

Monroe County Historic Preservation Board of Review



Monday, February 12, 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

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Meeting ID #: 224 050 114 605

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AGENDA
MONROE COUNTY HISTORIC PRESERVATION
BOARD OF REVIEW

Monday, February 12, 2024
5:30 PM

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1) Call to Order

2) Approval of Meeting Minutes: November 20, 2024 PAGE 3

3) Administrative Business

a) PUO-23-6 North Park II PUD Outline Plan Amendment 1 PAGE 8

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
- f) Fullerton Pike to Gordon Pike Extension: Stonewall Preservation Plan
- g) Fullerton Pike-Interpretive Signage

5) New Business

a) 2024 Work Plan Updates PAGE 34

6) Adjournment

NEXT MEETING: Monday, March 18, 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, November 20, 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: Duncan Campbell, Debby Reed (virtual), Devin Blankenship, Don Maxwell, Donn Hall, Doug Wilson, Susan Snider Salmon (virtual)
Absent: Polly Root Sturgeon
Staff: Drew Myers, Daniel Brown, Tech Services to assist with meeting
Public: Rachel Peeden McCarty, Jim (James) Allen, Phyllis Schwitzer

1) Call to Order @ 5:30 PM.

2) Approval of Meeting Minutes: July 17, 2023

Myers: Opened floor to discussion.

Blankenship: Motion to approve the minutes.

Campbell: Seconded.

Approved. 7-0.

3) Administrative Business

a) RD-23-2 N Maple Grove RD Name Change to John Irvine Way

Myers: Provided a brief synopsis of the petition request to change portion of N Maple Grove RD between the intersections of N Bottom Road and W Delap Road to John Irvine Way. This portion of roadway includes the portion of roadway with the existing Cedar Ford covered bridge to John Irvine Way.

Snider Salmon: Thanked Rachel Peeden McCarthy for bringing this road name change proposal to her attention. Stated that she did not think at any point there was a question to Mr. Irvine's value in his service to the County over the years. Iterated that the concern about the change was more with respect to the neighbors in the area and the recent road name changes that had already occurred to Maple Grove Road within the last few years.

Blankenship: Talked about recognizing the historical importance and significance of the Maple Grove Road name and its long history of not being connected until 2019. Mentioned other ideas to honor Mr. Irvine's service to the County without changing the name of the road like a plaque or honorary sign. Touched on the existing covered bridge and its local history.

[Discussion on the existing Cedar Forge Bridge, its naming history, its original location, and its reconstruction with components from the original McMillan Covered Bridge, also colloquially known as the Williams Covered Bridge.]

- Wilson: Asked for clarification as to where this stretch of road is in relation to the Maple Grove Historic District.
- Myers: Shared maps and GIS materials to show proximity of the subject roadway to the existing Maple Grove Historic District.
- Reed: Explained that retaining the name Maple Grove Road is not about nostalgia but more about respecting the historical importance of the Maple Grove Road area. Shared her opposition to changing the road name but also her support to honor Mr. Irvine's service to the County by some other method.
- Snider Salmon: Echoed Ms. Reed's statements and offered the idea of renaming the covered bridge itself to honor Mr. Irvine. The rebuilt bridge is more of a replica and is not in its original location. Renaming the bridge to honor someone who was pivotal in its recreation would be a great opportunity. Asked staff if there was any conversation about this alternative method to honoring Mr. Irvine.
- Myers: Stated he was unaware of any sort of conversation. Deferred to fellow planner, Daniel Brown.
- Brown: To his knowledge, there has been no conversation about renaming the bridge rather than renaming the roadway.
- Snider Salmon: Asked about the protocol to allowing members of the public to speak at the meeting.
- Myers: Explained the Board can open the floor to public comment and offer a time limit to the length of the comment period per individual.
- Snider Salmon: Requested to allow public comment without a time limit.
- [There was no objection to the above request].
- Allen: Stated he lives at 7019 N Maple Grove Road, about three-tenths of a mile south of the bridge. He and his wife use the bridge frequently when making trips up to Indianapolis and stated it is a convenient way to travel to the interstate. Stated he and his wife have lived in the area since 1990s. Shared that he and his wife do not support a road name change.
- McCarty: Shared that she had received a public notice letter about the road name change and shared the information with the Historic Maple Grove Road Facebook group. Stated that only some neighbors in the area received the letter and many property owners along W Maple Grove Road did not. Shared that some of those who did not receive the letter are related to the Williams or Stanger families. Communicated her appreciation for the discussion by the Board.
- Schwitzer: Mentioned her property is on both sides of the intersection of Bottom Road and Maple Grove Road. Stated that she bought part of that land from Ruby Williams and verified that everyone used to call the old bridge Williams Bridge. Shared she is also against changing the road name but supports the idea of commemorative plaque on the bridge to honor Mr. Irvine's service.
- Wilson: Asked staff if it is the Board's prerogative to give a recommendation to the Plan Commission.
- Myers: Explained that the Board's recommendation can come in the form of formal recommendation by motion voted on by the Board, a letter to the Plan Commission, or both.

Campbell: Asked staff if this petition came to the Board as a courtesy because the Board has no technical jurisdiction in this matter.

Myers: Confirmed that the Plan Commission holds the sole authority to name and rename roads in the County. Give the recent petition and discussion on the Hunter Valley Road name change, Planning Staff felt it was necessary to inform the Historic Preservation Board to acquire some form of recommendation to provide to the Plan Commission.

Campbell: Stated his office in the mid-1990s was asked to write the nomination for the national registered district. Explained there are plenty of examples of maintaining and returning to historic road names. There are also many examples of commemorating famous people by putting their name on roadways and/or bridges. Agreed that Mr. Irvine deserves some monument to commemorate his service but posed the question of what object would be best to serve that purpose. The road? The bridge? The name of the road itself is important relative to the historic district and to the general history of the area, and therefore does not support changing the road name.

[Discussion about missing the Board of Commissioners rationale behind the petition and consensus of unanimous opposition to the road name change].

Blankenship: Motion to send the Plan Commission a letter stating the Board’s recommendation to retain the historic road name and entertain alternative methods to honoring John Irvine’s service to the County.

Hall: Seconded.

Approved: 7-0.

b) PUO-23-6 North Park II PUD Outline Plan Amendment 1.

Myers: Provided a brief synopsis of the petition request to amend the North Park II PUD to add a land use allowing for “mass grading with operations”. No definition of this land use has been provided by the petitioner at this time. The petitioner intends to fill the site with excess material from construction projects. Planning Staff brought this petition to the Board for review and to provide comment given the possible historic nature of the site and the presence of an old mill structure.

Blankenship: Stated that term “construction material” is a broad description of what could be any number of things to be used as fill on the site. Asked if the petitioner specifically outlines what this material will be.

Myers: Read from the staff report:
“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 its 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.”

Hall: Clarified that this petition already comes with a negative recommendation from Planning Staff and that more information was requested.

- Myers: Confirmed that the petition has a negative recommendation from staff. Detailed the process of PUD outline plans from Plan Review Committee to Plan Commission and ultimately the Board of Commissioners.
- Wilson: Asked if it makes sense for the Board to not provide any comment at this point until more information is provided as requested by Planning Staff.
- Myers: Confirmed that is a possible action from the Board. Stated that this Board will most likely have another opportunity to review this petition given its current public hearing timeline.
- Campbell: Gave background of when I-69 was built, this Board was involved in mitigation discussions with respect to the Section 106 review process. Stated that as part of the damage caused by I-69, the Board negotiated funding to establish a multiple property listing to be recommended to the national register of historic places. Suggested that this area is one of those multiple properties and should be on the national register of historic sites. Clarified that nationally registered places are not protected from development unlike a locally designated property or place. Touched on the complicated geology of the property as an important thing to consider.

[Discussion of what the Board wants to do with properties involved with prior Section 106 mitigation negotiations and how to treat property that may be nationally registered but not locally designated].

- Hall: Asked if the Board needs to provide a recommendation at this time.
- Myers: Stated that the Plan Commission is looking for some sort of correspondence from the Historic Preservation Board of Review be that a comment about the Board's ongoing review of the petition, its opposition to the petition, or any other comments the Board feels comfortable sharing at this point.
- Snider Salmon: Suggested the Board provide a comment to the Plan Commission that the Board is not in favor of moving forward without more details about the project's scope and whether or not the property is truly documented in the national register.
- Myers: Detailed this petition's public hearing timeline and the best opportunity for the Board to provide comments.
- Blankenship: Clarified that the property to the north across State Road 46 is owned by the County and is proposed to be a limestone heritage park project. Highlighted the importance of the County's viewshed from State Road 46, I-69, and from the County owned land to the north.

[Discussion about this area being an entry corridor to Bloomington and Monroe County and what is required from a geotechnical standpoint to fill former quarry sites in preparation for development].

- Myers: Recapped the Board's discussion to be presented to the Plan Commission at the next hearing for this petition to include the following: the possibility of the site being included in the national register of historic places as part of a multiple property listing; the County worked hard to negotiate this area as part of the mitigation efforts of I-69 and acquire the property to the north to develop as a limestone heritage site; entry corridor and viewshed concerns; overall concerns for abundance of karst and spring features on the subject property.

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 no 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 at this time.

f) Fullerton to Gordon Extension; Stonewall Preservation

Snider Salmon: Brought this item back to the Old Business section of the Board’s monthly agenda. Reminded the Board of their discussion held in September about the discovery of dry-stack limestone walls in the area that will be impacted by the road connection of Fullerton Pike and Gordon Pike. Asked how the Board would like to proceed.

Myers: Suggested that the Board author a letter to be sent to the Highway Department detailing the location of the existing stonewalls, their historic significance, and how the Highway Department plans to address their presence within the area of effect regarding the roadway connection.

5) New Business

a) 2023 Work Plan Updates

Myers: Opened floor to discussion by the Board.

Snider Salmon: Reminded the Board of Duncan Campbell’s upcoming talk about the historic preservation of barns next Tuesday at the American Legion.

Blankenship: Reminded the Board of various resources to listen to prior talks regarding historic preservation topics that can be found on Monroe County History Club’s website. Listening to talks can count towards Board members’ continuing education credits.

Campbell: Mentioned to the Board that his upcoming commemoration talk on Nancy Hiller will be held during Preservation Month in May 2024.

6) Adjournment @ 7:00 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:

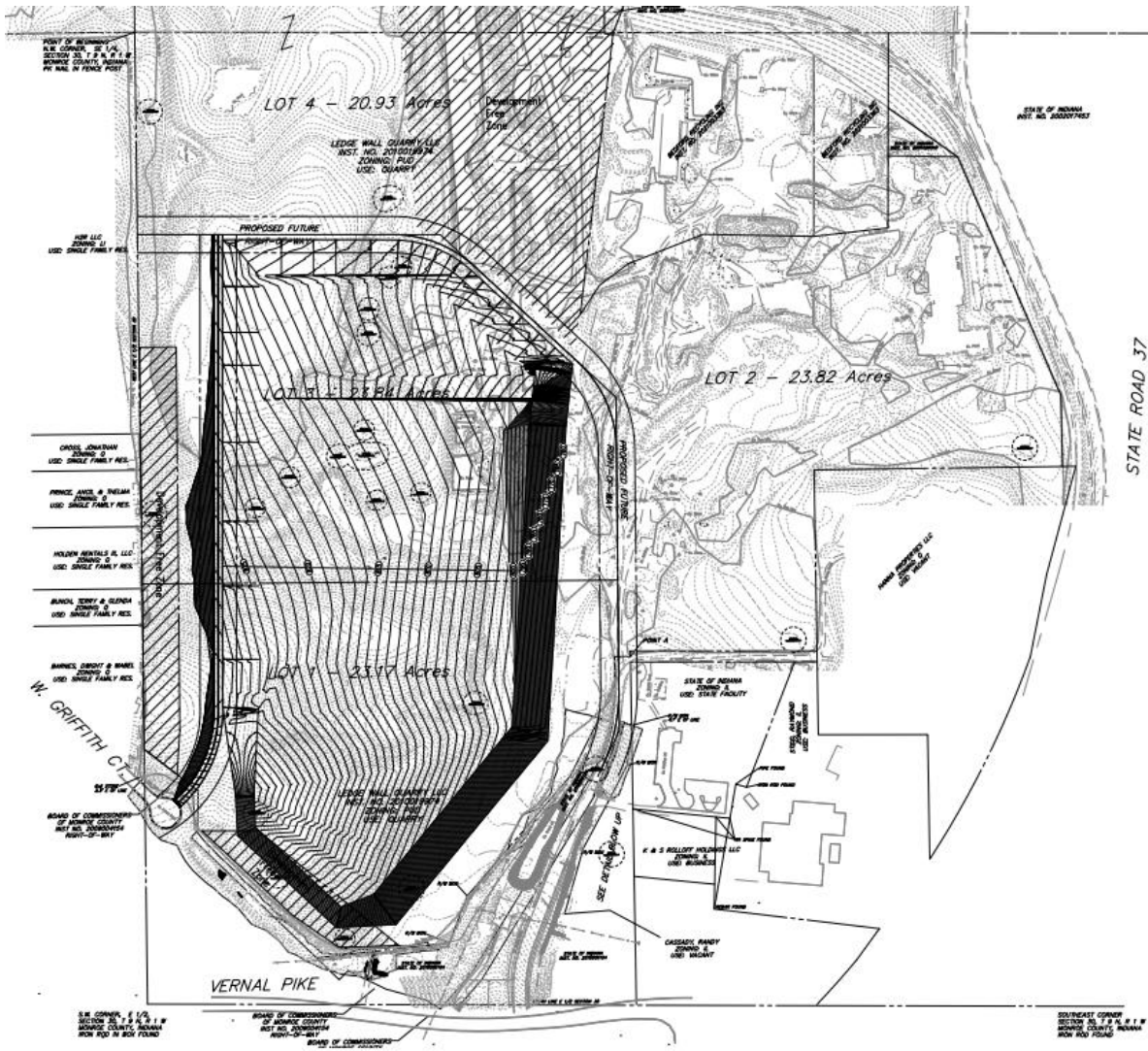
“It is our intention to fill the site with the excess material from our construction projects. The primary clean fill material from the projects would be in situ soils and aggregates from the projects. Asphalt pavements that are removed from projects would be recycled at our asphalt plant and not taken 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.

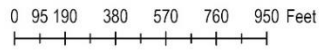
A karst study was completed by Hydrogeology, Inc and provided by the petitioner. The full report can be found in link provided as exhibit 1, including the map of the location of the features. The study found that there are seventeen (17) sinkholes, five (5) springs, and one (1) sinking stream located 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

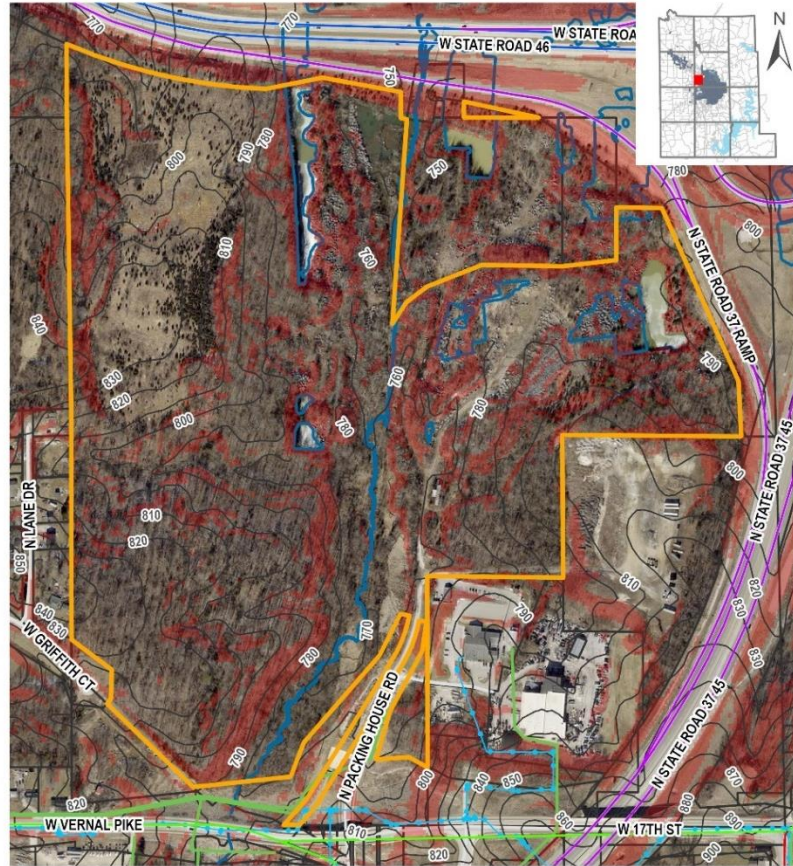
stream” with the proposed development plan for fill. Future fill also indicates further fill into identified Sinkhole Conservancy Areas. Filling a sinkhole is subject to Drainage Board and Planning review. Typically, SCAs cannot be filled per Chapter 829. However, consideration is being given to this 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.

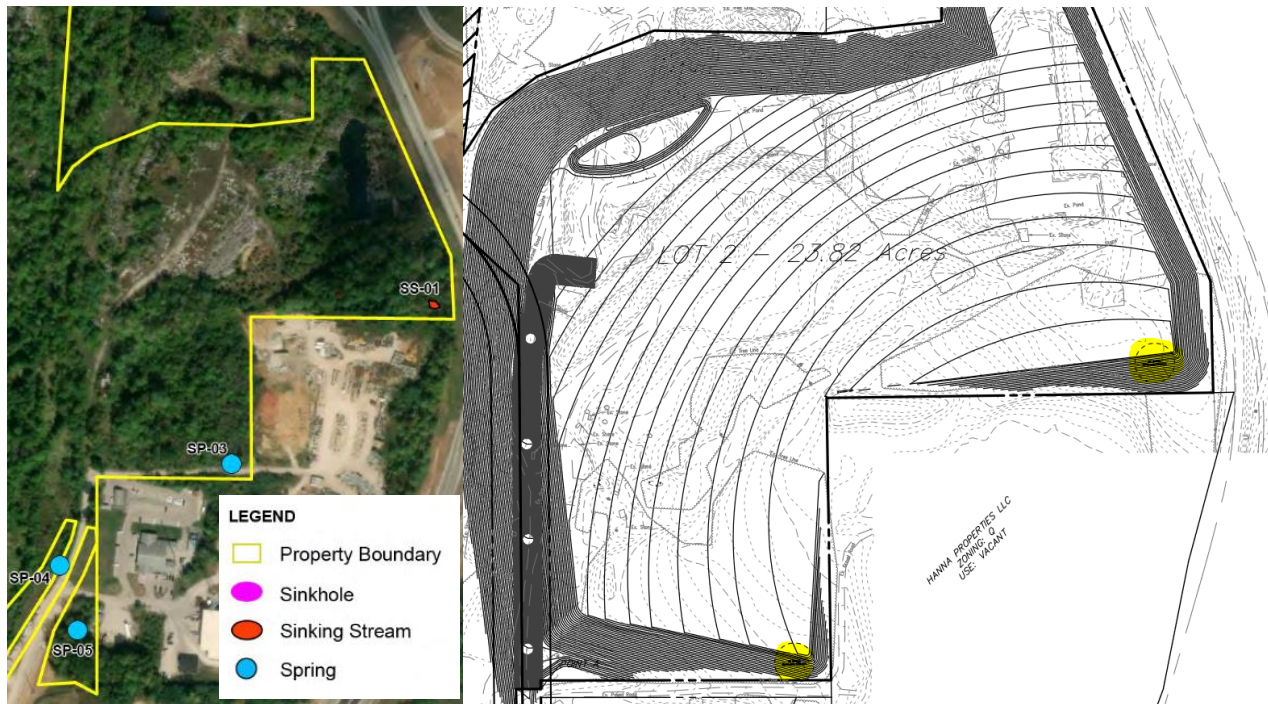
Site Conditions Map

- 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.”

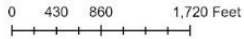
Under the North Park II ordinance, at the time of certificate of occupancy is sought for the site, two new roads must be constructed to county standards. No Certificate of Occupancy will be needed for the mass fill site and there is not a way for Planning to enforce the 5-year time period. It is possible 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

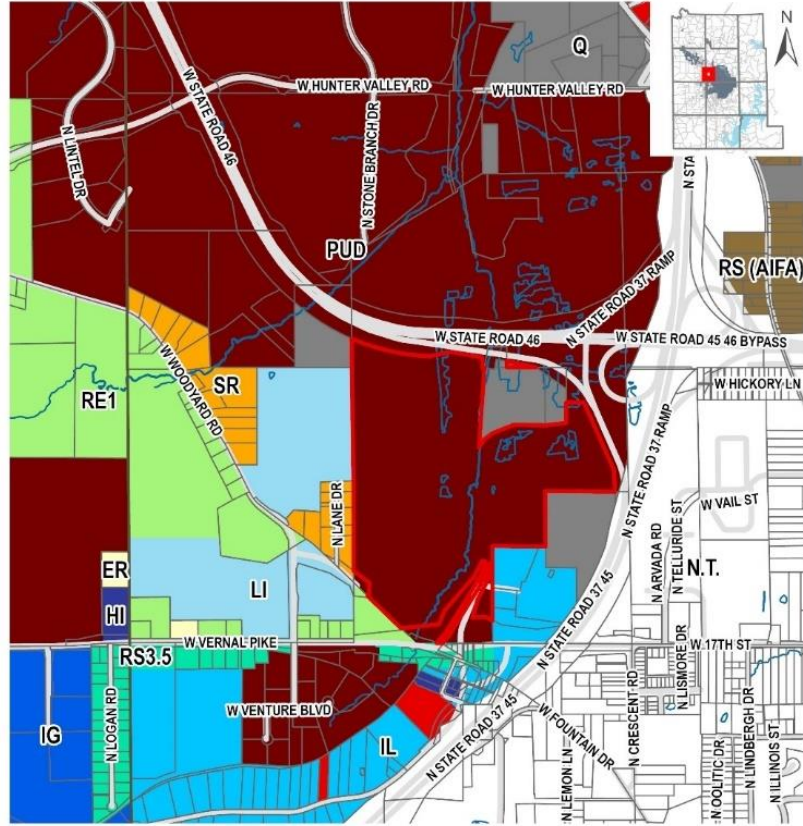
The property is zoned “North Park II” Planned Unit Development, created in 2004 separately from the adjacent, parent, North Park PUD. Adjacent properties are zoned North Park PUD, Light Industrial (LI), Quarry (QY), Limited Industrial (IL), Single Family Residential 3.5 (RS3.5), and Estate Residential 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



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



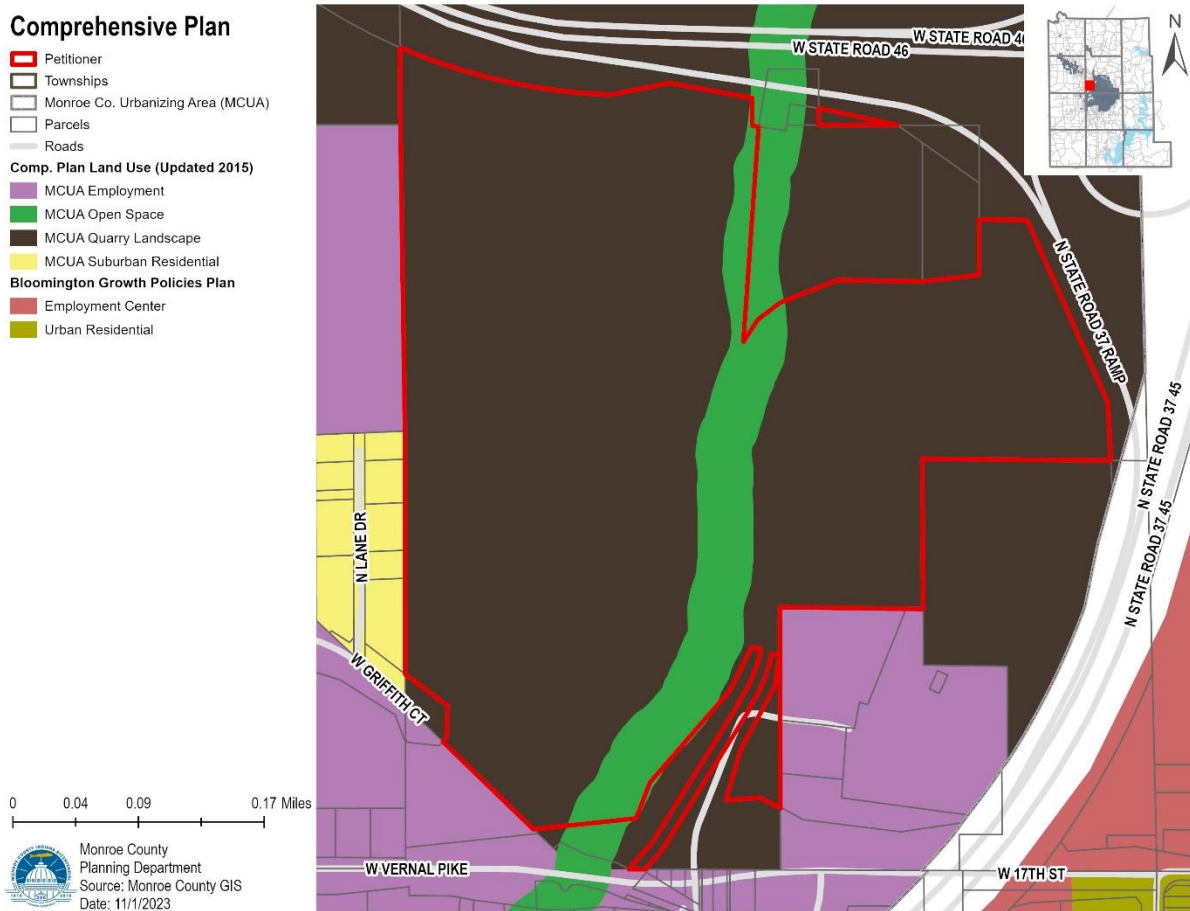
COMPREHENSIVE PLAN DISCUSSION – MCUA Phase 1

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

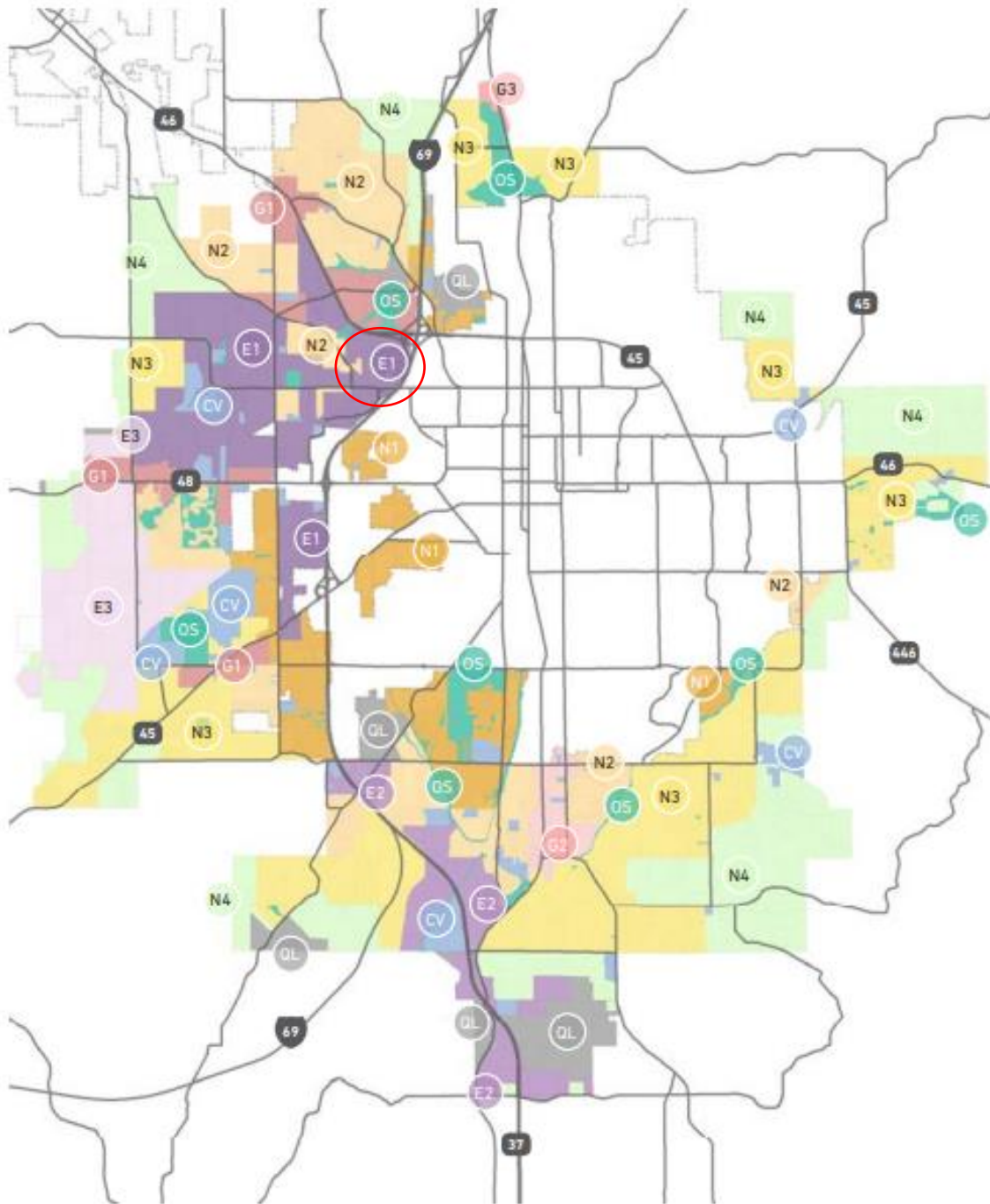
The petition site is located in the **West Side Employment (E1)** district of the Monroe County Urbanizing Area Plan Phase 2 portion of the Monroe County Comprehensive Plan. Points that align with the proposed rezone are highlighted in **green**. Points that differ from the district are highlighted in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

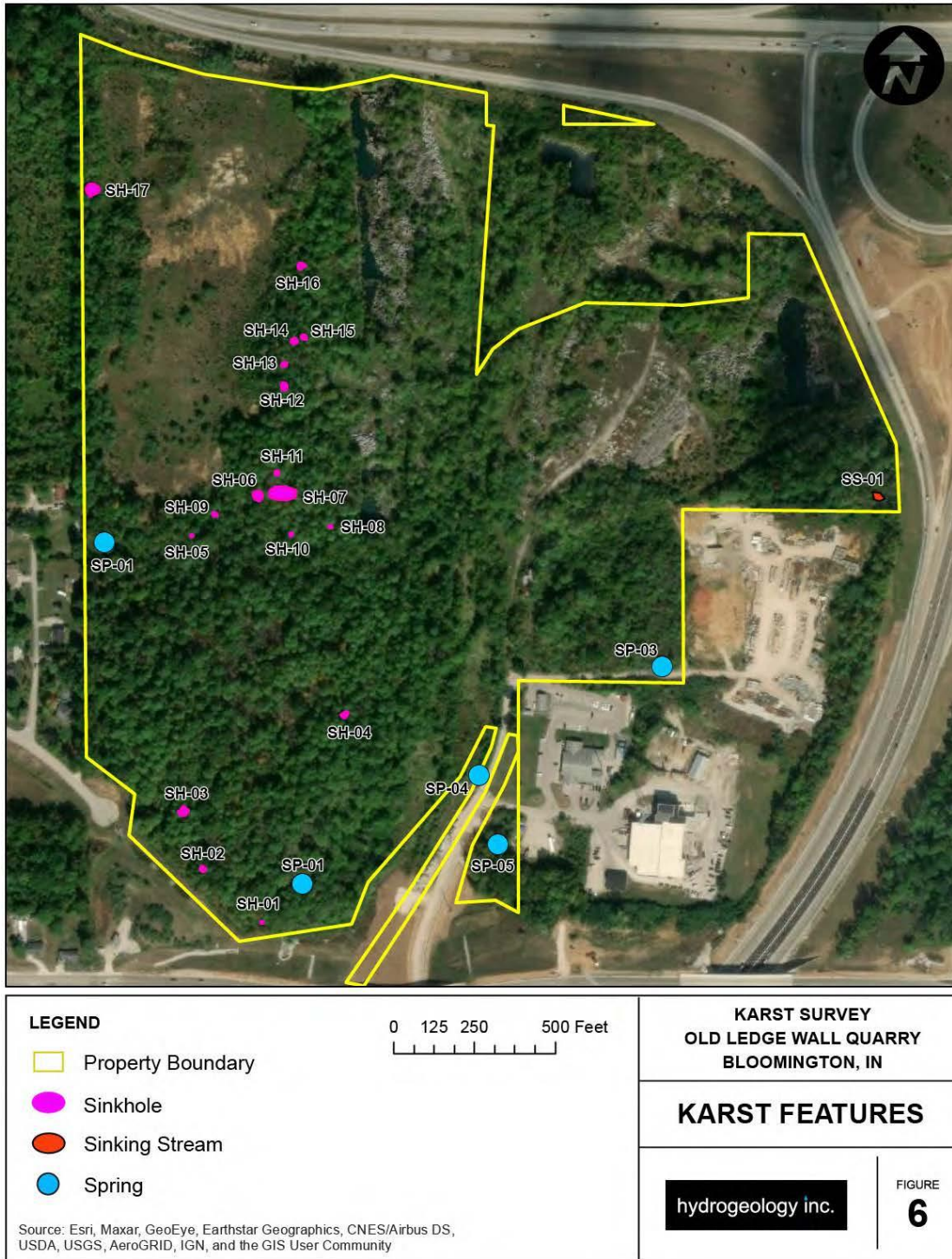


EXHIBIT 2: Link to North Park II PUD Ordinance 2004-62

[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

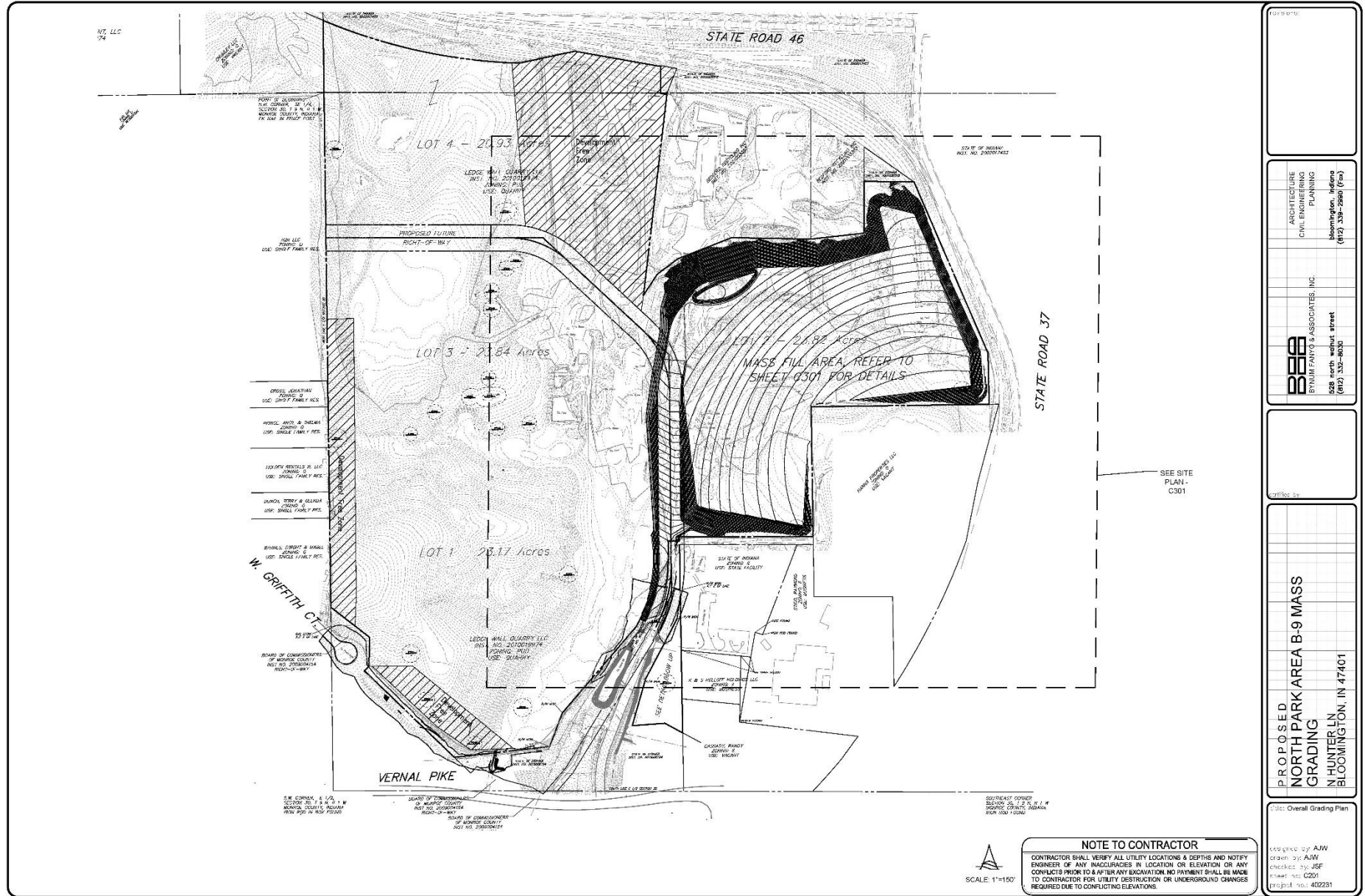
528 NORTH WALNUT STREET
812-332-8030

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: 10/15/20
ARCHITECTURE CIVIL ENGINEERING PLANNING BLOOMINGTON, INDIANA (317) 339-2980 (Fax)
BE&B STRUMER PARTNERS ASSOCIATES, INC. 528 NORTH WILSON 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 CHECKED BY: JSF SHEET NO: C201 PROJECT NO: 402231

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**

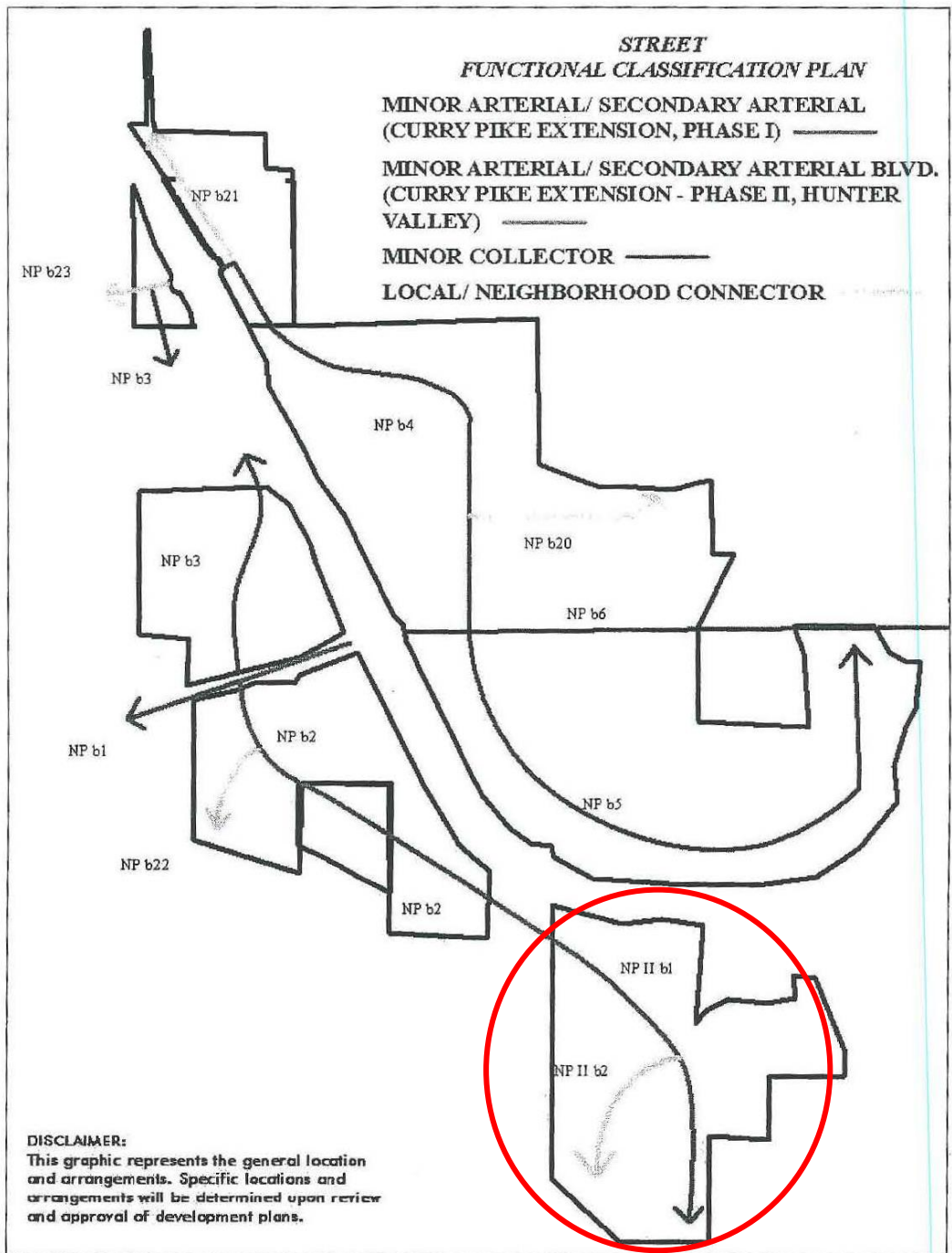


EXHIBIT 7: Emails with Daniel Butler, Bynum Fanyo & Associates

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.

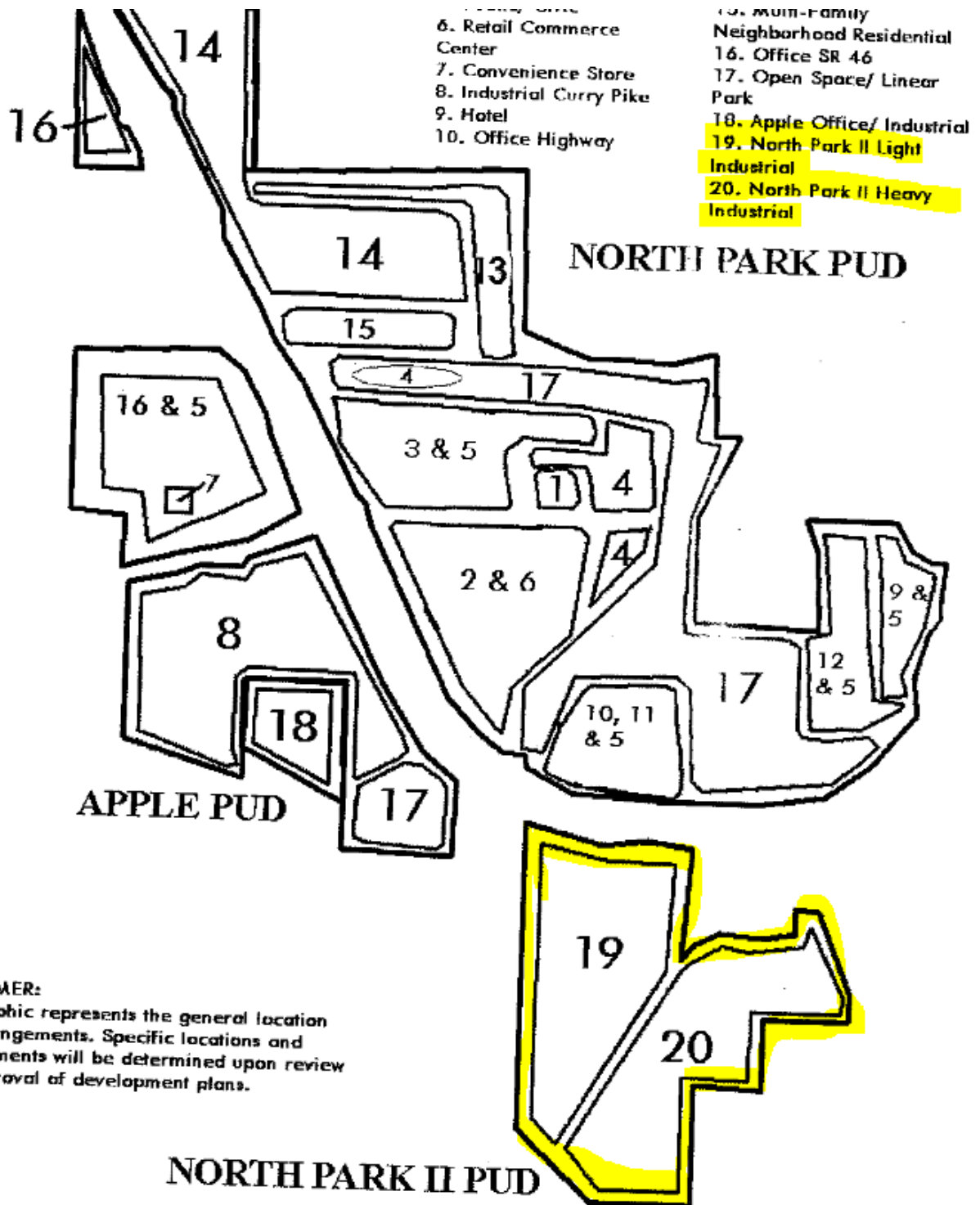
So far the main critiques are the following – most of these points were brought up during the pre-design meeting.

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.

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