

Monroe County Historic Preservation Board of Review



**Monday, January 22, 2024
5:30 p.m.**

Hybrid Meeting

In-person

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

VIRTUAL MEETING LINK

[Download Teams](#) | [Join on the web](#) | [Learn More](#)

Meeting ID #: 224 050 114 605

Passcode: aT7Aqc

If calling into the virtual meeting, dial: +1 872-242-9432
When prompted, enter the Phone Conference ID: 110 621 412#

AGENDA
MONROE COUNTY HISTORIC PRESERVATION
BOARD OF REVIEW

Monday, January 22, 2024
5:30 PM

HYBRID MEETING INFO

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

[VIRTUAL MEETING LINK](#)

[Download Teams](#) | [Join on the web](#) | [Learn More](#)

Meeting ID #: 224 050 114 605

Passcode: aT7Aqc

If calling into the virtual meeting, dial: +1 872-242-9432

When prompted, enter the Phone Conference ID: 110 621 412#

1) Call to Order

2) Approval of Meeting Minutes: October 16, 2023 PAGE 3

3) Administrative Business

- a) Board Membership Status Update
- b) RD-23-2 N Maple Grove RD Name Change to John Irvine Way - Withdrawn by Petitioner
- c) PUO-23-6 North Park II PUD Outline Plan Amendment 1 PAGE 6

4) Old Business

- a) Potential Overlay District for Sunset Hill
- b) Coordination Letter, FHWA Project: INDOT Des. No. 2200020; High Street Multi-Use Path; Monroe County, Indiana
- c) INDOT Early Coordination Letter: Minor Structural Project along SR 46, from the SR 446 intersection to the W Junction (JCT) of SR 135
- d) Bloomington Ops Tower (Project) – Historic Properties Review
- e) Future Road Work Project: On-Ramp to I-69 via W Arlington Road PAGE 32
- f) Fullerton Pike to Gordon Pike Extension: Stonewall Preservation Plan
- g) Fullerton Pike-Interpretive Signage

5) New Business

- a) Section 106 Letter – FHWA Project: Des. No. 2101712; Bridge No. 83 PAGE 33
- b) 2024 Work Plan Updates PAGE 40

6) Adjournment

NEXT MEETING: Monday, February 19, 2024

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.

DRAFT MINUTES
MONROE COUNTY HISTORIC PRESERVATION
BOARD OF REVIEW

Monday, October 16, 2023
5:30 PM

HYBRID MEETING INFO

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

VIRTUAL LINK: <https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQIFLazRTQT09>

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

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

1) Call to Order @ 5:31 PM.

2) Approval of Meeting Minutes: May 15, 2023

Myers: Opened floor to discussion.

Snider Salmon: Motion to approve the minutes.

Blankenship: Seconded.

Approved. 6-0.

3) Administrative Business:

Myers: Noted there are no items up for discussion on this month's agenda. Reminded Board members that the Preserving Historic Places annual conference and the virtual historic preservation camp program were both held since the last time this Board met.

Sturgeon: Reminded Board members to track their continuing education credits on the Board's Google Sheets document.

Snider Salmon: Stated she attended the in-person Preserving Historic Places conference and offered to provide a brief report of the learning experience.

Maxwell: Reminded the Board that the ninth seat is still vacant on the MCHP Board and encouraged board members to approach individuals they know who may be interested in serving. Mentioned that he knows a few individuals that may be interested.

Snider Salmon: Stated she also has someone in mind that may be interested in serving on the Board.

Reed: Thanked Don for broaching this topic and agreed that filling the last remaining spot is very important to help relieve pressure on member attendance and the risk of meeting cancellation.

Blankenship: Asked if the open spot was required to be a county resident or if they could be a city resident.

Myers: Confirmed that the open spot could either a county or city resident.

[Continued discussion on recruiting a new Board member, where to apply, what to expect, etc.]

4) Old Business:

a) Potential Overlay District for Sunset Hill

Myers: Reported no updates at this time.

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

Myers: Reported he reached out to both the project coordinator and the City of Bloomington requesting project updates. Both parties stated they did not have any updates at this time.

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

Myers: Reported no updates at this time.

d) Bloomington Ops Tower (Project) – Historic Properties Review

Myers: Reported no updates at this time.

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

Myers: Reported no updates from staff at this time.

Reed: Stated that she received an update letter from the project manager and that she would share that letter with the Board.

[Discussion about structures that may be impacted due to the project's scope].

f) FHWA Project Des. No. 1801941; Mid-States Corridor Project Tier 1 FEIS

Myers: Provided an update stating that the final environmental impact statement is complete. Summarized that the current iteration of the project does not enter the jurisdiction of Monroe County in any capacity.

5) New Business

a) Section 106 Letter: Habitat for Humanity – 1505 N Breckenridge RD

Myers: Stated that the project site is in the City of Bloomington's jurisdiction. Summarized the project as a housing development for Habitat for Humanity.

[Discussion about the neighboring housing development, the proximity of this project to Hunter Valley Limestone District, and the location of County jurisdiction north on Arlington Road across State Road 45/46].

[Board consensus to remain a consulting party].

b) Section 106 Letter: New Sidewalk & Accessibility Ramp – 410 W Kirkwood AVE

Myers: State that the project site is in the City of Bloomington’s jurisdiction. Summarized the project as ADA ramp construction and other sidewalk improvements.

Blankenship: Mentioned the only thing to look out for with a project like this is when the sidewalk could be considered as historic due to a specific patten of limestone pavers. Stated that he believes this is not a concern in this area as any of the historic sidewalks would have already been heavily altered by now.

Snider Salmon: Reported that there are some of those historic limestone sidewalks near Bryan Park, and on Washington, and Lincoln Streets.

[Board consensus that there is no need to offer comments to this project].

c) Section 106 Letter: CDBG Physical Improvement Grant – 1020 N Monroe ST

Myers: State that the project site is in the City of Bloomington’s jurisdiction. Summarized the project as the construction of an early learning center with classrooms and a playground. The project will also include affordable housing apartment units on the second floor.

Snider Salmon: Asked for clarification of the location of this project.

Blankenship: Mentioned that the project is located where the old water tower at the corner of W 14th Street and N Monroe Street.

Snider Salmon: Suggested that due to the height of the hill in this area that soil testing should be done to ensure the project is not built on an old graveyard.

Blankenship: Concurred that native artifacts tend to be located along ridge tops in Monroe County. Suggested its worth mentioning to the project coordinators.

Myers: Stated that he can send a message offering no comment other than recommending soil testing or an archaeological survey of the project site.

d) 2023 Work Plan Updates

Myers: Opened the floor to discussion.

Blankenship: Asked if this was a year that required documentation for continuing education credits. Encouraged Board members to get education credits before December 31st.

Myers: Gave an update about working with the County webmaster about getting website updates completed per the workplan.

Snider Salmon: Stated that she mentioned to Drew that the website indicates the Board is still meeting in the Nat U. Hill Room, which is no longer true as meetings are now held in Room 100B of the Monroe County Government Building.

6) Adjournment @ 6:31 PM

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

EXHIBITS

1. [Link to Karst Study and Location of Features Map](#)
2. [Link to Current North Park II Ordinance 2004-62](#)
3. Petitioner Letter
4. Proposed Development Plan Draft Links and Pages 2 & 3 of Plan for Later Consideration
5. Permitted Uses from PUD Ordinance
6. Future Road Connections
7. Emails with Daniel Butler, Bynum Fanyo & Associates
8. Current Permitted Uses on the Site (from North Park II Ordinance Exhibit 2)

RECOMMENDATION

Recommendation to the Plan Review Committee:

- Staff recommends forwarding this petition with a negative recommendation to the Plan Commission due to its incompatibility with the Monroe County Comprehensive Plan. Should the petitioner re-submit a design that preserves the karst features as recommended by the karst study and the two open quarry pits as recommended by the Comprehensive Plan, staff would forward a positive recommendation on the design's compatibility with the Comprehensive Plan.

Consideration of this petition site under the CDO Draft Zoning should be considered by the Plan Commission and ultimately the County Commissioners.

Staff requests the petitioner provide the following:

1. Provide information as to why the site at current grade is not viable for future industrial uses. The petitioner states that the proposed fill is the minimum required for future industrial redevelopment of the site.
2. Provide staff with an amended (e.g. red-lined) PUD ordinance that includes the language proposed by the petitioner within their letter and subsequent emails.
3. Provide staff information regarding the point of access for the properties located directly adjacent to the north.
4. Is there any viability of this site to be used as a future quarry?

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

PUBLIC HEARING TIMELINE

- Drainage Board – November 1, 2023, December 6, 2023, and January 4, 2024
- January 11, 2024 – Plan Review Committee
- February 20, 2024 – Plan Commission (Regular) Preliminary Hearing
 - o Waiver of Final Hearing Requested
- March 19, 2024 – Plan Commission (Regular) Final Hearing

SUMMARY

The petition site is located in Bloomington Township, Section 30 and is 98.6 acres zoned “North Park II” Planned Unit Development. The petitioner, Packing House Road LLC, is requesting to amend the North Park II PUD ordinance. The petitioner is represented by Daniel Butler of Bynum Fanyo and Associates. North Park II was created in 2004 as an addition to the general North Park area. The petition site contains two use areas of the North Park II PUD; the Quarry/Heavy Industrial District and the Light Industrial District. The proposed ordinance amendment would add the use of “mass grading with filling operations” to the list of permitted uses to both use areas. The petitioner’s representative stated in email in response to the request for a definition the following information:

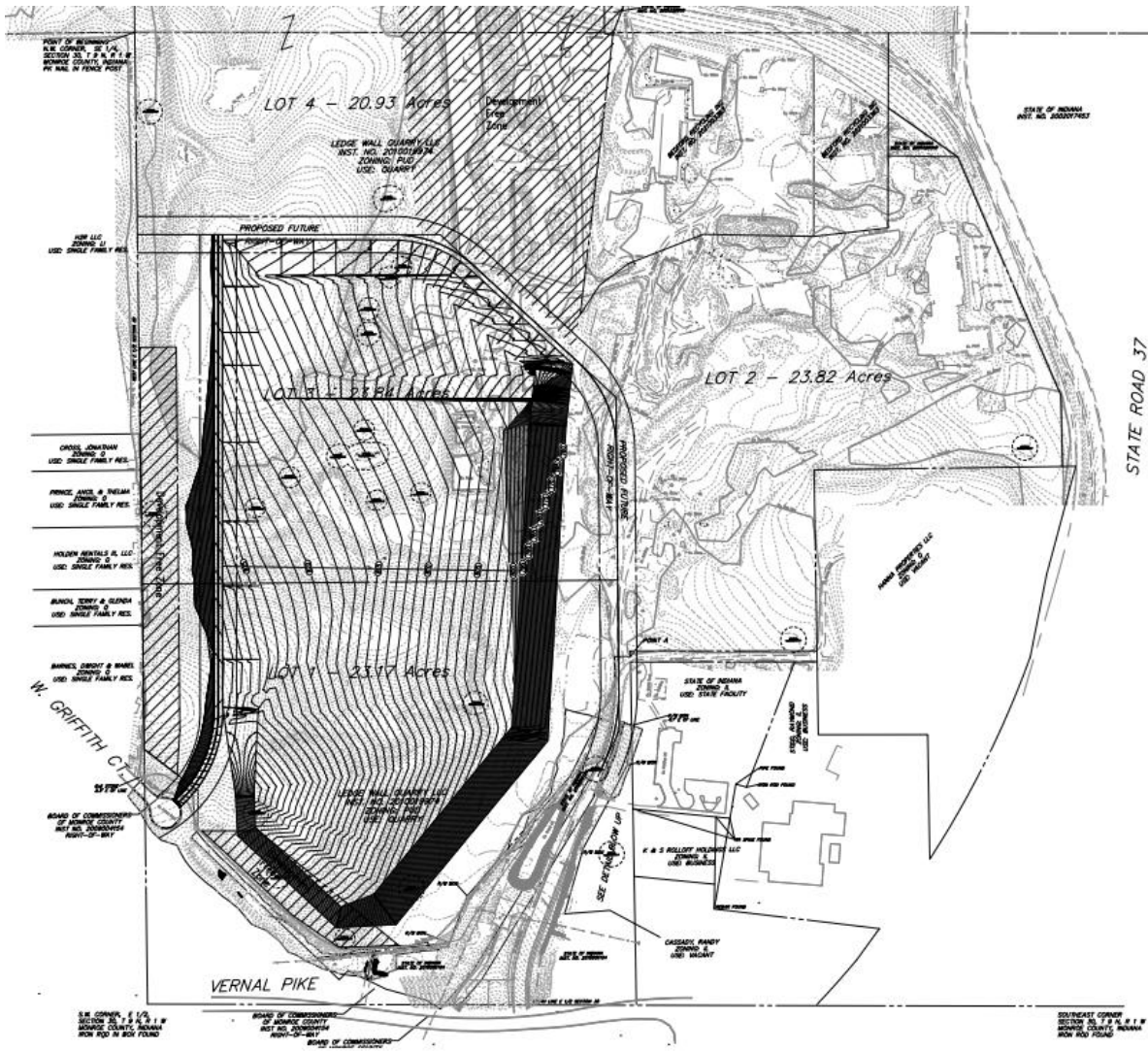
“It is our intention to fill the site with the excess material from our construction projects. The primary clean fill material from the projects would be in situ soils and aggregates from the projects. Asphalt pavements that are removed from projects would be recycled at our asphalt plant and not taken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

PROPOSED USE

The proposed engineered plan included under the filling illustrates the filling of a 30-acre portion of the property, up to 30-50 feet in vertical height. At the north boundary of the fill site the elevation ranges from 765’ to 806’ at the top of the fill area. The highest elevation contour listed is 817’ towards the southern side. The petitioner’s design professional state that this amount of fill is required for future commercial development. During the pre-design meeting they stated that the filling of the 26-acre portion of the property located on the east side would take “3-4 years” and would require “approximately 30,000 tri-axle dump trucks” of fill. The pre-design (PRE-335) also included a draft of the fill on the western portion of the property – see an image clip below. As proposed, the use of mass fill would be for the entirety of the 98.6-acre site, though they are currently only proposing fill on the east 30-acre portion. The petitioner’s representative states that the filling would include activities like rock crushing and grinding to create the right material to create a stable fill area.

The petitioner has provided the following definition for “mass grading with filling operations”:

“To fill the site with the excess material from other construction projects. The fill must be clean fill material from other projects and could be soils and aggregates. Asphalt pavements that are removed from other projects may not be taken to this site. Concrete is allowed to be brought to the site as fill from other projects but this material shall be properly sized before it is incorporated into any fill. Once the material is at the site it will be placed, compacted and tested per Geotechnical Standards for future buildability. On-site crushing of materials is allowed but anticipated to be seldom and would be for the purposes of obtaining proper clean fill placement. All fill material must be clean and no environmental questionable material is allowed. Resale of any on-site fill is not allowed and only for use of filling site to proposed engineered grades.”



SITE CONDITIONS

The petition site is 98.6 +/- acres and is currently vacant. The site is vegetated and contains remnants of the past use as limestone quarry. The property has a rolling natural terrain with oak-hickory deciduous forests, and a cedar dominated barren in the northwest area of the property. There are two open quarry pits on the property, with one protected as Linear Park/Open Space, and one proposed to be filled. There are large areas of unused limestone blocks that are impassable by foot.

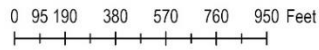
A karst study was completed by Hydrogeology, Inc and provided by the petitioner. The full report can be found in link provided as exhibit 1, including the map of the location of the features. The study found that there are seventeen (17) sinkholes, five (5) springs, and one (1) sinking stream located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

This petition was introduced at the November 1 Drainage Board and discussed at the December 6 Drainage Board meeting. The petitioner is requesting to fill in areas identified by Hydrogeology Inc as a "spring" and a "sinking

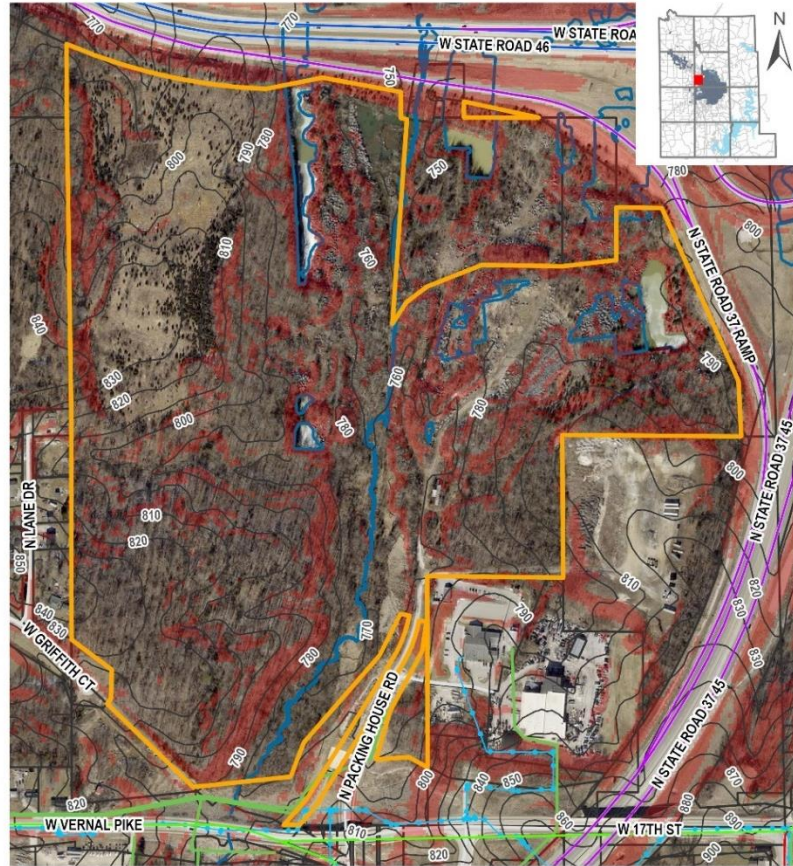
stream” with the proposed development plan for fill. Future fill also indicates further fill into identified Sinkhole Conservancy Areas. Filling a sinkhole is subject to Drainage Board and Planning review. Typically, SCAs cannot be filled per Chapter 829. However, consideration is being given to this site as it was a former quarry site and because the site is zoned PUD and can include specific varied standards for how to manage karst features on the site.

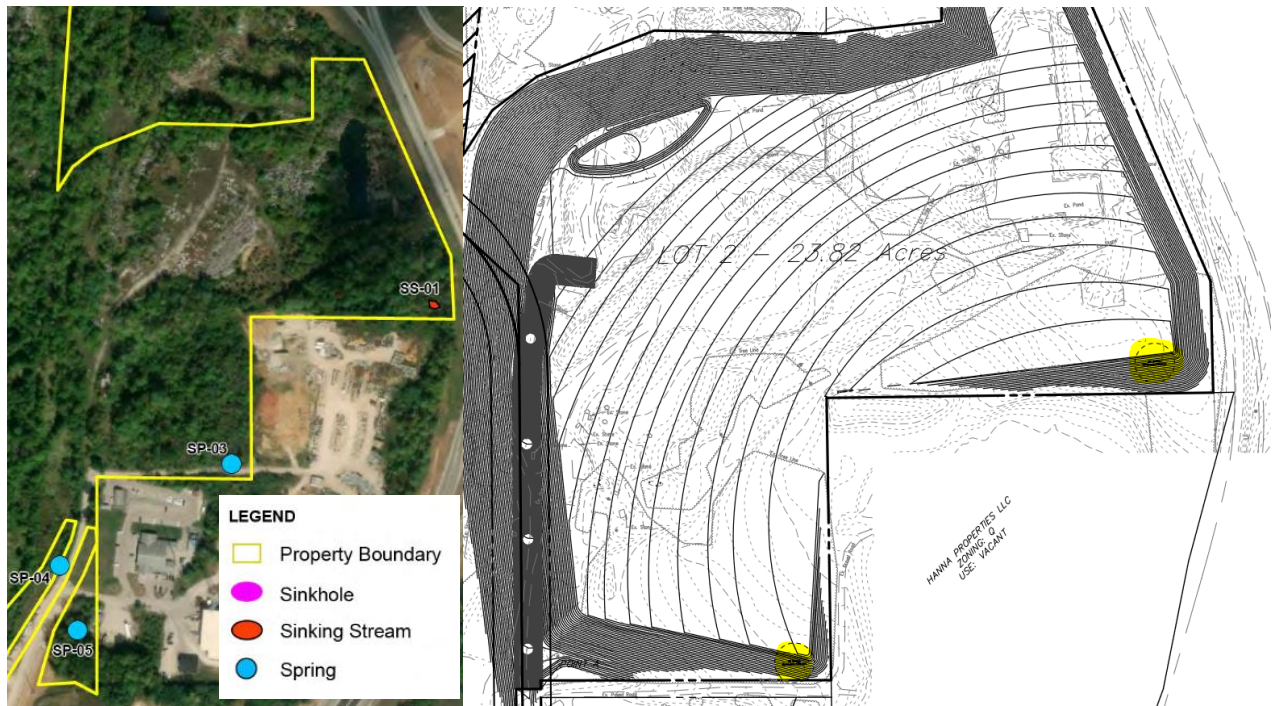
Site Conditions Map

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



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





PROPOSED ACCESS

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

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

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

The petitioner has responded with the following statement:

“The timeline will depend on the volume of construction work in the area that contains excess clean fill. We anticipate that based on the current market conditions this could take up to 5 years for completion, which would be up to 30 normal, legal dump truck loads per day. The owner is willing to bond the portion of the roadway that has not been re-constructed to ensure its viability to the county highway dept.”

Under the North Park II ordinance, at the time of certificate of occupancy is sought for the site, two new roads must be constructed to county standards. No Certificate of Occupancy will be needed for the mass fill site and there is not a way for Planning to enforce the 5-year time period. It is possible that this site, if approved, could be used as mass fill for the foreseeable future and no road build out would be required. These are roads that are identified under the North Park II and North Park overall connectivity plans – see Exhibit 6.

ZONING AND ADJACENT USES

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

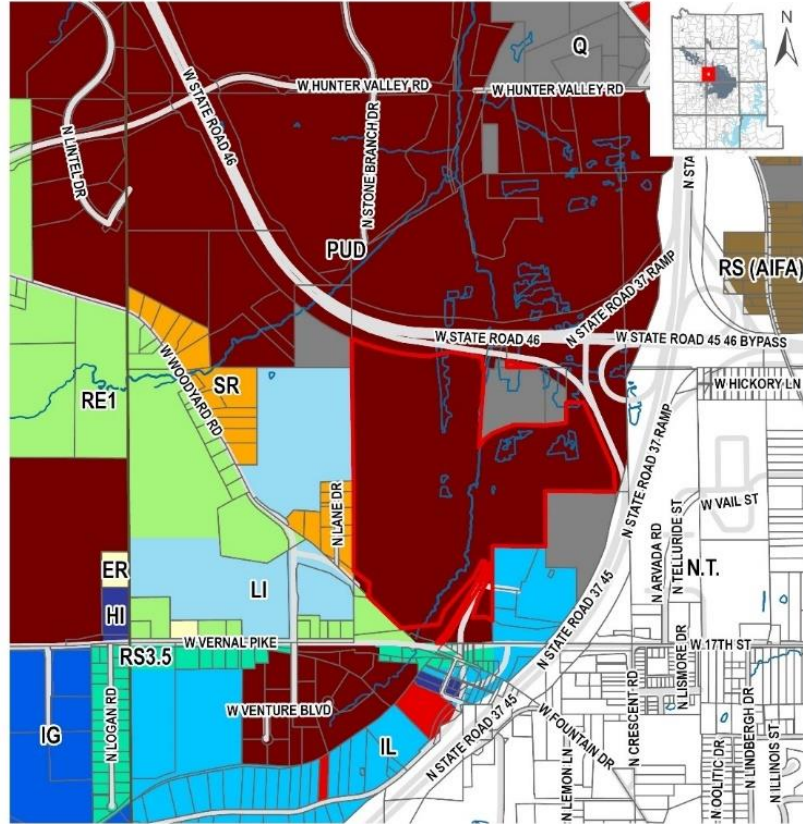
Current Zoning Map

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

0 430 860 1,720 Feet



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



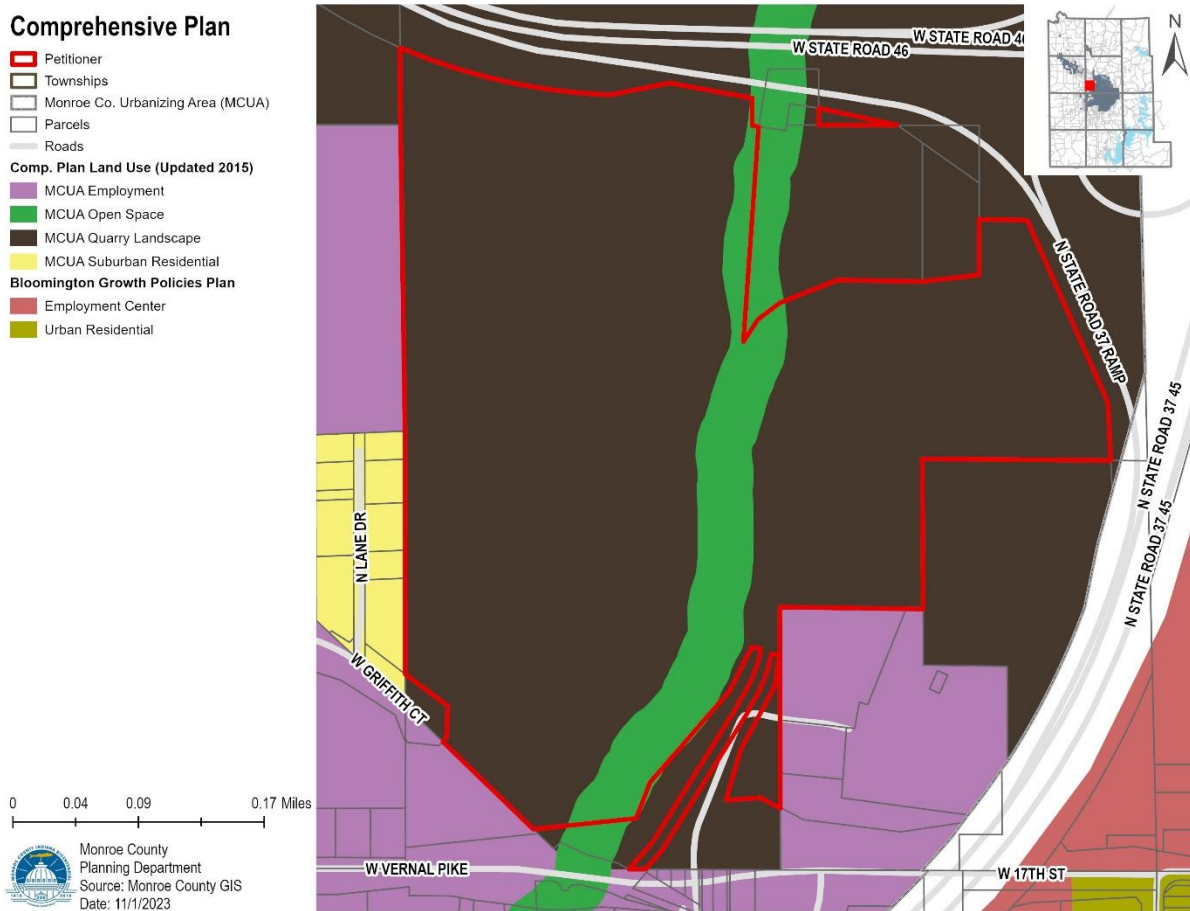
COMPREHENSIVE PLAN DISCUSSION – MCUA Phase 1

The petition site is located in the **Quarry Landscape**, and **Open Space** districts on the Monroe County Urbanizing Area Plan Phase 1 portion of the Monroe County Comprehensive Plan. Points that align with the proposed rezone are highlighted in **green**. Points that differ from the district are highlighted in **grey**.

MCUA Phase 1: 5.1.6 Quarry Landscapes

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

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



A. Transportation

Streets

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

Bike, pedestrian, and Transit modes

Physical and visual access for pedestrians and bicyclists should be explored for quarries that may be integrated

into the broader open space system. Opportunities for boardwalks and overlooks should be explored.

B. Utilities

Sewer

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

Power

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

C. Open space

Park Types

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

D. Public Realm Enhancements

Lighting

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

Street/Site furnishings

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

E. Development guidelines

Open Space

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

Parking ratios

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

Site design

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

Building form

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

Materials

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

Signs

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

MCUA Phase 1: 5.1.8 Parks and Open Spaces

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

Examples include karst farm Park, Will Detmer Park, and portions of both residential and non-residential development areas reserved as open space. Protected open spaces include floodplains and riparian corridors where development is either prohibited or strongly discouraged. The future land Use Plan is not intended to illustrate all

lands intended for preservation; future open space areas will be determined through the county’s parkland acquisition process and the development plan review process.

A. Transportation

Streets

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

Bike, pedestrian, and Transit modes

Pedestrian and bicycle access to parks and open spaces is critical. All major parks should be linked together into a comprehensive bikeway system, including greenway trails and roadway facilities where appropriate. Neighborhood parks should be accessible by sidewalk, and located within a 5-minute walk for nearby residents. Transit access to major park destinations should be provided wherever possible.

B. Utilities

Sewer

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

Power

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

C. Open Space Types

Park Types

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

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

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

Agriculture

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

D. Public Realm Enhancements

Street and Traffic Signs

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

Lighting

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

Street/Site furnishings

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

E. Development guidelines

Parking ratios

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

Site design

Parks in higher density and more urban development areas will typically have a more formalized design. Larger

community-scale parks and greenways should be more naturalized and designed to be integrated with the surrounding landscape.

Building form

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

Materials

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

Signs

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

COMPREHENSIVE PLAN DISCUSSION – MCUA Phase 2

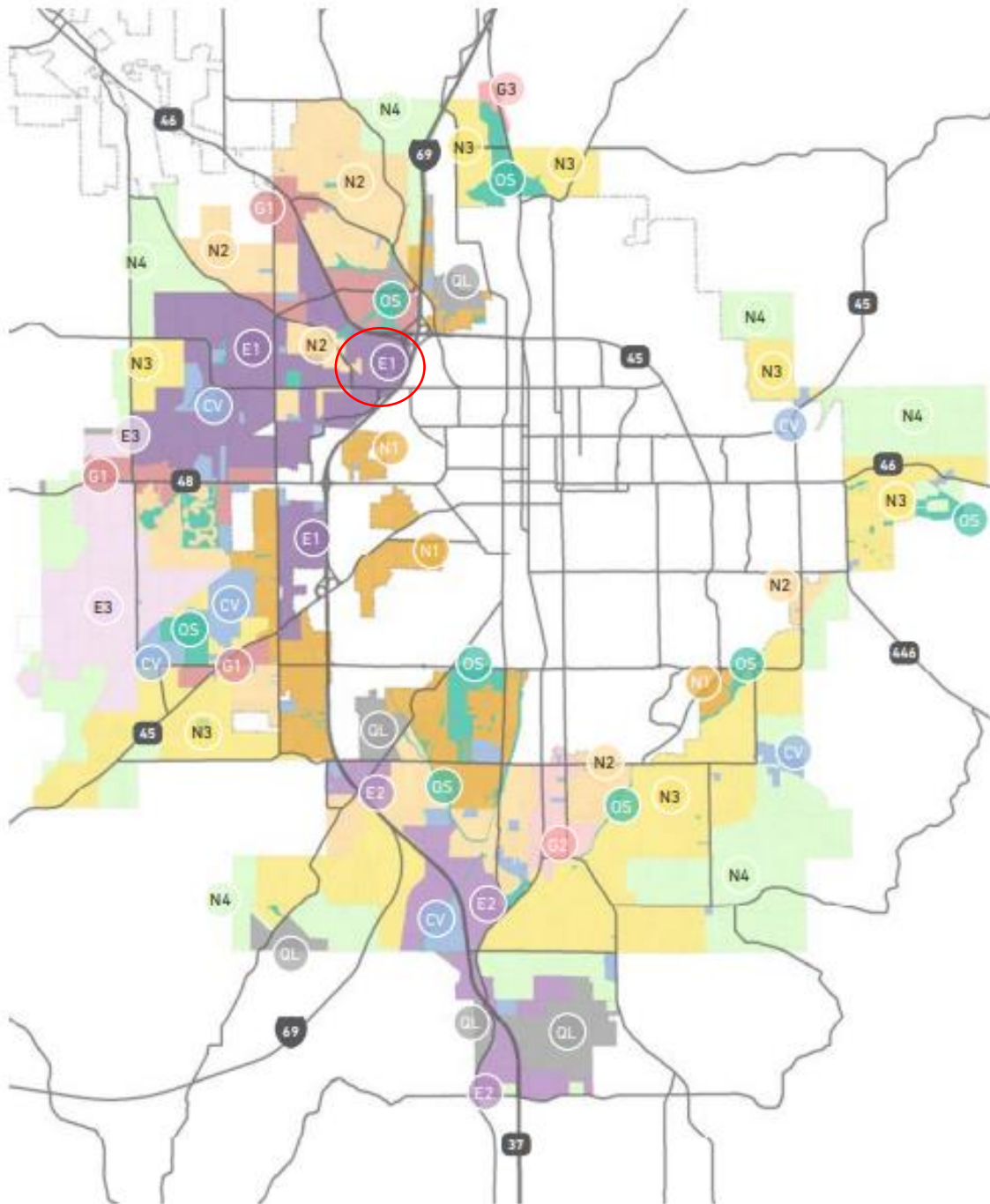
The petition site is located in the **West Side Employment (E1)** district of the Monroe County Urbanizing Area Plan Phase 2 portion of the Monroe County Comprehensive Plan. Points that align with the proposed rezone are highlighted in **green**. Points that differ from the district are highlighted in **grey**.

Employment Districts are intended to advance the objectives for continued economic development opportunities as described in the Urbanizing Area Plan.

This district includes properties to the north of the Third Street Gateway, extending generally to SR 46 and generally designated as the Employment land use type in the Urbanizing Area Plan. It includes existing office and industrial flex buildings and is intended to accommodate additional infill and redevelopment of these uses, and benefit from Tax Increment Finance district opportunities.

This district also includes existing industrial and office development, and highway-oriented commercial uses, south of Third Street between Curry Pike and I-69. Additional employment-oriented development should be compatible and consistent with surrounding patterns.

Conceptual Zoning Map



Frontage Types - Secondary Roads

The purpose of this table is to identify the location of frontage type applications as they relate to "Local Roads" under the functional road classification in the County Thoroughfare Plan. For all other roads, refer to the Frontage Type Locations Map.

Frontage Type	GATEWAY DISTRICTS			EMPLOYMENT DISTRICTS			NEIGHBORHOOD DISTRICTS				SPECIAL DISTRICTS		
	G1	G2	G3	E1	E2	E3	N1	N2	N3	N4	QL	OS	CV
Highway													
Commercial Corridor													
Employment				+	+	+							+
Neighborhood Commercial			+										+
Neighborhood Residential	+	+		+			+	+	+				+
Green Transitions									+	+	+	+	

Building Type Locations

Building Type	GATEWAY DISTRICTS			EMPLOYMENT DISTRICTS			NEIGHBORHOOD DISTRICTS				SPECIAL DISTRICTS		
	G1	G2	G3	E1	E2	E3	N1	N2	N3	N4	QL	OS	CV
Single Family - Small Lot (Rear-Loaded)		+					+	+	+				
Single Family - Small Lot (Front-Loaded)		+					+	+	+				
Single Family - Contemporary							+	+					
Single Family - Mid-Century							+	+					
Single Family - Rural Residential									+	+			
Attached Townhome	+	+		+			+	+					
Attached Courtyard		+		+				+					
Two-Family Home (Duplex)		+					+	+	+	+			
Multi-Family	+	+		+			+	+					
Commercial	+	+	+	+	+		+	+					
Commercial Outlot	+	+	+	+	+								
Neighborhood Mixed-Use	+	+					+	+					
Mixed-Use	+	+		+			+	+					
Office Building	+	+	+	+	+		+	+					
Civic/Institutional Building	+	+	+				+	+					+
Flex Building - Option A	+	+	+	+	+	+							
Flex Building - Option B				+	+	+							
Large-Format Flex Industrial				+	+	+							
Re-Use/Retrofit	+	+	+	+	+	+	+	+	+	+	+	+	+

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for flex building - option (a) buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	G1, G2, G3		E1, E2, E3	
	MIN.	MAX.	MIN.	MAX.
Lot Width:	30'	-	30'	-
Lot Coverage:	N/A	N/A	N/A	N/A
Street Yard (a):	10'	no max	10'	no max
Side Yard (b):	5'	no max	5'	no max
Rear Yard (c):	15'	no max	15'	no max
Stories*:	1	2	1	2
Height (d)*:	no min	35'	no min	50'
Sign Types	Wall, Monument			
Parking Types	Side, Rear			
Development Type	AB		AB	

*Building heights intended to accommodate high-bay warehouse construction

PUD REVIEW CONSIDERATIONS

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

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

Findings:

- The current zoning is North Park II PUD created by the County in 2004;
- The Comprehensive Plan designates the property as MCUA Phase 1 Quarry Landscape, and Open Space;
- The Comprehensive Plan designates the property as MCUA Phase 2 as West Side Employment;
- The petitioner requests to amend the ordinance in order to a “mass grading and fill operations” to the permitted use tables for the entire petition site;

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

Findings:

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

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

Findings:

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

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

Findings:

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

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

Findings:

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

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

Findings:

- See Findings (1), & (9);
- Adjacent properties are zoned North Park PUD, Light Industrial (LI), Quarry (QY), Limited Industrial (IL), Single Family Residential 3.5 (RS3.5), and Estate Residential 1 (RE1).
- There are no zoning overlays on the petition site.
- Adjacent uses include residential to the west and southwest, vacant former quarry land to the north, and industrial and public uses to the east.

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

Findings:

- See Findings under Section 1;

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

Findings:

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

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

Findings:

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

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

[Link to Karst Study](#)

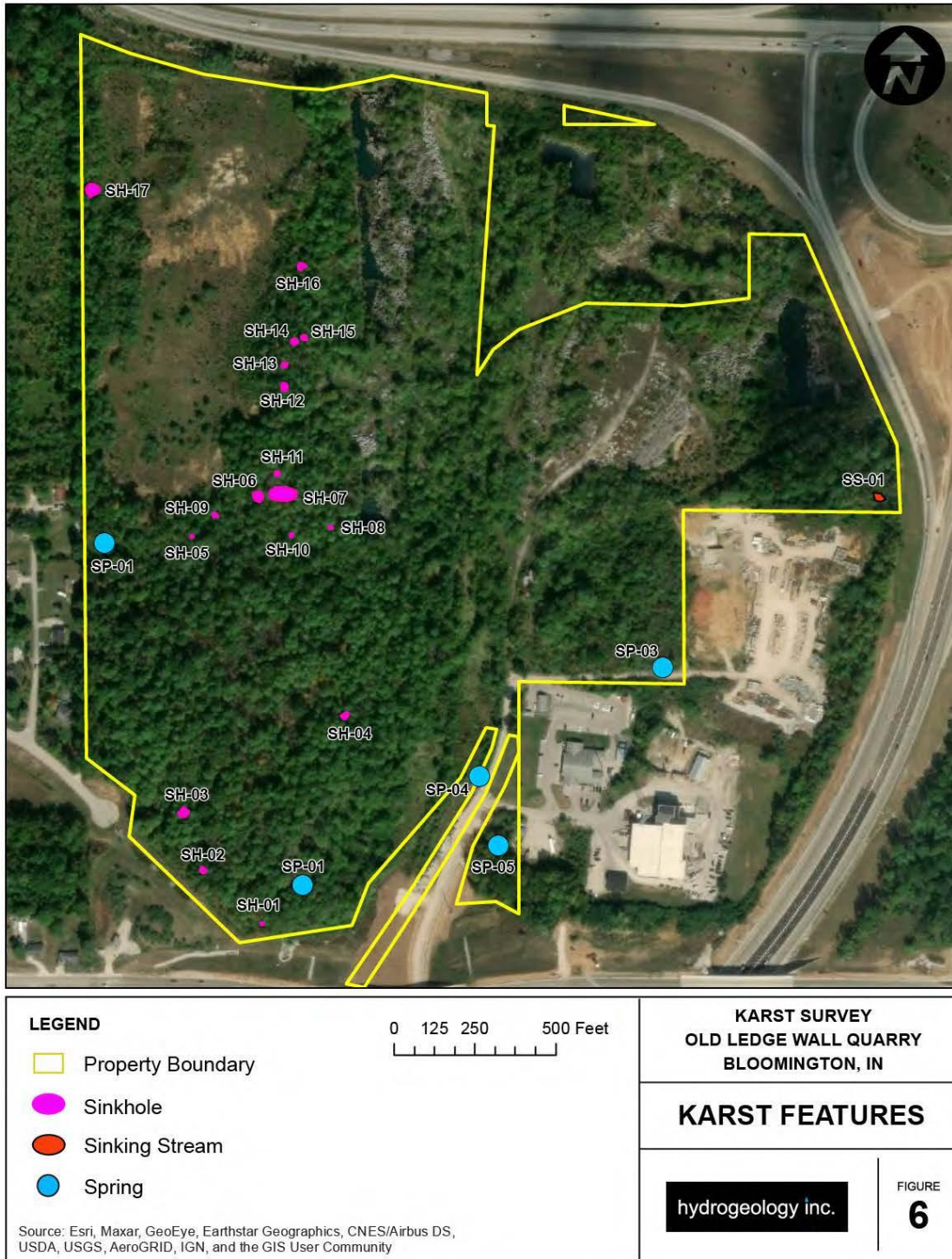


EXHIBIT 2: Link to North Park II PUD Ordinance 2004-62

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

EXHIBIT 3: Petitioner Letter



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

October 4, 2023

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

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

Monroe County Plan Commission or To Whom It May Concern:

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

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

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

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

Sincerely,
Bynum Fanyo & Associates, Inc.

Daniel Butler, PE, Project Engineer

Copy: BFA File #402231

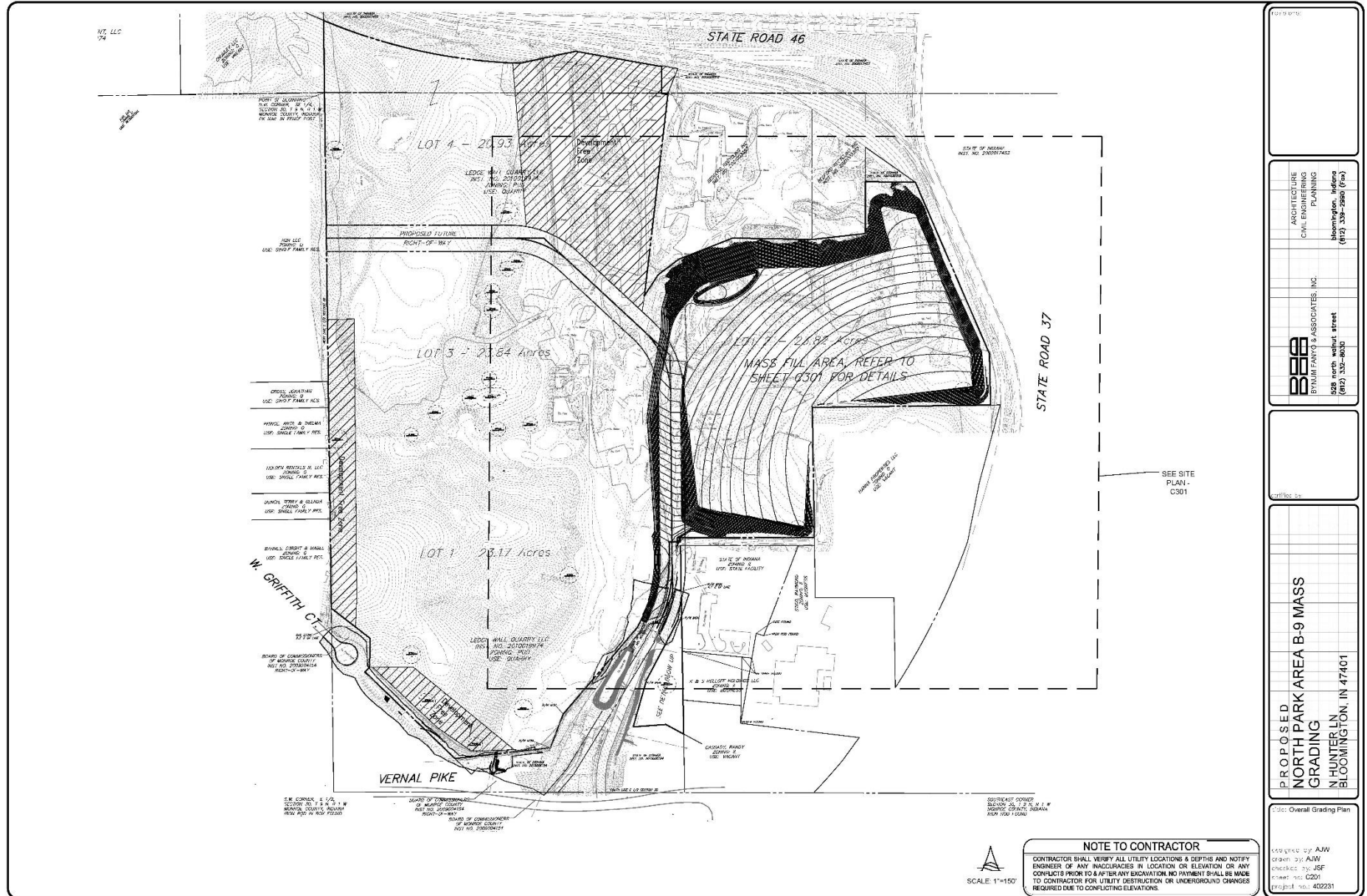
528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

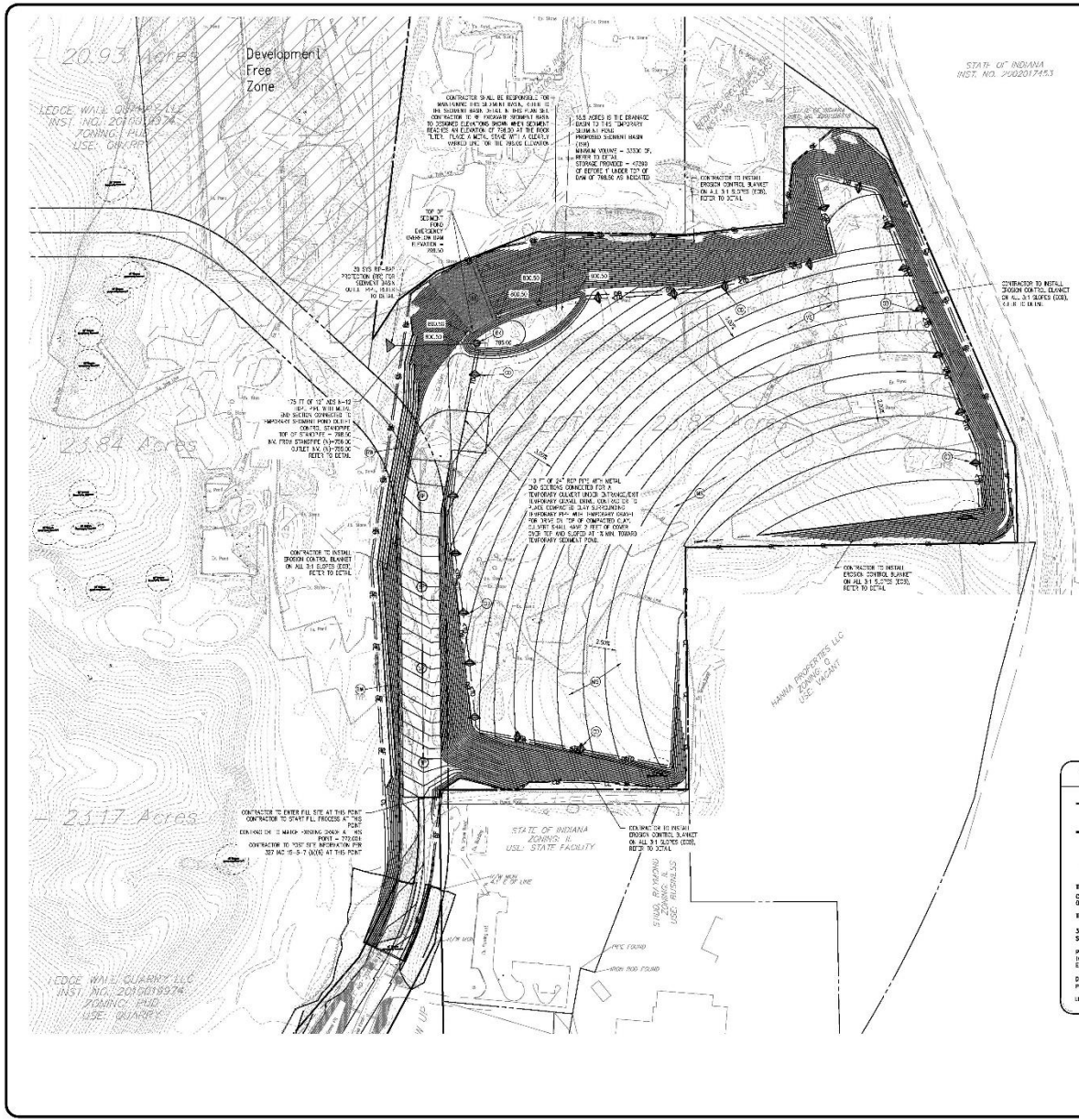
EXHIBIT 4: Proposed Development Plan Draft Links and Pages 2 & 3 of Plan for Later Consideration

[Draft 1 - Link to full Development Plan \(for later consideration\)](#)

[Draft 2 - Link to full Development Plan \(for later consideration\)](#)



DATE: 10/15/15
ARCHITECTURE CIVIL ENGINEERING PLANNING BLOOMINGTON, INDIANA (317) 339-2980 (Fax)
BE&K STRUHL PARTNERS ASSOCIATES, INC. 528 NORTH WINDHAM STREET BLOOMINGTON, IN 47401 (317) 339-8030
OFFICE NO.
PROPOSED NORTH PARK AREA B-9 MASS GRADING N HUNTER LN BLOOMINGTON, IN 47401
Title: Overall Grading Plan
designed by: AJW created by: AJW checked by: JSF sheet no: C201 project no: 402291



STATE OF INDIANA
DIST. NO. 202017453

STATE ROAD 37

GRADING/DRAINAGE LEGEND

EXISTING CONTOUR: Dashed line with elevation

PROPOSED CONTOUR: Solid line with elevation

PROPOSED REVEED FLOWLINE DIRECTION: Arrow with 'R' symbol

NOTE: CONTRACTOR TO PERFORM GRADING AND EXCAVATION OF THIS PROJECT BY WORKING IN PHASES. ONCE A SCHEDULED AREA OF GRADING AND EXCAVATION HAS BEEN BROUGHT TO FINAL CONTOURS AS SHOWN ON THE PLAN, THEN THAT AREA SHALL RECEIVE 4" TO 6" OF THE STOCKPILED TOPSOIL AND SEED PER DETAILS BEFORE MOVING ON TO ANOTHER AREA. EACH AREA/PHASE SHALL NOT EXCEED 5 ACRES.

NOTE: EXISTING ELEVATION CONTOURS DEPICTED ARE FROM AN AERIAL SURVEY. ACTUAL EXISTING CONDITIONS CONTOURS MAY DIFFER WHEN CONSTRUCTION HAS COMMENCED. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES THAT WOULD INHIBIT GRADING OF THE PROPOSED CONTOURS AS INDICATED.

GRADING & GENERAL NOTES

- PROPOSED CONTOURS SHOWN ARE MAXIMUM TOP OF FILL IN AREAS TO BE RAISED AND SEDED.
- ALL DISTURBED AREAS SHALL RECEIVE 4" TO 6" OF SOIL/LOAM AFTER FILL OF THE SITE. THIS SOIL IS TO BE PLACED AND LEVELED BY THE CONTRACTOR DURING CONSTRUCTION THE TOP 4" TO 6" OF EXISTING SOIL SHALL BE STOCKPILED BY THE CONTRACTOR IN AREA DESIGNATED ON PLAN TO BE RECONSTRUCTED THROUGHOUT THE DISTURBED SITE IN ORDER TO ESTABLISH MATURE AND HEALTHY VEGETATION AFTER CONSTRUCTION HAS COMPLETED. ANY AREAS FOUND TO NOT BE COVERED BY SOIL AND MATURE VEGETATION AFTER CONSTRUCTION SHALL BE RE-COVERED, RE-LEVELLED AND SEED/REPLANTED AGAIN.
- CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE EXCAVATING, A BURNING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR BLOCKAGE OF THE FACILITY.
- ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
- ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND APPLIANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION PLANTING LOCATIONS MAY REQUIRE ADJUSTMENTS IN FIELD TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
- REMOVABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEANING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR.
- BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE POINTS ESTABLISHED BY THE GRADING PLAN. CONTROL POINTS SHALL BE REINSPECTED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. THE LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL CHECK POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
- ANY FILL AREAS SHALL BE FREE OF VEGETABLE MATTER, BURSTING LIMB LOGS, AND OTHER DEBRIS MATERIAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN LOCAL THICKNESS AND SHOULD BE SPREAD WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTION. EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT AS DIRECTED BY THE FILL OF FILL MATERIAL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILARLY TRACKED VEHICLE BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION. ALL FILL SHOULD BE COMPACTED TO THE SPECIFIED PERCENTAGE OF THE MAXIMUM DENSITY DETERMINED IN ACCORDANCE WITH ASTM DENSITY TEST (D-155) (95 PERCENT OF MAXIMUM DRY DENSITY). IF THE SPECIFIED COMPACTION LIMITS ARE NOT MET, SUCH AREAS SHOULD BE REMOVED AND RETESTED AS REQUIRED UNTIL THE SPECIFIED LIMITS ARE REACHED.
- IN SAFE, CLEARLY MARKED ACCESS TO AND FROM ALL ADJACENT PUBLIC ROADS AND PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

EROSION CONTROL LEGEND

- 4" x 4" TEMPORARY EROSION DIVERSION BERM - REFER TO DETAIL. BERM SHALL BE A MINIMUM OF 2" HIGH, 12" WIDE FLAT TOP AND A MAXIMUM OF 3:1 SEE SLOPES.
- 12" x 12" TEMPORARY EROSION DIVERSION SLOPE - REFER TO DETAIL. BERM SHALL BE A MINIMUM OF 2" HIGH, 12" WIDE FLAT BOTTOM AND A MAXIMUM OF 3:1 SEE SLOPES.
- ROCK CHECK DAM (TEMPORARY DURING CONSTRUCTION) - REFER TO DETAIL.
- TEMPORARY SILTATION FENCE, REFER TO DETAIL. CONSTRUCTION MUST BE RELAYED BY PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
- TEMPORARY MOUND SEEDING - REFER TO DETAILS.
- 30" x 30" SOD STRIP FILL OF DEEP TO KEEP FROM WALKING AND OFF SITE - REFER TO DETAIL, COMPANY BURNING CONSTRUCTION.
- PERMANENT EROSION CONTROL BLANKET - CHECK NET-FREE BRAND FOR 80% MINIMUM EROSION CONTROL BLANKET OR APPROVED EQUAL - REFER TO DETAIL.
- 30" x 30" SOD STRIP BURNING OUTLET PROTECTION - REFER TO DETAIL AND PLAN FOR SOD BLANKET (STANDARD)
- LANDSCAPE BLOCK OF CARBON BURNET RETENTION WALL.

EARTHWORK QUANTITIES

NORTH PARK AREA 9' x TOTAL ACRES = 99.6 ACRES

NORTH PARK AREA 9' x CONSTRUCTION LIMITS = 26.7 ACRES

TOTAL NET FILL VOLUME APPROX. 350,000 CUBIC YDS

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO 6" OF ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

PROPOSED NORTH PARK AREA B-9 MASS GRADING PLAN

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
Bloomington, Indiana
(412) 338-2890 (Fax)

528 north walnut street
Bloomington, IN 47401

Scale: Overall Grading Plan

checked by AJW
drawn by AJW
checked by JBF
owner no. CS01
project no. 412231

EXHIBIT 5: Permitted Uses from PUD Ordinance

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

Section 4. Permitted Principal Uses

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

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

Table 4. Permitted Use Table. District B

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

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

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

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

Section 5. Permitted Accessory Uses and Structures

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

EXHIBIT 6: Future Road Connections

**Appendix F
Street Functional Classification Plan**

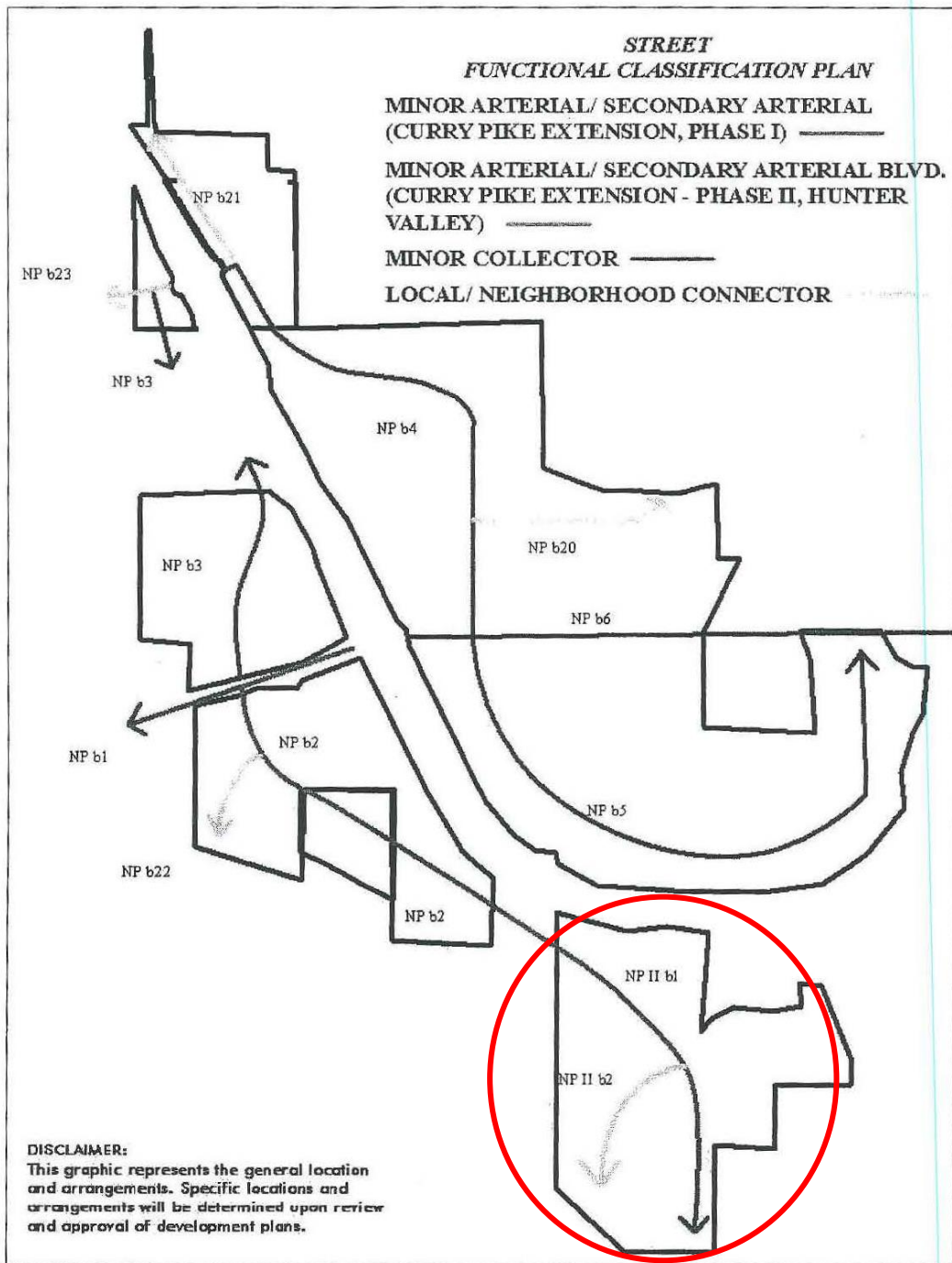


EXHIBIT 7: Emails with Daniel Butler, Bynum Fanyo & Associates

Anne Crecelius

From: Daniel Butler <dbutler@bynumfanyo.com>
Sent: Wednesday, November 22, 2023 2:47 PM
To: Anne Crecelius
Cc: Jacqueline N. Jelen; Nagle, Mark; Chandler, AJ; Heinzelman, Nick; Bui, MaiHan
Subject: RE: PUO-23-6 - Packing House Road LLC
Attachments: 402231_Base-C301.Site.pdf; 402231_Base-0.Cover.pdf; 402231_Base-C201.Overall.pdf; 402231_Base-C401.Erosion Details.pdf; 402231_Base-C402.Erosion Details.pdf; 402231_Base-C501.SWPPPinfo.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Anne,

Here are some responses to your questions from the last PRC packet that we hope will satisfy enough to get a 'recommendation of approval' for next PRC meeting:

1. See attached for revised plans that now show grading to edge of future ROW. This plan does take into account future planning of the road to go through the property
2. We are only asking for the needed fill of the site to get to a point of commercial or industrial future uses. 3-5 years is the anticipated current timeline for completion of fill as shown.
3. The timeline will depend on the volume of construction work in the area that contains excess clean fill. We anticipate that based on the current market conditions this could take up to 5 years for completion, which would be up to 30 normal, legal dump truck loads per day. The owner is willing to bond the portion of the roadway that has not been re-constructed to ensure it's viability to the county highway dept.
4. Definition for "mass grading with filling operations": to fill the site with the excess material from other construction projects. The fill must be clean fill material from other projects and could be soils and aggregates. Asphalt pavements that are removed from other projects may not be taken to this site. Concrete is allowed to be brought to the site as fill from other projects but this material shall be properly sized before it is incorporated into any fill. Once the material is at the site it will be placed, compacted and tested per Geotechnical Standards for future buildability. On-site crushing of materials is allowed but anticipated to be seldom and would be for the purposes of obtaining proper clean fill placement. All fill material must be clean and no environmental questionable material is allowed. Resale of any on-site fill is not allowed and only for use of filling site to proposed engineered grades.

-Daniel

From: Anne Crecelius <acrecelius@co.monroe.in.us>
Sent: Wednesday, November 8, 2023 3:25 PM
To: Daniel Butler <dbutler@bynumfanyo.com>
Cc: Jacqueline N. Jelen <jnester@co.monroe.in.us>; Nagle, Mark <Mark.Nagle@milestonelp.com>
Subject: RE: PUO-23-6 - Packing House Road LLC

Hi Daniel – That's fine! We will continue it to the December 14th PRC meeting.

Best,

Anne Crecelius

Planner II - Monroe County Planning Department
501 N. Morton St., Suite 224
Bloomington, IN 47404
Phone: (812) 349-2560

From: Daniel Butler <dbutler@bynumfanyo.com>
Sent: Wednesday, November 8, 2023 2:19 PM
To: Anne Crecelius <acrecelius@co.monroe.in.us>
Cc: Jacqueline N. Jelen <jnester@co.monroe.in.us>; Nagle, Mark <Mark.Nagle@milestonelp.com>
Subject: RE: PUO-23-6 - Packing House Road LLC

Anne and Jackie,

The developer for this project is requesting to be continued to next PRC instead of tomorrow. Is that possible?

This request is in hopes to answer more of your questions more in depth to receive recommendation of approval instead of denial.

-Daniel

From: Anne Crecelius <acrecelius@co.monroe.in.us>
Sent: Wednesday, November 1, 2023 1:06 PM
To: Daniel Butler <dbutler@bynumfanyo.com>
Subject: PUO-23-6 - Packing House Road LLC

Hi Daniel –

I'm currently working on the report for the PUO amendment for North Park II. After some more discussion with Jackie and Tammy, I think in order to best achieve your goals, the request to be considered under the "North Park" ordinance should be removed. This means the property would remain under the "North Park II" ordinance. It would require a lot of changes to the North Park ordinance which is likely unnecessary to you and your client. Let me know if your amendable to this change. You'll just need to update the petitioner's letter.

We expect to publish the packet for PRC tomorrow.

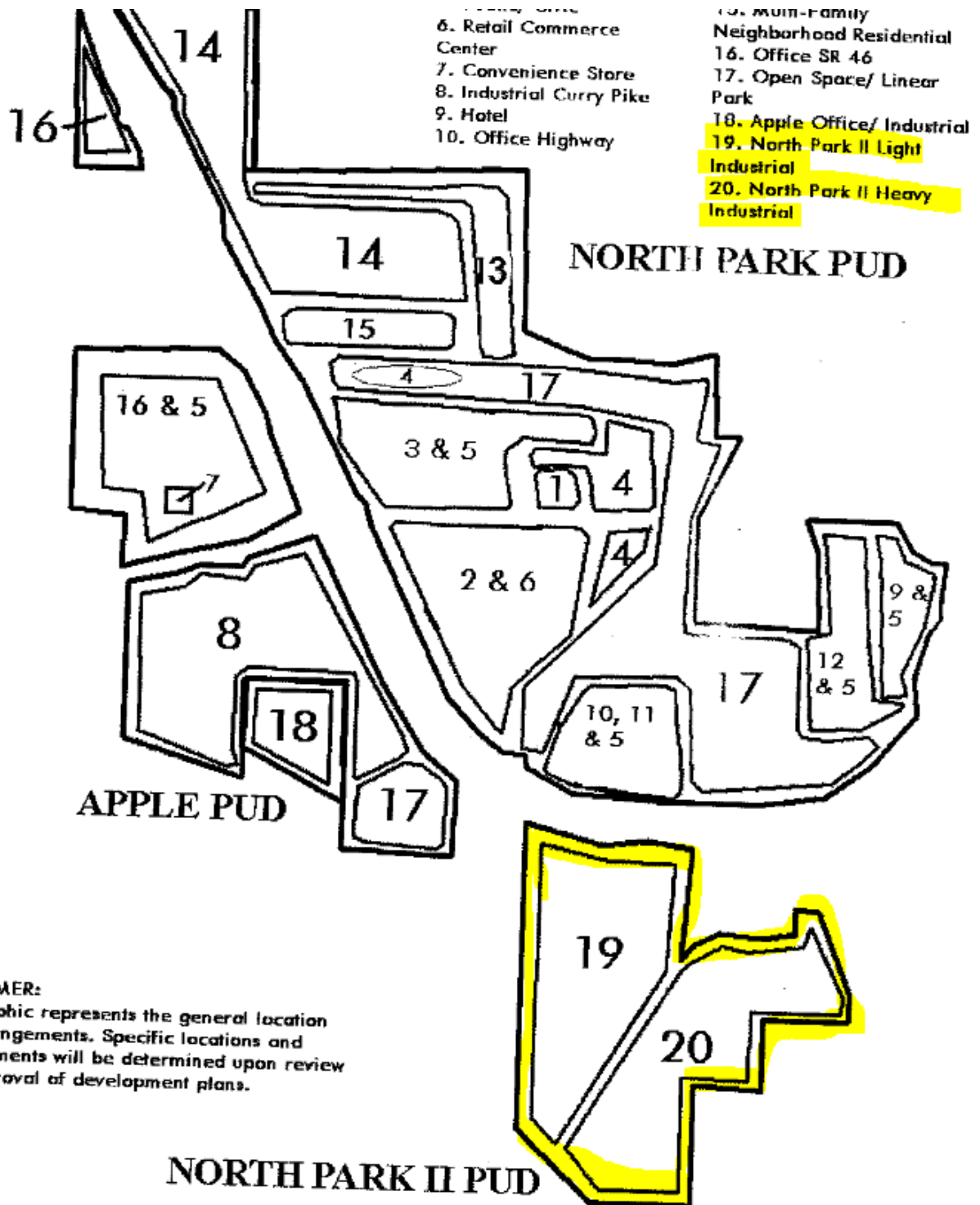
So far the main critiques are the following – most of these points were brought up during the pre-design meeting.

1. How and when the required future roadway will be incorporated into the current fill design
2. Timeline development – fill to public commercial use
3. Address the impact of 30,000+ tri-axle trucks using the public roads over the course of the fill period
4. Define "mass grading with filling operations".

Best,

Anne Crecelius
Planner II - Monroe County Planning Department
501 N. Morton St., Suite 224
Bloomington, IN 47404
Phone: (812) 349-2560

EXHIBIT 8: Current Permitted Uses on the Site (from North Park II Ordinance Exhibit 2)



CLAIMER:
 This graphic represents the general location arrangements. Specific locations and arrangements will be determined upon review and approval of development plans.

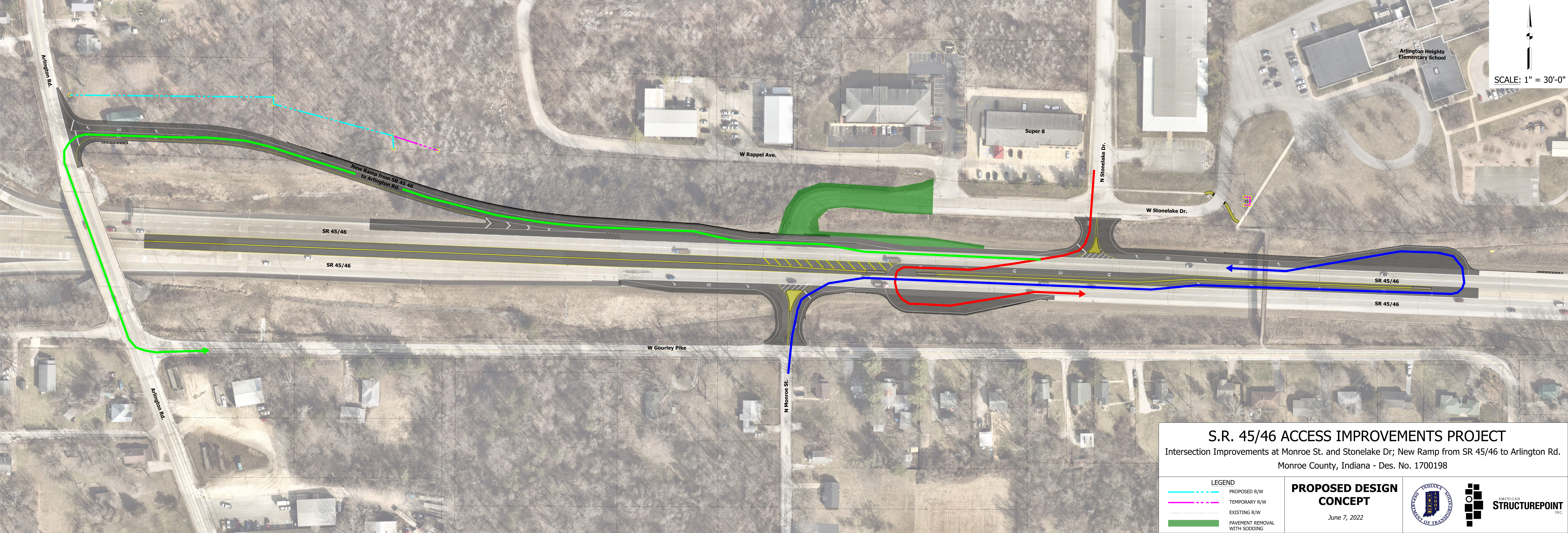
Table 4. Permitted Use Table. District B

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

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

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

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



S.R. 45/46 ACCESS IMPROVEMENTS PROJECT
 Intersection Improvements at Monroe St. and StoneLake Dr; New Ramp from SR 45/46 to Arlington Rd.
 Monroe County, Indiana - Des. No. 1700198

LEGEND

	PROPOSED R/W
	TEMPORARY R/W
	EXISTING R/W
	PAVEMENT REMOVAL WITH SODDING

PROPOSED DESIGN CONCEPT
 June 7, 2022



January 8, 2024

This letter was sent to the listed parties.

RE: FHWA Project: Des. No. 2101712; Bridge No. 83 Bridge Project, Monroe County, Indiana

Dear Consulting Party (see attached list),

Monroe County, with funding from the Federal Highway Administration (FHWA) and administrative oversight from the Indiana Department of Transportation (INDOT), proposes to proceed with the Bridge Number (No.) 83 bridge project (Des. No. 2101712). Cultural Resource Analysts, Inc. (CRA) is under contract with INDOT to advance the Section 106 documentation for the referenced project. Beam, Longest, & Neff (BLN), LLC will be completing the environmental documentation for the referenced project.

This letter is part of the early coordination phase of the environmental review process requesting comments associated with this project. We are requesting comments from your area of expertise regarding any possible environmental effects associated with this project. Please use the above Des. Number and project description in your reply and your comments will be incorporated into the formal environmental study.

The proposed undertaking is located along Dillman Road in Monroe County, Indiana. It is within Perry Township as shown on the Clear Creek, Indiana, USGS Topographic Quadrangle, in Sections 29, 30, 31, and 32, Township 8N, Range 1W. The project area encompasses approximately 10.5 acres along the north and south side of Dillman Road. The project area can be viewed online at <https://arcg.is/jqueP> (the Des. No. is the most efficient search term once in the CRO - Public Web Map App).

The need for this project is due to the deterioration and distress of the bridge, the inadequate roadway serviceability and the existing road and bridge geometry. The bridge has a sufficiency rating of 34.6 out of 100 and is functionally obsolete. The horizontal alignment of the approach alignment is rated as 3 out of 8, intolerable, due to the greater than 10 miles per hour (mph) speed reduction required to cross the bridge.

The purpose of this project is to improve the bridge crossing over Clear Creek to meet the structural capacity FHWA design standards including emergency vehicles, as defined by the Fixing America's Surface Transportation (FAST) Act, improve the roadway and bridge geometrics to meet current INDOT design standards, improve the condition ratings for all structural elements to a 6 (satisfactory) or higher, provide bridge railing that satisfies the minimum bridge railing test level (TL-2), improve the travel lane cross slope, provide an adequate hydraulic bridge opening that allows the minimum roadway serviceability and minimizes debris accumulation and road closure time.

The proposed work will occur on the bridge (Bridge No. 00083; National Bridge Inventory [NBI] No. 5300061) on Dillman Road over Clear Creek. The existing bridge is an approximately 72 feet by 14.8 feet, single-span, steel pony truss bridge constructed in 1910. The bridge was reconstructed in 1983 and rehabilitated in 2002.

The 1983 reconstruction consisted of the replacement of the floor beams and stringers. The 2002 rehabilitation repairs included the replacement of three (3) interior stringers in bays one (1) and two (2); replacement and repair of portions of the low chord truss members, end post diagonal truss members, and vertical and diagonal truss members; cleaning and painting of the bridge; and replacement of the timber deck with a 3-inch steel open grate deck.

According to the *Indiana Historic Bridge Inventory*, the bridge was determined eligible for listing in the National Register of Historic Places (NRHP) under Criterion C. This bridge was built during the initial period of development or application of standards for its type in Indiana. As such, it represents an important phase in construction. The early use of riveting or bolting represents the initial application of a new metal bridge construction technique. It was also determined to be a “Non-Select” bridge, which are those that may not be considered excellent examples of a given type of historic bridge or may not be suitable candidates for preservation (Mead & Hunt 2009). A detailed scope of work will be provided in the Historic Bridge Alternatives Analysis (HBAA) document.

The full closure of Dillman Road is anticipated during project construction. A two (2)-mile local detour route will consist of Victor Pike to Church Lane to Rogers Street to Walnut Street.

Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects of their undertakings on historic properties. In accordance with 36 CFR 800.2 (c), you are hereby requested to be a consulting party to participate in the Section 106 process. Entities that have been invited to participate in the Section 106 consultation process for this project are identified in the attached list. Per 36 CFR 800.3(f), we hereby request that the Indiana State Historic Preservation Officer (SHPO) notify this office if the SHPO staff is aware of any other parties that may be entitled to be consulting parties or should be contacted as potential consulting parties for the project.

The Section 106 process involves efforts to identify historic properties potentially affected by the undertaking, assess its effects, and seek ways to avoid, minimize or mitigate any adverse effects on historic properties. For more information regarding the protection of historic resources, please see the Advisory Council on Historic Preservation’s guide: *Protecting Historic Properties: A Citizen’s Guide to Section 106 Review* available online at <https://www.achp.gov/sites/default/files/documents/2017-01/CitizenGuide.pdf> .

Per the terms of the “Programmatic Agreement Regarding Management and Preservation of Indiana’s Historic Bridges” (Historic Bridges PA), the FHWA-Indiana Division will satisfy its Section 106 responsibilities involving “Select” and “Non-Select” bridges through the Project Development Process (PDP) of the Historic Bridges PA (Stipulation III). Because the bridge (Bridge No. 00083; NBI No. 5300061) is a “Non-Select” bridge, the procedures outlined in Stipulation III.B. of the Historic Bridges PA will be followed to fulfill FHWA’s Section 106 responsibilities for the project (a copy of the Historic Bridges PA can be downloaded here: <http://www.in.gov/indot/2530.htm>).

The Area of Potential Effects (APE) is the area in which the proposed project may cause alterations in the character or use of historic resources. At this time, no cultural resource investigations have occurred; however, the results of cultural resource identification and evaluation efforts, both aboveground and archaeological, will be forthcoming. Consulting parties will receive notification when these reports are completed.

Please review the information and comment within thirty (30) calendar days of receipt. If you indicate that you do not desire to be a consulting party, or if you do not respond, you will not be included on the list of consulting parties for this project. If we do not receive your response in the time allotted, the project will proceed consistent with the proposed design and you will not receive further information about the project unless the design changes.

For questions concerning specific project details, you may contact Alyssa Reynolds of Cultural Resource Analysts, Inc. (CRA) at (812) 253-3009 or adreynolds@crai-ky.com. All future responses regarding the proposed project should be forwarded to CRA at the following address:

Alyssa Reynolds
Architectural Historian
Cultural Resource Analysts, Inc. (CRA)
201 NW 4th Street, Suite 204
Evansville, Indiana 47708
adreynolds@crai-ky.com

Tribal Contacts please respond to INDOT's Acting Tribal Liaison, Matt Coon mcoon@indot.in.gov; (317-697-9752) with any responses pertaining to this project including to provide INDOT/Indiana FHWA additional information about Tribal resources/concerns and questions/comments regarding cultural resources. The FHWA point of contact is Kari Carmany-George at K.CarmanyGeorge@dot.gov (317-226-5629).

Sincerely,



Matthew S. Coon, Manager
Cultural Resources Office
Environmental Services

Enclosures: Consulting Party Distribution List, USGS Topographic Map, Aerial View Map.

Consulting Party Early Coordination

Automatic Section 106 Consulting Parties: Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology, Indiana State Historic Preservation Office (SHPO)

402 West Washington Street, Room W274
Indianapolis, Indiana 46204

Invited Consulting Parties:

Bloomington/Monroe County Metropolitan Planning Organization

Patrick Martin, MPO Transportation Planner
401 North Morton Street, Suite 130
Bloomington, Indiana 47404
812.349.3423
{martipa@bloomington.in.gov}

Bloomington Restorations, Inc.

Steve Wyatt, Executive Director
2920 East Tenth Street
Bloomington, Indiana 47408
812.336.0909
{bri@bloomingtonrestorations.org}

HistoricBridges.org

Nathan Holth
{nathan@historicbridges.org}

Historic Hoosier Bridges

Tony Dillon
{spansaver@hotmail.com}

Historic Spans Task Force

Pal Brandenburg, Chair
{paul@prbrandy.com}

Indiana Landmarks Central Regional Office
Alex Brooks, Community Preservation Specialist
{abrooks@indianalandmarks.org}

Mark Dollase, Vice President of Preservation Services
{mdollase@indianalandmarks.org}

1201 Central Avenue
Indianapolis, Indiana 46202
317.639.4534

Monroe County Auditor

Catherine Smith
100 West Kirkwood Avenue
Room 209
Bloomington, Indiana 47404
812.349.2510
{csmith@co.monroe.in.us}

Monroe County Commissioners

District No. 1 Commissioner
Lee Jones
812.349.2550
{lgones@co.monroe.in.us}

District No. 2 Commissioner
Julie Thomas, President
812.345.0707
{jthomas@co.monroe.in.us}

District No. 3 Commissioner
Penny Githens, Vice President
812.349.2550
{pgithens@co.monroe.in.us}

100 West Kirkwood Avenue
Bloomington, Indiana 47404

Monroe County Highway Department

Lisa Ridge, Director
5900 West Foster Curry Drive
Bloomington, Indiana 47404
812.349.2959
{ljridge@co.monroe.in.us}

Paul Satterly, Highway Engineer
501 North Morton Street, Room 216
Bloomington, Indiana 47404
812.332.6268
{Psatterly@co.monroe.in.us}

Toby Turner, Superintendent
5900 West Foster Curry Drive
Bloomington, Indiana 47404
812.803.6810
{tturner@co.monroe.in.us}

Monroe County Historian

Glenda Murray
525 West 3rd Street
Bloomington, Indiana 47404
317.881.5295
{glmurray@indiana.edu}

Monroe County Historic Preservation Board of Review

Carly Petersen, Senior Planner
501 North Morton Street, Suite 224
Bloomington, IN 47404
812.349.2560
{cpetersen@co.monroe.in.us}

Monroe County History Center

202 East 6th Street
Bloomington, Indiana 47408
812.332.2517
{director@monroehistory.org}

Invited Tribal Consulting Parties

Delaware Tribe of Indians

Eastern Shawnee Tribe of Oklahoma

Miami Tribe of Oklahoma

Peoria Tribe of Indians of Oklahoma

Pokagon Band of Potawatomi Indians

Shawnee Tribe

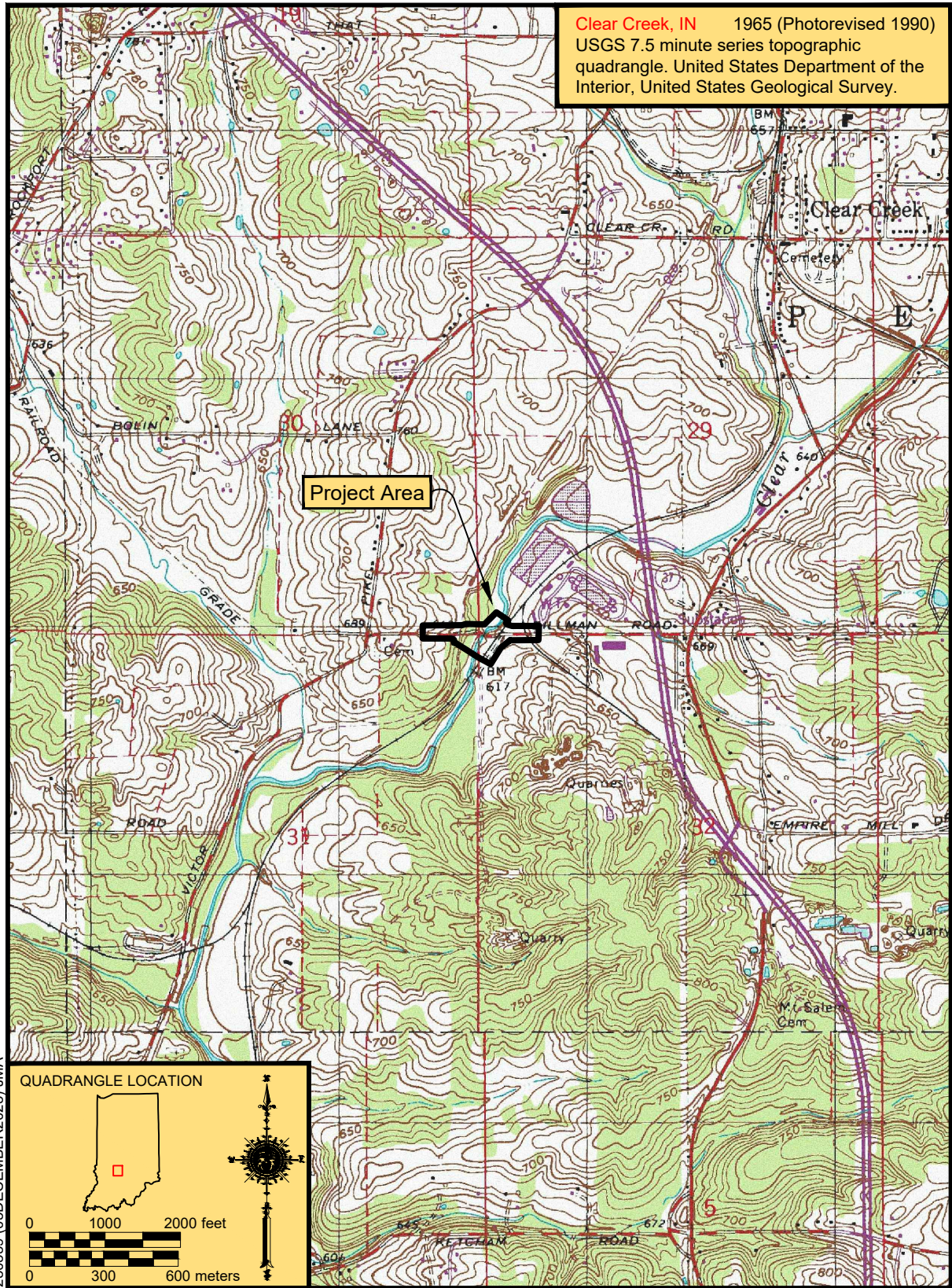


Figure 1. USGS Topographic quadrangle showing the location of the project area.

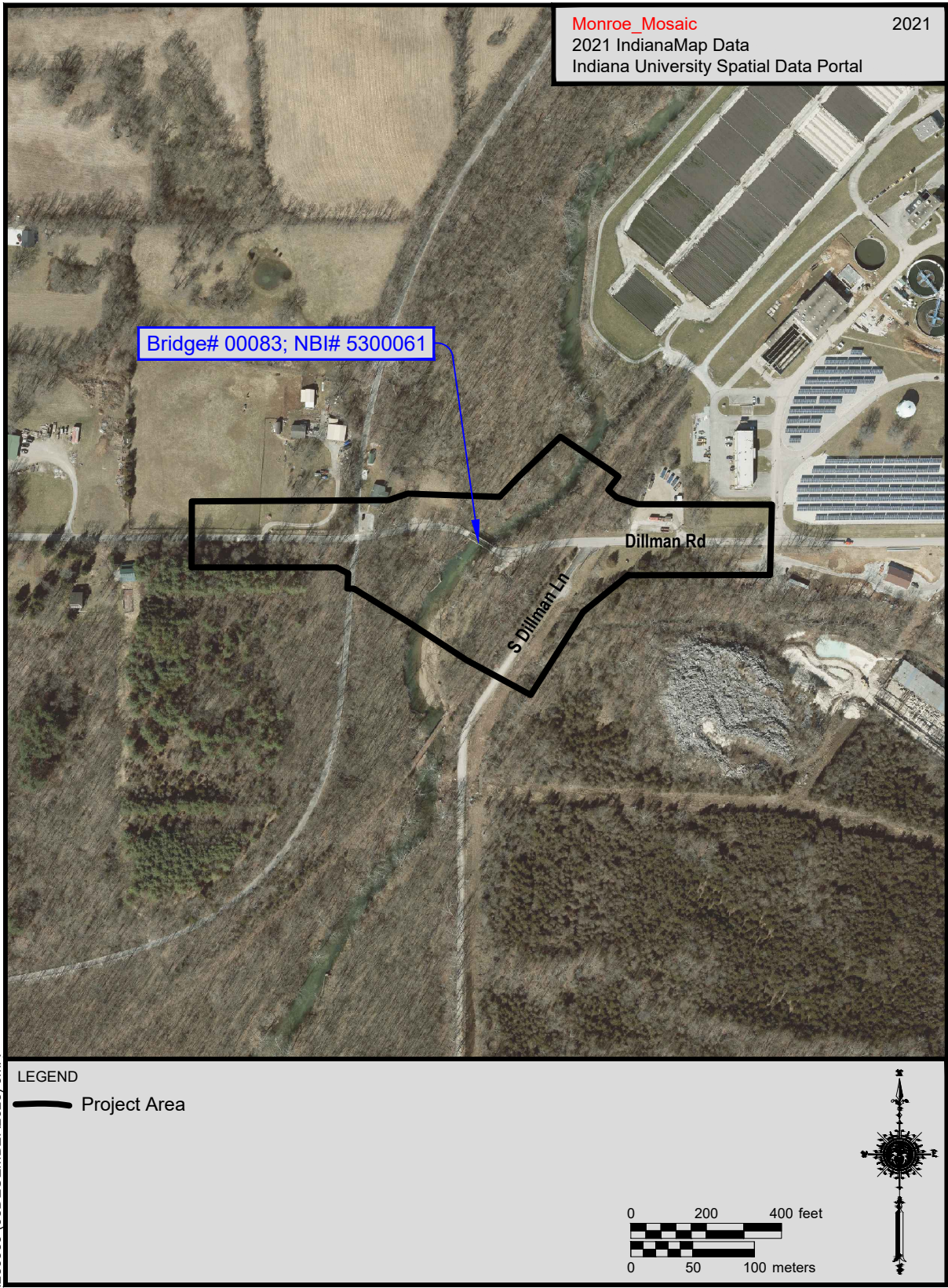


Figure 2. Aerial map showing the location of the project area and the bridge.

Project Priorities: Outreach and Preservation, Ongoing Board Initiatives

1) Limestone Heritage Project

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

Sub-committee members: Debby, Susan, Polly

2) Drystone Walls

- a. Create a list of known walls; where available, include historic references as available
- b. Document locations of known structures; identify landowners for future contact regarding inventory
- c. Collect and cite historic references; include documentation regarding possible dates, builders, and related origin data
- d. Explore procedures required for, and potential funding options, to engage professional vendor to conduct survey with full description and condition of walls
- e. Utilize findings to create a county driving tour guide
- f. Establish conversation with vendor(s) to offer local hands-on wall building/repair workshop

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

3) Community and Site Signage

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

Sub-committee members: Devin, Don, Donn

4) Public Historic Preservation Education

- a. Develop a social media scavenger hunt of architectural types, styles, etc.
- b. Update current driving tour brochures as needed, consider completion of partially completed brochures, and examine new options for distribution of information to the public
- c. Participate in the Limestone Month Festival – June 15, 2024
- d. Sub-committee members: Devin, Polly, Susan, Doug

5) Annual Property Owner Notice

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

Sub-committee members: Don, Debby, Polly

6) Demolition Delay and Staffing Committee

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

Sub-committee members: Duncan, Donn, Susan

Project Priorities: Procedure, Time Sensitive Initiatives—All Board

- 1) Actively engage in County Development Ordinance revisions

Board Education Priorities, Ongoing Options—All Board and staff

- 1) Attend the Preserving Historic Places Conference (October 22-25, 2024)
- 2) Attend CAMP held just prior to the preservation conference (virtual)
- 3) Attend (in-person/virtual) lectures on topics of historical & preservation interest locally or elsewhere
- 4) Read books and other literature approved by DHPA's CLG coordinator and refer to the list of other options provided by DHPA
- 5) Hold our own educational sessions/workshops presented by a board member or other qualified individual