

# **MONROE COUNTY PLAN REVIEW COMMITTEE**



**May 13, 2021  
5:30 pm**

**Monroe County Government Center  
Planning Department**

**Zoom Link:** <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNxQT09>

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

Meeting ID #: 819 4721 8756

Password: 977192

**A G E N D A**  
**MONROE COUNTY PLAN REVIEW COMMITTEE**

Teleconference Link: <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNzQT09>

May 13, 2021  
5:30 p.m.

**OLD BUSINESS:**   None.

**NEW BUSINESS:**

**1. REZ-21-1           The Trails at Robertson Farm Rezone from RE1 to HR PAGE 3  
Waiver of Final Hearing Requested.**

One (1) 44.07 +/- acre parcel in Section 20 of Perry Township at 4691 S Victor Pike, parcel #53-08-20-400-102.000-008.

**Zoned RE1.** Planner: [rpayne@co.monroe.in.us](mailto:rpayne@co.monroe.in.us)

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

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

The meeting will be open to the public.

<b>CASE NUMBER</b>	REV-21-1
<b>PLANNER</b>	Rebecca Payne
<b>PETITIONER</b>	White Oak Endeavors, LLC c/o Daniel Butler, Bynum Fanyo & Associates, Inc. Michael Carmin, Carmin Parker, PC
<b>REQUEST</b>	Rezone to High Density Residential (HR)
<b>ADDRESS</b>	4691 S Victor Pike
<b>ACRES</b>	44.07 +/-
<b>ZONE</b>	Estate Residential 1 (RE1)
<b>TOWNSHIP</b>	Perry
<b>SECTION</b>	20
<b>PLATS</b>	Unplatted
<b>COMP PLAN</b>	MCUA Mixed Residential
<b>DESIGNATION</b>	

**EXHIBITS**

1. Petitioner Letter
2. Capacity Letter –water/sanitary sewer service
3. Capacity Letter –natural gas service
4. Highway Department Comments
5. Design Standards Comparison for RE1, MR, UR, & HR zones and Use Table (2 pages)
6. Letters of Opposition
7. Letter of Support
8. Letter of Commitment (to be added)

**PUBLIC MEETING OUTLINE:**

1. Plan Commission Administrative – May 4, 2021
2. Plan Review Committee – May 13, 2021
3. Preliminary Hearing – Plan Commission Regular Session – May 18, 2021
4. Final Hearing – Plan Commission Regular Session –June 15, 2021, **WAIVER REQUESTED**
5. Final Decision – County Commissioners – TBD

**RECOMMENDATION**

Staff withholds recommendation at this time.

**SUMMARY**

The petition site is comprised of a 44.07 +/- acre property located in Section 20 of Perry Township at 4691 S Victor Pike. The petitioner is requesting to amend the zoning map from Estate Residential 1 (RE1) to High Density Residential (HR). HR has maximum density of 7 dwelling units per acre. The minimum lot size is 0.14 acre. Should the rezone to HR be approved the petitioner would then be required to file a Preliminary Plat for review by the Plan Commission.

**High Density Residential (HR) District.** The character of the High Density Residential (HR) District is defined as that which is primarily intended for residential development in areas in urban service areas, where public sewer service is currently available. Its purposes are: to encourage the development of smaller-sized residential lots in areas where public services exist to service them efficiently; to discourage the development of nonresidential uses; to protect the environmentally sensitive areas, including floodplain, watersheds, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the HR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the residential uses. The development of new activities proximate to known mineral resource deposits or extraction operations may be buffered by distance.

The petitioner had previously proposed a rezone to a Planned Unit Development (PUD) under an Outline Plan #2012-PUO-06 that laid out a plan that closely resembled the MR zone district design standards with the allowance of a 0' side yard setback to accommodate single family residential with a shared wall. Staff proposed Text Amendment 1909-ZOA-01 to allow for a design standard in our ordinance to allow for a 0' setback to accommodate a townhome design where two single family residences share a structural wall. It was adopted January 15, 2020.

## LOCATION MAP

The petition site is located in Perry Township, Section 20 addressed as 4691 S Victor Pike (parcel number: 53-08-20-400-102.000-008).

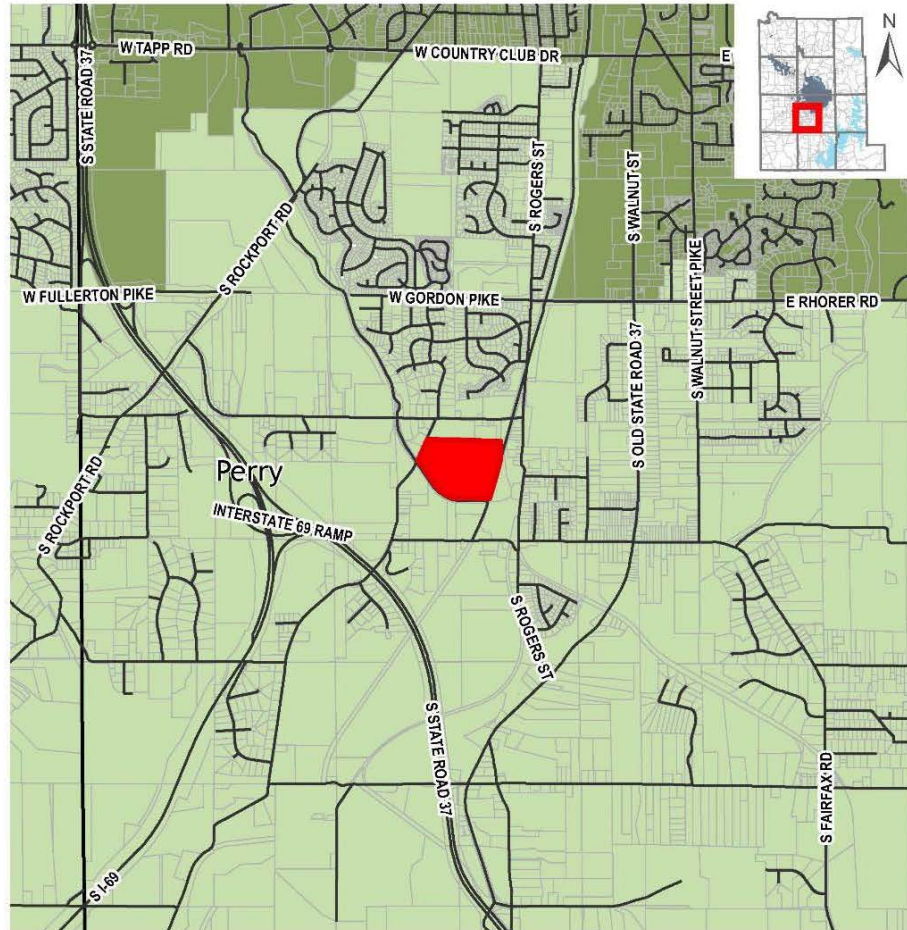
### Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Incorporated Areas**
  - Bloomington
  - Parcels

0 0.25 0.5 1 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 1/6/2021





## CURRENT ZONING/ADJACENT USES

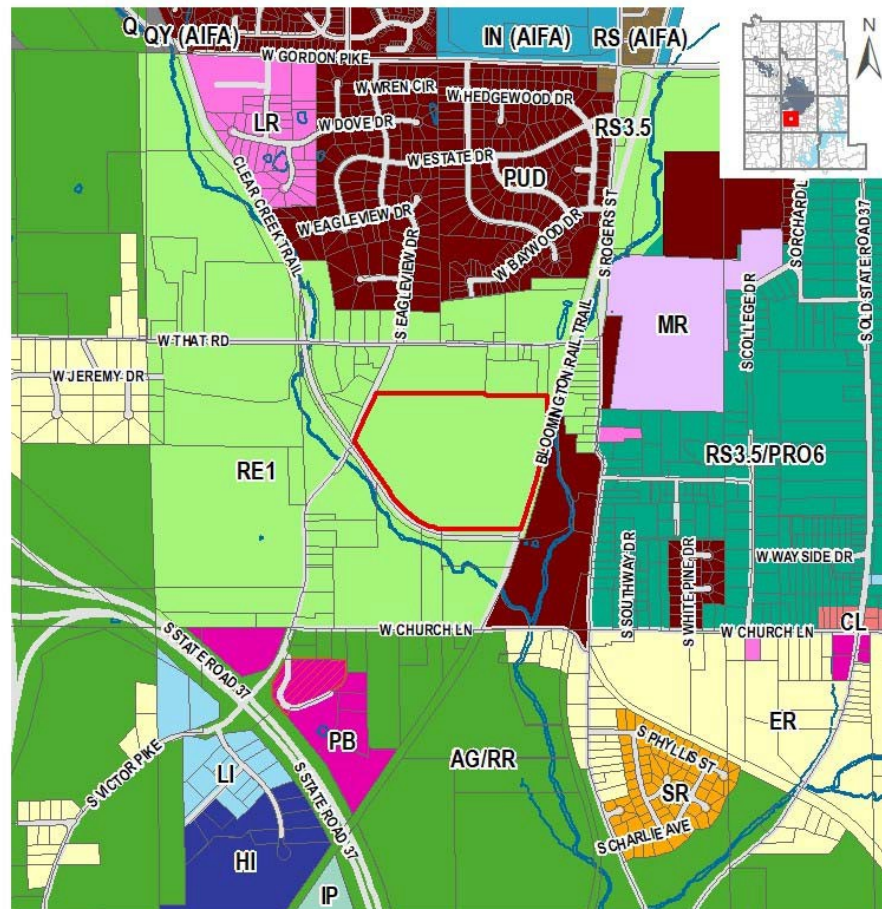
The petition site is zoned Estate Residential 1 (RE1) and contains an existing single family home with two residential accessory structures and an in-ground pool.

Chapter 833 defines the Estate Residential 1 (RE1) as:

**Estate Residential 1 (RE1) District.** The intent of this district is to accommodate large lot (1 acre lot sizes), estate type residential uses in a rural environment along with limited compatible agricultural uses. It is meant specifically to:

- A. Accommodate those persons who desire estate type living.
- B. Maintain a pattern of growth that is consistent with the cost-efficient provision of urban services to promoted compactness in the city structure.
- C. Provide for development in a rural setting not necessarily requiring urban utilities.
- D. Provide for limited compatible agricultural uses.

### Current Zoning Map



Adjacent property zoning and uses are:

- **North:** Estate Residential 1 (RE1), **Use(s):** Privately owned – Lighthouse Christian Academy, Inc
- **Northeast:** Estate Residential (RE1) **Use(s):** Privately owned – SFRs
- **East:** Planned Unit Development (PUD) CR, LLC, **Use(s):** Parcel within this PUD that is immediately adjacent to petition site is vacant
- **South/Southeast:** Estate Residential 1 (RE1), **Use(s):** Privately owned – SFRs
- **West/Northwest:** Estate Residential (RE1), **Use(s):** Privately owned – SFRs.

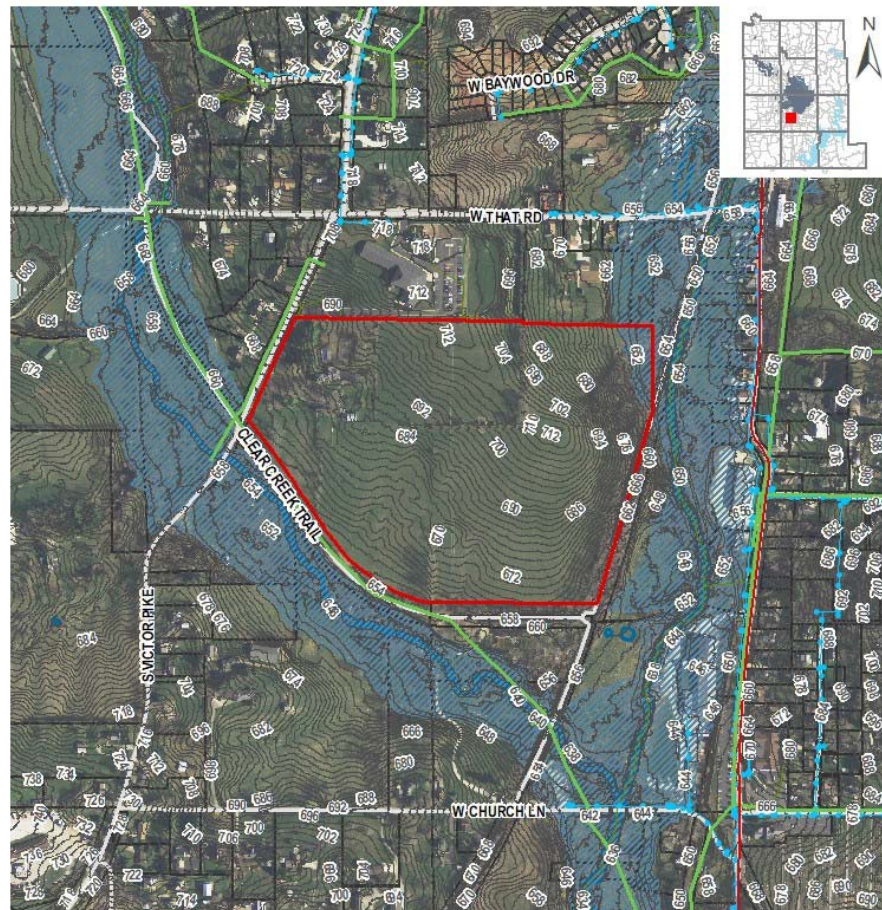
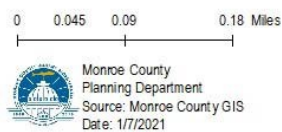
## SITE CONDITIONS

Petition site contains a natural spring and several karst features in the northeast corner of the parcel. An overhead power line runs north/south across the middle of the parcel. A single family residence, two accessory structures and an in ground pool exist on the lot. These structures will be removed if the rezone is approved.

The property is within 1.5 miles of a grocery store, and within a quarter mile of a bus stop. There are three elementary schools within a half mile of the petition site.

### Site Conditions Map

- Minor Collector [60']
- ▭ Petitioner
- Sanitary Pipe
- Water Pipe
- Storm Water
- 2-Foot Contours
- Local Roads [50']
- ▨ FEMA Floodplain
- Hydrologic Features
- ▭ Parcels



## INFRASTRUCTURE AND ACCESS

- **Roads:** The project will be served by S Victor Pike (existing local road)
- **Sanitary Sewers:** The project will be served by City of Bloomington Utilities
- **Water Supply System:** Water will be provided by Southern Monroe Water Corporation
- **Public Utilities:** CBU will provide sewer and water

The site has frontage along S Victor Pike.



## Slope Map

Local Roads [50']

### FLD\_ZONE

AE

Petitioner

Parcels

2-Foot Contours

### 15\_Percent Slope (2010)

0 - 15

> 15

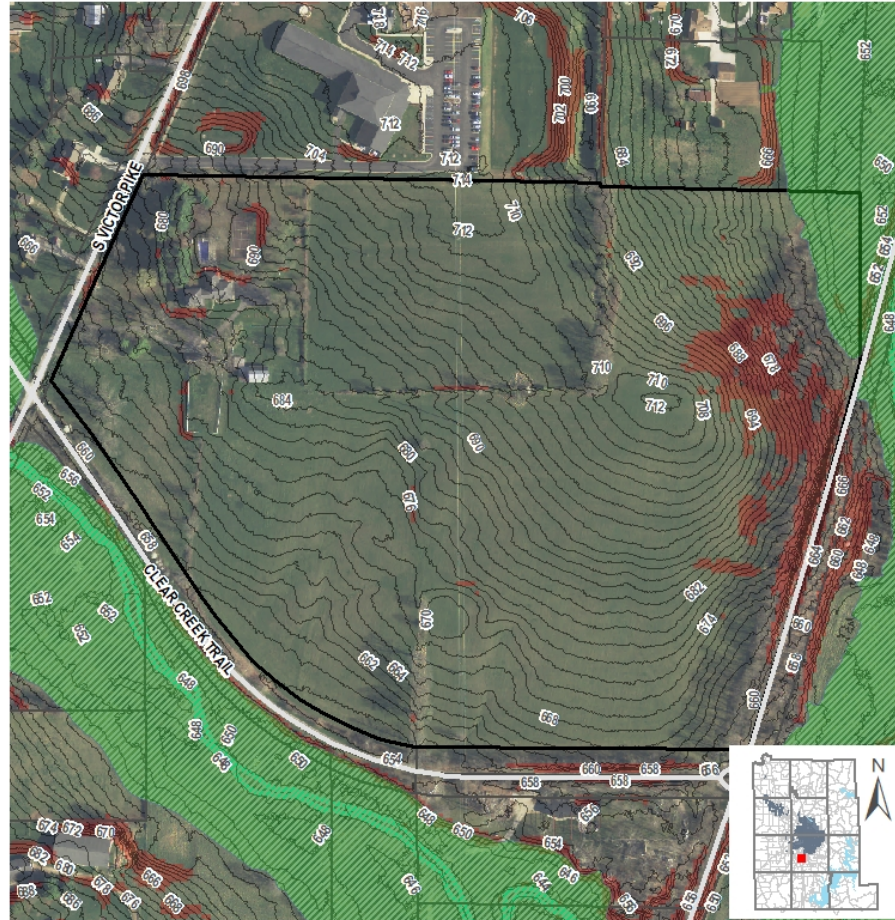
FEMA Floodplain

Hydrologic Features

0 85 170 340 510 Ft



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 4/27/2021





## SITE PICTURES



Photo 1: Looking south  
along S Victor Pike





Photo 2: Looking north along S Victor Pike



Photo 3: Existing single family residence





Photo 4: Existing accessory structure



Photo 5: Looking north at house





Photo 6: Field



Photo 7: Field, looking west





Photo 8: Looking north at  
Lighthouse Christian Academy



Photo 9: Looking northeast, forested  
area with sinkholes





Photo 10: Duke Energy OHW



Photo 11: Looking west towards S Victor Pike

## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located in the Mixed Residential district in the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. The immediate surroundings include Mixed Residential to the east, MCUA employment to the south and Suburban Residential to the north.

### **MONROE COUNTY URBANIZING AREA PLAN PHASE I: Mixed Residential**

The Comprehensive Plan describes Mixed Residential as follows:

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

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

#### **A. Transportation Streets**

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

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

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

#### **B. Utilities**

##### **Sewer and water**

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

##### **Power**

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

##### **Communications**

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

#### **C. Open space**

##### **Park Types**

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

## **Urban Agriculture**

Community gardens should be encouraged within mixed residential neighborhoods. These may be designed as significant focal points and gathering spaces within larger neighborhood parks, or as dedicated plots of land solely used for community food production.

## **D. Public Realm Enhancements**

### **Lighting**

Lighting needs will vary by street type and width but safety, visibility and security are important.

Lighting for neighborhood streets should be of a pedestrian scale (16 to 18 feet in height).

### **Street/Site furnishings**

Public benches and seating areas are most appropriately located within neighborhood parks and open spaces, but may also be located along sidewalks. Bicycle parking racks may be provided within the tree lawn/ landscape zone at periodic intervals.

## **E. Development Guidelines**

### **Open Space**

Approximately 200 square feet of publicly accessible open space per dwelling unit. Emphasis should be placed on creating well-designed and appropriately proportioned open spaces that encourage regular use and activity by area residents.

### **Parking Ratios**

Single-family lots will typically provide 1 to 2 spaces in a garage and/or driveway. Parking for multi-family buildings should be provided generally at 1 to 1.75 spaces per unit, depending on unit type/number of beds. On-street parking should be permitted to contribute to required parking minimums as a means to reduce surface parking and calm traffic on residential streets.

### **Site design**

Front setbacks should range from 10 to 20 feet, with porches, lawns or landscape gardens between the sidewalk and building face. Buildings should frame the street, with modest side setbacks (5 to 8 feet), creating a relatively continuous building edge. Garages and parking areas should be located to the rear of buildings, accessed from a rear lane or alley. If garages are front-loaded, they should be set back from the building face. Neighborhoods should be designed with compatible mixtures of buildings and unit types, rather than individual subareas catering to individual market segments.

### **Building form**

Neighborhoods should be designed with architectural diversity in terms of building scale, form, and style. Particular architectural themes or vernaculars may be appropriate, but themes should not be overly emphasized to the point of creating monotonous or contrived streetscapes. Well-designed neighborhoods should feel as though they have evolved organically over time.

### **Materials**

High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Vinyl and exterior insulated finishing Systems (EIFS) may be appropriate as secondary materials, particularly to maintain affordability, but special attention should be paid to material specifications and installation methods to ensure durability and aesthetic quality.

### **Private Signs**

Mixed residential neighborhoods should not feel like a typical tract subdivision. It may be appropriate for neighborhoods to include gateway features and signs, but these should be used sparingly and in strategic locations, rather than for individually platted subareas.

## Comprehensive Plan

- Petitioner
- Townships
- Monroe Co. Urbanizing Area (MCUA)
- Parcels
- Roads

### Comp. Plan Land Use (Updated 2015)

- MCUA Employment
- MCUA Institutional
- MCUA Mixed Residential
- MCUA Mixed Use
- MCUA Open Space
- MCUA Suburban Residential

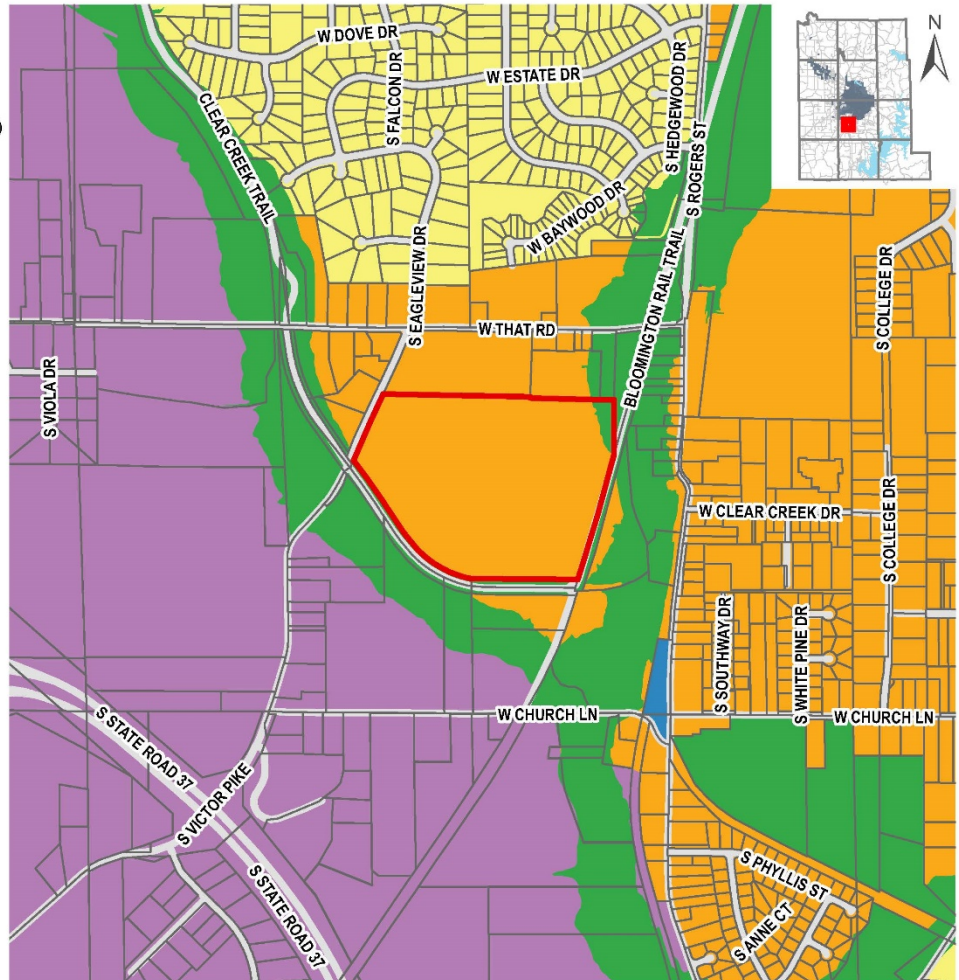
### Bloomington Growth Policies Plan

- Conservation Residential
- Urban Residential

0 0.075 0.15 0.3 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 1/6/2021





## MONROE COUNTY URBANIZING AREA PLAN PHASE II: N2 Neighborhood Development

This district includes several existing residential subdivisions with primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities. Mixed use nodes may be appropriate at key locations within this larger district, consistent with the recommendations of the Mixed Residential land use type designated in the Urbanizing Area Plan.

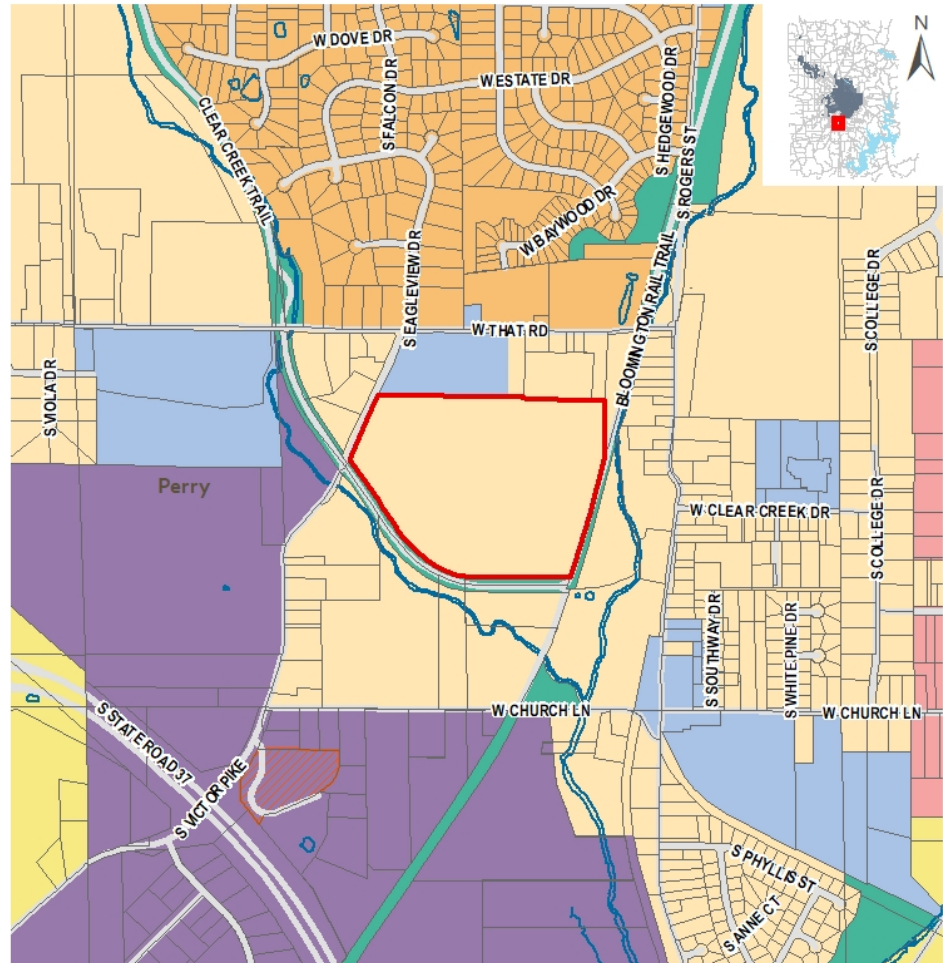
### Proposed Zoning Map (2016)

-  Petitioner
  -  Parcels
  -  Roads
  -  Historic Preservation Overlay
  -  Hydrologic Features
- Proposed Zoning**
-  E2 - South Side Employment
  -  G2 - Gateway South
  -  N1 - Urban Infill Neighborhood
  -  N2 - Neighborhood Development
  -  N3 - Conservation Development
  -  OS - Open Space
  -  CV - Civic

0 0.05 0.125 0.2 0.25 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 4/26/2021



## **REZONE REVIEW CONSIDERATIONS**

According to Section 831-3. Standards for Amendments of the Zoning Ordinance: In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plat Committee shall pay reasonable regard to:

### **(A) The Comprehensive Plan;**

#### **Findings:**

- The Comprehensive Plan designates the site and much of the surrounding area as MCUA Mixed Residential;
- The site currently has one single family home, two accessory structures and an in-ground pool;
- In Mixed Residential areas, the land use category is intended to provide new housing choices to all demographics in order to serve growing market demand for housing. Neighborhoods in these areas are often located immediately adjacent to Mixed-Use districts, providing a residential base to support nearby commercial activity within a walkable or transit-accessible distance.
- MCUA Phase II proposed zoning designates this lot as Neighborhood Development (N2), which says, “This district includes several existing residential subdivisions with primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities”;

### **(B) Current conditions and the character of current structures and uses in each district;**

#### **Findings:**

- The site is currently zoned Estate Residential 1 (RE1);
- The lot is currently occupied by one single family residence, two accessory structures an in-ground pool along with meadows and a forested area along the east side of the parcel;
- The immediately adjoining uses are primarily residential;
- The site primarily drains to the south;
- The site has frontage on S Victor Pike (Local);
- The site has access to sewer and water;
- Floodplain surrounds the property but is only present in the upper north east corner;
- Six sinkholes have been identified on the property but only one is big enough to require a sinkhole conservancy area;

### **(C) The most desirable use for which the land in each district is adapted;**

#### **Findings:**

- Capacity letters for water, electric and sewer have been provided for the increased density proposal;
- The petition site is surrounded by single family residential use;
- There are adjacent sidewalks in the area;
- There is a bus stop within a quarter mile of the petition site;
- There is a grocery store within a mile and a half of the petition site;
- There are elementary schools within a half mile of the petition site;

### **(D) The conservation of property values throughout the jurisdiction; and**

**Findings:**

- Values may vary significantly dependent upon future planning and zoning in the area;
- See Findings under (A);

**(E) Responsible development and growth.**

**Findings:**

- If the rezone were to be approved, the developer would need to file a preliminary plat to subdivide into the 0.14 acre lots for full review by the staff and the Plan Commission;
- The site has frontage on S Victor Pike (Local);
- The maximum density as defined in Chapter 804 for the HR zones is seven homes per acre with a minimum 0.14 acre lot size;
- Petitioners are willing to cap their units to 160;
- Stormwater detention will be reviewed in more detail during the preliminary plat petition;
- See Findings under (A) through (D).



116 West 6<sup>th</sup> Street, Suite 200  
P.O. Box 2639  
Bloomington, Indiana 47402-2639  
TEL: 812.332.6556  
FAX: 812.331.4511  
michael@carminparker.com

April 7, 2021

Monroe County Plan Commission  
501 N. Morton Street, Suite 224  
Bloomington, IN 47404

RE: Zoning Petition

White Oak Endeavors, LLC petitions for rezoning for property located at 4691 S. Victor Pike, Bloomington, Indiana from RE-1 to High Density Residential (HR). The 44-acre parcel is uniquely placed at the juncture of two principal trails. The property is adjacent to a primary county road, South Victor Pike. The comprehensive land use plan for the urbanizing area describes the area as mixed residential. The comprehensive plan identifies mixed residential neighborhoods as intended to serve a growing market demand for new housing choices among the full spectrum of demographic groups. The HR zone will facilitate Petitioner's intent to develop a unique neighborhood with a variety of housing styles and choices, helping to meet the market demand. Development of the neighborhood in the HR zone will allow Petitioner to create a neighborhood with a homeowner's association responsible for maintaining dedicated common areas and storm water drainage facilities. The covenants of the HOA will include proactive and robust language to; 1. Ensure the HOA manages common area and drainage maintenance/upkeep, 2. Ability for county/approved 3<sup>rd</sup> party to complete maintenance in case of HOA failure and 3. A fully funded reserve to cover required maintenance and capital improvements. Implementing a robust and currently approved drainage plan is a critical part of a response to existing storm water drainage problems and occasional flooding in the surrounding area. The HR zone allows flexibility in the intensity of development necessary to fund the drainage improvements and allow the development of a broad price range in housing inventory, specifically attainable housing for middle class families, to reduce the significant housing shortage in Monroe county. Leveraging the access to utilities such as sanitary sewer, water and electrical as well as county and city infrastructure such as the intersecting trail network helps limit urban sprawl and concentrates more intense development in the urbanizing area consistent with the comprehensive land use plan. The quality of this development and added amenities will ensure The Trails has a lasting positive impact for Monroe County families.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael L. Carmin'.

Michael L. Carmin

MLC/srh  
427580 / 24988-1



Committed to Client. Committed to Community.

## Exhibit 2: Capacity Letter - water/sanitary sewer service



600 E Miller Drive, Bloomington, IN 47401  
[www.bloomington.in.gov/utilities/review](http://www.bloomington.in.gov/utilities/review)

Bynum Fanyo & Associates, Inc.  
Attn. Daniel Butler  
528 N. Walnut St.  
Bloomington, IN 47404

December 1, 2020

Re: Proposed White Oak Subdivision  
4691 South Victor Pike  
Bloomington, IN 47403

Dear Mr. Butler:

In response to your request concerning the availability of **Sanitary Sewer Service** to the above referenced location, please be advised there is a Public 36" gravity sanitary sewer main running along the south side of the property as well as a Public 8" gravity sanitary sewer main running along the properties' western side and could be served under our approved terms and conditions of service. The entire parcel is in the County.

Regarding **Water Service**, we believe this parcel is currently within Southern Monroe Water Corporation jurisdiction.

Should you need further information, feel free to contact me at (812)349-3625.

Sincerely,

A handwritten signature in black ink that reads "G. Nettleton".

Greg Nettleton  
Senior Project Coordinator  
City of Bloomington Utilities  
(812)349-3625



1/24/2021

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

Re: White Oaks Subdivision  
Bloomington, IN

Dear Kerry:

Please be advised that the proposed development, White Oaks Subdivision in Bloomington, IN. is located within the gas service territory of Vectren Energy Delivery of Indiana, Inc. ("Vectren").

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

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

Sincerely,

*Kim Kelly*

Kim Kelly  
Lead Account Manager  
Vectren A CenterPoint Energy Company  
317-736-2915



# Exhibit 4 - Highway Department Comments

## Review Comments

Project Name: The Trails at Robertson Farm  
 Project Description: New Construction  
 Project Location: Victor Pike South of That Road  
 Reference: REZ-21-1

By Paul Satterly (PBS), December 3, 2020; Additional Comments Shown Light Gray, April 26, 2021.

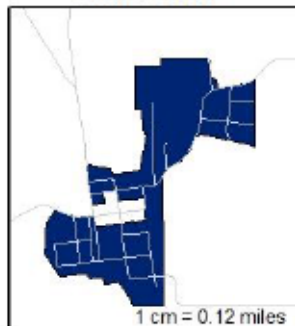
No.	Document/ Drawing Reference	Reviewed By	Comment	Disposition	Comment Response	Verification
			<b>Document Reviewed:</b>			
			Preliminary Plan dated December 2, 2020			
1	C305	PBS	Center the left turn lane on Victor Pike to help reduce the impact on the properties to the west. Connect the acceleration and deceleration lane between the two entrances (right turn lane). Show a continuous left turn lane between the entrances. Keep the edge of pavement taper lengths (200 ft.) at the beginning and the end of the pavement transitions.	A	Preliminary plan has been updated.	PBS
2	C305	PBS	Check the right of way width on the west side of Victor Pike opposite the development.			
3	C401	PBS	Use rolled curb and gutter. Trees should be located outside of the right of way.			
Dispositions: A = Have Incorporated/Will Incorporate; B = Have Clarified/Will Clarify; C = Delete Comment; D = Will Incorporate in Next Submittal						
Reviewer Signature:		Paul B. Satterly		Date:	December 3, 2020; April 26, 2021	
Comment Response By:				Date:		

## EXHIBIT 5 : Design Standards Comparisons

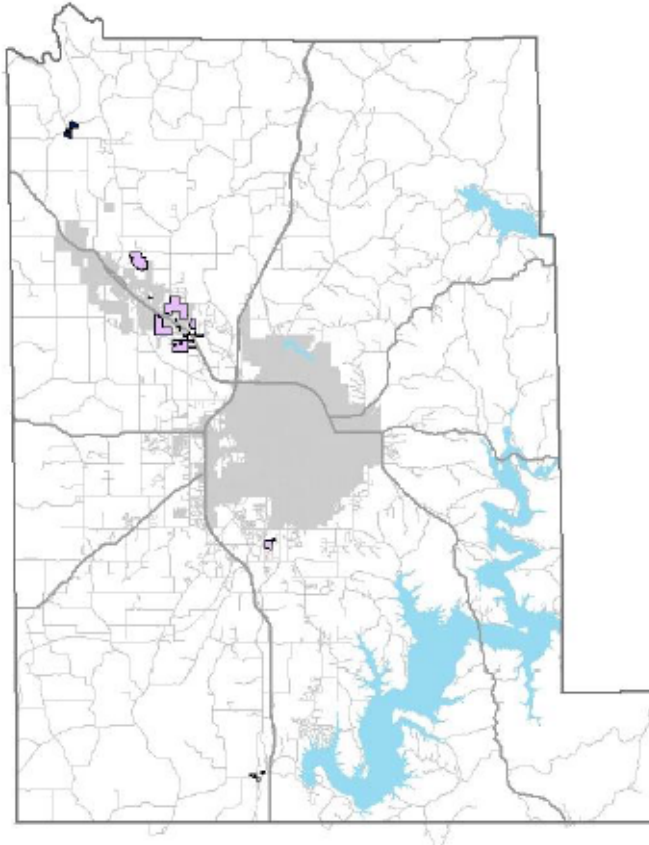
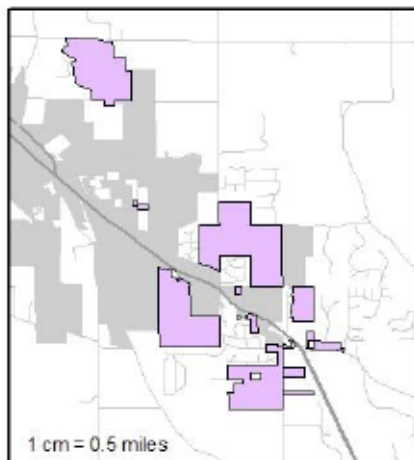


### Location of MR, HR, UR Zoning Districts

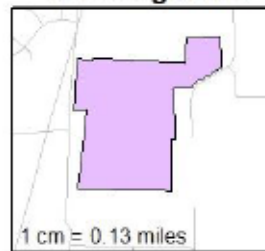
**Stinesville**



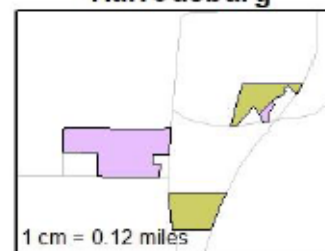
**Ellettsville**



**S College Ave**



**Harrodsburg**



#### Legend

- HR - High Density Residential
- MR - Medium Density Residential
- UR - Urban Residential
- Lakes
- Corporate Boundaries

Zone	# of Parcels	Acreage	Percent of Total Acreage
<b>HR</b> Min Lot Size 0.14	161	47.63	0.02%
<b>MR</b> Min Lot Size 0.21	1,303	668.78	0.26%
<b>UR</b> Min Lot Size 0.14	4	8.63	0.00%
<b>Total</b>	<b>1,468</b>	<b>725.05</b>	<b>0.28%</b>

**EXHIBIT 5: cont'd**

Design Standards Comparison Table					
	Low Density Residential	Medium Density Residential	High Density Residential	Urban Residential	Estate Residential 1
Requirement	LR	MR	HR	UR	Chapter 833 RE1
Gross Density	3	4.8	7.3	7.3	1
Minimum Lot Area (acres)	0.34	0.21	0.14	0.14	1
Minimum Lot Width at Building Line	75	60	50	50	100
Minimum Required Setbacks (feet)					
Front Yard Fronting on any Local Street	25	25	25	25	25
Side Yards	10	5	5	10	20 (+4' addtl story)
Rear Yard	25	10	10	10	50
Minimum Open Space Area	40	40	40	40	80
Maximum Height (feet)	35	35	35	45	45

USES	CONDITIONS		
Residential Uses	MR	HR	Condition
Accessory Apartments	P	P	26
Accessory Use	P	P	5
Historic Adaptive Reuse	P	P	15; 44
Home Occupation	P	P	16
Manufactured Home Park	P	P	22.39
Single Family Dwelling	P	P	1
Temporary Dwelling	P	P	3; 53
Two Family Dwelling	P	P	2
Public and Semipublic	MR	HR	Condition
Accessory Use	P	P	13
Cemetery	P	P	
Governmental Facility	P	P	7;40
Group Home Class I	P	P	
Religious Facilities	P	P	22
Telephone and Telegraph Services	P	P	32
Utility Service Facility	P	P	31
Water Treatment Facility	P	P	
Business and Personal Services	MR	HR	Condition
Bed and Breakfast	P	P	8
Real Estate Sales office Or Model	P	P	9
Tourist Home or Cabin	C	C	48
Manufacturing, Mining	MR	HR	Condition
Construction Trailer	P	P	17

## Exhibit 6: Letters of Opposition

### Additional Flooding in the Clear Creek Area?

I am opposed to the proposed rezone petition REZ-21-1 for 4691 S. Victor Pike. The approval and construction of yet another high density development in the Clear Creek watershed will only exacerbate an already stressed floodway.

**Watershed:** In Monroe County IN, the Clear Creek watershed covers the central, west central, south central and southwest areas of the county, a footprint that encompasses approximately one third of the County and most of the City of Bloomington. The central or main waterway is Clear Creek, which flows through downtown Bloomington and the IU Campus. This main waterway is in a highly developed area and its flow is primarily runoff from impervious surfaces in Bloomington and points nearby, including Baywood, Clear Creek Estates and the site of the proposed Southern Meadows high density development. The main branch of Clear Creek is joined near South Rogers Street and Church Lane by the West Fork of Clear Creek which drains an area populated by several quarries and many high density developments including Arbor Ridge, The Highlands, Bachelor Heights and, Eagle View. One half mile south of the Confluence of Clear Creek and West Clear Creek, Jackson Creek joins the main waterway. Jackson Creek drains much of the east side of Bloomington from SR 46 on the north, SR 446 on the east to Harrell Rd and points southwest. This is an area of numerous high density developments, apartment complexes and commercial and business establishments including the College Mall and Eastland Plaza.

**Watershed Choke Point:** Both Clear Creek and West Clear Creek flow alongside the east and south side of the proposed development and join together near the southeast side of the proposed development site. Jackson Creek joins one half mile south, creating a major restriction or “choke point” for floodwaters moving down the Clear Creek watershed. Further choking the flow is the old railroad grade and bridge at the Clear Creek Trail Church Lane parking lot. The Petitioners property is placed in a critical location in this watershed, bordering both Clear Creek and West Fork of Clear Creek. ANY decision to develop this land will have significant impact on the stream water flow in this area so extreme care should be taken when considering home density, percentage of impervious surfaces and stormwater management infrastructure design.

**Roads, Bridges, Infrastructure:** Area roads, bridges and parking lots within a mile of the proposed high density development on the Robertson Farm already flood and become impassable during heavy rain/flooding events. During the February 6-8, 2019 flood, That Road, Victor Pike, Church Lane, South Rogers Street and Dillman Road all flooded and became impassable for automobile traffic. The parking lots for the Clear Creek Trail at That Road and Church Lane were both underwater. Downstream, flooding caused significant damage to the May’s Greenhouse business and destroyed the road surface at Dillman Road. Further development within the watershed will adversely impact this flood prone area.

**Stormwater Management:** Approval of additional high density developments with high impervious footprints (like The Trails, Southern Meadows) in the already-stressed Clear Creek watershed without requiring a proactive on-site stormwater management plan will lead to much more frequent and violent flooding in the Clear Creek floodway. Minimal design standards that only require capture of 100 year rain events in shallow detention basins are inadequate for this critical watershed. I urge you to require retention ponds capable of fully containing on premises stormwater runoff for a 500 year flood event (as we experienced in February 2019) OR reduce the development density to the existing RE-1 density of 1

home per acre. The existing RE-1 density already provides additional pervious surfaces for rainwater absorption into the soil which, coupled with the proposed 100 year flood capacity detention basins, would virtually eliminate off site runoff.

The petitioners may feel that this suggested stormwater management plan is excessive and expensive. It may be, but they will not be here to face the consequences of what another high density development with poorly conceived (or no) stormwater management facilities will have on the watershed. The Plan Commission and County Commissioners have the right, and responsibility to require more than the minimal standard when considering development in critical areas within the county. Page 64.e of the Monroe County Comprehensive Plan states "Monroe County will focus its land and property use management responsibly to limit subdivisions on County roads prone to flooding". Certainly, That Road, Church Lane, Victor Pike, Dillman Road and South Rogers Street meet this condition.

I urge you to vote **NO** on **Petition REZ-21-1**. If you feel you must vote to approve, please add appropriate restrictions and conditions to the development plan so that nearby property owners are not adversely impacted by this proposed development.

Respectfully Submitted,  
David Busch  
1250 W. Church Lane.

**Letter of Opposition to REZ-21-1**  
**By Patty Busch, 1250 W. Church Lane**  
**Bloomington IN, 47403**  
**May 1, 2021**

I am opposed to REZ-21-1. The density of this proposed development, 160 units, is four times that allowed under the current zoning of RE-1. I'm challenged to see the necessity of such saturation on a steep hill, next to a critical watershed surrounded by old narrow roads within a rural neighborhood.

Residents who own adjacent properties, many of whom have lived here for 20-45+ years, have witnessed the rising waters of Clear Creek with intense flows and flooding over time. Our property damage was in excess of \$6,000 from flooding in February 6-8, 2019.

The 100 year detention basins proposed for the 4691 S. Victor Pike high density rezone project will not protect us and properties downstream from similar flood events as stated by Monroe County's MS4 Coordinator during the Monroe County Drainage Board meeting of March 17, 2021.

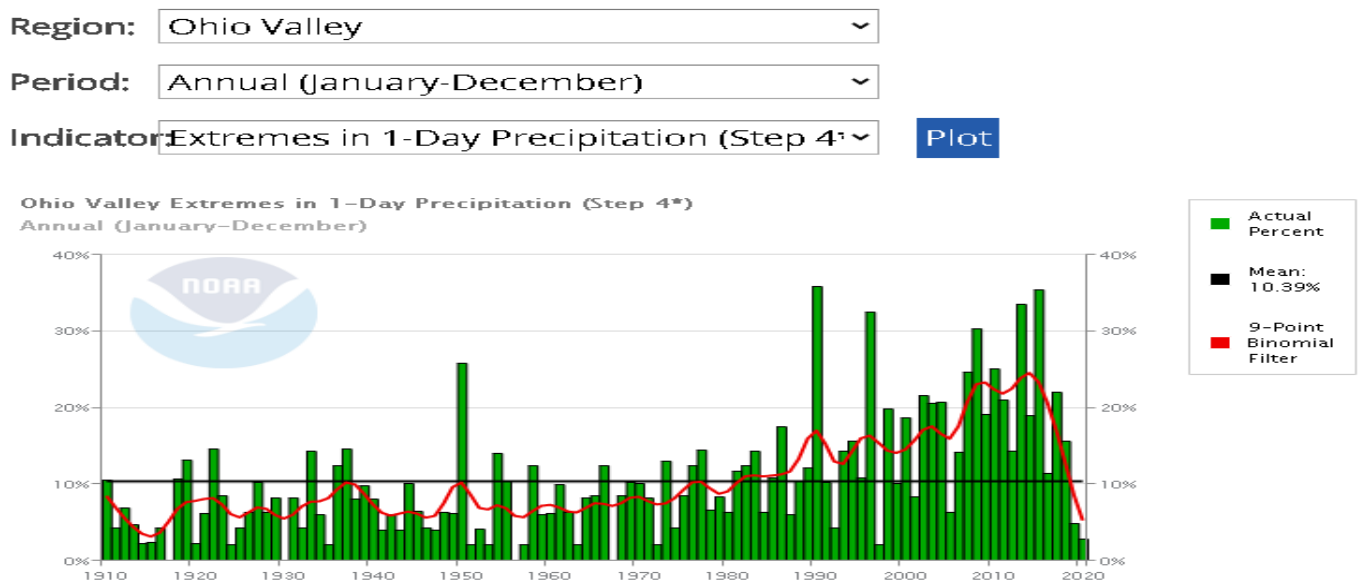
As currently designed, the high percentage of impervious surfaces coupled with the sloping land will magnify the risk of increased water volume and velocity from REZ-21-1. The proposed detention basins designed to capture a 100 year rain event will overtop when the next extreme precipitation event occurs, rendering "peak flow reduction" useless.

As defined, a 500 year flood had a 1 in 500 (0.2%) chance of being met or exceeded in any given year! (Houston, Texas had three consecutive 500 year floods in 2015, 2016 and 2017.)

According to reputable data from the United States Geologic Survey (USGS), National Oceanic & Atmospheric Administration (NOAA) and Indiana Climate Change Impacts Assessment (Purdue, 2018), Indiana's climate is changing and more precipitation is falling in this area.

Regional observations of heavy precipitation in the Midwestern U.S. also show that not only are extreme events happening more frequently, but that higher rainfall totals are being measured with these events.

The following graph of the Ohio Valley from 1910 through 2020 indicates Extremes in 1-Day Precipitation, with a trend of increased precipitation in recent years.



Source Data: [www.ncdc.noaa.gov/extremes/cei/graph](http://www.ncdc.noaa.gov/extremes/cei/graph)



It bears repeating, this is a sensitive area in a critical watershed. There will be direct, negative impacts to the land, environment, wildlife, adjacent neighbors and those residents downstream. REZ-21-1 isn't about need, it's about greed. Why should we shoulder the consequences of others profiteering?

Commissioners, please consider the long range implications of flooding to this locality. Consider less density in this sensitive area.

Thank you,

Patty Busch

Letter of Opposition to REZ-21-1

Ms. Loetta Rush  
4899 S. Victor Pike  
Bloomington IN, 47403

April 29, 2021

Concerning the Robertson Farm on Victor Pike  
hard scrapes as drive ways + streets in stone  
country causes much flooding.

This site is on a hill side with a trail  
and a creek at foot of hill.

Creek flooding has been getting worse every  
year. Going over bridges, roads + trail parking.

Victor Pike have lot more traffic since they  
closed the road for #69. More homes will only  
increase traffic.

We expect more home building but please  
consider the amount of homes to be built on  
this property.

Home owner on Victor Pike  
Loetta Rush

**From:** [Dave Busch](#)  
**To:** [Rebecca Payne](#); [Jacqueline Nester Jelen](#)  
**Cc:** [Guy Loftman](#)  
**Subject:** FW: Resubmitted statements in opposition to 145 lot subdivision at 4691 S. Victor Pike, REZ-21-1  
**Date:** Friday, April 23, 2021 10:57:34 AM  
**Attachments:** [White Oak Remonstrance List 4-4-21xlsx.xlsx](#)  
**Importance:** High

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Rebecca, Jackie,

I am forwarding this email (with the White Oak Remonstrance list) to you for inclusion in the upcoming hearing on Petition REZ-21-1. We have been having trouble getting your email addresses to accept our original email submission, so I am re-submitting in two emails. The second email will include the PDF of all our previous remonstrance letters that we wish to have applied in reference to Petition REZ-21-1. If this doesn't pass thru your email server successfully, I will call you to figure out how to proceed with these submissions.

Respectfully,

[Dave Busch](#)

**From:** Guy Loftman [mailto:[guy@loftmanlaw.com](mailto:guy@loftmanlaw.com)]  
**Sent:** Friday, April 23, 2021 9:06 AM  
**To:** Rebecca Payne <[rpayne@co.monroe.in.us](mailto:rpayne@co.monroe.in.us)>; Jacqueline Nester Jelen <[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)>; Dave Busch <[Starfish14@bluemarble.net](mailto:Starfish14@bluemarble.net)>; Guy Loftman <[guy@loftmanlaw.com](mailto:guy@loftmanlaw.com)>  
**Subject:** Resubmitted statements in opposition to 145 lot subdivision at 4691 S. Victor Pike, REZ-21-1

Hello Ms. Payne and Ms. Nester,

Attached you will find:

1. A list of the 82 people who submitted statements in opposition to the 145 lot subdivision at 4691 S. Victor Pike, when it was presented as 2012-PUO-06. Of course, that petition has been withdrawn, but an identical 145 lot development plan has been presented as a rezone. The statements concerning the withdrawn PUD should be considered fully applicable to rezone petition REZ-21-1.
2. The statements that were submitted in opposition to 2012-PUO-06.

Of course, the Plan Commission is familiar with these statements based on the proceedings concerning 2012-PUO-06, but I hereby submit them to be considered anew on REZ-21-1.

Please include this email, the list of 82 people, and the prior submissions in the REZ-21-1 packet.

Please let me know immediately if you have any problems implementing this request that arise from formatting issues or anything else.

Thanks,

Guy Loftman

--

Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

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

List of Objectors to The Trails at Robertson Farm AKA White Oak Endeavours 4-4-21				
	Date Submitted	Name	Address	E-Mail Address
1	January 1, 2021	David Busch	1250 W. Church Lane, Bloomington IN, 47403	<a href="mailto:Starfish14@Bluemarble.net">Starfish14@Bluemarble.net</a>
2	February 3, 2021	Patricia Busch	1250 W. Church Lane, Bloomington IN, 47403	<a href="mailto:Starfish14@Bluemarble.net">Starfish14@Bluemarble.net</a>
3	January 6, 2021	Guy Loftman	4835 S. Victor Pike, Bloomington, IN, 47403	<a href="mailto:Guy@loftmanlaw.com">Guy@loftmanlaw.com</a>
4	January 6, 2021	Connie Loftman	4835 S. Victor Pike, Bloomington, IN, 47403	<a href="mailto:Guy@loftmanlaw.com">Guy@loftmanlaw.com</a>
5	January 6, 2021	Eve Loftman Cusak	4835 S. Victor Pike, Bloomington, IN, 47403	<a href="mailto:Guy@loftmanlaw.com">Guy@loftmanlaw.com</a>
6	January 6, 2021	Sam Cusak	4835 S. Victor Pike, Bloomington, IN, 47403	<a href="mailto:Guy@loftmanlaw.com">Guy@loftmanlaw.com</a>
7	January 31, 2021	Jana (Mann) Southern	(Formerly) 4690 S. Victor Pike	<a href="mailto:jrs7986@yahoo.com">jrs7986@yahoo.com</a>
8	January 31, 2021	Mary Ann Williams	3550 S. McDougal Street, Bloomington, IN, 47403	<a href="mailto:ma_williams@sbcglobal.net">ma_williams@sbcglobal.net</a>
9	January 31, 2021	Mary Reardon	7286 E. Salt Creek Drive, Bloomington, IN, 47401	<a href="mailto:maryrdrn@gmail.com">maryrdrn@gmail.com</a>
10	January 29, 2021	Joseph Southern	4690 S. Victor Pike, Bloomington, IN, 47403	<a href="mailto:maxine.southern@yahoo.com">maxine.southern@yahoo.com</a>
11	January 29, 2021	Maxine Southern	4690 S. Victor Pike, Bloomington, IN, 47403	<a href="mailto:maxine.southern@yahoo.com">maxine.southern@yahoo.com</a>
12	January 11, 2021	Melissa Wickstrom (with FC Tucker, Bloomington)	Bloomington, IN	<a href="mailto:wickstromrealty@gmail.com">wickstromrealty@gmail.com</a>
13	February 3, 2021	Diana Somes	resident of Bloomington IN for 68 years	<a href="mailto:somesdoor@yahoo.com">somesdoor@yahoo.com</a>
14	January 13, 2021	Kendall Edge	1245 W. Church Lane, Bloomington, IN, 47403	<a href="mailto:kndleedge@gmail.com">kndleedge@gmail.com</a>
15	January 13, 2021	Erika Morris	5075 S. Victor Pike, Bloomington, IN, 47403	<a href="mailto:erikamorris16@gmail.com">erikamorris16@gmail.com</a>
16	February 5, 2021	Ann Elsner	4017 S. Crane Ct., Bloomington, IN, 47403	
17	February 6, 2021	Adrian Ziepol	2499 W. Ellsworth Road, Bloomington, IN, 47404	<a href="mailto:toby2shoes@Hotmail.com">toby2shoes@Hotmail.com</a>
18	February 6, 2021	Josie Ziepol	2499 W. Ellsworth Road, Bloomington, IN, 47404	<a href="mailto:toby2shoes@Hotmail.com">toby2shoes@Hotmail.com</a>
19	February 9, 2021	Curtis Adams	Bloomington, IN	<a href="mailto:curtiswadams@sbcglobal.net">curtiswadams@sbcglobal.net</a>
20	February 7, 2021	Kelly Rockhill	3610 S. Eddington Drive, Bloomington, IN 47403	<a href="mailto:krocksauce@gmail.com">krocksauce@gmail.com</a>
21	February 7, 2021	Kelsey Stokes Balson	3740 S. Cramer Circle, Bloomington, IN, 47403	<a href="mailto:kelstokes@gmail.com">kelstokes@gmail.com</a>
22	February 6, 2021	Lori Stapleton	3707 Woodmere Way, Bloomington, IN, 47403	<a href="mailto:stapletonlori@yahoo.com">stapletonlori@yahoo.com</a>
23	February 6, 2021	Phil Stapleton	3707 Woodmere Way, Bloomington, IN, 47403	<a href="mailto:stapletonlori@yahoo.com">stapletonlori@yahoo.com</a>
24	February 7, 2021	Rachel DiGregorio	5001 South Rogers Street, Bloomington, IN, 47403	<a href="mailto:racheldigregorio@gmail.com">racheldigregorio@gmail.com</a>
25	February 5, 2021	Rosanne Emerick	4310 S. Eagleview Court, Bloomington, IN, 47403	<a href="mailto:rdye@iu.edu">rdye@iu.edu</a>
26	February 7, 2021	Susan Lewis Stokes	3829 S. Cramer Circle, Bloomington, IN, 47403	<a href="mailto:sstokes.autismconsultant@gmail.com">sstokes.autismconsultant@gmail.com</a>
27	February 24, 2021	Madonna Reynolds	5917 S. Charlie Ave, Bloomington, IN, 47403	<a href="mailto:makreyno@indiana.edu">makreyno@indiana.edu</a>



		Monroe County Historic Preservation Board	501 N. Morton Street, Suite 224, Bloomington, IN, 47404	<a href="http://www.co.monroe.in.us/tsd/Government/Infrastructure/Planning/Department/HistoricPreservation.aspx">www.co.monroe.in.us/tsd/Government/Infrastructure/Planning/Department/HistoricPreservation.aspx</a>
28	March 8, 2021	Alice Hawkins	Bloomington, IN	<a href="mailto:alicehawk@c-hawk.net">alicehawk@c-hawk.net</a>
29	March 3, 2021	Ryan Cloe	Southside Bloomington, IN	<a href="mailto:rmcloe@yahoo.com">rmcloe@yahoo.com</a>
30	March 10, 2021	Elizabeth Savich	Bloomington, IN	<a href="mailto:betsavich@gmail.com">betsavich@gmail.com</a>
31	March 15, 2021	Karen McKibben	2324 E. Moffett Lane, Bloomington, IN, 47401	<a href="mailto:ksmckibben@bluemarble.net">ksmckibben@bluemarble.net</a>
32	February 5, 2021	Dale McKibben	2324 E. Moffett Lane, Bloomington, IN, 47401	<a href="mailto:ksmckibben@bluemarble.net">ksmckibben@bluemarble.net</a>
33	February 5, 2021	Daniel Busch	1250 W. Church Lane, Bloomington, IN, 47403	<a href="mailto:danbusch39@gmail.com">danbusch39@gmail.com</a>
34	February 5, 2021	Carol L. Axsom	1247 W. Church Lane, Bloomington, IN, 47403	<a href="mailto:sssaxsom@comcast.net">sssaxsom@comcast.net</a>
35	February 5, 2021	Gerald Wolfe	4995 S. Victor Pike, Bloomington, IN, 47403	TEXT 812-320-5257
36	February 5, 2021	Charolette Hess	1006 Covenant Drive, Bloomington, IN, 47401	<a href="mailto:hess@syrr.edu">hess@syrr.edu</a>
37	February 5, 2021	Steven W. Axsom	1247 W. Church Lane, Bloomington, IN, 47403	<a href="mailto:sssaxsom@comcast.net">sssaxsom@comcast.net</a>
38	February 5, 2021	David Biggs	3607 E. Jordon Way, Bloomington, IN, 47401	
39	February 5, 2021	Kevin Stearns-Bruner	1313 S. Madison St., Bloomington, IN, 47403	
40	February 5, 2021	Gloria Stearns-Bruner	1313 S. Madison St., Bloomington, IN, 47403	<a href="mailto:gloriabruner@gmail.com">gloriabruner@gmail.com</a>
41	February 3, 2021	Ron Mellott	4909 S. Victor Pike, Bloomington, IN, 47403	<a href="mailto:ronsmellott@bluemarble.net">ronsmellott@bluemarble.net</a>
42	February 3, 2021	Sandra Biggs	3607 E. Jordon Way, Bloomington, IN, 47401	
43	February 3, 2021	Carol Bucheri	3842 S. Laurel CT., Bloomington, IN, 47401	<a href="mailto:carolbucheri@gmail.com">carolbucheri@gmail.com</a>
44	February 3, 2021	Jacob Bailey	420 E. Laurelwood Dr., Bloomington, IN	
45	February 11, 2021	McKenzie Holmgren	3203 S. Abby Ln., Bloomington, IN, 47401	
46	February 19, 2021	Victoria Nelson	608 E. Moody Dr., Bloomington, IN, 47401	<a href="mailto:nelsonvi@gmail.com">nelsonvi@gmail.com</a>
47	February 6 2021	Mara Flynn	2627 E. 2nd St., Bloomington, IN, 47401	
48	February 11, 2021	Josh Cornett	3807 S. Bushmill Dr., Bloomington, IN, 47403	
49	February 23, 2021	Felicia Pafford	3360 E. Lanam Rd. Bloomington, IN, 47408	
50	March 5, 2021	Roy Graham	3330 N. Russell Rd., Bloomington, IN, 47408	
51	March 5, 2021	Marc Massie	5096 N. Richland Creek Rd., Solsberry, IN, 47459	
52	March 5, 2021	Steven K. Logan	9584 Pointe LaSalle Dr., Bloomington, IN, 47401	
53	March 5, 2021	Samantha Easler	1205 S. Walnut St., Bloomington, IN, 4740	
54	March 5, 2021	Jane Scheid	3218 E. Kensington Park, Bloomington, IN, 47401	
55	March 5, 2021	Kim White	4248 S. Clearview Dr., Bloomington, IN, 47403	
56	March 5, 2021	Vickie Barg	5096 N. Richland Creek Rd., Solsberry, IN, 47459	
57	March 5, 2021	Lisa Hine	1205 S. Walnut St., Bloomington, IN, 4740	
58	March 5, 2021			

59	March 5, 2021	Elizabeth Heubner	6227 Levatz Ave., Evansville, IN, 47710	
60	March 5, 2021	Ella Robinson	582 W. Likeen Rd., Bloomington, IN, 47407	
61	March 5, 2021	Darla Treat	1147 W. Sugarberry Ct., Bloomington, IN, 47404	
62	March 5, 2021	Janis Williams	328 W. Persihner Ct., Bloomington, IN, 478403	
63	March 5, 2021	Bart Schroeder	5516 Hayne Rd. , Evansville, IN, 47712	
64	March 5, 2021	James R. Steck	3573 S. Glasgow Cir., Bloomington, IN, 47403	
65	March 5, 2021	Whitney Carr	2741 S. Pine Meadows Dr., Bloomington, IN, 47403	
66	March 3, 2021	Melissa Orr	4248 S. Clearview Dr., Bloomington, IN, 47403	
67	March 3, 2021	Lori Jerden	1143 Sugarberry Ct, Bloomington, IN, 47404	
68	March 3, 2021	Jennifer Steck	3573 S. Glasgow Cir., Bloomington, IN, 47403	
69	March 3, 2021	Lu Zhou	916 Fenbrook Ct., Bloomington, IN, 47401	
70	March 3, 2021	Elizabeth Fox	726 E. University St., Bloomington, IN, 47401	
71	March 3, 2021	Emily Waller	726 E. University St., Bloomington, IN, 47401	
72	March 3, 2021	Imelda Wynalda	6140 W. Duvall Rd., Bloomington, IN, 47403	
73	March 3, 2021	Adam Duke	582 W. Green Rd., Bloomington, IN, 47403	
74	March 15, 2021	Debbie Brzoska	7340 w. Gifford Rd., Bloomington, IN, 47403	
75	March 15, 2021	Margaret Hollers	220 N. Madison St., Bloomington, IN, 47404	
76	March 15, 2021	Cosima Hanlon	408 W. Caber Ct., Bloomington, IN, 47403	
77	March 15, 2021	Devon Hillenberg	7696 S. Breeden Rd., Bloomington, IN, 47403	
78	March 15, 2021	Ellen Sbarounis	220 N. Madison St., Bloomington, IN, 47404	
79	March 15, 2021	Allyson Powell	547 W. Dogwood Ln., Bloomington, IN, 47404	
80	March 15, 2021	Allison Santarussa	547 W. Dogwood Ln., Bloomington, IN, 47404	
81	March 15, 2021	Josh Washel	220 N. Madison St., Bloomington, IN, 47404	
82	March 15, 2021	Rebecca Rose	2219 S. Bellhaven Ct., Bloomington, IN, 47401	

Date: April 25, 2021

To: Members, Monroe County Plan Commission

Re: Suggested questions concerning drainage plan, 4691 S. Victor Pike, REZ-21-1

Hello Plan Commissioners,

I hope you will ask the representatives of the Petitioner in REZ-21-1 the questions set forth below.

In his April 7, 2021 letter to you concerning the Zoning Petition Attorney Michael L. Carmin stated:

Implementing a robust and currently approved drainage plan is a critical part of a response to existing storm water drainage problems and occasional flooding in the surrounding area. The HR zone allows flexibility in the intensity of development necessary to fund the drainage improvements ...

This statement implies that there is an estimate of the funding necessary to implement the drainage improvements. Thus my first question:

1. What is Petitioner's estimate of the funding necessary to implement the drainage plan?

Mr. Carmin also stated:

The covenants of the HOA will include ... 3. A fully funded reserve to cover required maintenance and capital improvements.

This statement implies that there is an estimate of the amount of the necessary reserve to cover required maintenance and capital improvements. Thus my second and third questions:

2. What is the estimated amount of the HOA reserve to cover required maintenance and capital improvements?
3. How will the estimated amount of the HOA reserve to cover required maintenance and capital improvements be funded?

Mr. Carmin also says the HR zone allows:

... the development of a broad price range in housing inventory ...

The Enlarged Site Plan shows lots ranging from as small as 0.14 acre to as large as 0.26 acres. Thus my last final questions:

4. What is the expected average sale price of the 145 lots?
5. What is the expected sale price for a lot of 0.26 acre?
6. What is the expected sale price for a lot of 0.14 acre?

It seems to me that without answers to these questions the need for such an intense development plan cannot be evaluated. Perhaps it would be practical to fund drainage installation and HOA reserves with a smaller number of lots, such as under a MR zone. For that matter, perhaps it would be practical to fund drainage installation and HOA reserves with the currently permitted RE1 zoning. I think answers to my questions would provide valuable information for evaluating the HD rezone proposal.



I am also submitting these questions directly to Petitioner, through a copy of this email to Mr. Carmin. Petitioner's response should make it unnecessary for the Commission to ask them.

Thank you,

Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

812.679.8445

## Oral Statement Given at the **Monroe County Plan Commission Meeting March 23, 2021**

### Intro:

- My name is David Busch. I live at 1250 W. Church Lane, the 16+acre parcel directly south of the proposed development.
- I am also a professional geologist, Licensed in the State of Indiana and have been in practice for over 40 years.
- We have lived at this property for over 21 years. During this time, we have seen a marked increase in the number of flood events, as well as an increase in the severity of the flooding.
  - Part of this increase may be attributable to climate change,
  - However, I believe that much of this increase is due to housing developments being built upstream of our farm. These developments were built in the late 1990's and early 2000's and predate the Monroe County Stormwater Ordinance. They were not required to construct detention or retention basins to manage stormwater runoff rates, which combined with the high density of homes and impervious surfaces, created a situation where stormwaters enter the Clear Creek watershed at a much quicker rate than when these areas were farm fields and woodlands.
- The petitioners have repeatedly stated that they have detention ponds, and that these ponds will REDUCE the rate at which stormwaters enter Clear Creek. This is only partially correct, as their detention ponds are only designed to withstand a 100 year flood event. Anything greater than a 100 Year event will likely overtop their ponds and deliver an even greater rate of stormwater runoff into Clear Creek, SINCE, NOW the land has a much higher percentage of impervious surfaces..
  - At the March 17 Drainage Board Meeting when the board members were discussing the ever increasing frequency of flooding in Clear Creek, Kelsey Thetonia, the Monroe County Stormwater Quality MS4 Coordinator stated "We do not design infrastructure for more than a 100 year flood...and I think that it is a great step to start addressing these more intense rain events, we're not going to be designing to more than the Q100, though because that is...I mean It's going to take up so much space to be able to store that much water, right, and there's no infrastructure (that) is going to be able to hold a 500 year (flood) event, it's just not going to happen. You remember 2019? February 7<sup>th</sup>, 2019, where no stream water infrastructure's going to hold that water, it's not how...it's not practical".
  - So why are the petitioners asking for approval of a design that will not begin to handle the flooding we had just two years ago?
  - If this petition is approved, the design requirement for the detention basins will be limited to a 100 year flood event. Larger rain events will risk overtopping the C1 Detention Pond, concentrating the flow from the large 25.77 acre drainage parcel onto the Clear Creek Trail, jeopardizing the asphalt on the trail and the sanitary sewer. (Data taken from page 43 of White Oak Preliminary Drainage and Water Quality Calculations Report included in the 3-17-21 Drainage Board Packet.)
    - Does the City and County want to take on these additional maintenance liabilities for their infrastructure?

- Why would the County approve this variance to allow a high density development to be shoehorned into this location? Placing it here at the confluence of Clear Creek and West Clear Creek virtually guarantees more frequent and severe flooding for this part of the County.

This is our ask of you: Don't make things worse by approving this petition, If we have another flood like we did two years ago, this whole design fails!



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

**Letter of Opposition to Petition No. 2012-PUO-06**

January 1, 2021

We are opposed to Petition No. 2012-PUO-06. The density of this proposed PUD is incompatible with the existing neighborhood, which is currently zoned RE1. The current RE1 zoning correctly reflects the rural character of the surrounding area.

We purchased our property in 1999 and have made many improvements over the years. We love our farm and are protective of it. We wish to preserve our acreage for the use it was intended, which is providing pasture, grazing and riding areas for our horses, as a wildlife habitat and as a haven for our family's well-being.

In 2002, we enrolled 1.7 acres of our land adjoining Clear Creek in the USDA's Conservation Reserve Program as a designated Wetland Conservation Certification. On this land, we planted over 900 tree seedlings to help act as a filtration strip to protect the water quality of Clear Creek and to provide habitat for native wildlife.

In the last 10-15 years we have seen an increase in the frequency and severity of flooding events on Clear Creek. In early February 2019, we experienced the most severe flooding yet. The flow of Clear Creek was so high and strong it flattened a 150 ft. section of woven wire horse fencing and also flattened the original livestock fencing on our property line (See attached photos). The sinkholes revealed by the flooding have rendered this acreage unusable for grazing and riding, as the holes are so deep they would fracture a horse's leg if stepped in.

We question why the original fencing (which was erected in the mid-eighties) has withstood the high waters of Clear Creek until 2019. We suspect the frequency, volume and velocity of storm water flows have increased due to the construction of several home developments further upstream along Clear Creek. These developments have reduced the number of farm fields and woodlots while increasing the volume of impervious hard surfaces in the Clear Creek watershed.

There are six streets within the proposed development. Two run east-west, while four run downslope, (from north to south) directly towards Clear Creek and our adjacent property. Stormwater runoff from impervious street, sidewalk, driveway and roof surfaces will be channeled down these streets, increasing the velocity of water flow directly towards Clear Creek and our property. We fear the additional volume of surface storm water runoff from the proposed development will overwhelm the ability of Clear Creek to handle the increased flow, creating more frequent and severe flooding of our property, and lands downstream.

In conclusion, we strongly oppose this Planned Unit Development with the proposed density of homes on the steep slopes that exist on this 44+ acre parcel. If approved in current form, we believe this development will have a negative impact to Clear Creek, our property and the neighborhood.

**Letter of Opposition to Petition No. 2012-PUO-06**

January 1, 2021

**Environmental Concerns**

**1. Light Pollution**

- a. As proposed, up to 150 Homes with 4 exterior lights = 600 exterior lights (two lights on each side of garage, one front entrance light, one rear entrance light).

**2. Water pollution/Stormwater Runoff**

- a. As proposed, 150 homes with chemical lawn applications, road salt from vehicles, driveways, sidewalks, roadways, asphalt oils.
- b. Adverse impact of 150 homes on surface drainage/storm water runoff.
  - i. Drainage retention ponds appear undersized for proposed volume of impervious surfaces in PUD.
  - ii. Shallow bedrock and overlying clay soils limit the ground's ability to absorb surface runoff.
  - iii. Retention pond construction:
    - 1. Will an impervious clay liner be required to minimize groundwater contamination?
    - 2. Will there be specific vegetation planted to absorb (tie-up) pollutants?
    - 3. What will be the outflow points be for the retention ponds?
    - 4. Are the ponds discharging into Clear Creek?

**3. Air Pollution**

- a. As proposed, up to 150 homes with wood burning fireplaces, campfires, chemical applications to lawns, outdoor grills. Particulates/dust from excavating equipment during construction activities (up to eight years).

**4. Noise Pollution**

- a. As proposed, up to 150 homes with lawnmowers, leaf blowers, snow blowers, automobiles, fireworks.
- b. The eight year buildout phases will include on-site use of earthmoving equipment, dump trucks, tractor-trailers, hydraulic-rams or blasting, nail guns, etc., increasing noise pollution.

**5. Traffic Concerns**

- a. As proposed 150 homes with two car garages = 300 vehicles, in addition to visitors, delivery vehicles, maintenance vehicles, school buses, etc.
- b. Only two access points will serve the proposed development, both are on Victor Pike between Clear Creek Trail crossing and Lighthouse Christian Academy (LCA) entrance. Intersecting two feeder roads to this short stretch of Victor Pike (approx. 550 ft. from Clear Creek Trail to LCA) will concentrate a high density of traffic to a very narrow road.
  - i. That Road/ Victor Pike intersection (currently a 4-way stop) will be a chokepoint for traffic flow.
  - ii. Church Lane/Victor Pike intersection will be a chokepoint for traffic flow, as current traffic densities already create long lines during morning/evening peak travel times. This increase in traffic flow will exacerbate an already overloaded section of Victor Pike between S.R. 37 and Church Lane intersections.

**Letter of Opposition to Petition No. 2012-PUO-06**

January 1, 2021

**Construction Impacts**

**1. Blasting**

- a. What efforts will be made to ensure that there is NO off-site property damage resulting from any blasting associated with site preparation or installation of utilities?
  - i. If blasting is allowed, we request a pre-blast survey be conducted on our structures.
  - ii. If blasting is allowed, we request that a seismometer be placed at our home and daily blast activity readings recorded (with a copy provided to us).
  - iii. If blasting is allowed, we request a post-blast survey be conducted on our structures.

**2. Dust Mitigation**

- a. What requirements will be made to minimize airborne dust pollution during the construction process?

**3. Soil Erosion Mitigation**

- a. What are the soil erosion prevention requirements for site preparation and home construction? (Silt fences, temporary soil dikes, topsoil stockpiling and preservation, etc.)
- b. How will potential soil erosion and contamination of Clear Creek be prevented?

**4. Road Damage**

- a. What requirements will be made to minimize shedding of mud and debris onto Victor Pike from trucks and equipment entering/exiting the construction project?
- b. What requirements will be made to ensure that the increased heavy truck traffic associated with the construction project will not damage the roadbed on Victor Pike?

**5. Construction Debris/Trash Mitigation**

- a. What requirements will be made to minimize dumping of debris or waste materials associated with the construction process?
- b. Will wash out bins be required for washing out of concrete trucks?
- c. Will the developer/contractor be required to pick up construction trash that blows away from the construction site?



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

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021



Busch property 2-8-2019. View from Clear Creek looking south towards Church Lane. The original property line fence can be seen along tree line.



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

Letter of Opposition to Petition No. 2012-PUO-06

January 1, 2021



Busch Property 2-8-2019. View looking north towards Clear Creek and proposed White Oak PUD in background.

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

**Second Letter of Opposition to Petition No. 2012-PUO-06**

**February 3, 2021**

We remain opposed to Petition No. 2012-PUO-06. The density of this proposed PUD is incompatible with the existing neighborhood, which is currently zoned RE1. The current RE1 zoning correctly reflects the rural character of the surrounding area.

As evidence of the severity of flash flooding that has become more frequent in the Critical Clear Creek Watershed, we are submitting the following photos and narrative of the February 2019 flooding that crippled this area of Monroe County. Area roads became impassable and many landowners suffered significant property damage. (May's Greenhouse damages [Read More](#).)

Continuing to allow the conversion of farm and forest lands to high density developments, like Highlands Village, Sundown Meadows and the proposed White Oak PUO will result in further degradation of the watershed and increase the frequency of flooding of Clear Creek, West Clear Creek and Jackson Creeks.

Respectfully Submitted

Dave & Patty Busch



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

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



**Busch Property 2-7-19. Looking northeast. Proposed White Oak Development is the hillside beyond Clear Creek.**



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

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



2-7-19. 898 W. Church Lane. Clear Creek is in foreground, proposed White Oak Development is the property behind house.



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

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



**2-7-19. Clear Creek/Bloomington Rail Trail parking lot as seen from the south side of the Iron Bridge spanning Clear Creek.**



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

Second Letter of Opposition to Petition No. 2012-PUO-06

February 3, 2021



**2-7-19. Clear Creek/Bloomington Rail Trail parking lot, looking downstream. Photo was taken from the south side of Iron Bridge. Note SUV trying to cross the flooded section of Church Lane**



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

**Second Letter of Opposition to Petition No. 2012-PUO-06**

**February 3, 2021**



**2-7-19. Looking north on Rogers Street at S.R. 37. Clear Creek is on the left, Jackson Creek is in the foreground, just past the traffic cones.**

**Page 6 of 6**



## Letter of Opposition to 2012-PUO-06

I am Patty Busch and live at 1250 W. Church Lane. I live directly south of the proposed development. This parcel is currently zoned RE 1. That enables development appropriate to the rural nature of our neighborhood. 2012-PUO-06 is the opposite extreme. Not only would it create a dense suburban landscape where we have countryside, it would also degrade existing natural habitat and exacerbate an already serious flooding problem.

Our farm has been a source of peace and serenity to our family, friends and animals. I spend many hours outdoors each day caring for the farm and our animals. The thought of hearing heavy equipment and construction noises daily from dawn to dusk for the next seven years feels overwhelming.

The wildlife habitat along Clear Creek is threatened too. Many species of birds including Blue Herons, Red Tail Hawks, eagles, owls and others have thrived here. Deer, coyotes, foxes and bats are welcome here, unlike some neighboring communities. There's no doubt the loud noise and intrusive activity of such a large scale development will negatively impact this peaceful and safe preserve.

Also of great concern are the impervious surfaces this high-density development will create and how these surfaces will adversely impact the critical watershed of Clear Creek and areas downstream.

As watersheds are urbanized and vegetation is replaced by impervious surfaces, infiltration to groundwater is reduced. And, as more stormwater runoff occurs- runoff that is collected by extensive drainage systems combining curbs, storm sewers, drainage ditches and detention basins-more stormwater volume is carried directly to streams. In a developed watershed, much more water arrives into a stream increasing the likelihood of more frequent and more severe flooding. The United States Geological Survey (USGS) Water Science School website states, "Studies have shown that as development and the amount of impervious surfaces increases in a watershed, severe flood events happen more often". (Please reference pictures of 2019 flooding in our area provided in our earlier Letters of Opposition).

The proposed detention basins will capture and slow the "rate" of stormwater runoff from roofs, roads, sidewalks and driveways. They do not address (reduce) the actual amount of water that runs off the site rather than soaking into the ground. Even well designed sites with detention basins significantly reduce ground water recharge; thereby contributing to drought conditions, increase erosion in stream channels and limits the amount of water available for plant life.

As stormwater flows over surfaces, it picks up potential pollutants that may include sediment, nutrients (from lawn fertilizers), bacteria (from human and animal waste), pesticides (from

lawn and garden chemicals), metals (from rooftops and roadways) and petroleum by-products (from leaking vehicles). The list goes on and on. This polluted stormwater runoff can be harmful to plants, animals and people.

Detention basins can offer limited pollution control, *if* regularly maintained, by collecting larger particulate matter. They do not control pollution of very fine and highly soluble particles such as oil, grease, metals, salts and similar contaminants.

As our landscape changes, it begins to have an impact on stream health. What we do on or to the land affects both the quantity (volume) and quality (pollution levels) of the water in our streams and lakes.

Trees play a valuable role in reducing stormwater runoff by “drinking in” waters before they have a chance to enter the waterways:

- In urban and suburban sites, a single deciduous tree can intercept from 500-760 gallons of water per year.
- A mature evergreen can intercept more than 4,000 gallons per year.
- A single mature oak tree can consume over 40,000 gallons of water per year.

Additionally, the runoff rate from one acre of paved parking generates the same amount of annual runoff as:

- 36 acres of forest
- 20 acres of grasslands
- a 14 acre subdivision (2 acres lot density)
- a 10 acre subdivision (0.5 acre lot density)

**One inch of rainfall on an acre of paved surface produces 27,000 gallons of stormwater runoff!**

(Penn State Extension (2015)-The Role of Trees and Forests in Healthy Watersheds.

It is for these reasons (and many others) that I urge you to vote NO on 2012-PUO-06 and retain the existing RE1 Zoning for this site.

## Rebecca Payne

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**From:** Rebecca Payne  
**Sent:** Wednesday, January 6, 2021 12:48 PM  
**To:** 'Guy Loftman'  
**Cc:** Jacqueline Nester Jelen  
**Subject:** RE: 4691 S. Victor Pike Development, Petition number 2012-PUO-06, resent with corrected address

Received.

I will be sure to include this email with my report.

Thank you,

**Rebecca Payne**  
Planner/GIS Specialist  
Monroe County Planning Department  
501 N. Morton St., Suite 224  
Bloomington, IN 47404  
rpayne@co.monroe.in.us  
Phone: (812) 349-2560  
Fax: (812) 349-2967

**From:** Guy Loftman <guy@loftmanlaw.com>  
**Sent:** Wednesday, January 6, 2021 11:55 AM  
**To:** Rebecca Payne <rpayne@co.monroe.in.us>; Daniel Butler <dbutler@bynumfanyo.com>; Jeff Fanyo <jfanyo@bynumfanyo.com>; Michael Carmin <michael@carminparker.com>; Guy Loftman <guy@loftmanlaw.com>  
**Subject:** Fwd: 4691 S. Victor Pike Development, Petition number 2012-PUO-06, resent with corrected address

Hello Ms. Payne,

Thanks for discussing the proposed 4691 S. Victor Pike development. As adjoining landowners, we have several concerns about it.

1. The current minimum lot size for this RE-1 zoning district is 1 acre. That would be a maximum of 44 lots on this 44 acre tract. Of course, as a practical matter that number couldn't be achieved, given the Duke Energy easement, Karst features and requisite infrastructure. This proposal is for 145 lots, three times the current maximum. The RE-1 zoning density is appropriate. It should be kept.
2. We take issue with several points in the Petitioner's Statement from Michael L. Carmin dated December 1, 2020.
  - 2.1. On page 1, the proposal is referred to as, "an infill project in the Bloomington urbanizing area not contributing to urban sprawl." As we understand it, an "infill project" refers to a less developed area surrounded by more developed areas. Filling it in completes the higher density of the overall area. Our home on 6.3 acres adjoins this property to the South. Almost all of the housing south of That Road,

west of Clear Creek and all the way to the bypass is at least 1 acre, with many being substantially larger. This is not infill. The same paragraph says the proposal would not be “contributing to urban sprawl.” To the contrary, this is a classic example of urban sprawl.

2.2. On page 2 this is described as “within the core of the existing community.” It certainly isn’t within the core of the existing high-density housing community. “Maintains a distinctive edge separating urban areas from rural areas”? That edge is That Road. This project invades it. “Integrates open space”? 145 houses where there is now one old farmhouse with outbuildings, pastures, hayfields and scores of large trees. This plan disintegrates existing open space. “May include amenities.” (Page 3) Maybe, maybe not. None are promised. It looks like a pretty tight squeeze to fit in a community garden/orchard, dog park, trail terraced park, children’s park and a pipe park. Not counting the pond.

### 3. The PUD Outline plan concerns us.

3.1. Clear Creek Elementary School access, Amenities, page 7. The plans says that the rail trails will give access to Clear Creek Elementary. There are basically no sidewalks from either trail’s road intersection to the school. There aren’t even shoulders. The bridge over Clear Creek on That Road is particularly hazardous. Traffic is especially heavy and fast on Rogers Street. This plan provides no safe access to Clear Creek Elementary.

3.2. Traffic on Victor Pike, Page 10. The plan describes Victor Pike as a “major county road”. It is two lanes with no shoulders and a sharp drop off on the east side as you approach the creek from the south. The steep downhill curve heading south on Victor Pike by our house is very dangerous. We understand that the rule of thumb is 10 trips per day per home. That’s an additional 1,450 vehicles, with presumably half going south. We understand the developers have made no traffic study, and don’t intend to. However, we know close to an additional 750 trips per day will make Victor Pike far more dangerous. It is quite dangerous enough now.

3.3. Congestion on That Road. Presumably half the traffic will go north on Victor Pike and East on That Road to Rogers Street. That is already badly congested during rush hour. 10% of the 1,450 trips are expected at rush hour. Over 70 more cars trying to get out on Rogers around 8 in the morning will create a traffic jam of monumental proportions, by our rural standards, and probably even by urban ones.

### 3.4. Landscaping, page 11. The plan states:

Existing, mature, specimen quality trees located in the development will be preserved, subject to tree removal only as required within the building footprint of a home site. It is not expected that home sites will require the removal of any mature trees.

A casual tree count shows perhaps 50 trees in the front yard, most of which look pretty mature. Comparable numbers are in the back yard, with more adjacent to the Duke easement. Yet no proposed lot shows any adjustment for preserving a single tree. Apparently the developers have a very high standard for what constitutes a mature tree. (A photo of the front lawn, along Victor Pike, is attached.)

We could go on, but we won’t. Our bottom line: This proposal would put too many houses in too small a space, causing intolerable congestion, hazardous traffic, and degradation of the rural nature of the area. That is what Residential Estate zoning is there to protect. The proposal should not be approved.

Thanks for your consideration.

Guy Loftman

Connie Loftman

Eve Loftman Cusack

Sam Cusackel

--

Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

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

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Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

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



## Rebecca Payne

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**From:** jana southern <jrs7986@yahoo.com>  
**Sent:** Sunday, January 31, 2021 7:55 PM  
**To:** Rebecca Payne  
**Subject:** Oppose 4691 S Victor Pike

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue Category

**Dear: Rebecca Payne**

**As a little girl my family moved us to 4690 S. Victor Pike. What a blessing this was. Having a yard that joined with your best friends was a dream come true. Over the years I have seen many houses/neighborhoods added. I never thought it was a bad thing. They were nice single family homes.**

**However, learning about the 145 subdivision with Multi family homes concerns me. What kind of traffic is this going to bring? What kind of people is this going to bring in? What types of homes are they building? All of these unanswered questions leads me to oppose this development. The increased noise, traffic, and loss of property value are things that I cannot support. We do not need or want this development. Let's keep it what it is. A nice quiet area where people can raise a family of their own.**

Thanks,

Jana Mann

## Rebecca Payne

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**From:** ma\_williams@sbcglobal.net  
**Sent:** Sunday, January 31, 2021 4:07 PM  
**To:** Planning Office  
**Cc:** Rebecca Payne  
**Subject:** Proposed White Oaks Subdivision near Lighthouse Christian Academy

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue Category

Ms. Payne. Please note my objection to the proposed 144 single-family residential units in White Oak development, near the Lighthouse Christian Academy and the intersection of That Road and Victor Pike. Here are the reasons for my objection:

- The proposal is too dense for this rural area.
- The duration of the construction, eight years, is excessively long, with further predictable, environmental degradation, associated with the project.
- Such a development will greatly increase the traffic on Victor Pike, and substantially increase traffic on So. Rogers.
- Traffic pressure in the adjacent neighborhoods, which includes an estimated 1200 homes, will greatly increase. The included neighborhoods are Batchelor Heights, Clear Creek Estates, Eagleview, The Highlands, and Wick.
- Removal of trees will have an adverse effect on water filtration and drainage in the area, with no hope of remediation.

I urge the commissioners to vote “no” on Petition No. 2012 PUO-06.

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

## Rebecca Payne

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**From:** Mary Reardon <maryrrdn@gmail.com>  
**Sent:** Sunday, January 31, 2021 8:00 AM  
**To:** Rebecca Payne  
**Subject:** Vote NO on 2012-PUO-06

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue Category

To: Monroe Co. Plan Commission

Re: Vote NO on 2012-PUO-06

I oppose the 145-lot subdivision proposed at 4691 South Victor Pike. Every existing tree in the build area would be destroyed, diminishing the beauty of the scenery and irreparable damage to the environment. Construction would also discourage walkers on the Rail-Trail who need the beauty of nature, exercise and harmony in their lives.

Protect the Rail Trail.

Sincerely,

Mary Carol Reardon  
7286 E. Salt Creek Drive  
Bloomington, IN 47401

## Rebecca Payne

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**From:** Maxine Southern <maxine.southern@yahoo.com>  
**Sent:** Friday, January 29, 2021 6:28 PM  
**To:** Rebecca Payne  
**Subject:** 4691 S. Victor Pike

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue Category

Dear Ms.Rebecca Payne

I oppose the housing deveoplment being propose on the 4691 S Victor Pike property. The roads are not designed to support traffic for a large development like the one proposed. The 37 and Victor Pike crossing is already a dangerous intersection. Let alone the danger this will add to the older property owners that live on this road. This puts their safety at risk as they go to get there mail/newspaper.

Living on Victor Pike for 30+ years has always been a more rural setting. Adding this development will increase the noise and the overall setting of this area.

Additionally, I as a property owner will be forfeiting part of property for a development that I have no financial interest in.

Thanks,

Joseph and Maxine Southern

Sent from my iPhone

## Rebecca Payne

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**From:** Melissa Wickstrom <wickstromrealty@gmail.com>  
**Sent:** Monday, January 11, 2021 3:13 PM  
**To:** Rebecca Payne  
**Subject:** 4691 S Victor

Rebecca,

I'm a parent at Lighthouse Christian Academy as well as a Realtor in town. I'm writing to oppose the proposed PUD on the Robertson Farm in Bloomington.

For parents who are dropping off children at school, Victor Pike can be problematic in the early mornings. Adding two additional ingress/egress on Victor Pike would significantly affect traffic flow for many families trying to enter/exit the school onto Victor. I strongly suggest that the current plans be reevaluated with traffic at peak hours in mind.

I also believe the amount of homes being planned for the 44 acres is very dense for the location. Most people frequent our trail and enjoy a somewhat peaceful nature walk. The development will take away from the serenity of the area.

Melissa Wickstrom  
FC Tucker BLOOMINGTON  
(765) 425-6991



## Rebecca Payne

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**From:** Diana Somes <somesdoor@yahoo.com>  
**Sent:** Wednesday, February 3, 2021 3:59 PM  
**To:** Rebecca Payne  
**Subject:** White Oak Planned Development on Victor Pike

2/3/21

Subject: Planned White Oaks Housing Development on Victor Pike

Dear: Rebecca Payne/Planning Commissioners

I am writing to ask the commissioners to be careful in their decision-making about WHITE OAKS housing development. I believe this isn't in the best interest of the folks who live on that area of Victor Pike. The land is too small for 140 planned homes, and Victor Pike is too narrow to accommodate that much traffic, it would be dangerous for all involved.

Thank you,  
Diana Somes  
Resident of Bloomington Indiana for 68 years and very concerned!

Sent from my iPhone

## Rebecca Payne

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**From:** Kendall Edge <kndledge@gmail.com>  
**Sent:** Wednesday, January 13, 2021 10:04 AM  
**To:** Rebecca Payne  
**Cc:** Jacqueline Nester Jelen  
**Subject:** Letter of Opposition to Petition No. 2012-PUO-06

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue Category

Kendall Edge

1245 W Church Lane

Bloomington IN 47403

Letter of Opposition to Petition No. 2012-PUO-06

I am opposed to Petition No. 2012-PUO-06. I have lived on Church Lane for the past 5 years. I believe the White Oak development would have a large negative impact on its surrounding area. I share the same concerns as Dave and Patty Busch (please refer to Dave and Patty Busch Letter of Opposition to Petition No. 2012-PUO-06). Thank you.

Sincerely,

Kendall Edge

**From:** Ann Elsner

**To:** Rebecca Payne

**Subject:** 4691 S; Victor Pike, 2012-PUO-06

**Date:** Friday, February 5, 2021 1:22:09 PM

I have just been made aware of the proposed high density development in what is widely regarded as a recreational area for the whole community, with the address of 4691 S; Victor Pike, 2012-PUO-06. I am concerned about tree removal and the subsequent erosion into Clear Creek, along with water and mud flowing over the much used Clear Creek Trail.

Further, the location and proposed high density are out of character with the low density of the surrounding homes. The sight lines along the steeper parts of this road, offset intersections, and curved side roads do not afford a view of distant traffic. If traffic density increases sharply, then this could pose more of a hazard than is currently experienced for pedestrian street crossings by users of the Clear Creek Trail and school children at the Lighthouse School.

As a resident in the greater neighborhood, I am against the development as described. I am not against all development. If this land is to move out of a relatively undeveloped state, a plan with lower density that preserves the trees, quiet, lack of visual clutter, and recreational values of the Clear Creek Trail is important.

Ann E. Elsner, Ph.D

4017 S Crane Ct.

Bloomington, IN 47403

## Rebecca Payne

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**From:** Adrian Ziepolt <toby2shoes@hotmail.com>  
**Sent:** Saturday, February 6, 2021 10:49 AM  
**To:** Rebecca Payne  
**Subject:** 4691 S. Victor Pike

**Categories:** Blue Category

We urge you to vote "NO" on the rezone proposal for 4691 S. Victor Pike since it would contribute to urban sprawl in a lovely rural setting. The density of this development would be significantly greater than what the character of this area is supposed to have. The whole point of zoning regulations is to prevent urban sprawl as well as overwhelming the county roads in the area. Please do not change the zoning to allow this development.

Yours truly,

Adrian and Josie Ziepolt  
2499 W. Ellsworth Road  
Bloomington, IN 47404

Sent from my iPad

## Rebecca Payne

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**From:** Curtis Adams <curtiswadams@sbcglobal.net>  
**Sent:** Tuesday, February 9, 2021 12:55 PM  
**To:** Rebecca Payne  
**Subject:** VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

**Categories:** Blue Category

Dear Planning Commission member,

Please vote NO on this zoning change. Some reasons for my (local resident) objections:

- Given the slope of the land toward the already strained nearby waterways, this will increase demand and negative effects of our current storm water problems in this area. Therefore, this is not in collaboration with current county objectives to prevent excessive storm water problems.
- beauty and uniqueness of walking trail in our community will be diminished due to housing and population, instead of nature, which was a previous goal in creating the trails
- this would be counter-intuitive to current agenda of preventing urban sprawl. This is a more rural area.
- affordable housing would generally require public transportation or walking proximity to urban needs of residents.....this property has neither
- not cost prohibitive to change rural areas to urban, and urban areas to rural, such as the new SwitchYard Park acreage. Why not make this a park setting to coincide with trail system as well?
- Current road system would not support additional traffic, so this would not be cost effective or safe

Given these points, this makes an easy vote of NO on this proposal.

Curt Adams



## Rebecca Payne

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**From:** Kelly Rockhill <krocksauce@gmail.com>  
**Sent:** Sunday, February 7, 2021 8:17 AM  
**To:** Rebecca Payne  
**Subject:** VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

**Categories:** Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. As I understand, that area has a 44-lot zoning limit. I'm curious as to how the commissioners arrived at the decision to create 145 lots. I realize that Bloomington is a growing community and solutions need to be in place to accommodate the many families and individuals who need homes. But sustainability needs to be a core part of the conversation.

Here are some issues I see that would result from this project:

- 20 acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems.
- Wildlife and its habitat would be destroyed.
- The beauty of the rail-trails would be reduced.
- Destruction of so many trees and use of construction equipment for 7 years would release carbon into the air that should stay sequestered.
- Homes starting in the \$200,000's wouldn't help with affordable housing.
- Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Sincerely,

Kelly Rockhill  
3610 S. Eddington Drive

## Rebecca Payne

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**From:** Kelsey Stokes Balson <kels.stokes@gmail.com>  
**Sent:** Sunday, February 7, 2021 10:07 AM  
**To:** Rebecca Payne  
**Subject:** VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

**Categories:** Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse. VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06 Thanks for your attention to this matter.

Kelsey Balson  
3740 S. Cramer Circle  
Bloomington, IN 47403

## Rebecca Payne

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**From:** Lori Stapleton <stapletonlori@yahoo.com>  
**Sent:** Saturday, February 6, 2021 2:14 AM  
**To:** Rebecca Payne  
**Subject:** VOTE NO ON 4691 S VICTOR PIKE REZONE, 2012-PUO-06

**Categories:** Blue Category

Subj: VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Hello Monroe County Plan Commissioners,

I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06.

145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Lori & Phil Stapleton  
3707 Woodmere Way  
Blgtn, IN 47403

Sent from my iPhone

## Rebecca Payne

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**From:** Rachel DiGregorio <racheldigregorio@gmail.com>  
**Sent:** Sunday, February 7, 2021 9:34 PM  
**To:** Rebecca Payne  
**Subject:** 4691 S. Victor Pike, 2012-PUO-06

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. You might remember May's flood a few years ago. Backyards along the creek often flood, I can't imagine how much worse it would be with the addition of 145 plots. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse. VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06 Thanks for your time and careful attention to this matter.

Rachel DiGregorio  
5001 South Rogers Street  
47403

## Rebecca Payne

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**From:** Emerick, Rosanne Carla <rdye@iu.edu>  
**Sent:** Friday, February 5, 2021 4:37 PM  
**To:** Rebecca Payne  
**Subject:** VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

**Categories:** DUE

Hello Monroe County Plan Commissioners,

I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Rosanne Emerick, Eagleview Resident  
4310 S. Eagleview Court  
Bloomington, IN 47403



## Rebecca Payne

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**From:** Susan Stokes <sstokes.autismconsult@gmail.com>  
**Sent:** Sunday, February 7, 2021 8:55 AM  
**To:** Rebecca Payne  
**Subject:** VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

**Categories:** Blue Category

Hello Monroe County Plan Commissioners, I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06. 145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse. VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06 Thanks for your attention to this matter.

Susan Stokes  
3829 S. Cramer Circle  
Bloomington, IN 47403

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Susan K. Lewis Stokes, M.A., CCC-SLP  
Educational Autism Consultant  
[sstokes.autismconsult@gmail.com](mailto:sstokes.autismconsult@gmail.com)  
[www.susanlewisstokes.com](http://www.susanlewisstokes.com)

**From:** [Guy Loftman](#)  
**To:** [Rebecca Payne](#); [Guy Loftman](#)  
**Subject:** Loftman"s Neighborhood meeting notes, 2912-PUO-06  
**Date:** Wednesday, February 10, 2021 4:01:44 PM

---

Hello Ms. Payne,

I took notes on the January 22 White Oak neighborhood meeting. I submitted them to White Oak, and received no statement of disagreement. Please include this account in the package to the Plan Commission.

Thanks,

Guy Loftman

Notes taken by Guy Loftman during a virtual neighborhood meeting concerning the White Oak subdivision held on 1-22-21 at 5:00 p.m. on Google Meet.

#### Participants

Danny Butler, Bynum Fanyo

Donnie Adkins, introduced as owner

Kevin Schmidt, introduced as owner

Christine Andearson, daughter of Janet and Don Robertson

Eve Cusack, 4835 S. Victor Pike

Sam Cusack, 4835 S. Victor Pike

David and Patty Busch, 1250 W. Church Lane

Erika Morris, 5075 S. Victor Pike

Randy Cassady, 898 W. Church Lane

Jill Robertson, daughter of Janet and Don Robertson

#### Butler introductory remarks

Notes would be taken, but the presenters don't know how to electronically record the meeting. Advantages of project include benefiting from trails, creeks, rural surroundings, reduced traffic flow, sustainable project, increase density. There would be 2 access points on Victor Pike, with turning lanes added on both sides near the new access points. Construction would be expected from the summer of 2021 through

2028. Homes would be priced from the \$200,000's. Lots would be from .26 acre to .14 acre. Houses would be sold for owner occupation, not rental. 145 lots are planned. 4 drainage facilities will be included. This is a critical watershed because of downstream flooding. This would be reduced by reducing the rate of runoff flow.

Questions and responses.

Loftman: Is the PUD correct in saying drainage is to be installed by neighborhood association? No. Developer will install, County will inspect and sign off when properly completed. Maintenance would be by neighborhood association.

Busch: Detention or retention ponds? Detention. These would handle increased flow from impervious surfaces. Design capacity up to .9 cubic feet per acre. Scoop out sediment if over 8".

Cassidy: Heights, density? Paired patio homes 20% of plan. 1 to 1.5 stories. 4 plexes might go on southwest side, 2-3 stories. Density change from 45 maximum under RE-1 to 145. Pending general zoning revision would be to MR, which would allow a higher density. Roads would be dedicated to the public, the current owners plan to develop it themselves, not just sell the whole project to someone else after approved.

Eve Loftman Cusack, Patty Busch, Loftman: Increased traffic concern. Traffic study? Widening and turn lanes would mean not having to wait for someone turning. Traffic flow reduction referenced in introductory remarks means that trail access would lead to some trips to Bloomington not using a motor vehicle, so traffic would be reduced compared to a development without trail access. Reduced traffic from Covid was not considered in traffic study. It wasn't on the ground, but conceptual. A copy will be sent to Loftman.

Dave and Patty Busch: Finish on houses on trail? Both trail and street sides with fully finished look. Detention ponds would only have shallow standing water, and that only for a short time following major rain events. No substantial standing water 95% of the time. Two environmental studies identified Karst features and intermittent streams.

Cassady: Who would build houses? The developers will build the houses. R2 zoning would be worse, since it would allow smaller lot sizes. The developers hold an option. They do not own the property.

Loftman: Trees? A tree inventory was made showing numbers, location, maturity, etc. Danny will send to Loftman. Only trees near Northeast Karst area will be saved. All other trees will be removed. They will be replaced with hundreds of young trees that are to be planted in the project.

Loftman: Drainage enforcement? Notify County authorities and ask them to take corrective action. No private right of enforcement would be given to adjacent property owners or others.

Road widening? No land would have to be taken for right of way purposes from homes on the west side of Victor Pike. However, the paved surface would be widened within the existing county right of way, and would extend 8 to 10 feet into the existing lawns of those houses. County Highway has approved the plan without requiring a traffic study.

Loftman: Amenities? "Trail Terraced & Children's Parks" drawing? Dog park .3 to .6 acres. Mountain bike area 1 to 1.5 acres, including dog park. The northeast corner with no lots is 1 to 1.5 acres. No development is allowed under the Duke easement. Neighborhood orchard/grow area could not be on the Duke easement. If developed, they would also be on the north-east Karst area with the dog park and mountain bike area. The children's play park would be at a different location. The four large, dotted circles with dots in the middle are Karst features. Trees that would be saved are inside the wavy line in the drawing. There are no open space/community areas within the build area. Everything improved is on the perimeter. No changes can be made within the Duke easement. The drainage facility near Victor Pike in the backyards of lots 63 to 76 would not be an open space/community area. Utility lines will be buried. No public parking areas are included. No existing trail fencing would be damaged for construction purposes. Any fence removal or replacement would be determined later. All parking will be on-street or on private property.

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Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

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

**From:** [Guy Loftman](#)  
**To:** [Rebecca Payne](#); [Jacqueline Nester Jelen](#); [Guy Loftman](#); [Dave Busch](#)  
**Subject:** Supplementalremonstrance re: White Oak Subdivision PUO-2012-06  
**Date:** Thursday, February 11, 2021 11:40:59 AM

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To the Monroe County Plan Commission:

I would like to add the following concerns.

1. Errors in White Oak's Outline Plan: PUO-2012-06, 4691 S. Victor Pike Trees.

The 4<sup>th</sup> bullet in the PUO Landscaping portion states:

"It is not expected that home sites will require the removal of any mature trees."

In the Neighborhood Meeting on Jan. 22, White Oak representatives acknowledged that all trees in the build area would be removed. In a subsequent discussion on Feb. 8 White Oak maintained that some trees might be saved, depending on their location and the final plat. But it is clear many, if not all, trees in the build area would be destroyed. The PUO outline drawing shows the only trees saved to be in the north east corner, where no houses are to be constructed.

Drainage installation.

In the Proposed Amenities section of the PUO it states, in part:

"Drainage areas – In accordance with the approved drainage plan, dedicated drainage facilities and areas will be installed and maintained by the owners association."

This is totally inappropriate. In the Neighborhood Meeting, White Oak said this was in error, and that the developer would install the drainage facilities. But the PUO has not been corrected. This is a critical issue. If the developer is to have the installation duty, that commitment should be in writing, not in an unrecorded neighborhood meeting.

Number of lots.

In a February 8 informal conversation with the White Oak developers, they stated that the quad-homes described for Zone C (Option # 2) might increase the number of lots. Any increase in lots should be shown in the proposal, not mentioned in a response to a question at an informal follow up neighborhood meeting.

2. HOA (HomeOwners Association) concerns

Drainage.



Clearly drainage is a major concern. Grass and trees will be replaced by impervious surfaces. A brief Google search estimates a residential development with lots under 0.5 acre would be 41% impermeable.

[EnvironmentalIndicatorFactSheet \(uwsp.edu\)](http://uwsp.edu). The White Oak lots are two to three times that density. Thus impermeable surfaces could be well in excess of 50%. Impermeable surfaces increase run off rates, flooding risk, and the burden on detention ponds.

There is an extensive literature online about maintaining detention ponds, such as those proposed for White Oak. The PUO says the HOA will have the right and duty to maintain them. That is little consolation to those who would be damaged by a failure to maintain. White Oak says the neighbors who think there might be a problem can ask the County to look into it. This is not enough. Governmental authorities and adjoining and down-stream properties likely to be affected by maintenance failures should have the right to enter and inspect all drainage facilities without notice, for instance during and immediately after rainstorms. Further, the HOA should require professional maintenance of all drainage facilities by qualified professionals. The costs should be reflected in the HOA budget.

Let's face it. The HOA won't have much motivation for expensive inspection and maintenance that will protect those not in the HOA from flooding. Environmental protection needs to be built into the project, not left to the ever-overstretched resources of Monroe County.

Liability insurance and maintenance of publicly accessible amenities.

Dog parks, children's play areas and mountain bike parks are presented as attractive areas for White Oak residents and the general public. These all entail risk of injury to users. The HOA should be required to provide liability insurance sufficient to protect the HOA, its board, its members and the user public from uncovered losses. If recreational facilities are available to the public, the insurance should be publicly disclosed.

The PUO should include a reasonable estimate of insurance and maintenance costs for areas available to the general public, and include that in a minimum budget for any proposed HOA.

3. Sidewalks. The proposal provides for sidewalks on one or both sides of streets, at the developers' option. Sidewalks on both sides of streets make neighborhoods more walkable and attractive. There should be a commitment to sidewalks on both sides.

4. Traffic.

Both White Oak roads would exit on Victor Pike, an existing minor collector. In my discussion with Paul Satterly, Monroe County Highway Engineer, he said that the on October 9, 2012, the traffic count on Victor Pike between Church Lane and That Road was 1,035 vehicles. He said that the rule of thumb for subdivisions is 10 trips per day per lot. With 145 lots that would be an additional 1,450 trips generated by White Oak, or a total of 2,900 additional vehicles on this portion of Victor Pike. That would be nearly three times the traffic in 2012. We don't know today's traffic count, or how I-69, Lighthouse Christian Academy or other factors may have affected it. White Oaks is not doing a traffic study. But White Oak would surely cause a dramatic increase in wait times at the Victor Pike/That Road 4-way stop, and at the That Road/ Rogers Street stop sign. Rogers is a through street there, so waits are already quite long at rush hour. White Oak traffic would have a dramatic impact on the existing neighborhood.

5. Home costs. On Feb. 8 the developers stated that they hoped the asking price for the paired patio homes would not be above the high \$200,000's. Single family homes on larger lots would be substantially more. White Oak housing from \$275,000 and up will not help with affordable housing in Monroe County.

6. Developer inexperience. On Feb. 8 the developers stated that neither has ever developed a residential subdivision or been in the home building business. Their management experience is in very large infrastructure and petroleum projects in connection with the war in Iraq and other Middle East projects. They approach this more as investors than experienced residential developers. They have no track record in that area to allow confirmation of their reliability in taking on this substantial and environmentally sensitive project.

Thank you for your consideration.

Guy Loftman

--

Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

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

**From:** [Guy Loftman](#)  
**To:** [Kelsey Thetonia](#); [Daniel Butler](#); [Jacqueline Nester Jelen](#); [Rebecca Payne](#); [Dave Busch](#); [Guy Loftman](#)  
**Subject:** White Oak Drainage questions  
**Date:** Tuesday, March 9, 2021 9:30:35 AM

---

Hello Ms. Thetonia and Mr. Butler,

I appreciate Ms. Thetonia's March 8 response to my earlier email. As so often happens, answers create questions.

Ms. Thetonia says, "Mr. Butler surveyed the two existing pipes under the Clear Creek Trail after the 2/3/21 DB meeting and confirmed that they will be able to handle the discharge from the site. This site is meeting the very stringent release rates required for this watershed."

The White Oak documentation shows two existing 12 inch pipes under the Clear Creek Trail west of Victor Pike. Presumably they have handled the runoff from this site since the trail was established. Obviously White Oak wouldn't change the total runoff. However, it looks like it will concentrate the discharge for much of the site in the detention ponds, and increase the rate of flow to those ponds. I particularly address the detention pond at the south end of the Duke easement, by the planned walkway to the Clear Creek trail.

My basic concern is, the current Robertson farm drainage empties into the West Fork of Clear Creek along permeable natural surfaces extending from Victor Pike to the rail trail roundabout. It looks like the proposal would have most of that water enter this detention pond. Without properly controlled discharge from the detention pond there would be a vastly increased outflow rate at this location. If the detention pond won't contain stormwater sufficiently I conclude that the runoff concentrated in this small area might easily exceed the capacity of the culvert under that section of the trail. So, how do we know that this pond will completely contain the stormwater from a maximum event without increasing the flow rate to the existing culvert?

Here are some more specific questions that would help me understand the situation.

1. How many acres will drain into this detention pond? Please show supporting documentation and calculations.
2. What will be the surface area of the pond if it is full, in percentages of an acre? Please show supporting documentation and calculations.
3. How much water will the pond hold if full? Acre inches would seem an appropriate unit for the response. Please show supporting documentation and calculations.

4. How high will the dike surrounding the pond be, compared to its discharge point? Please show supporting documentation and calculations.
5. How high will the dike surrounding the pond be, compared to the adjoining ground surface? Please show supporting documentation and calculations.
6. What will be the discharge rate from the pond? Please show supporting documentation and calculations.
7. What percentage of storm water will get to the pond through the storm sewers, and what percentage through surface flow? Please show supporting documentation and calculations.
8. Is it expected that stormwater will ever go over the top of the dike surrounding the pond? Please show supporting documentation and calculations.
9. What will be the elevation drop from the bottom of the discharge facility in the pond to the bottom of the discharge facility near the trail? Please show supporting documentation and calculations.
10. Will there be a swale leading to the pond from Victor Pike along the southern edge of the lots adjoining the trail, near the existing fence?
11. What is the maximum rainfall event for which this storm water management system is designed?
12. What is the maximum 24 hour rainfall event in Monroe County for each year since 2000?
13. What are the water release rates for this site?
14. What is the total amount of impervious surface expected for the entire 44 acre site (in acres and/or percentage of the total site)? Does this total include all roads, roofs, driveways, patios and sidewalks? If not, what does it include?

I'm a stormwater novice, and may not have phrased these questions quite right, but hopefully they will be sufficient to identify and address my concerns.

I include Mr. Butler on this email because he may have the answers more readily available.

Please include this email in the Drainage Board packet for March 3.

Thank you for your attention to and assistance with this matter.

Respectfully yours,

Guy Loftman

--

Guy Loftman

4835 S. Victor Pike

Bloomington, IN 47403

(812) 679-8445

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

Here are some more specific questions that would help me understand the situation.

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6. What will be the discharge rate from the pond? Please show supporting documentation and calculations.
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9. What will be the elevation drop from the bottom of the discharge facility in the pond to the bottom of the discharge facility near the trail? Please show supporting documentation and calculations.
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I'm a stormwater novice, and may not have phrased these questions quite right, but hopefully they will be sufficient to identify and address my concerns.

I include Mr. Butler on this email because he may have the answers more readily available. Please include this email in the Drainage Board packet for March 3.

Thank you for your attention to and assistance with this matter.

Respectfully yours,  
Guy Loftman

--



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

## Rebecca Payne

---

**From:** Reynolds, Donna K <makreyno@indiana.edu>  
**Sent:** Wednesday, February 24, 2021 7:41 PM  
**To:** Rebecca Payne  
**Subject:** 2012-PUO-06

Hello Monroe County Plan Commissioners,

I oppose the rezone of 4691 S. Victor Pike, 2012-PUO-06.

145 lots is way too many for this tract. The current 44-lot zoning limit is much more sensible. Traffic congestion would be a major problem. Twenty acres of roofs, drives and roads on this steep slope would speed runoff, erosion and flooding, which are already serious problems. Wildlife and its habitat would be destroyed. The beauty of the rail-trails would be reduced. Destruction of so many trees and use of construction equipment for seven years would release carbon into the air that should stay sequestered. Homes starting in the \$200,000's wouldn't help with affordable housing. Urban sprawl is already a problem for Bloomington and Monroe County. This would make it worse.

VOTE NO ON 4691 S. VICTOR PIKE REZONE, 2012-PUO-06

Thanks for your attention to this matter.

Name: Madonna Reynolds  
Address: 5917 s. Charlie Ave

Sent via the Samsung Galaxy Note20 5G, an AT&T 5G smartphone



**MONROE COUNTY HISTORIC PRESERVATION  
BOARD OF REVIEW**

501 N. Morton Street, Suite 224, Bloomington, IN 47404

Telephone: (812)-349-2560 / Fax: (812)-349-2967

[www.co.monroe.in.us/tsd/Government/Infrastructure/PlanningDepartment/HistoricPreservation.aspx](http://www.co.monroe.in.us/tsd/Government/Infrastructure/PlanningDepartment/HistoricPreservation.aspx)

Date: March 8, 2021

To: Monroe County Plan Commission

**BOARD MEMBERS,  
2021-2022**

Danielle Bachant-Bell,  
Perry Township

Devin Blankenship,  
Washington Township

Duncan Campbell,  
Perry Township

Donn Hall,  
Salt Creek Township

Don Maxwell,  
Perry Township

Deborah H. Reed,  
Bloomington Township

Amanda Richardson,  
Perry Township

Polly Root Sturgeon,  
Bloomington Township

Doug Wilson,  
Richland Township

RE: Petition 2012-PUO-16 White Oak Planned Unit Outline Plan

The Monroe County Historic Preservation Board of Review reviewed and discussed the referenced petition at our February 22, 2021, meeting. Various concerns with the proposal were brought forward and we would like to express them here.

The property under consideration for this development was historically farmland and we understand the historic barn associated with the farm has already been demolished. However, the historic American Foursquare house and smaller outbuildings remain. In light of a previously unknown drystone wall being located on a property immediately to the south, our board is concerned with the potential loss of other historic resources on the petition property. In order to ascertain whether or not there are additional historic resources on the site, our board would like to request a walk-thru of the property in advance of any further changes.

Overall, the Board of Review is concerned with the loss of farmland in the county. The open landscapes and their minimal resources that speak to the farming history of Monroe County. While we are not advocating against development, the board is particularly concerned that the proposed density of house in the White Oak Planned Unit far exceeds that of other properties in the area and its impact on them will undoubtedly be extreme.

Further, with an influx of so many more people in such a small area, historic roadways such as Victor Pike, That Road, Church Lane, and South Rogers Street will be severely impacted. The eventual needs to widen these roads will then cause negative impacts to historic properties and drystone walls and forever alter the agricultural view sheds. Prior to any such widening discussions, the increase in traffic will certainly cause more damage to the drystone walls and properties in these areas, damage that has already been occurring simply because traffic in this part of Perry Township has already increased.

Likewise, increased flooding is a major concern. The Clear Creek watershed has already been experiencing more and more severe flooding events which will be exacerbated with the loss of more open land. Flooding destroys historic resources also—drystone walls, houses and farm properties, and archaeological resources in the path of flood waters.

The Board of Review hopes the Plan Commission will consider our concerns when deciding whether or not this proposed petition will be the right thing for Monroe County.

## Rebecca Payne

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**From:** Jacqueline Nester Jelen  
**Sent:** Thursday, March 4, 2021 11:41 AM  
**To:** Alice Hawkins  
**Cc:** Drew Myers; Rebecca Payne  
**Subject:** RE: Clear Creek Development

Thanks Alice – we will get your comments into the packet for the 3 petitions.

Thank you,

**Jackie Nester Jelen, AICP**  
Assistant Director  
Monroe County Planning Department  
501 N. Morton St., Suite 224  
Bloomington, IN 47404  
[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)  
Phone: (812) 349-2560

---

**From:** Alice Hawkins [mailto:[alicehawk@c-hawk.net](mailto:alicehawk@c-hawk.net)]  
**Sent:** Wednesday, March 3, 2021 9:32 PM  
**To:** Jacqueline Nester Jelen <[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)>  
**Subject:** Re: Clear Creek Development

I would like my questions and comments to apply to all that is being planned because I am interested in the big picture.

Sent from my iPhone

On Mar 3, 2021, at 12:49 PM, Jacqueline Nester Jelen <[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)> wrote:

Hi Alice –

I am including the planner involved in this case, Drew Myers. We will make sure your email makes it into the staff packet and respond to your questions, specifically #5 & 6. Since there are three proposals in this area, I do want to clarify you are speaking in regards to the Southern Meadows Development in particular (first image below). If you would like your questions/comments to apply to the other two projects below, please let us know. Thank you,

<image003.jpg>

There is also Clear Creek Urban

<image004.jpg>

Or White Oak:

<image005.jpg>



**Jackie Nester Jelen, AICP**  
Assistant Director  
Monroe County Planning Department  
501 N. Morton St., Suite 224  
Bloomington, IN 47404  
[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)  
Phone: (812) 349-2560

---

**From:** Alice Hawkins [<mailto:alicehawk@c-hawk.net>]  
**Sent:** Wednesday, March 3, 2021 11:35 AM  
**To:** Jacqueline Nester Jelen <[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)>  
**Cc:** Carol Edmonds <[edmondsbc@gmail.com](mailto:edmondsbc@gmail.com)>  
**Subject:** Clear Creek Development

I am late to this dance but am registering deep concerns about the Clear Creek Development.

It burst from 90 to 190 people living in the new development.

One person at the meeting expressed that he was looking for this to resemble Broad Ripple.

That brings me to questions

1. Why not develop delightful bungalows for families? (Margaret Clements has expressed that the project's mixed density has been overindulged in Monroe County.)
2. If this goes forward, who is projected to be the renters? (Is Bloomington and its environs not saturated with apartments?)
3. What is the zoning ordinance that is being superceded? (Why have an ordinance?)
4. Why is it a concern that a developer spent a lot of money to create this plan? (He didn't do it if he wasn't planning to make money. His problem, not the public's.)
5. Most importantly, what is the overarching plan for Monroe County? For instance, there is a proposal for the Sanders area that is clearly a dense, suburban development. (Trohn Enright-Randolph expressed his commitment to the environment.)
6. How do you suggest county residents have their voices heard? (The city has strong neighborhood alliances.)

Thank you for any light you can shed on these concerns. You are welcome to forward this email to Penny Githens, my commissioner and other commissioners.

Respectfully,  
Alice Hawkins

**Rebecca Payne**

---

**From:** Ryan Cloe <rmcloe@yahoo.com>  
**Sent:** Wednesday, March 10, 2021 2:06 PM  
**To:** Planning Office  
**Subject:** 2012-PUO-06

I'm against this proposed housing plan. We live on the South side and utilize the clear creek trail daily. Please do not approve of this development. The trail is naturally beautiful and do not need 145 houses crammed in such a tight space.

Thanks  
Ryan Cloe

Sent from my iPhone

**From:** Bet Savich [<mailto:betsavich@gmail.com>]  
**Sent:** Monday, March 15, 2021 12:34 PM  
**To:** Tammy Behrman <[tbehrman@co.monroe.in.us](mailto:tbehrman@co.monroe.in.us)>  
**Subject:** Proposed Victor Pike subdivision

Hello Planners,

I've read the Feb. 16 packet and walk the Clear Creek and Rail Trail several times a week. With this perspective, I would like to make the following suggestions and comments:



1. Please keep in mind the flooding of May's Greenhouse and surrounding areas in February 2019 after a 3 inch rain event. Clear Creek south of the proposed subdivision cannot handle additional flow. How can you ameliorate, not exacerbate, this problem? Cutting back on the density, and thus the amount of impermeable surface, would be one way. The petitioner states that the HOA will manage stormwater detention areas, but historically, relying on HOAs is problematic. I suggest that, in addition to HOA management of stormwater detention areas, individual rain barrels on homes and large rain gardens be incorporated throughout the development as part of the overall plat design.
2. If construction of a public park adjacent to the trail is in the final plan, and I hope that it is, I suggest that, after construction, the park be deeded to Monroe County. HOA management of a public park does not make sense. Over time, the HOA would start to think that they own it, since their fees would be paying for its upkeep. Disputes, no trespassing signs and fences would start to crop up.

3. Price points of "under \$350,000" are not affordable. Though the proposal mentions mixed use, the homes will be primarily higher-end. This does not address the community's shortage of reasonably priced homes.
4. There is no proposed neighborhood commercial of any kind. The ability to have a coffee shop or bike repair shop near the new park and the established trails would add to the development's integration into the community and what will eventually be the south side of the City.
5. Official ingress and egress from the trails is very important. While the proposal states that these will be provided, it should be mandated that they be clearly marked as public on both the subdivision side and the trail side. Currently it is difficult, if not impossible, to get from the trail to interior subdivisions without either trespassing or being afraid that one is trespassing. There is no reason that this problem should arise at a new subdivision on an established trail.
6. This proposal does not provide for the creation of open space during Phase One. Open space requirements should be met for each phase.
7. This proposal paints an idyllic portrait of kids walking along the trail to Clear Creek School. This would be both unrealistic and dangerous. They would need to cross Clear Creek on an extremely narrow bridge, without sidewalks, and would need to cross Rogers Street, where there is neither a stop light nor a stop sign.
8. Most of the mature trees on this property are along the fenceline. While the fenceline could be cleaned up and non-native trees and bushes removed, stipulate that all native trees must remain. This will prevent the developer from clearing the fenceline for utilities, drainage, etc.
9. All new trees and bushes planted on the site should be native to this area.
10. The Rail Trail and Clear Creek Trails were not cheap and are important amenities for many citizens. Please protect the beauty and integrity of these trails to the extent possible.

Thank you for your consideration.

Wishing you all the best,

Elizabeth Savich

## KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

KAREN McKIBBEN

Address:

2324 E. Moffett Ln.

Bloomington, IN 47401

Signature:

*Karen McKibben*

## KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Dale McKibben

Address:

2324 E. Moffett Ln.

Bloomington, IN 47401

Signature:

*Dale McKibben*

## KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Daniel Busch

Address:

1350 W Church Ln, Bloomington, IN

47403

Signature:

*Daniel Busch*



## KEEP IT RURAL

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Carol L. Axson

Address: 1247 W. Church Lane  
Bloomington, IN 47403

Signature: Carol L. Axson

RECEIVED  
FEB 05 2021  
MONROE COUNTY PLANNING

*Please! Listen to Horsemen Citizens  
Not just to the Developers!*

## KEEP IT RURAL

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Charlotte Hess

Address: 1006 S. Covenant Dr  
Bloomington IN 47401

Signature: Charlotte Hess

RECEIVED  
FEB 05 2021  
MONROE COUNTY PLANNING

## KEEP IT RURAL

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Gerald Wolfe

Address: 4995 S. Victor Pike  
Bloomington, IN 47403

Signature: Gerald Wolfe

RECEIVED  
FEB 05 2021  
MONROE COUNTY PLANNING

## KEEP IT RURAL

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Steven W. Axson

Address: 1247 W. Church Lane  
Bloomington IN 47403

Signature: Steven W. Axson

RECEIVED  
FEB 05 2021  
MONROE COUNTY PLANNING

## KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: David Biggs

Address: 3607 E Jordan's Way

Bloomington, IN 47401

Signature: [Signature]

RECEIVED  
FEB 05 2021  
MONROE COUNTY PLANNING

## KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Kevin Stearns Bruner

Address: 1313 S. Madison St.

Bloomington, IN 47403

Signature: [Signature]

RECEIVED  
FEB 05 2021  
MONROE COUNTY PLANNING

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Row MELLOTT

Address:

4909 S. Victor Pike

Signature:

Bloomington IN 47403  
1/29/21

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Gloria Stearns - Bruner

Address:

1313 S. Madison St.

Signature:

Bloomington, IN 47403  
Gloria Stearns-Bruner

RECEIVED

FEB 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Sandra Biggs

Address:

307 E. Jordans Way

Signature:

Bloomington 47401  
Sandra Biggs

RECEIVED

KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Carolyn Bucher

Address:

3842 S. Laurel Ct

Signature:

Bloomington, IN 47401  
Carolyn Bucher  
I'm concerned about flooding in that area.

## KEEP IT RURAL!

RECEIVED

FEB 11 2021

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Jacob Bailey

Address: 420 E Laurelwood Dr.

Signature: [Signature]

## KEEP IT RURAL!

RECEIVED

FEB 08 2021

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Victoria Nelson

Address: 608 E Moody Dr.

Bloomington, IN 47401

Signature: [Signature]

## KEEP IT RURAL!

RECEIVED

FEB 19 2021

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: McKenzie Holmgren

Address: 3203 S. Abby Ln.

Bloomington, IN 47401

Signature: McKenzie Holmgren

## KEEP IT RURAL!

MONROE COUNTY PLANNING

FEB 11 2021

RECEIVED

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Mara Flynn

Address: 2627 E 2nd St, Bloomington, IN 47401

Signature: [Signature]

## KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Mike PUD

Printed Name: Josh Cornett

Address: 3807 S. Bushmill Dr.

Blgtn. IN 47403

Signature: J. Cornett

MONROE COUNTY PLANNING

FEB 23 2021

RECEIVED



# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD

Printed Name: Marc Masie

Address: 506 N. E. 4th Creek

Solsberry IN 47459

Signature: [Signature]

RECEIVED  
MAR 05 2021  
MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Felicia Pafford

Address: 3360 E. Lanam Rd.

Brown 47408

Signature: [Signature]

RECEIVED  
MAR 05 2021  
MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD

Printed Name: Steven K. Logan

Address: 9584 Painted Lashelle Dr.

Bloomington IN 47401

Signature: [Signature]

RECEIVED  
MAR 05 2021  
MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: NOY GRAMM

Address: 3330 N. Custer Rd.

Bloomington IN 47408

Signature: [Signature]

RECEIVED  
MAR 05 2021  
MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Samantha Earler

Address: 1205 Walnut St.

Signature: Samantha Earler

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: WHITNEY CARP

Address: 2741 S. PINE MEADOWS DR

BLOOMINGTON 47403

Signature: Whitney Carp

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: JANE SCHEID

Address: 3218 E KENSINGTON PARK

BLOOMINGTON, IN

Signature: Jane Scheid

MAR 05 2021

MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Kim White

Address: 4248 S. CLEARVIEW DR

BLOOMINGTON, IN 47403

Signature: Kim White

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Lisa Hine

Address:

1205 S. Walnut St.

Bluffton 29401

Signature:

Lisa Hine

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Elizabeth Hembree

Address:

6227 Krah Ave

Blansville, IN 47110

Signature:

Elizabeth Hembree

MAR 05 2021

MONROE COUNTY PLANNING

RECEIVED

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Vickie Borg

Address:

5096 N Richland Cr Rd

Solsberry, IN 47459

Signature:

Vickie Borg

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

ELLA ROBINSON

Address:

592 W. LUKEN RD

BLOOMINGTON, IN 47407

Signature:

ELLA

MAR 05 2021

MONROE COUNTY PLANNING

RECEIVED

# KEEP IT RURAL!

MAR 05 2021

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: James Williams  
Address: 323 W. Boushadow Ct  
Blountville TN 47603  
Signature: [Signature]

RECEIVED

# KEEP IT RURAL!

MAR 05 2021

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: DARLA TREAT  
Address: 1147 W. SUGARBERRY CT  
Bloomington IN 47404  
Signature: [Signature]

# KEEP IT RURAL!

MAR 05 2021

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: BARTT SCHROEDER  
Address: 5516 Hazue Rd  
EVANSVILLE, IN 47712  
Signature: [Signature]

RECEIVED

# KEEP IT RURAL!

MAR 05 2021

MONROE COUNTY PLANNING

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: James R Steek  
Address: 3573 S Glasgow Cir  
Bloomington IN 47403  
Signature: [Signature]

RECEIVED



# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Samantha Earler

Address: 1205 Walnut St.

Signature: Samantha Earler

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: WHITNEY CARP

Address: 2741 S. PINE MEADOWS DR

BLOOMINGTON 47403

Signature: weeak

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: JANE SCHEID

Address: 3218 E KENSINGTON PARK

BLOOMINGTON, IN

Signature: Jane Scheid

MAR 05 2021

MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Kim White

Address: 4248 S. Clear View Dr.

Bloomington, IN 47403

Signature: Kim White

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING



RECEIVED

MAR 03 2021

MONROE CO

KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Lori Jordan

Address: 1143 W SUGARBERRY CT

Signature: Lori Jordan

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Lu Zhou

Address: 916 S Fenwick Ct, Bloomington, IN

Signature: Lu Zhou

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Melissa Orr

Address: 4248 S. Clear View Dr

Bloomington IN 47403

Signature: Melissa Orr

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Jennifer Shep

Address: 3573 S. Glasgow Cir

Signature: Jennifer Shep

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Elizabeth Fox

Address:

726 E. University St.

Bloomington, IN 47401

Signature:

*[Signature]*

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Adam Duke

Address:

582 W. Green Ad. Bloomington IN

Signature:

*[Signature]*

RECEIVED

MAR 05 2021

MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

*[Signature]*

Address:

726 E. University St.

Bloomington, IN 47401

Signature:

*[Signature]*

RECEIVED

MAR 03 2021

MONROE COUNTY PLANNING

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name:

Imelda Wynalda

Address:

6140 W Duval Rd.

Bloomington, IN 47403

Signature:

*[Signature]*



# KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Debbie Brzoska

Address: 7340 W. Gifford Rd.  
Bloomington IN 47403

Signature: 

---

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

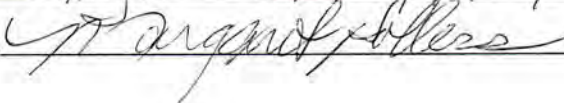
I use the rail-trail by the Robertson Farm. I love it.

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: MARGARET HOLLERS

Address: 230 W. Madison  
Bloomington IN 47404

Signature: 

---

# KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Cosima Hanlon

Address: 1408 W. Caber Ct  
Bloomington, IN 47403

Signature: Cosima Hanlon

---

# KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Devon Hallenbury

Address: 7696 S. Breiden Rd.  
Bloomington, IN

Signature: 47403

---

## KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Ellen Sbarounis

Address: 220 N. Madison  
Bloomington, IN 47404

Signature: Ellen Sbarounis

---

## KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Allison Powell

Address: 547 W. Pogwood Ln.  
Bloomington, IN 47404

Signature: Allison Powell

---



# KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Allison Santarossa

Address: 541 W Dogwood N.  
Bloomington, IN 47404

Signature: AW Santarossa

---

Guy Loftman  
4835 S. Victor Pike  
Bloomington, IN 47403

JUST SAY NO  
TO 145 LOTS  
AT 4691 S. VICTOR PIKE  
**VOTE NO ON 2012—PUO-06**

Monroe County Plan Commission  
501 N. Morton Street, Suite 224  
Bloomington, IN 47404

## KEEP IT RURAL!

Received 3/15/2021

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Josh Washef

Address: 220 N. Madison St Bloomington IN  
47401

Signature: [Signature]

---

## KEEP IT RURAL!

Dear Monroe County Plan Commission:

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

145 lots are way too many.

Please vote NO on 4691 S. Victor Pike PUD.

Printed Name: Rebecca Rose

Address: 2219 S. Belhaven Ct.  
Bloomington 47401

Signature: [Signature]

---

## EXHIBIT 7: Letter of Support

### Rebecca Payne

---

**From:** Adam Nunez <bloomingtonadam@gmail.com>  
**Sent:** Monday, February 8, 2021 10:48 AM  
**To:** Rebecca Payne  
**Subject:** Proposed development

**Categories:** Blue Category

Greetings.

Someone posted locally about a planned housing development near Lighthouse Christian Academy.

To start, I wholly support the idea. We suffer from a lack of affordable housing. As part of the process, please consider making the homes and lots modest size. I think that would be best for that area and the community as a whole.

Adam Nunez