IN, 47403	kndleedg@gmail.com
15	January 13, 2021	Erika Morris	5075 S. Victor Pike, Bloomington, IN, 47403	erikamorris16@gmail.com
16	February 5, 2021	Ann Elsner	4017 S. Crane Ct., Bloomington, IN, 47403	
17	February 6, 2021	Adrian Ziepolt	2499 W. Ellsworth Road, Bloomington, IN, 47404	toby2shoes@Hotmail.com
18	February 6, 2021	Josie Ziepolt	2499 W. Ellsworth Road, Bloomington, IN, 47404	toby2shoes@Hotmail.com
19	February 9, 2021	Curtis Adams	Bloomington, IN	curtiswadams@sbcglobal.net
20	February 7, 2021	Kelly Rockhill	3610 S. Eddington Drive, Bloomington, IN 47403	krocksauc@gmail.com
21	February 7, 2021	Kelsey Stokes Balson	3740 S. Cramer Circle, Bloomington, IN, 47403	kelsstokes@gmail.com
22	February 6, 2021	Lori Stapleton	3707 Woodmere Way, Bloomington, IN, 47403	stapletonlori@yahoo.com
23	February 6, 2021	Phil Stapleton	3707 Woodmere Way, Bloomington, IN, 47403	stapletonlori@yahoo.com
24	February 7, 2021	Rachel DiGregorio	5001 South Rogers Street, Bloomington, IN, 47403	racheldigregorio@gmail.com
25	February 5, 2021	Rosanne Emerick	4310 S. Eagleview Court, Bloomington, IN, 47403	rdye@iu.edu
26	February 7, 2021	Susan Lewis Stokes	3829 S. Cramer Circle, Bloomington, IN, 47403	ssstokes.autismconsultant@gmail.com
27	February 24, 2021	Madonna Reynolds	5917 S. Charlie Ave, Bloomington, IN, 47403	makrevyno@indiana.edu

28	March 8, 2021	Monroe County Historic Preservation Board	501 N. Morton Street, Suite 224, Bloomington, IN, 47404	www.co.monroe.in.us/bsd/Government/infrastucture/Planning/Department/HistoricPreservation.aspx
29	March 3, 2021	Alice Hawkins	Bloomington, IN	alicehawk@c-hawk.net
30	March 10, 2021	Ryan Cloe	Southside Bloomington, IN	rmcloe@yahoo.com
31	March 15, 2021	Elizabeth Savich	Bloomington, IN	betsavich@gmail.com
32	February 5, 2021	Karen McKibben	2324 E. Moffett Lane, Bloomington, IN, 47401	krmckibben@bluemarble.net
33	February 5, 2021	Dale McKibben	2324 E. Moffett Lane, Bloomington, IN, 47401	krmckibben@bluemarble.net
34	February 5, 2021	Daniel Busch	1250 W. Church Lane, Bloomington, IN, 47403	dmbusch39@gmail.com
35	February 5, 2021	Carol L. Axsom	1247 W. Church Lane, Bloomington, IN, 47403	sssaxsom@comcast.net
36	February 5, 2021	Gerald Wolfe	4995 S. Victor Pike, Bloomington, IN, 47403	TEXT 812-320-5257
37	February 5, 2021	Charolette Hess	1006 Covenanter Drive, Bloomington, IN, 47401	hess@syr.edu
38	February 5, 2021	Steven W. Axsom	1247 W. Church Lane, Bloomington, IN, 47403	sssaxsom@comcast.net
39	February 5, 2021	David Biggs	3607 E. Jordan Way, Bloomington, IN, 47401	
40	February 5, 2021	Kevin Stearns-Bruner	1313 S. Madison St, Bloomington, IN, 47403	
41	February 3, 2021	Gloria Stearns-Bruner	1313 S. Madison St, Bloomington, IN, 47403	gloriabruner@gmail.com
42	February 3, 2021	Ron Mellott	4909 S. Victor Pike, Bloomington, IN, 47403	ronsmelott@bluemarble.net
43	February 3, 2021	Sandra Biggs	3607 E. Jordan Way, Bloomington, IN, 47401	
44	February 3, 2021	Carol Bucheri	3842 S. Laurel Ct., Bloomington, IN, 47401	carolbucheri@gmail.com
45	February 11, 2021	Jacob Bailey	420 E. Laurelwood Dr., Bloomington, IN	
46	February 19, 2021	McKenzie Holmgren	3203 S. Abby Ln., Bloomington, IN, 47401	
47	February 6 2021	Victoria Nelson	608 E. Moody Dr., Bloomington, IN, 47401	nelsonvi@gmail.com
48	February 11, 2021	Mara Flynn	2627 E. 2nd St., Bloomington, IN, 47401	
49	February 23, 2021	Josh Cornett	3807 S. Bushmill Dr., Bloomington, IN, 47403	
50	March 5, 2021	Felicia Pafford	3360 E. Lanam Rd. Bloomington, IN, 47408	
51	March 5, 2021	Roy Graham	3330 N. Russell Rd., Bloomington, IN, 47408	
52	March 5, 2021	Marc Massie	5096 N. Richland Creek Rd., Solsberry, IN, 47459	
53	March 5, 2021	Steven K. Logan	9584 Pointe LaSalle Dr., Bloomington, IN, 47401	
54	March 5, 2021	Samantha Easler	1205 S. Walnut St., Bloomington, IN, 4740	
55	March 5, 2021	Jane Scheid	3218 E. Kensington Park, Bloomington, IN, 47401	
56	March 5, 2021	Kim White	4248 S. Clearview Dr., Bloomington, IN, 47403	
57	March 5, 2021	Vickie Barg	5096 N. Richland Creek Rd., Solsberry, IN, 47459	
58	March 5, 2021	Lisa Hine	1205 S. Walnut St., Bloomington, IN, 4740	

59	March 5, 2021	Elizabeth Heubner	6227 Levatz Ave., Evansville, IN, 47710
60	March 5, 2021	Ella Robinson	582 W. Likeen Rd., Bloomington, IN, 47407
61	March 5, 2021	Daria Treat	1147 W. Sugarberry Ct., Bloomington, IN, 47404
62	March 5, 2021	Janis Williams	328 W. Pershner Ct., Bloomington, IN, 478403
63	March 5, 2021	Bart Schroeder	5516 Hayne Rd., Evansville, IN, 47712
64	March 5, 2021	James R. Steck	3573 S. Glasgow Cir., Bloomington, IN, 47403
65	March 5, 2021	Whitney Carr	2741 S. Pine Meadows Dr., Bloomington, IN, 47403
66	March 3, 2021	Melissa Orr	4248 S. Clearview Dr., Bloomington, IN, 47403
67	March 3, 2021	Lori Jerden	1143 Sugarberry Ct., Bloomington, IN, 47404
68	March 3, 2021	Jennifer Steck	3573 S. Glasgow Cir., Bloomington, IN, 47403
69	March 3, 2021	Lu Zhou	916 Fenbrook Ct., Bloomington, IN, 47401
70	March 3, 2021	Elizabeth Fox	726 E. University St., Bloomington, IN, 47401
71	March 3, 2021	Emily Waller	726 E. University St., Bloomington, IN, 47401
72	March 3, 2021	Imelda Wynalda	6140 W. Duwall Rd., Bloomington, IN, 47403
73	March 3, 2021	Adam Duke	582 W. Green Rd., Bloomington, IN, 47403
74	March 15, 2021	Debbie Brzoska	7340 w. Gifford Rd., Bloomington, IN, 47403
75	March 15, 2021	Margaret Hollers	220 N. Madison St., Bloomington, IN, 47404
76	March 15, 2021	Cosima Hanlon	408 W. Caber Ct., Bloomington, IN, 47403
77	March 15, 2021	Devon Hillenberg	7696 S. Breeden Rd., Bloomington, IN, 47403
78	March 15, 2021	Ellen Sbarounis	220 N. Madison St., Bloomington, IN, 47404
79	March 15, 2021	Allyson Powell	547 W. Dogwood Ln., Bloomington, IN, 47404
80	March 15, 2021	Allison Santarussa	547 W. Dogwood Ln., Bloomington, IN, 47404
81	March 15, 2021	Josh Washel	220 N. Madison St., Bloomington, IN, 47404
82	March 15, 2021	Rebecca Rose	2219 S. Bellhaven Ct., Bloomington, IN, 47401

Date: April 25, 2021

To: Members, Monroe County Plan Commission

Re: Suggested questions concerning drainage plan, 4691 S. Victor Pike, REZ-21-1

Hello Plan Commissioners,

I hope you will ask the representatives of the Petitioner in REZ-21-1 the questions set forth below.

In his April 7, 2021 letter to you concerning the Zoning Petition Attorney Michael L. Carmin stated:

Implementing a robust and currently approved drainage plan is a critical part of a response to existing storm water drainage problems and occasional flooding in the surrounding area. The HR zone allows flexibility in the intensity of development necessary to fund the drainage improvements ...

This statement implies that there is an estimate of the funding necessary to implement the drainage improvements. Thus my first question:

1. What is Petitioner's estimate of the funding necessary to implement the drainage plan?

Mr. Carmin also stated:

The covenants of the HOA will include ... 3. A fully funded reserve to cover required maintenance and capital improvements.

This statement implies that there is an estimate of the amount of the necessary reserve to cover required maintenance and capital improvements. Thus my second and third questions:

2. What is the estimated amount of the HOA reserve to cover required maintenance and capital improvements?
3. How will the estimated amount of the HOA reserve to cover required maintenance and capital improvements be funded?

Mr. Carmin also says the HR zone allows:

... the development of a broad price range in housing inventory ...

The Enlarged Site Plan shows lots ranging from as small as 0.14 acre to as large as 0.26 acres. Thus my last final questions:

4. What is the expected average sale price of the 145 lots?
5. What is the expected sale price for a lot of 0.26 acre?
6. What is the expected sale price for a lot of 0.14 acre?

It seems to me that without answers to these questions the need for such an intense development plan cannot be evaluated. Perhaps it would be practical to fund drainage installation and HOA reserves with a smaller number of lots, such as under a MR zone. For that matter, perhaps it would be practical to fund drainage installation and HOA reserves with the currently permitted RE1 zoning. I think answers to my questions would provide valuable information for evaluating the HD rezone proposal.

I am also submitting these questions directly to Petitioner, through a copy of this email to Mr. Carmin. Petitioner's response should make it unnecessary for the Commission to ask them:

Thank you,

Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

812.679.8445

Oral Statement Given at the **Monroe County Plan Commission Meeting March 23, 2021**

Intro:

- My name is David Busch. I live at 1250 W. Church Lane, the 16+acre parcel directly south of the proposed development.
- I am also a professional geologist, Licensed in the State of Indiana and have been in practice for over 40 years.
- We have lived at this property for over 21 years. During this time, we have seen a marked increase in the number of flood events, as well as an increase in the severity of the flooding.
 - Part of this increase may be attributable to climate change,
 - However, I believe that much of this increase is due to housing developments being built upstream of our farm. These developments were built in the late 1990's and early 2000's and predate the Monroe County Stormwater Ordinance. They were not required to construct detention or retention basins to manage stormwater runoff rates, which combined with the high density of homes and impervious surfaces, created a situation where stormwaters enter the Clear Creek watershed at a much quicker rate than when these areas were farm fields and woodlands.
- The petitioners have repeatedly stated that they have detention ponds, and that these ponds will REDUCE the rate at which stormwaters enter Clear Creek. This is only partially correct, as their detention ponds are only designed to withstand a 100 year flood event. Anything greater than a 100 Year event will likely overtop their ponds and deliver an even greater rate of stormwater runoff into Clear Creek, SINCE, NOW the land has a much higher percentage of impervious surfaces..
 - At the March 17 Drainage Board Meeting when the board members were discussing the ever increasing frequency of flooding in Clear Creek, Kelsey Thetonia, the Monroe County Stormwater Quality MS4 Coordinator stated "We do not design infrastructure for more than a 100 year flood...and I think that it is a great step to start addressing these more intense rain events, we're not going to be designing to more than the Q100, though because that is...I mean It's going to take up so much space to be able to store that much water, right, and there's no infrastructure (that) is going to be able to hold a 500 year (flood) event, it's just not going to happen. You remember 2019? February 7th, 2019, where no stream water infrastructure's going to hold that water, it's not how...it's not practical".
 - So why are the petitioners asking for approval of a design that will not begin to handle the flooding we had just two years ago?
 - If this petition is approved, the design requirement for the detention basins will be limited to a 100 year flood event. Larger rain events will risk overtopping the C1 Detention Pond, concentrating the flow from the large 25.77 acre drainage parcel onto the Clear Creek Trail, jeopardizing the asphalt on the trail and the sanitary sewer. (Data taken from page 43 of White Oak Preliminary Drainage and Water Quality Calculations Report included in the 3-17-21 Drainage Board Packet.)
 - Does the City and County want to take on these additional maintenance liabilities for their infrastructure?

- o Why would the County approve this variance to allow a high density development to be shoehorned into this location? Placing it here at the confluence of Clear Creek and West Clear Creek virtually guarantees more frequent and severe flooding for this part of the County.

This is our ask of you: Don't make things worse by approving this petition, If we have another flood like we did two years ago, this whole design fails!

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021

We are opposed to Petition No. 2012-PUO-06. The density of this proposed PUD is incompatible with the existing neighborhood, which is currently zoned RE1. The current RE1 zoning correctly reflects the rural character of the surrounding area.

We purchased our property in 1999 and have made many improvements over the years. We love our farm and are protective of it. We wish to preserve our acreage for the use it was intended, which is providing pasture, grazing and riding areas for our horses, as a wildlife habitat and as a haven for our family's well-being.

In 2002, we enrolled 1.7 acres of our land adjoining Clear Creek in the USDA's Conservation Reserve Program as a designated Wetland Conservation Certification. On this land, we planted over 900 tree seedlings to help act as a filtration strip to protect the water quality of Clear Creek and to provide habitat for native wildlife.

In the last 10-15 years we have seen an increase in the frequency and severity of flooding events on Clear Creek. In early February 2019, we experienced the most severe flooding yet. The flow of Clear Creek was so high and strong it flattened a 150 ft. section of woven wire horse fencing and also flattened the original livestock fencing on our property line (See attached photos). The sinkholes revealed by the flooding have rendered this acreage unusable for grazing and riding, as the holes are so deep they would fracture a horse's leg if stepped in.

We question why the original fencing (which was erected in the mid-eighties) has withstood the high waters of Clear Creek until 2019. We suspect the frequency, volume and velocity of storm water flows have increased due to the construction of several home developments further upstream along Clear Creek. These developments have reduced the number of farm fields and woodlots while increasing the volume of impervious hard surfaces in the Clear Creek watershed.

There are six streets within the proposed development. Two run east-west, while four run downslope, (from north to south) directly towards Clear Creek and our adjacent property. Stormwater runoff from impervious street, sidewalk, driveway and roof surfaces will be channeled down these streets, increasing the velocity of water flow directly towards Clear Creek and our property. We fear the additional volume of surface storm water runoff from the proposed development will overwhelm the ability of Clear Creek to handle the increased flow, creating more frequent and severe flooding of our property, and lands downstream.

In conclusion, we strongly oppose this Planned Unit Development with the proposed density of homes on the steep slopes that exist on this 44+ acre parcel. If approved in current form, we believe this development will have a negative impact to Clear Creek, our property and the neighborhood.

Page 1 of 5

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021

Environmental Concerns

1. Light Pollution

- a. As proposed, up to 150 Homes with 4 exterior lights = 600 exterior lights (two lights on each side of garage, one front entrance light, one rear entrance light).

2. Water pollution/Stormwater Runoff

- a. As proposed, 150 homes with chemical lawn applications, road salt from vehicles, driveways, sidewalks, roadways, asphalt oils.
- b. Adverse impact of 150 homes on surface drainage/storm water runoff.
 - i. Drainage retention ponds appear undersized for proposed volume of impervious surfaces in PUD.
 - ii. Shallow bedrock and overlying clay soils limit the ground's ability to absorb surface runoff.
 - iii. Retention pond construction:
 - 1. Will an impervious clay liner be required to minimize groundwater contamination?
 - 2. Will there be specific vegetation planted to absorb (tie-up) pollutants?
 - 3. What will be the outflow points be for the retention ponds?
 - 4. Are the ponds discharging into Clear Creek?

3. Air Pollution

- a. As proposed, up to 150 homes with wood burning fireplaces, campfires, chemical applications to lawns, outdoor grills. Particulates/dust from excavating equipment during construction activities (up to eight years).

4. Noise Pollution

- a. As proposed, up to 150 homes with lawnmowers, leaf blowers, snow blowers, automobiles, fireworks.
- b. The eight year buildout phases will include on-site use of earthmoving equipment, dump trucks, tractor-trailers, hydraulic-rams or blasting, nail guns, etc., increasing noise pollution.

5. Traffic Concerns

- a. As proposed 150 homes with two car garages = 300 vehicles, in addition to visitors, delivery vehicles, maintenance vehicles, school buses, etc.
- b. Only two access points will serve the proposed development, both are on Victor Pike between Clear Creek Trail crossing and Lighthouse Christian Academy (LCA) entrance. Intersecting two feeder roads to this short stretch of Victor Pike (approx. 550 ft. from Clear Creek Trail to LCA) will concentrate a high density of traffic to a very narrow road.
 - i. That Road/ Victor Pike intersection (currently a 4-way stop) will be a chokepoint for traffic flow.
 - ii. Church Lane/Victor Pike intersection will be a chokepoint for traffic flow, as current traffic densities already create long lines during morning/evening peak travel times. This increase in traffic flow will exacerbate an already overloaded section of Victor Pike between S.R. 37 and Church Lane intersections.

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021

Construction Impacts

1. **Blasting**
 - a. What efforts will be made to ensure that there is NO off-site property damage resulting from any blasting associated with site preparation or installation of utilities?
 - i. If blasting is allowed, we request a pre-blast survey be conducted on our structures.
 - ii. If blasting is allowed, we request that a seismometer be placed at our home and daily blast activity readings recorded (with a copy provided to us).
 - iii. If blasting is allowed, we request a post-blast survey be conducted on our structures.
2. **Dust Mitigation**
 - a. What requirements will be made to minimize airborne dust pollution during the construction process?
3. **Soil Erosion Mitigation**
 - a. What are the soil erosion prevention requirements for site preparation and home construction? (Silt fences, temporary soil dikes, topsoil stockpiling and preservation, etc.)
 - b. How will potential soil erosion and contamination of Clear Creek be prevented?
4. **Road Damage**
 - a. What requirements will be made to minimize shedding of mud and debris onto Victor Pike from trucks and equipment entering/exiting the construction project?
 - b. What requirements will be made to ensure that the increased heavy truck traffic associated with the construction project will not damage the roadbed on Victor Pike?
5. **Construction Debris/Trash Mitigation**
 - a. What requirements will be made to minimize dumping of debris or waste materials associated with the construction process?
 - b. Will wash out bins be required for washing out of concrete trucks?
 - c. Will the developer/contractor be required to pick up construction trash that blows away from the construction site?

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021



Busch property 2-8-2019. View from Clear Creek looking south towards Church Lane. The original property line fence can be seen along tree line.

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021



Busch Property 2-8-2019. View looking north towards Clear Creek and proposed White Oak PUD in background.

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021

We remain opposed to Petition No. 2012-PUO-06. The density of this proposed PUD is incompatible with the existing neighborhood, which is currently zoned RE1. The current RE1 zoning correctly reflects the rural character of the surrounding area.

As evidence of the severity of flash flooding that has become more frequent in the Critical Clear Creek Watershed, we are submitting the following photos and narrative of the February 2019 flooding that crippled this area of Monroe County. Area roads became impassable and many landowners suffered significant property damage. (May's Greenhouse damages [Read More.](#))

Continuing to allow the conversion of farm and forest lands to high density developments, like Highlands Village, Sundown Meadows and the proposed White Oak PUD will result in further degradation of the watershed and increase the frequency of flooding of Clear Creek, West Clear Creek and Jackson Creeks.

Respectfully Submitted

Dave & Patty Busch

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



Busch Property 2-7-19. Looking northeast. Proposed White Oak Development is the hillside beyond Clear Creek.

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



2-7-19. 898 W. Church Lane. Clear Creek is in foreground, proposed White Oak Development is the property behind house.

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



2-7-19. Clear Creek/Bloomington Rail Trail parking lot as seen from the south side of the Iron Bridge spanning Clear Creek.

Dave & Patty Busch
1250 W. Church Lane
Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



2-7-19. Clear Creek/Bloomington Rail Trail parking lot, looking downstream. Photo was taken from the south side of Iron Bridge. Note SUV trying to cross the flooded section of Church Lane

Dave & Patty Busch 1250 W. Church Lane Bloomington, IN 47403

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



2-7-19. Looking north on Rogers Street at S.R. 37. Clear Creek is on the left, Jackson Creek is in the foreground, just past the traffic cones.

Page 6 of 6

Letter of Opposition to 2012-PUO-06

I am Patty Busch and live at 1250 W. Church Lane. I live directly south of the proposed development. This parcel is currently zoned RE 1. That enables development appropriate to the rural nature of our neighborhood. 2012-PUO-06 is the opposite extreme. Not only would it create a dense suburban landscape where we have countryside, it would also degrade existing natural habitat and exacerbate an already serious flooding problem.

Our farm has been a source of peace and serenity to our family, friends and animals. I spend many hours outdoors each day caring for the farm and our animals. The thought of hearing heavy equipment and construction noises daily from dawn to dusk for the next seven years feels overwhelming.

The wildlife habitat along Clear Creek is threatened too. Many species of birds including Blue Herons, Red Tail Hawks, eagles, owls and others have thrived here. Deer, coyotes, foxes and bats are welcome here, unlike some neighboring communities. There's no doubt the loud noise and intrusive activity of such a large scale development will negatively impact this peaceful and safe preserve.

Also of great concern are the impervious surfaces this high-density development will create and how these surfaces will adversely impact the critical watershed of Clear Creek and areas downstream.

As watersheds are urbanized and vegetation is replaced by impervious surfaces, infiltration to groundwater is reduced. And, as more stormwater runoff occurs- runoff that is collected by extensive drainage systems combining curbs, storm sewers, drainage ditches and detention basins-more stormwater volume is carried directly to streams. In a developed watershed, much more water arrives into a stream increasing the likelihood of more frequent and more severe flooding. The United States Geological Survey (USGS) Water Science School website states, "Studies have shown that as development and the amount of impervious surfaces increases in a watershed, severe flood events happen more often". (Please reference pictures of 2019 flooding in our area provided in our earlier Letters of Opposition).

The proposed detention basins will capture and slow the "rate" of stormwater runoff from roofs, roads, sidewalks and driveways. They do not address (reduce) the actual amount of water that runs off the site rather than soaking into the ground. Even well designed sites with detention basins significantly reduce ground water recharge; thereby contributing to drought conditions, increase erosion in stream channels and limits the amount of water available for plant life.

As stormwater flows over surfaces, it picks up potential pollutants that may include sediment, nutrients (from lawn fertilizers), bacteria (from human and animal waste), pesticides (from

lawn and garden chemicals), metals (from rooftops and roadways) and petroleum by-products (from leaking vehicles). The list goes on and on. This polluted stormwater runoff can be harmful to plants, animals and people.

Detention basins can offer limited pollution control, *if* regularly maintained, by collecting larger particulate matter. They do not control pollution of very fine and highly soluble particles such as oil, grease, metals, salts and similar contaminants.

As our landscape changes, it begins to have an impact on stream health. What we do on or to the land affects both the quantity (volume) and quality (pollution levels) of the water in our streams and lakes.

Trees play a valuable role in reducing stormwater runoff by “drinking in” waters before they have a chance to enter the waterways:

- In urban and suburban sites, a single deciduous tree can intercept from 500-760 gallons of water per year.
- A mature evergreen can intercept more than 4,000 gallons per year.
- A single mature oak tree can consume over 40,000 gallons of water per year.

Additionally, the runoff rate from one acre of paved parking generates the same amount of annual runoff as:

- 36 acres of forest
- 20 acres of grasslands
- a 14 acre subdivision (2 acres lot density)
- a 10 acre subdivision (0.5 acre lot density)

One inch of rainfall on an acre of paved surface produces 27,000 gallons of stormwater runoff!

(Penn State Extension (2015)-The Role of Trees and Forests in Healthy Watersheds.

It is for these reasons (and many others) that I urge you to vote NO on 2012-PUG-06 and retain the existing RE1 Zoning for this site.

Rebecca Payne

From: Rebecca Payne
Sent: Wednesday, January 6, 2021 12:48 PM
To: 'Guy Loftman'
Cc: Jacqueline Nester Jelen
Subject: RE: 4691 S. Victor Pike Development, Petition number 2012-PUO-06, resent with corrected address

Received.

I will be sure to include this email with my report.

Thank you,

Rebecca Payne
Planner/GIS Specialist
Monroe County Planning Department
501 N. Morton St., Suite 224
Bloomington, IN 47404
rpayne@co.monroe.in.us
Phone: (812) 349-2560
Fax: (812) 349-2967

From: Guy Loftman <guy@loftmanlaw.com>
Sent: Wednesday, January 6, 2021 11:55 AM
To: Rebecca Payne <rpayne@co.monroe.in.us>; Daniel Butler <dbutler@bynumfanyo.com>; Jeff Fanyo <jfanyo@bynumfanyo.com>; Michael Carmin <michael@carminparker.com>; Guy Loftman <guy@loftmanlaw.com>
Subject: Fwd: 4691 S. Victor Pike Development, Petition number 2012-PUO-06, resent with corrected address

Hello Ms. Payne,

Thanks for discussing the proposed 4691 S. Victor Pike development. As adjoining landowners, we have several concerns about it.

1. The current minimum lot size for this RE-1 zoning district is 1 acre. That would be a maximum of 44 lots on this 44 acre tract. Of course, as a practical matter that number couldn't be achieved, given the Duke Energy easement, Karst features and requisite infrastructure. This proposal is for 145 lots, three times the current maximum. The RE-1 zoning density is appropriate. It should be kept.
2. We take issue with several points in the Petitioner's Statement from Michael L. Carmin dated December 1, 2020.
 - 2.1. On page 1, the proposal is referred to as, "an infill project in the Bloomington urbanizing area not contributing to urban sprawl." As we understand it, an "infill project" refers to a less developed area surrounded by more developed areas. Filling it in completes the higher density of the overall area. Our home on 6.3 acres adjoins this property to the South. Almost all of the housing south of That Road,

west of Clear Creek and all the way to the bypass is at least 1 acre, with many being substantially larger. This is not infill. The same paragraph says the proposal would not be "contributing to urban sprawl." To the contrary, this is a classic example of urban sprawl.

2.2. On page 2 this is described as "within the core of the existing community." It certainly isn't within the core of the existing high-density housing community. "Maintains a distinctive edge separating urban areas from rural areas"? That edge is That Road. This project invades it. "Integrates open space"? 145 houses where there is now one old farmhouse with outbuildings, pastures, hayfields and scores of large trees. This plan disintegrates existing open space. "May include amenities." (Page 3) Maybe, maybe not. None are promised. It looks like a pretty tight squeeze to fit in a community garden/orchard, dog park, trail terraced park, children's park and a pipe park. Not counting the pond.

3. The PUD Outline plan concerns us.

3.1. Clear Creek Elementary School access, Amenities, page 7. The plans says that the rail trails will give access to Clear Creek Elementary. There are basically no sidewalks from either trail's road intersection to the school. There aren't even shoulders. The bridge over Clear Creek on That Road is particularly hazardous. Traffic is especially heavy and fast on Rogers Street. This plan provides no safe access to Clear Creek Elementary.

3.2. Traffic on Victor Pike, Page 10. The plan describes Victor Pike as a "major county road". It is two lanes with no shoulders and a sharp drop off on the east side as you approach the creek from the south. The steep downhill curve heading south on Victor Pike by our house is very dangerous. We understand that the rule of thumb is 10 trips per day per home. That's an additional 1,450 vehicles, with presumably half going south. We understand the developers have made no traffic study, and don't intend to. However, we know close to an additional 750 trips per day will make Victor Pike far more dangerous. It is quite dangerous enough now.

3.3. Congestion on That Road. Presumably half the traffic will go north on Victor Pike and East on That Road to Rogers Street. That is already badly congested during rush hour. 10% of the 1,450 trips are expected at rush hour. Over 70 more cars trying to get out on Rogers around 8 in the morning will create a traffic jam of monumental proportions, by our rural standards, and probably even by urban ones.

3.4. Landscaping, page 11. The plan states:

Existing, mature, specimen quality trees located in the development will be preserved, subject to tree removal only as required within the building footprint of a home site. It is not expected that home sites will require the removal of any mature trees.

A casual tree count shows perhaps 50 trees in the front yard, most of which look pretty mature. Comparable numbers are in the back yard, with more adjacent to the Duke easement. Yet no proposed lot shows any adjustment for preserving a single tree. Apparently the developers have a very high standard for what constitutes a mature tree. (A photo of the front lawn, along Victor Pike, is attached.)

We could go on, but we won't. Our bottom line: This proposal would put too many houses in too small a space, causing intolerable congestion, hazardous traffic, and degradation of the rural nature of the area. That is what Residential Estate zoning is there to protect. The proposal should not be approved.

Thanks for your consideration.

Guy Loftman

Connie Loftman

Eve Loftman Cusack

Sam Cusackel

--

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445
Guy Loftman is a retired attorney, and is no longer practicing law

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Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445
Guy Loftman is a retired attorney, and is no longer practicing law

Rebecca Payne

From: jana southern <jrs7986@yahoo.com>
Sent: Sunday, January 31, 2021 7:55 PM
To: Rebecca Payne
Subject: Oppose 4691 S Victor Pike

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Dear: Rebecca Payne

As a little girl my family moved us to 4690 S. Victor Pike. What a blessing this was. Having a yard that joined with your best friends was a dream come true. Over the years I have seen many houses/neighborhoods added. I never thought it was a bad thing. They were nice single family homes.

However, learning about the 145 subdivision with Multi family homes concerns me. What kind of traffic is this going to bring? What kind of people is this going to bring in? What types of homes are they building? All of these unanswered questions leads me to oppose this development. The increased noise, traffic, and loss of property value are things that I cannot support. We do not need or want this development. Let's keep it what it is. A nice quiet area where people can raise a family of their own.

Thanks,

Jana Mann

Rebecca Payne

From: ma_williams@sbcglobal.net
Sent: Sunday, January 31, 2021 4:07 PM
To: Planning Office
Cc: Rebecca Payne
Subject: Proposed White Oaks Subdivision near Lighthouse Christian Academy

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Ms. Payne. Please note my objection to the proposed 144 single-family residential units in White Oak development, near the Lighthouse Christian Academy and the intersection of That Road and Victor Pike. Here are the reasons for my objection:

- The proposal is too dense for this rural area.
- The duration of the construction, eight years, is excessively long, with further predictable, environmental degradation, associated with the project.
- Such a development will greatly increase the traffic on Victor Pike, and substantially increase traffic on So. Rogers.
- Traffic pressure in the adjacent neighborhoods, which includes an estimated 1200 homes, will greatly increase. The included neighborhoods are Batchelor Heights, Clear Creek Estates, Eagleview, The Highlands, and Wick.
- Removal of trees will have an adverse effect on water filtration and drainage in the area, with no hope of remediation.

I urge the commissioners to vote “no” on Petition No. 2012 PUO-06.

Thank you.
Mary Ann Williams
3550 So. McDougal Street
Bloomington, IN 47403

Rebecca Payne

From: Mary Reardon <maryrdrn@gmail.com>
Sent: Sunday, January 31, 2021 8:00 AM
To: Rebecca Payne
Subject: Vote NO on 2012-PUO-06

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

To: Monroe Co. Plan Commission

Re: Vote NO on 2012-PUO-06

I oppose the 145-lot subdivision proposed at 4691 South Victor Pike. Every existing tree in the build area would be destroyed, diminishing the beauty of the scenery and irreparable damage to the environment. Construction would also discourage walkers on the Rail-Trail who need the beauty of nature, exercise and harmony in their lives.

Protect the Rail Trail.

Sincerely,

Mary Carol Reardon
7286 E. Salt Creek Drive
Bloomington, IN 47401

Rebecca Payne

From: Maxine Southern <maxine.southern@yahoo.com>
Sent: Friday, January 29, 2021 6:28 PM
To: Rebecca Payne
Subject: 4691 S. Victor Pike

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Dear Ms.Rebecca Payne

I oppose the housing deveoplment being propose on the 4691 S Victor Pike property. The roads are not designed to support traffic for a large development like the one proposed. The 37 and Victor Pike crossing is already a dangerous intersection. Let alone the danger this will add to the older property owners that live on this road. This puts their safety at risk as they go to get there mail/newspaper.

Living on Victor Pike for 30+ years has always been a more rural setting. Adding this development will increase the noise and the overall setting of this area.

Additionally, I as a property owner will be forfeiting part of property for a development that I have no financial interest in.

Thanks,

Joseph and Maxine Southern

Sent from my iPhone

Rebecca Payne

From: Melissa Wickstrom <wickstromrealty@gmail.com>
Sent: Monday, January 11, 2021 3:13 PM
To: Rebecca Payne
Subject: 4691 S Victor

Rebecca,

I'm a parent at Lighthouse Christian Academy as well as a Realtor in town. I'm writing to oppose the proposed PUD on the Robertson Farm in Bloomington.

For parents who are dropping off children at school, Victor Pike can be problematic in the early mornings. Adding two additional ingress/egress on Victor Pike would significantly affect traffic flow for many families trying to enter/exit the school onto Victor. I strongly suggest that the current plans be reevaluated with traffic at peak hours in mind.

I also believe the amount of homes being planned for the 44 acres is very dense for the location. Most people frequent our trail and enjoy a somewhat peaceful nature walk. The development will take away from the serenity of the area.

Melissa Wickstrom
FC Tucker BLOOMINGTON
(765) 425-6991

Rebecca Payne

From: Diana Somes <somesdoor@yahoo.com>
Sent: Wednesday, February 3, 2021 3:59 PM
To: Rebecca Payne
Subject: White Oak Planned Development on Victor Pike

2/3/21

Subject: Planned White Oaks Housing Development on Victor Pike

Dear: Rebecca Payne/Planning Commissioners

I am writing to ask the commissioners to be careful in their decision-making about WHITE OAKS housing development. I believe this isn't in the best interest of the folks who live on that area of Victor Pike. The land is too small for 140 planned homes, and Victor Pike is too narrow to accommodate that much traffic; it would be dangerous for all involved.

Thank you,
Diana Somes
Resident of Bloomington Indiana for 68 years and very concerned!

Sent from my iPhone

Rebecca Payne

From: Kendall Edge <kndledge@gmail.com>
Sent: Wednesday, January 13, 2021 10:04 AM
To: Rebecca Payne
Cc: Jacqueline Nester Jelen
Subject: Letter of Opposition to Petition No. 2012-PUO-06

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Kendall Edge

1245 W Church Lane

Bloomington IN 47403

Letter of Opposition to Petition No. 2012-PUO-06

I am opposed to Petition No. 2012-PUO-06. I have lived on Church Lane for the past 5 years. I believe the White Oak development would have a large negative impact on its surrounding area. I share the same concerns as Dave and Patty Busch (please refer to Dave and Patty Busch Letter of Opposition to Petition No. 2012-PUO-06). Thank you.

Sincerely,

Kendall Edge

From: Ann Elsner
To: Rebecca Payne
Subject: 4691 S; Victor Pike, 2012-PUO-06
Date: Friday, February 5, 2021 1:22:09 PM

I have just been made aware of the proposed high density development in what is widely regarded as a recreational area for the whole community, with the address of 4691 S; Victor Pike, 2012-PUO-06. I am concerned about tree removal and the subsequent erosion into Clear Creek, along with water and mud flowing over the much used Clear Creek Trail.

Further, the location and proposed high density are out of character with the low density of the surrounding homes. The sight lines along the steeper parts of this road, offset intersections, and curved side roads do not afford a view of distant traffic. If traffic density increases sharply, then this could pose more of a hazard than is currently experienced for pedestrian street crossings by users of the Clear Creek Trail and school children at the Lighthouse School.

As a resident in the greater neighborhood, I am against the development as described. I am not against all development. If this land is to move out of a relatively undeveloped state, a plan with lower density that preserves the trees, quiet, lack of visual clutter, and recreational values of the Clear Creek Trail is important.

Ann E. Elsner, Ph.D
4017 S Crane Ct.
Bloomington, IN 47403

Rebecca Payne

From: Adrian Ziepolt <toby2shoes@hotmail.com>
Sent: Saturday, February 6, 2021 10:49 AM
To: Rebecca Payne
Subject: 4691 S. Victor Pike
Categories: Blue Category

We urge you to vote "NO" on the rezone proposal for 4691 S. Victor Pike since it would contribute to urban sprawl in a lovely rural setting. The density of this development would be significantly greater than what the character of this area is supposed to have. The whole point of zoning regulations is to prevent urban sprawl as well as overwhelming the county roads in the area. Please do not change the zoning to allow this development.

Yours truly,

Adrian and Josie Ziepolt
2499 W. Ellsworth Road
Bloomington, IN 47404

Sent from my iPad

Rebecca Payne

From: Curtis Adams <curtiswadams@sbcglobal.net>
Sent: Tuesday, February 9, 2021 12:55 PM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Categories: Blue Category

Dear Planning Commission member,

Please vote NO on this zoning change. Some reasons for my (local resident) objections:

- Given the slope of the land toward the already strained nearby waterways, this will increase demand and negative effects of our current storm water problems in this area. Therefore, this is not in collaboration with current county objectives to prevent excessive storm water problems.
- beauty and uniqueness of walking trail in our community will be diminished due to housing and population, instead of nature, which was a previous goal in creating the trails
- this would be counter-intuitive to current agenda of preventing urban sprawl. This is a more rural area.
- affordable housing would generally require public transportation or walking proximity to urban needs of residents.....this property has neither
- not cost prohibitive to change rural areas to urban, and urban areas to rural, such as the new SwitchYard Park acreage. Why not make this a park setting to coincide with trail system as well?
- Current road system would not support additional traffic, so this would not be cost effective or safe

Given these points, this makes an easy vote of NO on this proposal.

Curt Adams

Rebecca Payne

From: Kelly Rockhill <krocksauce@gmail.com>
Sent: Sunday, February 7, 2021 8:17 AM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Categories: Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. As I understand, that area has a 44-lot zoning limit. I'm curious as to how the commissioners arrived at the decision to create 145 lots. I realize that Bloomington is a growing community and solutions need to be in place to accommodate the many families and individuals who need homes. But sustainability needs to be a core part of the conversation.

Here are some issues I see that would result from this project:

- 20 acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems.
- Wildlife and its habitat would be destroyed.
- The beauty of the rail-trails would be reduced.
- Destruction of so many trees and use of construction equipment for 7 years would release carbon into the air that should stay sequestered.
- Homes starting in the \$200,000's wouldn't help with affordable housing.
- Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Sincerely,

Kelly Rockhill
3610 S. Eddington Drive

Rebecca Payne

From: Kelsey Stokes Balson <kels.stokes@gmail.com>
Sent: Sunday, February 7, 2021 10:07 AM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06
Categories: Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse. VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06 Thanks for your attention to this matter.
Kelsey Balson
3740 S. Cramer Circle
Bloomington, IN 47403

Rebecca Payne

From: Lori Stapleton <stapletonlori@yahoo.com>
Sent: Saturday, February 6, 2021 2:14 AM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S VICTOR PIKE REZONE, 2012-PUO-06

Categories: Blue Category

Subj: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Hello Monroe County Plan Commissioners,

I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06.

145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Lori & Phil Stapleton
3707 Woodmere Way
Blgtn, IN 47403

Sent from my iPhone

Rebecca Payne

From: Rachel DiGregorio <racheldigregorio@gmail.com>
Sent: Sunday, February 7, 2021 9:34 PM
To: Rebecca Payne
Subject: 4691 S. Victor Pike, 2012-PUO-06

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. You might remember May's flood a few years ago. Backyards along the creek often flood, I can't imagine how much worse it would be with the addition of 145 plots. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse. VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06 Thanks for your time and careful attention to this matter.

Rachel DiGregorio
5001 South Rogers Street
47403

Rebecca Payne

From: Emerick, Rosanne Carla <rdye@iu.edu>
Sent: Friday, February 5, 2021 4:37 PM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Categories: DUE

Hello Monroe County Plan Commissioners,

I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Rosanne Emerick, Eagleview Resident
4310 S. Eagleview Court
Bloomington, IN 47403

Rebecca Payne

From: Susan Stokes <sstokes.autismconsult@gmail.com>
Sent: Sunday, February 7, 2021 8:55 AM
To: Rebecca Payne
Subject: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Categories: Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse. VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06 Thanks for your attention to this matter.

Susan Stokes
3829 S. Cramer Circle
Bloomington, IN 47403

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Susan K. Lewis Stokes, M.A., CCC-SLP
Educational Autism Consultant
sstokes.autismconsult@gmail.com
www.susanlewisstokes.com

From: [Guy Loftman](#)
To: [Rebecca Payne](#); [Guy Loftman](#)
Subject: Loftman's Neighborhood meeting notes, 2912-PUO-06
Date: Wednesday, February 10, 2021 4:01:44 PM

Hello Ms. Payne,

I took notes on the January 22 White Oak neighborhood meeting. I submitted them to White Oak, and received no statement of disagreement. Please include this account in the package to the Plan Commission.

Thanks,

Guy Loftman

Notes taken by Guy Loftman during a virtual neighborhood meeting concerning the White Oak subdivision held on 1-22-21 at 5:00 p.m. on Google Meet.

Participants

Danny Butler, Bynum Fanyo
Donnie Adkins, introduced as owner
Kevin Schmidt, introduced as owner
Christine Andearson, daughter of Janet and Don Robertson
Eye Cusack, 4835 S. Victor Pike
Sam Cusack, 4835 S. Victor Pike
David and Patty Busch, 1250 W. Church Lane
Erika Morris, 5075 S. Victor Pike
Randy Cassady, 898 W. Church Lane
Jill Robertson, daughter of Janet and Don Robertson

Butler introductory remarks

Notes would be taken, but the presenters don't know how to electronically record the meeting. Advantages of project include benefiting from trails, creeks, rural surroundings, reduced traffic flow, sustainable project, increase density. There would be 2 access points on Victor Pike, with turning lanes added on both sides near the new access points. Construction would be expected from the summer of 2021 through

2028. Homes would be priced from the \$200,000's. Lots would be from .26 acre to .14 acre. Houses would be sold for owner occupation, not rental. 145 lots are planned. 4 drainage facilities will be included. This is a critical watershed because of downstream flooding. This would be reduced by reducing the rate of runoff flow.

Questions and responses.

Loftman: Is the PUD correct in saying drainage is to be installed by neighborhood association? No. Developer will install, County will inspect and sign off when properly completed. Maintenance would be by neighborhood association.

Busch: Detention or retention ponds? Detention. These would handle increased flow from impervious surfaces. Design capacity up to .9 cubic feet per acre. Scoop out sediment if over 8".

Cassidy: Heights, density? Paired patio homes 20% of plan. 1 to 1.5 stories. 4 plexes might go on southwest side, 2-3 stories. Density change from 45 maximum under RE-1 to 145. Pending general zoning revision would be to MR, which would allow a higher density. Roads would be dedicated to the public, the current owners plan to develop it themselves, not just sell the whole project to someone else after approved.

Eve Loftman Cusack, Patty Busch, Loftman: Increased traffic concern. Traffic study? Widening and turn lanes would mean not having to wait for someone turning. Traffic flow reduction referenced in introductory remarks means that trail access would lead to some trips to Bloomington not using a motor vehicle, so traffic would be reduced compared to a development without trail access. Reduced traffic from Covid was not considered in traffic study. It wasn't on the ground, but conceptual. A copy will be sent to Loftman.

Dave and Patty Busch: Finish on houses on trail? Both trail and street sides with fully finished look. Detention ponds would only have shallow standing water, and that only for a short time following major rain events. No substantial standing water 95% of the time. Two environmental studies identified Karst features and intermittent streams.

Cassady: Who would build houses? The developers will build the houses. R2 zoning would be worse, since it would allow smaller lot sizes. The developers hold an option. They do not own the property.

Loftman: Trees? A tree inventory was made showing numbers, location, maturity, etc. Danny will send to Loftman. Only trees near Northeast Karst area will be saved. All other trees will be removed. They will be replaced with hundreds of young trees that are to be planted in the project.

Loftman: Drainage enforcement? Notify County authorities and ask them to take corrective action. No private right of enforcement would be given to adjacent property owners or others.

Road widening? No land would have to be taken for right of way purposes from homes on the west side of Victor Pike. However, the paved surface would be widened within the existing county right of way, and would extend 8 to 10 feet into the existing lawns of those houses. County Highway has approved the plan without requiring a traffic study.

Loftman: Amenities? "Trail Terraced & Children's Parks" drawing? Dog park .3 to .6 acres. Mountain bike area 1 to 1.5 acres, including dog park. The northeast corner with no lots is 1 to 1.5 acres. No development is allowed under the Duke easement. Neighborhood orchard/grow area could not be on the Duke easement. If developed, they would also be on the north-east Karst area with the dog park and mountain bike area. The children's play park would be at a different location. The four large, dotted circles with dots in the middle are Karst features. Trees that would be saved are inside the wavy line in the drawing. There are no open space/community areas within the build area. Everything improved is on the perimeter. No changes can be made within the Duke easement. The drainage facility near Victor Pike in the backyards of lots 63 to 76 would not be an open space/community area. Utility lines will be buried. No public parking areas are included. No existing trail fencing would be damaged for construction purposes. Any fence removal or replacement would be determined later. All parking will be on-street or on private property.

--

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445
Guy Loftman is a retired attorney, and is no longer practicing law

From: [Guy Loftman](#)
To: [Rebecca Payne](#); [Jacqueline Nester Jelen](#); [Guy Loftman](#); [Dave Busch](#)
Subject: Supplementalremonstrance re: White Oak Subdivision PUO-2012-06
Date: Thursday, February 11, 2021 11:40:59 AM

To the Monroe County Plan Commission:

I would like to add the following concerns.

1. Errors in White Oak's Outline Plan: PUO-2012-06, 4691 S. Victor Pike Trees.

The 4th bullet in the PUO Landscaping portion states:

"It is not expected that home sites will require the removal of any mature trees."

In the Neighborhood Meeting on Jan. 22, White Oak representatives acknowledged that all trees in the build area would be removed. In a subsequent discussion on Feb. 8 White Oak maintained that some trees might be saved, depending on their location and the final plat. But it is clear many, if not all, trees in the build area would be destroyed. The PUO outline drawing shows the only trees saved to be in the north east corner, where no houses are to be constructed.

Drainage installation.

In the Proposed Amenities section of the PUO it states, in part:

"Drainage areas – In accordance with the approved drainage plan, dedicated drainage facilities and areas will be installed and maintained by the owners association."

This is totally inappropriate. In the Neighborhood Meeting, White Oak said this was in error, and that the developer would install the drainage facilities. But the PUO has not been corrected. This is a critical issue. If the developer is to have the installation duty, that commitment should be in writing, not in an unrecorded neighborhood meeting.

Number of lots.

In a February 8 informal conversation with the White Oak developers, they stated that the quad-homes described for Zone C (Option # 2) might increase the number of lots. Any increase in lots should be shown in the proposal, not mentioned in a response to a question at an informal follow up neighborhood meeting.

2. HOA (HomeOwners Association) concerns

Drainage.

Clearly drainage is a major concern. Grass and trees will be replaced by impervious surfaces. A brief Google search estimates a residential development with lots under 0.5 acre would be 41% impermeable. [EnvironmentalIndicatorFactSheet \(uwsop.edu\)](#). The White Oak lots are two to three times that density. Thus impermeable surfaces could be well in excess of 50%. Impermeable surfaces increase run off rates, flooding risk, and the burden on detention ponds.

There is an extensive literature online about maintaining detention ponds, such as those proposed for White Oak. The PUO says the HOA will have the right and duty to maintain them. That is little consolation to those who would be damaged by a failure to maintain. White Oak says the neighbors who think there might be a problem can ask the County to look into it. This is not enough. Governmental authorities and adjoining and down-stream properties likely to be affected by maintenance failures should have the right to enter and inspect all drainage facilities without notice, for instance during and immediately after rainstorms. Further, the HOA should require professional maintenance of all drainage facilities by qualified professionals. The costs should be reflected in the HOA budget.

Let's face it. The HOA won't have much motivation for expensive inspection and maintenance that will protect those not in the HOA from flooding. Environmental protection needs to be built into the project, not left to the ever-overstretched resources of Monroe County.

Liability insurance and maintenance of publicly accessible amenities.

Dog parks, children's play areas and mountain bike parks are presented as attractive areas for White Oak residents and the general public. These all entail risk of injury to users. The HOA should be required to provide liability insurance sufficient to protect the HOA, its board, its members and the user public from uncovered losses. If recreational facilities are available to the public, the insurance should be publicly disclosed.

The PUO should include a reasonable estimate of insurance and maintenance costs for areas available to the general public, and include that in a minimum budget for any proposed HOA.

3. Sidewalks. The proposal provides for sidewalks on one or both sides of streets, at the developers' option. Sidewalks on both sides of streets make neighborhoods more walkable and attractive. There should be a commitment to sidewalks on both sides.

4. Traffic.

Both White Oak roads would exit on Victor Pike, an existing minor collector. In my discussion with Paul Satterly, Monroe County Highway Engineer, he said that the on October 9, 2012, the traffic count on Victor Pike between Church Lane and That Road was 1,035 vehicles. He said that the rule of thumb for subdivisions is 10 trips per day per lot. With 145 lots that would be an additional 1,450 trips generated by White Oak, or a total of 2,900 additional vehicles on this portion of Victor Pike. That would be nearly three times the traffic in 2012. We don't know today's traffic count, or how I-69, Lighthouse Christian Academy or other factors may have affected it. White Oaks is not doing a traffic study. But White Oak would surely cause a dramatic increase in wait times at the Victor Pike/That Road 4-way stop, and at the That Road/ Rogers Street stop sign. Rogers is a through street there, so waits are already quite long at rush hour. White Oak traffic would have a dramatic impact on the existing neighborhood.

5. Home costs. On Feb. 8 the developers stated that they hoped the asking price for the paired patio homes would not be above the high \$200,000's. Single family homes on larger lots would be substantially more. White Oak housing from \$275,000 and up will not help with affordable housing in Monroe County.

6. Developer inexperience. On Feb. 8 the developers stated that neither has ever developed a residential subdivision or been in the home building business. Their management experience is in very large infrastructure and petroleum projects in connection with the war in Iraq and other Middle East projects. They approach this more as investors than experienced residential developers. They have no track record in that area to allow confirmation of their reliability in taking on this substantial and environmentally sensitive project.

Thank you for your consideration.

Guy Loftman

--

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

From: [Guy Loftman](#)
To: [Kelsey Thetonia](#); [Daniel Butler](#); [Jacqueline Nester Jelen](#); [Rebecca Payne](#); [Dave Busch](#); [Guy Loftman](#)
Subject: White Oak Drainage questions
Date: Tuesday, March 9, 2021 9:30:35 AM

Hello Ms. Thetonia and Mr. Butler,

I appreciate Ms. Thetonia's March 8 response to my earlier email. As so often happens, answers create questions.

Ms. Thetonia says, "Mr. Butler surveyed the two existing pipes under the Clear Creek Trail after the 2/3/21 DB meeting and confirmed that they will be able to handle the discharge from the site. This site is meeting the very stringent release rates required for this watershed."

The White Oak documentation shows two existing 12 inch pipes under the Clear Creek Trail west of Victor Pike. Presumably they have handled the runoff from this site since the trail was established. Obviously White Oak wouldn't change the total runoff. However, it looks like it will concentrate the discharge for much of the site in the detention ponds, and increase the rate of flow to those ponds. I particularly address the detention pond at the south end of the Duke easement, by the planned walkway to the Clear Creek trail.

My basic concern is, the current Robertson farm drainage empties into the West Fork of Clear Creek along permeable natural surfaces extending from Victor Pike to the rail trail roundabout. It looks like the proposal would have most of that water enter this detention pond. Without properly controlled discharge from the detention pond there would be a vastly increased outflow rate at this location. If the detention pond won't contain stormwater sufficiently I conclude that the runoff concentrated in this small area might easily exceed the capacity of the culvert under that section of the trail. So, how do we know that this pond will completely contain the stormwater from a maximum event without increasing the flow rate to the existing culvert?

Here are some more specific questions that would help me understand the situation.

1. How many acres will drain into this detention pond? Please show supporting documentation and calculations.
2. What will be the surface area of the pond if it is full, in percentages of an acre? Please show supporting documentation and calculations.
3. How much water will the pond hold if full? Acre inches would seem an appropriate unit for the response. Please show supporting documentation and calculations.

4. How high will the dike surrounding the pond be, compared to its discharge point? Please show supporting documentation and calculations.
5. How high will the dike surrounding the pond be, compared to the adjoining ground surface? Please show supporting documentation and calculations.
6. What will be the discharge rate from the pond? Please show supporting documentation and calculations.
7. What percentage of storm water will get to the pond through the storm sewers, and what percentage through surface flow? Please show supporting documentation and calculations.
8. Is it expected that stormwater will ever go over the top of the dike surrounding the pond? Please show supporting documentation and calculations.
9. What will be the elevation drop from the bottom of the discharge facility in the pond to the bottom of the discharge facility near the trail? Please show supporting documentation and calculations.
10. Will there be a swale leading to the pond from Victor Pike along the southern edge of the lots adjoining the trail, near the existing fence?
11. What is the maximum rainfall event for which this storm water management system is designed?
12. What is the maximum 24 hour rainfall event in Monroe County for each year since 2000?
13. What are the water release rates for this site?
14. What is the total amount of impervious surface expected for the entire 44 acre site (in acres and/or percentage of the total site)? Does this total include all roads, roofs, driveways, patios and sidewalks? If not, what does it include?

I'm a stormwater novice, and may not have phrased these questions quite right, but hopefully they will be sufficient to identify and address my concerns.

I include Mr. Butler on this email because he may have the answers more readily available.

Please include this email in the Drainage Board packet for March 3.

Thank you for your attention to and assistance with this matter.

Respectfully yours,

Guy Loftman

--

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

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Please include this email in the Drainage Board packet for March 3.

Thank you for your attention to and assistance with this matter.

Respectfully yours,

Guy Loftman

-

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445
Guy Loftman is a retired attorney, and is no longer practicing law

Rebecca Payne

From: Reynolds, Donna K <makreyno@indiana.edu>
Sent: Wednesday, February 24, 2021 7:41 PM
To: Rebecca Payne
Subject: 2012-PUO-06

Hello Monroe County Plan Commissioners,

I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06.

145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Name: Madonna Reynolds
Address: 5917 s. Charlie Ave

Sent via the Samsung Galaxy Note20 5G, an AT&T 5G smartphone



**MONROE COUNTY HISTORIC PRESERVATION
BOARD OF REVIEW**
501 N. Marion Street, Suite 224, Bloomington, IN 47404
Telephone: (812)-349-2560 / Fax: (812)-349-2967
www.co.monroe.in.us/isd/Government/Infrastructure/PlanningDepartment/HistoricPreservation.aspx

Date: March 8, 2021

To: Monroe County Plan Commission

RE: Petition 2012-PUO-16 White Oak Planned Unit Outline Plan

**BOARD MEMBERS,
2021-2022**

Danielle Bachant-Bell,
Perry Township

Devin Blankenship,
Washington Township

Duncan Campbell,
Perry Township

Donn Hall,
Salt Creek Township

Don Maxwell,
Perry Township

Deborah H. Reed,
Bloomington Township

Amanda Richardson,
Perry Township

Polly Root Sturgeon,
Bloomington Township

Doug Wilson,
Richland Township

The Monroe County Historic Preservation Board of Review reviewed and discussed the referenced petition at our February 22, 2021, meeting. Various concerns with the proposal were brought forward and we would like to express them here.

The property under consideration for this development was historically farmland and we understand the historic barn associated with the farm has already been demolished. However, the historic American Foursquare house and smaller outbuildings remain. In light of a previously unknown drystone wall being located on a property immediately to the south, our board is concerned with the potential loss of other historic resources on the petition property. In order to ascertain whether or not there are additional historic resources on the site, our board would like to request a walk-thru of the property in advance of any further changes.

Overall, the Board of Review is concerned with the loss of farmland in the county. The open landscapes and their minimal resources that speak to the farming history of Monroe County. While we are not advocating against development, the board is particularly concerned that the proposed density of house in the White Oak Planned Unit far exceeds that of other properties in the area and its impact on them will undoubtedly be extreme.

Further, with an influx of so many more people in such a small area, historic roadways such as Victor Pike, That Road, Church Lane, and South Rogers Street will be severely impacted. The eventual needs to widen these roads will then cause negative impacts to historic properties and drystone walls and forever alter the agricultural view sheds. Prior to any such widening discussions, the increase in traffic will certainly cause more damage to the drystone walls and properties in these areas, damage that has already been occurring simply because traffic in this part of Perry Township has already increased.

Likewise, increased flooding is a major concern. The Clear Creek watershed has already been experiencing more and more severe flooding events which will be exacerbated with the loss of more open land. Flooding destroys historic resources also—drystone walls, houses and farm properties, and archaeological resources in the path of flood waters.

The Board of Review hopes the Plan Commission will consider our concerns when deciding whether or not this proposed petition will be the right thing for Monroe County.

Rebecca Payne

From: Jacqueline Nester Jelen
Sent: Thursday, March 4, 2021 11:41 AM
To: Alice Hawkins
Cc: Drew Myers; Rebecca Payne
Subject: RE: Clear Creek Development

Thanks Alice – we will get your comments into the packet for the 3 petitions.

Thank you,

Jackie Nester Jelen, AICP
Assistant Director
Monroe County Planning Department
501 N. Morton St., Suite 224
Bloomington, IN 47404
jnester@co.monroe.in.us
Phone: (812) 349-2560

From: Alice Hawkins [mailto:alicehawk@c-hawk.net]
Sent: Wednesday, March 3, 2021 9:32 PM
To: Jacqueline Nester Jelen <jnester@co.monroe.in.us>
Subject: Re: Clear Creek Development

I would like my questions and comments to apply to all that is being planned because I am interested in the big picture.

Sent from my iPhone

On Mar 3, 2021, at 12:49 PM, Jacqueline Nester Jelen <jnester@co.monroe.in.us> wrote:

Hi Alice –

I am including the planner involved in this case, Drew Myers. We will make sure your email makes it into the staff packet and respond to your questions, specifically #5 & 6. Since there are three proposals in this area, I do want to clarify you are speaking in regards to the Southern Meadows Development in particular (first image below). If you would like your questions/comments to apply to the other two projects below, please let us know. Thank you,

<image003.jpg>

There is also Clear Creek Urban

<image004.jpg>

Or White Oak:

<image005.jpg>

Jackie Nester Jelen, AICP
Assistant Director
Monroe County Planning Department
501 N. Morton St., Suite 224
Bloomington, IN 47404
jnester@co.monroe.in.us
Phone: (812) 349-2560

From: Alice Hawkins [<mailto:alicehawk@c-hawk.net>]
Sent: Wednesday, March 3, 2021 11:35 AM
To: Jacqueline Nester Jelen <jnester@co.monroe.in.us>
Cc: Carol Edmonds <edmondsbc@gmail.com>
Subject: Clear Creek Development

I am late to this dance but am registering deep concerns about the Clear Creek Development.

It burst from 90 to 190 people living in the new development.

One person at the meeting expressed that he was looking for this to resemble Broad Ripple.

That brings me to questions

1. Why not develop delightful bungalows for families? (Margaret Clements has expressed that the project's mixed density has been overindulged in Monroe County.)
2. If this goes forward, who is projected to be the renters? (Is Bloomington and its environs not saturated with apartments?)
3. What is the zoning ordinance that is being superceded? (Why have an ordinance?)
4. Why is it a concern that a developer spent a lot of money to create this plan? (He didn't do it if he wasn't planning to make money. His problem, not the public's.)
5. Most importantly, what is the overarching plan for Monroe County? For instance, there is a proposal for the Sanders area that is clearly a dense, suburban development. (Trohn Enright-Randolph expressed his commitment to the environment.)
6. How do you suggest county residents have their voices heard? (The city has strong neighborhood alliances.)

Thank you for any light you can shed on these concerns. You are welcome to forward this email to Penny Githens, my commissioner and other commissioners.

Respectfully,
Alice Hawkins

Rebecca Payne

From: Ryan Cloe <rmcloe@yahoo.com>
Sent: Wednesday, March 10, 2021 2:06 PM
To: Planning Office
Subject: 2012-PUO-06

I'm against this proposed housing plan. We live on the South side and utilize the clear creek trail daily. Please do not approve of this development. The trail is naturally beautiful and do not need 145 houses crammed in such a tight space.

Thanks
Ryan Cloe

Sent from my iPhone

From: Bet Savich [<mailto:betsavich@gmail.com>]
Sent: Monday, March 15, 2021 12:34 PM
To: Tammy Behrman <tbehrman@co.monroe.in.us>
Subject: Proposed Victor Pike subdivision

Hello Planners,
I've read the Feb. 16 packet and walk the Clear Creek and Rail Trail several times a week. With this perspective, I would like to make the following suggestions and comments:



1. Please keep in mind the flooding of May's Greenhouse and surrounding areas in February 2019 after a 3 inch rain event. Clear Creek south of the proposed subdivision cannot handle additional flow. How can you ameliorate, not exacerbate, this problem? Cutting back on the density, and thus the amount of impermeable surface, would be one way. The petitioner states that the HOA will manage stormwater detention areas, but historically, relying on HOAs is problematic. I suggest that, in addition to HOA management of stormwater detention areas, individual rain barrels on homes and large rain gardens be incorporated throughout the development as part of the overall plat design.

2. If construction of a public park adjacent to the trail is in the final plan, and I hope that it is, I suggest that, after construction, the park be deeded to Monroe County. HOA management of a public park does not make sense. Over time, the HOA would start to think that they own it, since their fees would be paying for its upkeep. Disputes, no trespassing signs and fences would start to crop up.

3. Price points of "under \$350,000" are not affordable. Though the proposal mentions mixed use, the homes will be primarily higher-end. This does not address the community's shortage of reasonably priced homes.
4. There is no proposed neighborhood commercial of any kind. The ability to have a coffee shop or bike repair shop near the new park and the established trails would add to the development's integration into the community and what will eventually be the south side of the City.
5. Official ingress and egress from the trails is very important. While the proposal states that these will be provided, it should be mandated that they be clearly marked as public on both the subdivision side and the trail side. Currently it is difficult, if not impossible, to get from the trail to interior subdivisions without either trespassing or being afraid that one is trespassing. There is no reason that this problem should arise at a new subdivision on an established trail.
6. This proposal does not provide for the creation of open space during Phase One. Open space requirements should be met for each phase.
7. This proposal paints an idyllic portrait of kids walking along the trail to Clear Creek School. This would be both unrealistic and dangerous. They would need to cross Clear Creek on an extremely narrow bridge, without sidewalks, and would need to cross Rogers Street, where there is neither a stop light nor a stop sign.
8. Most of the mature trees on this property are along the fenceline. While the fenceline could be cleaned up and non-native trees and bushes removed, stipulate that all native trees must remain. This will prevent the developer from clearing the fenceline for utilities, drainage, etc.
9. All new trees and bushes planted on the site should be native to this area.
10. The Rail Trail and Clear Creek Trails were not cheap and are important amenities for many citizens. Please protect the beauty and integrity of these trails to the extent possible.

Thank you for your consideration.

Wishing you all the best,

Elizabeth Savich

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: KAREN McKibben
Address: 2324 E. Moffett Ln.
Bloomington, IN 47401
Signature: [Handwritten Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Pete McKibben
Address: 2324 E. Moffett Ln.
Bloomington, IN 47401
Signature: [Handwritten Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Daniel Busch
Address: 1850 W Church Ln, Bloomington, IN
47403
Signature: [Handwritten Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Carol L. Axson

Address: 1247 W. Church Lane

Bloomington, IN 47403

Signature: Carol L. Axson

RECEIVED
FEB 03 2021
MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Gerald Wolfe

Address: 9995 S. Victor Pike

Bloomington, IN 47403

Signature: Gerald Wolfe

RECEIVED
FEB 03 2021
MONROE COUNTY PLANNING

*Please! Listen to Horse Owners
Not Gas to the Developers!*

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Charlotte Hess

Address: 1006 S. Covenant Dr

Bloomington IN 47401

Signature: Charlotte Hess

RECEIVED
FEB 03 2021
MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Steven W. Axson

Address: 1247 W. Church Lane

Bloomington IN 47403

Signature: Steven W. Axson

RECEIVED
FEB 03 2021
MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: David Bygg

Address: 3607 E. Jackson Way

Bloomington, TN 37401

Signature: [Handwritten Signature]

RECEIVED

FEB 11 2021

MONROE COUNTY, TENNESSEE

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Kevin Thomas Bruner

Address: 1313 S. Madison St

Bloomington, TN 37403

Signature: [Handwritten Signature]

RECEIVED

FEB 11 2021

MONROE COUNTY, TENNESSEE

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Ray Mellett
Address: 4699 S. Victor Pike
Bloomington, IN 47403
Signature: [Signature] 1/29/21

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Gloria Stearns - Bruner
Address: 1313 S. Madison St.
Bloomington, IN 47403
Signature: [Signature]

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Carolyn Butcher
Address: 3842 S. Laurel Ct
Bloomington, IN 47401
Signature: [Signature]
I'm concerned about flooding in that
area.

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Smriti Bhatt
Address: 307 E. Jordans Way
Bloomington 47407
Signature: [Signature]

RECEIVED

FEB 19 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: McKenzie Holmgren

Address: 3203 S Abby Ln
Bloomington, IN 47401

Signature: McKenzie Holmgren

RECEIVED

FEB 11 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Mark Flynn

Address: 2277 E 2nd St, Bloomington, IN 47401

Signature: Mark Flynn

RECEIVED

FEB 11 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Jacob Bailey

Address: 420 E Lancaster Dr

Signature: Jacob Bailey

RECEIVED

FEB 08 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Victoria Nelson

Address: 608 E Moody Dr
Bloomington, IN 47401

Signature: Victoria Nelson

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote **NO** on 4691 S. Victor like PUD

Printed Name: Josh Cornett

Address: 3807 S. Bushmill Dr.

Blgtn. IN 47403

Signature: *J. Cornett*

MONROE COUNTY PLANNING

FEB 23 2021

RECEIVED

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD

Printed Name: Mr. Maurice

Address: 596 N. Electric Creek

Salisbury TN 37459

Signature: [Handwritten Signature]

RECEIVED
MONROE COUNTY PLANNING
MAR 05 2021

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD

Printed Name: Sтивен K. Logan

Address: 9584 Penite/Lesalle Dr

Bloomington TN 37401

Signature: [Handwritten Signature]

RECEIVED
MONROE COUNTY PLANNING
MAR 05 2021

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Felicia Pafford

Address: 3360 E Laman PD

Brown 47408

Signature: [Handwritten Signature]

RECEIVED
MONROE COUNTY PLANNING
MAR 05 2021

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: TOP GRAMM

Address: 3330 N. SUSAN LN

Brown TN 47408

Signature: [Handwritten Signature]

RECEIVED
MONROE COUNTY PLANNING
MAR 05 2021

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Samantha Easter

Address: 1305 S. 1st St.

Signature: Samantha Easter

MONROE COUNTY PLANNING

MAR 03 2021

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Jill Schofield

Address: 2418 E. Walsingham Park

Signature: Jill Schofield

MONROE COUNTY PLANNING

MAR 03 2021

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: WALTER PIERRE

Address: 2741 S. PINE MEADOWS DR

Signature: Walter Pierre

MONROE COUNTY PLANNING

MAR 03 2021

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Kim White

Address: 4691 S. Victor Pike PUD

Signature: Kim White

MONROE COUNTY PLANNING

MAR 03 2021

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Lisa Hine

Address: 1205 S. Walnut St

Blount TN 37101

Signature: Lisa Hine

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Elizabeth Heubner

Address: 6277 Kratoch Ave

Dumfries VA 22024

Signature: Elizabeth Heubner

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Vickie Borg

Address: 5096 N Richland Cr Rd

Salsberry, TN 37459

Signature: Vickie Borg

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: EVA ROBINSON

Address: 552 W. URBAN RD

BLOOMINGTON, TN 37407

Signature: EVA R

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

MAR 23 2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: JAMES H. HARRIS

Address: 3527 W. ROBERTSON FARM RD

HOUSTON TX 77068

Signature: [Signature]

201

KEEP IT RURAL!

MAR 23 2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: DARLA TREAT

Address: 1127 W. SCARBOROUGH CT

HOUSTON TX 77044

Signature: [Signature]

KEEP IT RURAL!

MAR 23 2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: WILLIAM W. HARRIS

Address: 3527 W. ROBERTSON FARM RD

HOUSTON TX 77068

Signature: [Signature]

KEEP IT RURAL!

MAR 23 2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: DANIEL R. SPECK

Address: 3573 S. GAINSBURY CT

HOUSTON TX 77058

Signature: [Signature]

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Samantha Easter

Address: 1305 S. 1st St.

Signature: Samantha Easter

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: WALTER PIERRE

Address: 2741 S PINE MEADOWS DR

Signature: Walter Pierre

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: JILL SCHOED

Address: 2418 E. WILSONWAY PARK

Signature: Jill Schoed

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Kim White

Address: 4691 S. Victor Pike PUD

Signature: Kim White

MAR 03 2021

MONROE COUNTY PLANNING

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Melissa Orr
Address: 4248 S. Clear View Dr
Bloomington IN 47403
Signature: Melissa Orr

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Jeanne Sharp
Address: 3573 S. Glasgow Cir
Signature: Jeanne Sharp

RECEIVED

MAR 03 2021

MONROE CO

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Lois Jordan
Address: 1143 W SUGARBERRY CT
Signature: Lois Jordan

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:
I use the rail-trail by the Robertson Farm. I love it.
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Lu Zhou
Address: 916 S Fenwick Ct, Bloomington, IN
Signature: Lu Zhou

KEEP IT RURAL!

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Elizabeth Fox
Address: 726 E. University St.
Bloomington, IN 47401
Signature: [Signature]

KEEP IT RURAL!

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: [Signature]
Address: 726 E. University St.
Bloomington, IN 47401
Signature: [Signature]

KEEP IT RURAL!

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Alan Dale
Address: 582 W. Green Ac. Bloomington, IN
Signature: [Signature]

KEEP IT RURAL!

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Imelda Wyrulda
Address: 6140 W Duval Rd.
Bloomington, IN 47408
Signature: [Signature]

KEEP IT RURAL!

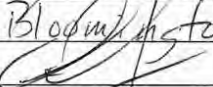
Received 3/15/2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Debbie Brzoska
Address: 7340 W. Gifford Rd.
Bloomington IN 47403
Signature: 

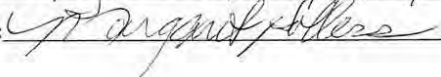
KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Margaret Walker
Address: 220 W. Madison
Bloomington IN 47404
Signature: 

KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Cosima Hanlon
Address: 1408 W. Caber Ct
Bloomington, IN 47403
Signature: Cosima Hanlon

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Devon Hillenburg
Address: 7696 S. Bieder Rd.
Bloomington IN
Signature: 47403

KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Ellen Sbarounis

Address: 220 N. Madison

Bloomington, IN 47404

Signature: Ellen Sbarounis

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Allison Powell

Address: 547 W. Rosewood Ln.

Bloomington, IN 47404

Signature: Allison Powell

KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Allison Santarossa

Address: 541 W Dogwood Ln
Bloomington, IN 47404

Signature: [Handwritten Signature]

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403

JUST SAY NO
TO 145 LOTS
AT 4691 S. VICTOR PIKE
VOTE NO ON 2012—PUO-06

Monroe County Plan Commission
501 N. Morton Street, Suite 224
Bloomington, IN 47404

KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Josh Washel

Address: 220 N. Madison St Blount Co TN
47401

Signature: 

KEEP IT RURAL!

Dear Monroe County Plan Commission:

I use the rail-trail by the Robertson Farm. I love it.

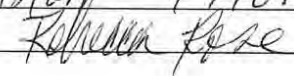
145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Rebecca Rose

Address: 2219 S. Belhaven Ct.

Blount 47401

Signature: 

Rebecca Payne

From: Guy Loftman <guy@loftmanlaw.com>
Sent: Saturday, June 26, 2021 1:22 PM
To: Jacqueline Nester Jelen; Larry Wilson; Rebecca Payne; Dave Busch; Guy Loftman
Subject: Defer action on 4691 S. Victor Pike

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Plan Commissioners,

Petitioner makes its third proposal based on a drawing for 145 lots as small as 0.14 acres. It was first presented last year as a PUD, then earlier this year as an HR rezone. We have never seen a 160-lot drawing to go with either request. Now Petitioner is requesting that its proposal be converted to a Medium Density (MR) rezone. We have never seen an MR plan, or a drawing with the required minimum lot size of 0.21 acres and minimum lot width of 60 feet.

Please defer any action on this matter until an actual MR rezone proposal is filed with appropriate drawings, lot sizes, letters of commitment, cost estimates, market analysis, etc. It should then be thoroughly reviewed by the Planning Department staff and Plan Review Committee. The public also needs an opportunity to see the actual plan, then study and respond to the staff report and the proposal itself.

There is no emergency justifying rushed consideration of an ever-changing proposal that radically intensifies land use in this critical watershed.

All Plan Commission consideration should be deferred until Petitioner provides full documentation and the Staff makes its recommendation. Only then should it be placed on the appropriate month's agenda.

It is clearly premature to put this proposal on the July agenda at all, much less for final decision.

Respectfully yours,

Guy Loftman

—

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445

Guy Loftman is a retired attorney, and is no longer practicing law

Rebecca Payne

From: Victoria L Nelson <nelsonvl@gmail.com>
Sent: Sunday, June 27, 2021 4:32 PM
To: Jacqueline Nester Jelen; Rebecca Payne
Subject: REZ-21-1

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I am writing to express my objections to the plans for the REZ-21-1 development proposal. This is far too dense a development for the area. I particularly object to this being on both the Bloomington Rail Trail and the Clear Creek Trail. I live in the city of Bloomington, not close to this site, but I like to walk the trails and would be so disappointed if these trails had this kind of development along them. The developers state that the City and County put a lot of resources into creating and maintaining the trails and that this development will help make good use of all that. But the fact is that I, and I believe most people, want the trails to be rural. That's the reason I walk the trails, for access to rural areas. If I want to walk through a neighborhood I can do that in the city. Here I'm looking for a walk in nature, not a neighborhood walk. I realize this is only a small portion of the trails but it still ruins the rural character.

Thank you,

Victoria Nelson
608 E Moody Dr
Bloomington

EXHIBIT 10: Drainage

Trails at Robertson Farm Subdivision Preliminary Drainage & Water Quality Calculations December 16, 2023

Project Narrative:

Located 0.14 mi south of the intersection of S. Victor Pk. and W. That Rd. and bound by a private residence to the north, the Clear Creek Trail to the south, rail road to the east and S. Victor Pk. to the west a 42.97 ac parcel of land at 4691 S. Victor Pk. will be developed into a residential neighborhood consisting of 145 lots containing a mix of duplexes and single family homes. The site currently consists of a single family home and the majority of the property is a hay field.

The site can be broken down into 3 drainage basins. The Northeast Basin drains to the northeast towards the Bloomington Rail Trail (BRT) and the adjacent Clear Creek. The Southeast Basin drains southeast also to the BRT and adjacent Clear Creek. The Central Basin is further divided in two subbasins and both generally drain southwesterly. Any existing culverts at the discharge locations for these basins will be hydraulically analyzed to check detained discharges from the project.

Due to the site's proximity within a county classified critical watershed (Clear Creek north of Jackson Creek confluence and West Fork Clear Creek) the site must meet more stringent stormwater guidelines as approved at a late 2020 meeting of the Monroe County Drainage Board.

The following are calculations that reflect these new guidelines for the design of four detention/water quality ponds where indicated in the included Post-Developed Basin Map. Calculations are included for detention, water quality, flood routing and storm sewer infrastructure design and begins with the discussion on special design criteria for the project.

Design Criteria:

Due to the project's location within a critical watershed the County is requiring more stringent post-developed drainage requirements. On behalf of the client, White Oak Endeavors, LLC, Bynum Fanyo agrees to design stormwater infrastructure in accordance with the following:

During Construction Sediment: It will be specified in the project plans that detention ponds are to be excavated before earth disturbing activities and that each will be outfitted with a perforated PE pipe riser surrounded with crushed stone to clean during-construction discharges prior to leaving the site. Sediment storage will be at a rate of 1,800 cf per acre.

Post-Developed Sediment Storage: An amount equal to 5% of the required detention volume will be added to the storage volume of each pond for post-construction sediment storage. The current requirement is 0%.

Pre-Developed Runoff Rates: Pre-developed 10% EP and 1% EP runoff rates will be calculated using Hydraflow's Hydrographs program using the 24-hr NRCS method with the Type II rainfall distribution as required. Runoff travel times will be generated using the TR-55 method. Results will only be used for comparison purposes to Allowable Pond Discharge Rates discussed below.

Post-Developed Runoff Rates: Post-developed 10% EP and 1% EP runoff rates will be calculated using Autodesk Civil 3D Hydraflow Hydrographs Extension program using the 24-hour NRCS method with the Type II rainfall distribution as required by the County MS4 Coordinator. Runoff travel times will be generated using the TR-55 method. Curve numbers will be selected based on the next less infiltrating capacity classification.

Allowable Detention Pond Discharge Rates: Per latest approved guidelines for critical watersheds detention ponds will be designed to release post-developed 10% EP runoff to a rate of 0.25 cfs/ac and 1% EP runoff to a rate of 0.45 cfs/ac. The current ordinance requires that the 10% EP post-developed runoff be released at the 10% EP pre-developed rate and the same for 1% EP storm. The Technical Standards from the most current proposed draft of the future ordinance require 0.50 cfs/ac and 0.90 cfs/ac respectively.

Water Quality: Once site improvements are complete and grass is established throughout the site, all ponds will be converted to permanent water quality/detention facilities. The ponds will be outfitted with perforated underdrain pipes contained in clean crushed stone, covered with amended soil and heavily vegetated with a water friendly variety of plantings.

Pond Emergency Overflow: – Emergency overflow spillways will be designed to safely handle 1.25 times the post-developed 1% EP rates plus any 1% EP offsite discharges entering the detention pond.

Offsite Runoff through the Project: Offsite runoff will either be routed around detention ponds where room allows or allowed to enter the ponds. Where offsite runoff enters a pond a secondary outlet control structure may be added in the pond with its control elevation set at the on-site 100-year pond flood elevation.

Storm Sewerage: Stormwater inlet pipes will be sized using the Rational Method for the 10% EP storm. Inlet piping from low points in the design and culverts will be sized for the 1% EP storm.

Drainage Easements: Detention ponds, their discharge pipes and overflow spillways, flood routing paths and storm sewer infrastructure will be covered by drainage easements in the County's favor where required by the County MS4 Coordinator.

Sinkhole Conservancy: Sinkhole conservancy easements will be recorded in the County's favor per current easement requirements.

Impact Statement:

Summary:

Basin Characteristics
(Pre-Developed Conditions)

Basin Characteristics
(Post-Developed Conditions)

10% EP Storm						
Basin Area	Pre-Developed Drainage Area (Ac)	Post-Developed Drainage Area (Ac)	Post-Developed Q (cfs)	Pre-Developed Q (cfs)	(1) Allowable Q (cfs)	(2) Actual Q (cfs)
NE	7.10	7.10		1.78	1.78	
SE	5.74	5.74		1.44	1.44	-
C1	21.76	21.76		5.44	5.44	
C2	4.01	4.01		1.00	1.00	

1% EP Storm						
Basin Area	Pre-Developed Drainage Area (Ac)	Post-Developed Drainage Area (Ac)	Post-Developed Q (cfs)	Pre-Developed Q (cfs)	(1) Allowable Q (cfs)	(2) Actual Q (cfs)
NE	7.10	7.10		3.20	3.20	
SE	5.74	5.74		2.58	2.58	-
C1	21.76	21.76		9.79	9.79	
C2	4.01	4.01		1.80	1.80	

- (1) Allowable Discharge: 10% EP at 0.25 cfs/ac and the 1% EP at 0.45 cfs/ac.
(2) Actual Discharge = Pond Discharge as calculated via hydrograph routing.

10 YEAR DETENTION/WATER QUALITY POND TABLE for C1 POND			
(1) STORM DURATION (hours)	(2) 2 YR POST WATERSHED DISCH. RATE (cfs)	(3) 2 YR PRE (ALLOWABLE DISCH. RATE) (cfs)	(4) REQ'D STORAGE (cf)
0.083	100.51		28,747
0.166	76.39		42,753
0.25	58.05		47,744
0.50	39.71	5.44	62,200
0.75	30.54		68,335
1	21.37		57,826

100 YEAR DETENTION/WATER QUALITY POND TABLE for POND C1			
(1) STORM DURATION (hours)	(2) Anticip. 100 YR POST WATERSHED DISCH. RATE (cfs)	(3) 100 YR PRE (ALLOWABLE DISCH. RATE) (cfs)	(4) REQ'D STORAGE (cf)
0.083	141.06		39,693
0.166	107.20		58,697
0.25	81.47		65,050
0.50	55.74	9.79	83,399
0.75	42.87		90,060
1	30.01		73,399

Pond C1 discharge to pond number C2 before leaving the site. Using Hydraflow Hydrographs runoff from their contributing areas were routed through ponds C1 and C2 then combined

Column 3 is the max. allowed in a critical watershed at its computed time of concentration. The above table was used to determine the minimum volume required for pond C1.

This pond will have an average contour 2D area of 24,000 sq. ft. (4' deep = 96,000 provided)

Column 2 assumes flow using 0.62 coefficient, 5 min. TOC

10 YEAR DETENTION/WATER QUALITY POND TABLE for C2 POND			
(1) STORM DURATION (hours)	(2) 2 YR POST WATERSHED DISCH. RATE (cfs)	(3) 2 YR PRE (ALLOWABLE DISCH. RATE) (cfs)	(4) REQ'D STORAGE (cf)
0.083	18.52		5,298
0.166	14.07		7,876
0.25	10.69		8,794
0.50	7.31	1.00	11,453
0.75	5.62		12,578
1	3.93		10,636

100 YEAR DETENTION/WATER QUALITY POND TABLE for POND C2			
(1) STORM DURATION (hours)	(2) Anticip. 100 YR POST WATERSHED DISCH. RATE (cfs)	(3) 100 YR PRE (ALLOWABLE DISCH. RATE) (cfs)	(4) REQ'D STORAGE (cf)
0.083	25.85		7,272
0.166	19.65		10,756
0.25	14.93		11,915
0.50	10.21	1.80	15,264
0.75	8.01		16,907
1	5.49		13,395

Pond C1 discharge to pond number C2 before leaving the site. Using Hydraflow Hydrographs runoff from their contributing areas were routed through ponds C1 and C2 then combined.

Column 3 is the max. allowed in a critical watershed at its computed time of concentration. The above table was used to determine the minimum volume required for pond C2.

This pond will have an average contour 2D area of 9,300 sq. ft. (4' deep = 37,200 provided)

Column 2 assumes flow using 0.62 coefficient, 5 min. TOC

10 YEAR DETENTION/WATER QUALITY POND TABLE for NE POND			
(1) STORM DURATION (hours)	(2) 2 YR POST WATERSHED DISCH. RATE (cfs)	(3) 2 YR PRE (ALLOWABLE DISCH. RATE) (cfs)	(4) REQ'D STORAGE (cf)
0.083	32.79		9,377
0.166	25.66		14,390
0.25	21.30		17,714
0.50	14.43	1.78	22,960
0.75	11.14		25,483
1	9.15		26,753

100 YEAR DETENTION/WATER QUALITY POND TABLE for NE POND			
(1) STORM DURATION (hours)	(2) Anticip. 100 YR POST WATERSHED DISCH. RATE (cfs)	(3) 100 YR PRE (ALLOWABLE DISCH. RATE) (cfs)	(4) REQ'D STORAGE (cf)
0.083	45.78		12,875
0.166	35.56		19,499
0.25	29.62		23,976
0.50	20.64	3.20	31,654
0.75	16.37		35,855
1	13.77		38,369

Pond C1 discharge to pond number C2 before leaving the site. Using Hydraflow Hydrographs runoff from their contributing areas were routed through ponds C1 and C2 then combined

Column 3 is the max. allowed in a critical watershed at its computed time of concentration. The above table was used to determine the minimum volume required for NE POND.

This pond will have an average contour 2D area of 22,000 sq. ft. (4' deep = 88,000 provided)

Column 2 assumes flow using 0.62 coefficient, 5 min. TOC

10 YEAR DETENTION/WATER QUALITY POND TABLE for SE POND			
(1) STORM DURATION (hours)	(2) 2 YR POST WATERSHED DISCH. RATE (cfs)	(3) 2 YR PRE (ALLOWABLE DISCH. RATE) (cfs)	(4) REQ'D STORAGE (cf)
0.083	26.51		7,581
0.166	20.75		11,636
0.25	17.22		14,320
0.50	11.67	1.44	18,567
0.75	9.00		20,582
1	7.40		21,635

100 YEAR DETENTION/WATER QUALITY POND TABLE for SE POND			
(1) STORM DURATION (hours)	(2) Anticip. 100 YR POST WATERSHED DISCH. RATE (cfs)	(3) 100 YR PRE (ALLOWABLE DISCH. RATE) (cfs)	(4) REQ'D STORAGE (cf)
0.083	37.01		10,411
0.166	28.75		15,770
0.25	23.95		19,393
0.50	16.69	2.58	25,610
0.75	13.20		28,913
1	11.14		31,073

Pond C1 discharge to pond number C2 before leaving the site. Using Hydraflow Hydrographs runoff from their contributing areas were routed through ponds C1 and C2 then combined

Column 3 is the max. allowed in a critical watershed at its computed time of concentration. The above table was used to determine the minimum volume required for SE POND.

This pond will have an average contour 2D area of 19,500 sq. ft. (4' deep = 78,000 provided)

Column 2 assumes flow using 0.62 coefficient, 5 min. TOC