

Monroe County Historic Preservation Board of Review



June 21, 2021

5:30 p.m.

Held Via Teleconference

[https://monroecounty-
in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lV0R0WUdCWFlobljUT09](https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lV0R0WUdCWFlobljUT09)

If calling dial (312) 626 6799

Meeting ID: 879 5022 4220

Password: 491694

Monroe County Historic Preservation

Board of Review

Agenda

Teleconference Link:

<https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lV0R0WUdCWFloblIjUT09>

Monday, June 21, 2021

5:30 PM

1) Call to Order

2) Approval of Meeting Minutes: May 17, 2021 **PAGE 3**

3) Administrative: Resolution – House Bill 1437 **PAGE 5**

4) Old Business: None.

5) New Business:

- a) Informal COA Discussion for 3655 N Maple Grove Road **PAGE 9**
- b) PUO-21-1 P & G Planned Unit Outline Plan – Discussion **PAGE 13**
One (1) 4.93 +/- parcel located in Section 29, Perry Township at 5100 W Victor Pike. Parcel number: 53-08-29-200-023.000-008. Zoned PB
- c) 2021 Work Plan **PAGE 22**

6) Adjournment

NEXT MEETING: July 19, 2021

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

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

The meeting will be open to the public.

Monroe County Historic Preservation

Board of Review

Minutes - Draft

Teleconference Link:

<https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lV0R0WUdCWFloblIjUT09>

Monday, May 17, 2021

Attendees: Danielle Bachant-Bell, Debby Reed, Polly Root Sturgeon, Duncan Campbell, Don Maxwell, Donn Hall
Absent: Doug Wilson, Devin Blankenship, Amanda Richardson
Staff: Tammy Behrman, Jonathan Stewart from Tech Services to assist with meeting
Public: n/a

1) Call to Order 5:30 PM

2) Approval of Meeting Minutes: April 19, 2021

Campbell: 1st

Sturgeon: 2nd

Approved 6-0

3) Administrative Business: Resolution on meeting format discussion. Expect in-person meetings next month. Must be quorum present. More specific rules to be approved by Commissioners this week.

4) New Business:

a) [IN SCOPE Section 106](#) – I-69 Tier 2 Studies, Section 4 Mitigation Audio Tour (DES# 0300380)

Sturgeon: Once this is completed, we should post it on our website.

b) 2021 Work Plan

Limestone Walls

Campbell: I have some books I bought some time back and just read two of them and working my way through the other. Trying to think in terms of what we would want for the survey and the document. The one they had was really good and I think we should adapt it for our purposes. Sometimes we find these wounded areas and it makes sense to do some condition analysis especially for collapses.

Bachant-Bell: Jane, director of Drystone Conservancy to follow up with the Rumpke stonewall work. Inventory and surveying is important but we really need to have this document and then hire someone to get it done. Definitely note any areas or sections with damage. Start a conversation to fund a survey.

Behrman: Will there be a way to prioritize which ones would need help first? I envision a map that is color coded with conditions of the walls.

Campbell: In doing the survey, you can actually discover if they were built traditionally. Photos and condition would help with prioritizing.

Bachant-Bell: Last workshop we did was 2014 and we are one of the only counties in Indiana that has these walls. We should look into getting an estimate and we need to know where they are almost. I will contact them to learn more about pricing.

Limestone Heritage Project

Work with Tech Services, Wendy Wilson to get more content on the website. Get a list to staff to see what Behrman can do first.

Reed: We have a 1957 map mill sand quarries in 3 different counties and now we are down to a few quarries in just 2 counties. That map would be a great addition. Includes mills as well.

Behrman: We have the ability to scan large documents

Signage

Polly: We are going to meet to deal with action items.

Education

Polly: Devin and I talked about a scavenger hunt and want to put together a map. ArcGIS StoryMaps with the County is another idea. Could it be linked to the SHAARD database and can be updated.

Bachant-Bell: There used to be a map back when Munson on the Board but we can remember who did the map or any file. Sounds like something we need for sure.

Reed: Todd Thompson sent me a copy of the story maps that Polly and her colleagues did and asked that they be added to the limestone website. They are incredible. It would be great to do them for Monroe County history. It would be wonderful!

c) Continuing Education Program: Limestone Wall Link www.drystone.org/videos

There were issues with sound coming though for the members. This became optional viewing on one's own time. We tried!

4. Adjournment 6:45PM

NEXT MEETING: June 21, 2021

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

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

The meeting will be open to the public.

Electronic Attendance Policy for Public Meetings

WHEREAS, in response to the COVID-19 pandemic and in recognition that public meeting rules could be amended to take advantage of technological advances, Indiana Code 5-14-1.5-3.5 was amended by the Indiana General Assembly in 2021; and

WHEREAS, Indiana law now allows for electronic participation in some public meetings by up to fifty percent (50%) of members of a governing body provided the governing body adopt a policy that complies with the amended law; and

WHEREAS, the Monroe County Historic Preservation Board of Review wishes to allow members of the public, staff, and up to fifty percent (50%) of its members to attend meetings electronically and to follow other procedures set forth in the law.

NOW THEREFORE BE IT RESOLVED, that:

1. The Historic Preservation Board of Review ("HPBOR") wishes to adopt and follow the procedures set forth in HEA 1437 and newly-amended Indiana Code 5-14-1.5-3.5, 3.6, and 3.7, to the extent those apply to the HPBOR. Those procedures are listed in "Exhibit A", which is attached hereto and incorporated herein. Exhibit A shows language that has been removed from the Indiana Code in a strike-through format and new language is shown in bold.
2. As long as technology exists and is able, members of the public shall be admitted to meetings if they wish to participate electronically and shall be able to view or listen to and participate in the meeting under the regular rules allowed for public participation.
3. Staff members may participate electronically in all meetings including those listed in subsection (i) of Exhibit A, which are meetings in which all members of a governing body must attend in person, provided there is no actual need for a staff member to be physically present at a particular meeting. Such need shall be determined at the sole discretion of the President or Chair of the HPBOR, unless a majority of the governing body votes to require a staff member to attend a particular meeting.

Adopted this day of 12th day of May 2021, by the Historic Preservation Board of Review, Monroe County, Indiana. The signature of the Chair, below, signifies that this Resolution was adopted by a majority of the Historic Preservation Board of Review.

Danielle Bachant-Bell, Chair of the Monroe County Historic Preservation Board of Review

EXHIBIT A

SECTION 5. IC 5-14-1.5-3.5, AS AMENDED BY P.L.154-2016, SECTION 1, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 3.5.

(a) This section applies only to a governing body of a public agency of a political subdivision, other than a governing body of an airport authority or a department of aviation as set forth in section 3.6 of this chapter.

(b) **Subject to subsection (i)**, a member of the governing body of a public agency who is not physically present at a meeting of the governing body ~~but who communicates with members of the governing body during the meeting by telephone, computer, video conferencing, or any other electronic means of communication:~~

~~(1) may not participate in final action taken at the meeting unless the member's participation is expressly authorized by statute; and
(2) may not be considered to be present at the meeting unless considering the member to be present at the meeting is expressly authorized by statute.~~

~~(c) The memoranda prepared under section 4 of this chapter for a meeting in which a member participates by using a means of communication described in subsection (b) must state the name of:~~

~~(1) each member who was physically present at the place where the meeting was conducted;
(2) each member who participated in the meeting by using a means of communication described in subsection (b); and
(3) each member who was absent.~~

may participate in a meeting by any electronic means of communication that does the following:

**(1) Allows all participating members of the governing body to simultaneously communicate with each other.
(2) Allows the public to simultaneously attend and observe the meeting. However, this subdivision does not apply to a meeting held in executive session.**

Subject to subsection (i), a governing body member who participates in the meeting by an electronic means of communication shall be considered present for purposes of establishing a quorum but may participate in any final action taken at the meeting only if the member can be seen and heard.

(c) A technological failure in an electronic means of communication that disrupts or prevents:

**(1) the simultaneous communication between a member who is not physically present at the meeting and the governing body; or
(2) a member of the public who is not present at the meeting from attending and observing the meeting;**

does not prevent the governing body from conducting the meeting or affect the validity of an action taken by the governing body at the meeting if the sum of the governing body members physically present at the meeting and the governing body members participating by electronic communication without technological failure satisfy the quorum and (if a final action is taken) the voting requirements of the governing body.

(d) The governing body shall adopt a written policy establishing the procedures that apply to a member's participation in a meeting by an electronic means of communication. The governing body may establish procedures that are more restrictive than the procedures established by this section. The policy adopted under this section may include:

- (1) limiting the number of members who may participate by electronic communication in any one (1) meeting;
- (2) limiting the total number of meetings that the governing body may conduct in a calendar year by electronic communication; and
- (3) requiring a member, except in the case of a meeting called to deal with an emergency under section 5(d) of this chapter, who plans to attend a meeting by any electronic means of communication to notify the presiding officer within a certain period of time before the meeting, as specified by the governing body, so that arrangements may be made for the member's participation by electronic communication.

(e) The memoranda prepared under section 4 of this chapter for a meeting in which a member participates by an electronic means of communication must:

- (1) state the name of each member of the governing body who:
 - (A) was physically present at the place where the meeting was conducted;
 - (B) participated in the meeting by using any electronic means of communication; and
 - (C) was absent; and
- (2) identify the electronic means of communication by which:
 - (A) members of the governing body participated in the meeting; and
 - (B) the public attended and observed the meeting, if the meeting was not held in executive session.

(f) All votes taken during a meeting under this section must be taken by roll call vote.

(g) At least fifty percent (50%) of the members of the governing body must be physically present at a meeting.

(h) A member of the governing body may not attend more than fifty percent (50%) of the governing body's meetings in a calendar year by means of electronic communication, unless the member's electronic participation is due to:

- (1) military service;**
- (2) illness or other medical condition;**
- (3) death of a relative; or**
- (4) an emergency involving actual or threatened injury to persons or property.**

(i) A member of a governing body may not participate in a meeting of the governing body by electronic communication if the governing body is attempting to take final action to:

- (1) adopt a budget;**
- (2) make a reduction in personnel;**
- (3) initiate a referendum;**
- (4) establish or increase a fee;**
- (5) establish or increase a penalty;**
- (6) use the governing body's eminent domain authority; or**
- (7) establish, raise, or renew a tax.**

(j) A governing body may not prohibit a member of the governing body from attending consecutive meetings by electronic communication. A member may attend two (2) consecutive meetings (a set of meetings) by electronic communication. A member shall physically attend at least one (1) meeting between sets of meetings that the member attends by electronic communication, unless the member's absence is due to:

- (1) military service;**
- (2) illness or other medical condition;**
- (3) death of a relative; or**
- (4) an emergency involving actual or threatened injury to persons or property.**

Tammy Behrman

From: Liza Burkhart <liza.burkhart@att.net>
Sent: Wednesday, May 26, 2021 10:20 PM
To: Tammy Behrman
Subject: Re: 3655 N Maple Grove Road - Historic Preservation Overlay

Thanks, Tammy. I'm looking forward to talking to the Board on June 21.

I'm attaching some current photos of the house and the areas of concern. Chris Sturbaum of Golden Hands Construction will be out at the house this coming Friday. He may provide additional photos after his visit. I am definitely interested in what he has to say.

For now, my main areas of focus are a wall in the dining room and leaks into the window from the roof or gutter. The house also needs to be washed and painted.

Have a nice long weekend!







Sent from my iPhone

On May 20, 2021, at 2:44 PM, Tammy Behrman <tbehrman@co.monroe.in.us> wrote:

Hi Liza-

Nice talking with you today and glad you will be back home again in Indiana soon! Just in time to experience some of the Brood X 17 year Cicada emergence if you are lucky!

Here are a few resources that might be helpful with renovating your home. Attached is the meeting schedule with the Historic Preservation meeting and filing deadlines for a Certificate of Appropriateness (COA). If you want to submit anything for an information review or discussion then just submit about ten days before the meeting and that way it can go out in the staff packet we publish a week before the meeting.

Here is the website link for the [Historic Preservation Board of Review](#). Scroll down to see the application for the [Historic Preservation Certificate of Appropriateness \(COA\)](#) in the OpenGov system. Also, the

relevant [Chapter 810 Ordinance](#) is linked on the website. You could look at 810-7 for more information on the COA requirements.

Once you have had a chance to review some of the information above please let me know if you have any other questions or want to know more about the process.

Tammy Behrman, AICP

Senior Planner
Monroe County Planning Department
501 N Morton Street Suite 224
Bloomington, IN 47404
tbehrman@co.monroe.in.us
(812) 349-2560

<2021_Calendar_ADOPTED 3.23.2021.pdf>

MONROE COUNTY PLAN REVIEW COMMITTEE**June 10, 2021**

CASE NUMBER	PUO-21-1
PLANNER	Anne Crecelius
PETITIONER	P & G Associates LLC c/o Michael Carmin, Carmin Parker PC
REQUEST	P & G Planned Unit Outline Plan Waiver of Final Hearing Requested
ADDRESS	5100 S Victor Pike Parcel #: 53-08-29-200-023.000-008
ACRES	4.9 +/-
ZONE	PB
TOWNSHIP	Perry
SECTION	29
PLATS	Unplatted
COMP PLAN DESIGNATION	MCUA Phase I: Employment MCUA Phase 2:

EXHIBITS

1. Petitioner Outline Plan Statement
2. Site Plan

RECOMMENDATION

Staff recommendation is pending.

PLAN REVIEW COMMITTEE - June 10, 2021**HISTORIC PRESERVATION BOARD - June 21, 2021****PLAN COMMISSION Regular – July 20, 2021 (Preliminary Hearing)**

Waiver of Final Hearing Requested.

PLAN COMMISSION Regular – August 17, 2021 (Final Hearing)**SUMMARY**

The petition site is located at 5100 S Victor Pike, zoned Pre-Existing Business, in Perry Township, section 29. It's 4.9 +/- acres and is developed and operating as a Sunoco Gas Station. The petition site is accessed from S Victor Pike and is approximately 500' from the intersection of S Victor Pike and S State Road 37. The petitioner is requesting a Planned Unit Development Outline Plan to create the "P & G PUD" which would permit the use of a petitioner-defined use of "Truck Stop – Small". There are no zones within the ordinance that would allow for the combination off all of the proposed uses. The uses proposed within the outline plan are existing, have been in operation for some time, but do not meet the requirement to be considered pre-existing non-conforming under Chapter 803.

BACKGROUND

The petitioner's representative, Michael Carmin, states in Exhibit 1:

"Petitioner seeks to rezone the property to Planned Unit Development to continue the existing uses of the property - gasoline station/convenience mart, but also seeks to add additional limited uses that have developed on the property over time ancillary to the gasoline station/convenience mart. The proposed Planned Unit Development zone creates a Truck Stop - Small use.

Truck Stop - Small is consistent with Comprehensive Land Use Plan - Urbanizing Area. The plan identifies the parcel for employment uses. The Truck Stop - Small leverages use of existing infrastructure and primarily the principal road network system providing essential services and opportunities for highway travelers. The limited uses in Truck Stop

- Small are a major step down in intensity of use otherwise allowed in the Truck Stop/Travel Plaza.

The Truck Stop/Travel Plaza use, a conditional use under the zoning code, is more intense in uses and development than petitioner seeks. Petitioner crafted the term Truck Stop – Small because it represents the travel, vehicle uses adjacent to a principal arterial road, but less intense than the scope of uses permitted in Truck Stop/Travel Plaza. No existing zone allows the mix of uses and guaranteed limited scale of such uses as proposed in this PUD. No existing zone allows for the combination of uses as have developed and petitioner seeks to continue to use on the lot.”

LOCATION MAP

The petition site is located in Perry Township, section 29, addressed as 5100 S Victor Pike. The parcel number is 53-08-29-200-023.000-008. The petition site has frontage on S Victor Pike and S State Road 37.

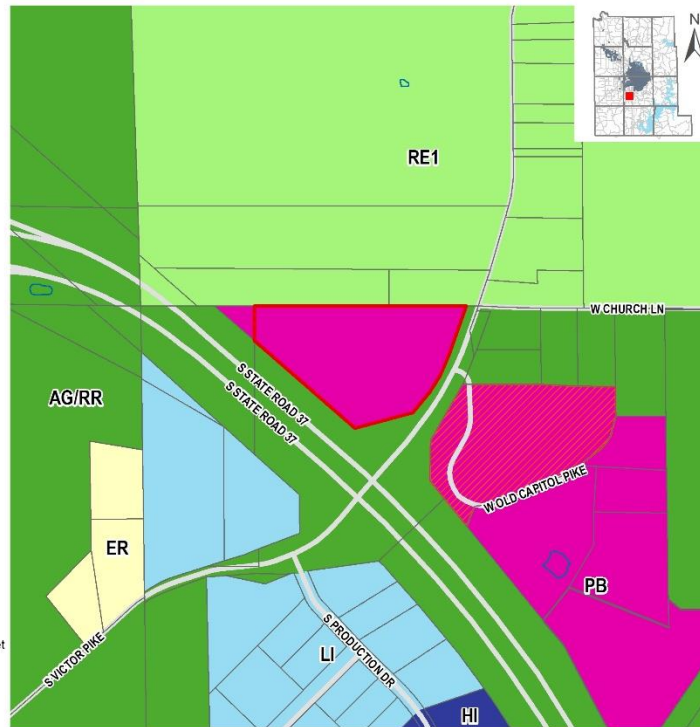


ZONING AND ADJACENT USES

The petition site is zoned Pre-Existing Business (PB). Surrounding Right-of-Way are zoned Agricultural/Rural Reserve (AG/RR). Property to the north is zoned Estate Residential 1 (RE1), property to the southwest is zoned Light Industrial (LI), and property to the southeast are zoned Pre-Existing Business (PB), and PB and Historic Designated Overlay.

Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Historic Preservation Overlay
- Monroe County Zoning**
- AG/RR - Agriculture/Rural Reserve
- ER - Estate Residential
- HI - Heavy Industrial
- LI - Light Industrial
- PB - Pre-Existing Business
- RE1 - Estate Residential 1



SITE CONDITIONS

The petition site is developed and contains one main building and two fuel stations. Access is derived from S Victor Pike. The site has a pre-existing commercial septic. The property is located within a “critical watershed”, called “West Fork Clear Creek/Clear Creek”. The site contains buildable area with steep slopes only present near existing drainage ditches. South Victor Pike is classified as a “Local Road” and S State Road 37 as “Production” per the 2016 Thoroughfare Plan.

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Service Station, Detached Canopy C C 01		A	1990	1990	1,600
Service Station, Detached Canopy C C 01		A	2000	2000	2,367
Paving C 01	C	A	1990	1990	37,000
Paving C 01	C	A	1990	1990	3,500
C/i Building C 01	C	A	1990	2000	8,640

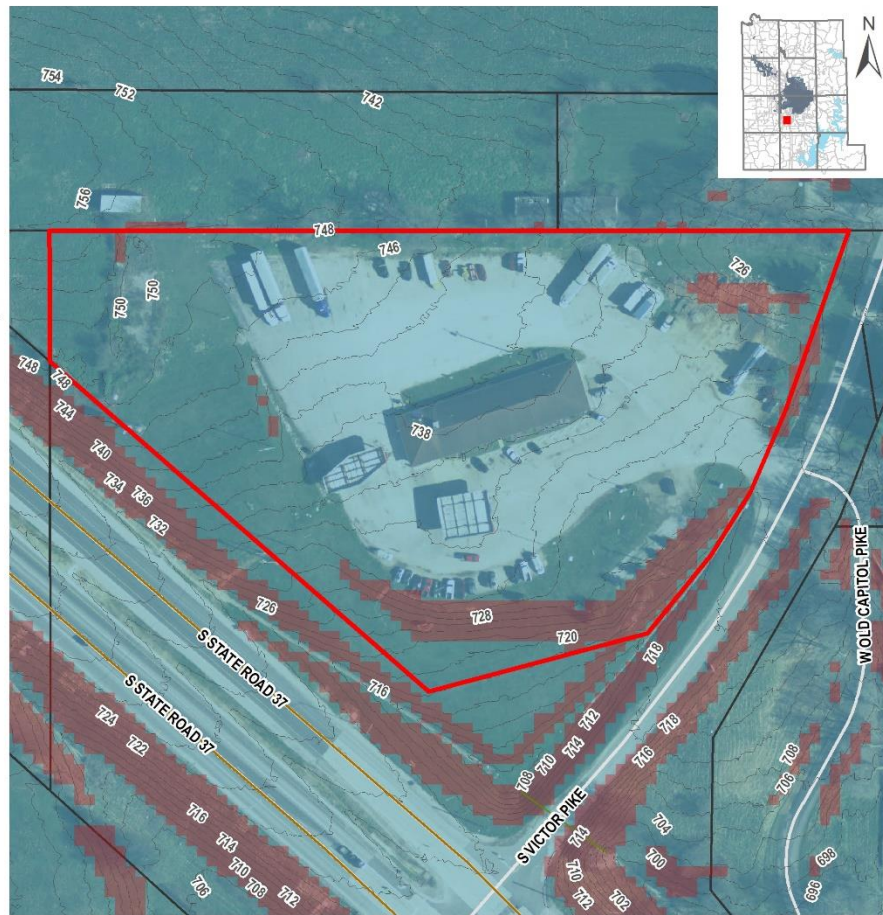
Site Conditions Map

- Freeway
- Petitioner
- Storm Water
- 2-Foot Contours
- Local Roads [50']
- 15% Slope Restriction
 - 0 - 15
 - > 15
- Parcels
- Critical Watersheds
 - West Fork Clear Creek/Clear Creek

0 37.5 75 150 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 6/3/2021



SITE PICTURES



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

Figure 2. North property line along W SR 48, looking west.

EXHIBIT 1: Petitioner Outline Plan Statement



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

May 4, 2021

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

RE: PUD Petition - Amended

P & G Associates petitions for a rezoning of its property located at 5100 S. Victor Pike, Bloomington, Indiana consisting of 4.93 acres. The property is zoned Preexisting Business. The property has long been the site of a gasoline station/convenience mart.

The property is located at the intersection of Victor Pike and State Road 37 which is a signalized intersection.

Petitioner seeks to rezone the property to Planned Unit Development to continue the existing uses of the property – gasoline station/convenience mart, but also seeks to add additional limited uses that have developed on the property over time ancillary to the gasoline station/convenience mart. The proposed Planned Unit Development zone creates a Truck Stop – Small use.

Truck Stop – Small is consistent with Comprehensive Land Use Plan – Urbanizing Area. The plan identifies the parcel for employment uses. The Truck Stop – Small leverages use of existing infrastructure and primarily the principal road network system providing essential services and opportunities for highway travelers. The limited uses in Truck Stop – Small are a major step down in intensity of use otherwise allowed in the Truck Stop/Travel Plaza.

The Truck Stop/Travel Plaza use, a conditional use under the zoning code, is more intense in uses and development than petitioner seeks. Petitioner crafted the term Truck Stop – Small because it represents the travel, vehicle uses adjacent to a principal arterial road, but less intense than the scope of uses permitted in Truck Stop/Travel Plaza. No existing zone allows the mix of uses and guaranteed limited scale of such uses as proposed in this PUD. No existing zone allows for the combination of uses as have developed and petitioner seeks to continue to use on the lot.

Development. The property is fully developed. No additional structures are anticipated. The property is a single parcel of 4.93 acres. Approximately 30% of the lot surface is paved concrete; 25% of the lot surface is stone or gravel; 30% is green space; and about 22,000 square feet of structures (9,000 square foot existing convenience mart/gasoline station office building and covered canopies over fueling stations – 1,500 and 2,000 square feet).

Parking: Overnight transient truck parking will comprise 5% to 10% of the lot area located along the north property line on the west half of the property. The ride share parking will



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use less than 2% of the lot and will be located along the south portion of the improved lot, an existing gravel parking area.

The accessory use for a dwelling would be created through remodeling of the existing single story structure by interior remodeling to create an apartment or second story loft addition to the existing building.

The restaurant use would be developed within the existing building utilizing a part of the 9,000 square feet presently used for product storage. The restaurant use would be located at the east end of the existing building. A drive-thru window would be placed in the north wall at the east end or in the east wall of the building. There is no time line decided for any remodeling to add a restaurant or the accessory residential use.

Ownership. The single parcel is under single ownership. No subdivision of the lot is planned and the project will remain under single ownership. All open spaces on the lot will remain as part of the single parcel under single ownership.

Existing building. The existing single story structure is approximately 9,000 square feet block wall development with a pitched roof. The maximum height of the building is estimated at 22 feet. The gasoline fueling service consists of three diesel fuel pumping islands under a covered canopy approximately 1,500 square feet. The gasoline fueling service is by four gasoline station pump islands under a 2,000 square foot covered canopy.

Signage. An existing pole sign is located along the southwest property line and is estimated at 40 feet. An existing ground sign is located in the southern part of the property in the south edge of the improved portion of the lot with sign visibility from State Road 37. The monument sign is less than six feet in height. The existing pole sign and monument sign will be retained.

Facilities. The property operates with an existing septic permit. The addition of a restaurant use or accessory residential use will require new septic permits.

The property is served with public water and electricity.

There are no sidewalks existing along Victor Pike and sidewalks will not be installed.

Storm water drainage. The property is entirely surface drainage. The west and south two-thirds of the lot drains toward State Road 37 right-of-way. The grade fall from the northwest corner to the corner at the junction of Victor Pike and State Road 37 rights-of-way is 30 feet. The fall from the northwest corner to the southwest corner and along the southwest property line is eight feet. The State Road 37 right-of-way between the paved surface of the road and the property line is 75 feet in width and is an existing major drainage swale. The northeast one third of the lot drains through the green space to a small detention area in the northeast



corner of the property. No new impervious surfaces will be added to the lot and the property will maintain the existing, historic storm water drainage.

Design standards and conditions for a Truck Stop – Small:

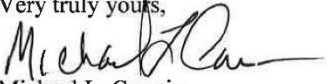
1. Permitted Uses. Gasoline/fuel sales; electric vehicle charging station; convenience mart; transient overnight truck parking; ride-share parking; restaurant (small). Accessory uses: A single residential dwelling use and seasonal sales.
2. Lot size. The minimal parcel area and road frontage should be not less than 4 acres and not larger than 10 acres with not less than 200 feet of direct road frontage on a principal arterial road. The adjacent collector road intersection shall require a dedicated left turn and/or right turn lane(s). Alternative access may include a secondary collector road at an improved principal arterial road intersection. A signalized intersection with dedicated turn lanes constitutes an improved intersection.
3. Location. The Truck Stop – Small parcel must be located within 200 feet of the centerline of a principal arterial road or adjacent to a secondary collector road connecting to a principal arterial intersection. Driveway entrance on an adjacent secondary collector road shall be located not further than 500 feet from the principal arterial road intersection. The Truck Stop – Small shall be a minimum distance of 3,000 feet from a Truck Stop/Travel Plaza or other Truck Stop – Small use, measured property line to property line.
4. Fueling stations. Fueling areas for automobiles and fueling areas for trucks must be separated. Pump island canopies may not exceed 22 feet in height.
5. Vehicle charging stations. Vehicle charging stations (electric vehicle) shall be located in a designated area minimizing traffic conflicts for truck parking, rideshare parking, and fueling stations. Charging stations do not require a canopy.
6. Prohibited uses. Vehicle repair and servicing are not permitted uses. Sales of vehicle fluids are permitted (examples: oil, engine coolant, washer fluid) and consumer installation of vehicle fluids is permitted.
7. Overnight parking. Transient overnight truck parking shall not exceed a 24 hour period. Transient overnight truck parking may include driver rest periods in vehicles with truck/tractor cabins designed for rest periods. Designated parking for transient overnight truck parking shall not exceed 20 parking spaces.
8. Ride-share. Vehicle parking for carpooling and ride-sharing shall be permitted. Designated parking for ride-share use shall not exceed 20 spaces. Ride-share parking shall not exceed 12 hours.



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9. Convenience mart/food service. Dine-in facilities for the restaurant shall not exceed 1,000 square feet.
10. Lot surfaces. Driveway and associated lot areas for fueling stations, charging stations, restaurant parking and convenience mart parking shall be paved. Ride-share parking, transient overnight truck parking, and associated driveway areas may be stone or gravel surfaced.
11. Landscaping. At least 25% of the lot shall be dedicated to permanent green space. A minimum of eight (8) trees shall be required in the areas in close proximity to road frontages.
12. Signage. Existing pole signs may be retained. New pole signs shall be permitted not to exceed one pole sign per parcel. Signage may include canopies, building exterior and monument signs. Signage in addition to a pole sign shall not exceed an aggregate of 600 square feet. The area of both sides of a monument sign shall be included in the aggregate permitted signage.
13. Lighting standards. On-site lighting shall be sized and directed to provide minimal light spillage onto adjacent properties. All outdoor lighting shall be shielded so that light emitted by the fixtures project below the horizontal plane of the lowest point of the fixture. Low pressure sodium lamps or other dark sky friendly lighting alternatives shall be utilized wherever feasible for any light not fully shielded. Pole signs and monument signs may be backlit. Lighting shall not exceed one candle power at a property line.
14. Alcohol sales. Alcohol sales for onsite consumption are not permitted.
15. Accessory Uses.
 - a. Seasonal sales shall be permitted on the open lot. Examples of seasonal sales include farm produce sales, fireworks and pumpkins sales. Sales and display areas for seasonal sales shall not exceed 2,000 square feet.
 - b. Residential. One 2-bedroom dwelling unit for employee/manager occupancy.

Very truly yours,

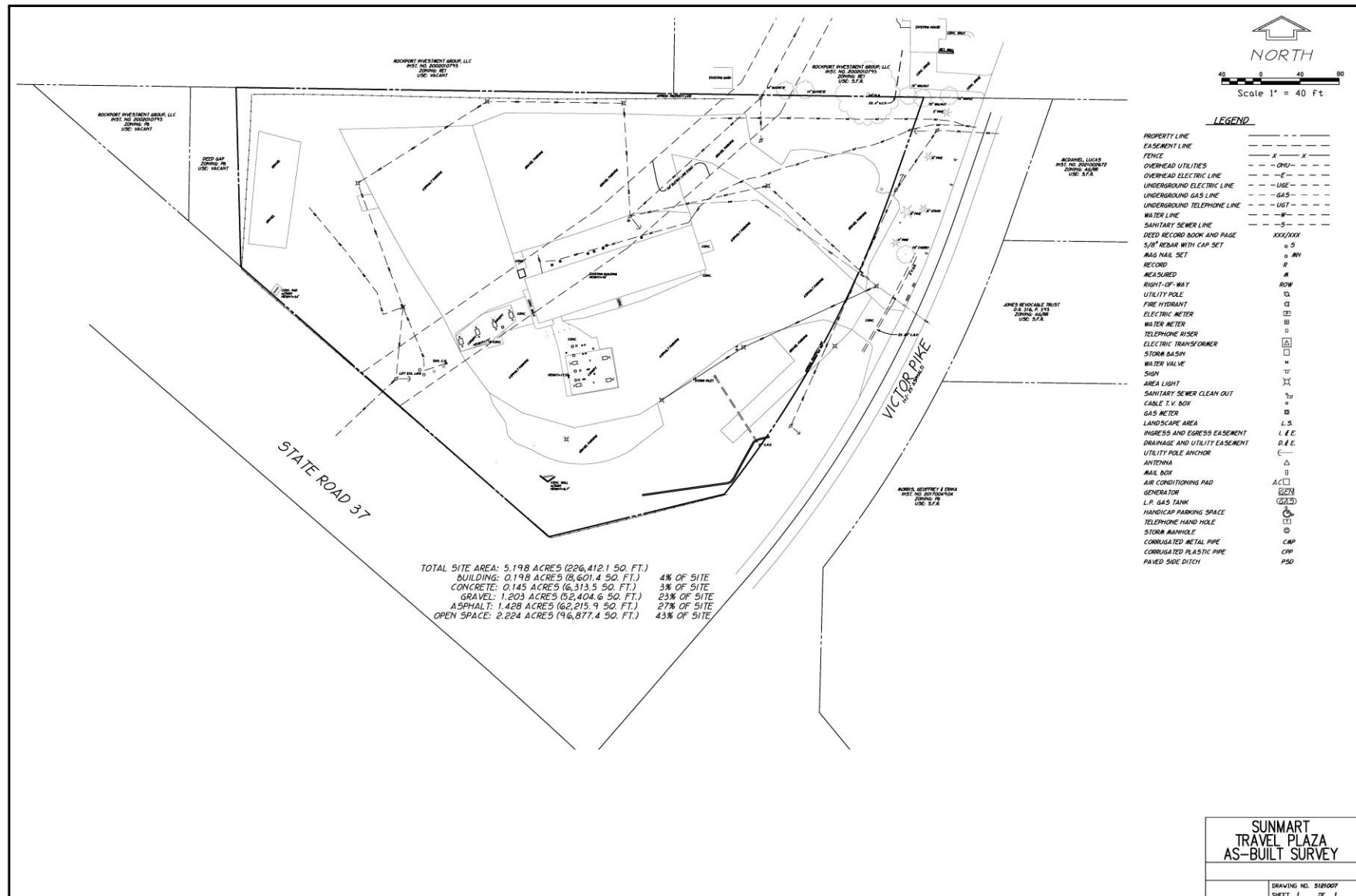

Michael L. Carmin

MLC/srh
427557



Committed to Client. Committed to Community.

EXHIBIT 2: Site Plan



2021 Work Plan

Monroe County Historic Preservation Board

Project Priorities: Outreach and Preservation, Ongoing Board Initiatives

1) Limestone Heritage Project

- a) Continually update website with new information as it is available
- b) Connect with Partners on information to link to

Action steps and timeline:

Sub-committee members: Danielle, Debby

2) Drystone Walls

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

Action steps and timeline:

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

3) Community and Site Signage

- a) Pursue Community Signage as long as funding is provided
- b) Pursue interpretive signage for the new historic covered bridge

Action steps and timeline:

Sub-committee members: Devin, Polly, Don, Donn

4) Public Historic Preservation Education

- a) Develop a social media scavenger hunt of architectural types, styles, etc.

Action steps and timeline:

Sub-committee members: Devin, Polly

Project Priorities: Procedure, Time Sensitive Initiatives – All board

- 1) Actively engage in County Development Ordinance revisions
- 2) Discuss with Commissioners the need for dedicated staff
- 3) ~~Develop annual notice procedure to owners of designated properties (Sept.–Nov.) To be mailed in Jan 2021~~ Mail again in January 2022, update as needed

Board Education Priorities, Ongoing Options – All board and staff

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