

# **MONROE COUNTY PLAN REVIEW COMMITTEE**



**Thursday, August 12, 2021  
5:30 pm**

**Monroe County Government Center  
Planning Department**

**Zoom Link:** [https://monroecounty-  
in.zoom.us/j/81947218756?pwd=NmFoWk1BTtNsakREUFBxdUNpYXNxQT09](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>

August 12, 2021

5:30 p.m.

**ADMINISTRATIVE: None.**

**OLD BUSINESS: None.**

**NEW BUSINESS:**

- |                    |   |                |
|--------------------|---|----------------|
| <b>1. REZ-21-3</b> | <b>Worms Way Lot A Rezone from AG/RR to LI</b><br>One (1) 6.65 +/- acre parcel in Section 28 of Washington Township at 7850 N Wayport RD, parcel # 53-02-28-100-006.000-017.<br>Owner: Ah & Sh LLC<br><b>Zoned AG/RR.</b> Planner: <a href="mailto:tbehrman@co.monroe.in.us">tbehrman@co.monroe.in.us</a>           | <b>PAGE 3</b>  |
| <br>               |   |                |
| <b>2. REZ-21-4</b> | <b>Hamilton Rezone from RE1 to AG/RR</b><br>One (1) 134.5 +/- acre parcel in Section 8 of Bloomington Township at 1300 W Bell RD, parcel #53-05-08-300-007.000-004.<br>Owner: Hamilton, Jeffrey A & Jean Messenger<br><b>Zoned RE1.</b> Planner: <a href="mailto:dmyers@co.monroe.in.us">dmyers@co.monroe.in.us</a> | <b>PAGE 23</b> |

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.

**MONROE COUNTY PLAN REVIEW COMMITTEE****August 12, 2021**

<b>PLANNER</b>	Tammy Behrman
<b>CASE NUMBER</b>	REZ-21-3
<b>PETITIONER</b>	RJ Meyers c/o VJ-Team, LLC
<b>ADDRESS</b>	7850 N Wayport RD
<b>REQUEST</b>	Rezone Request from AG/RR to LI Waiver of Final Hearing Requested
<b>ACRES</b>	6.65 +/- acres
<b>ZONE</b>	AG/RR
<b>TOWNSHIP</b>	Washington Township
<b>SECTION</b>	28
<b>PLATS</b>	Lot A of Worms Way Type A
<b>COMP PLAN DESIGNATION</b>	Rural Residential

**EXHIBITS**

1. Petitioner Letter
2. Petitioner Site Plan
3. AG/RR Use Table
4. LI Use Table
5. Use Determination Form USE-21-39

**RECOMMENDATION**

Staff recommends **denial** of the Rezone of based on findings of fact and subject to the Monroe County Highway and MS4 Coordinator Reports.

**RECOMMENDATION TO THE PLAN REVIEW COMMITTEE**

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a “negative recommendation” to the Plan Commission based on the petition’s incompatibility with the Monroe County Comprehensive Plan.

**However, the access to N Wayport Rd and I-69 has been completed since the adoption of the 2012 Comprehensive Plan. Staff is considerate as to whether a rezone may be appropriate for this area given the current conditions. Staff is seeking input from the PRC as to whether the Comprehensive Plan needs to be updated along this area since the completion of I-69.**

**Plan Review Committee – August 12, 2021**

**Plan Commission Regular Meeting – September 21, 2021 (Preliminary Hearing)**

**Plan Commission Regular Meeting – October 19, 2021 (Final Hearing)**

**SUMMARY**

The petition site is one parcel totaling 6.65 +/- acres located in Washington Township. The petitioner is proposing to amend the Zoning Map from Agricultural Rural Reserve (AG/RR) to Light Industrial (LI). The petitioner intends “to act as a support manufacturing service for the local medical device manufacturing businesses” if the rezone request is approved is approved by the County Commissioners (See Petitioner Letter Exhibit 1). A change of use site plan amendment would be required reviewing current design standards for bioretention, parking and landscaping.

## BACKGROUND

The Zoning Map amendment would be from AG/RR to LI. Listed below are the definitions of these zones per Chapter 802.

**Agriculture/Rural Reserve (AG/RR) District.** *The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses associated with agriculture uses and limited, very low density, rural non-farm related single family uses and not in (major) subdivisions. Its purposes are to encourage the continuation of agriculture uses, along with the associated single family residential uses, to discourage the development of residential subdivisions and non-farm-related nonresidential uses, to protect the environmentally sensitive areas, such as floodplain and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the AG/RR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the agriculture-related uses. The development of new non-farm residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance. Use Table Exhibit 3*

**Light Industrial (LI) District.** *The character of the Light Industrial (LI) District is defined as that which is primarily intended for industrial uses that have minimal exterior movement of vehicles and goods. Its purposes are: to establish areas for the exclusive development of light industries; to discourage residential and commercial uses; to protect environmentally sensitive areas, such as floodplain, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Uses shall be restricted to activities that are not a nuisance because of dust, fumes, noise, odor, refuse matter, smoke, vibration, water-carried waste or other adverse effects on surrounding uses. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with adjacent non-industrial uses. The LI District shall provide open space, landscaping and buffering in order to achieve desirable site development. Use Table Exhibit 4*

In 1995 a ‘Special Exception’ request was made by Worms Way to both the Board of Zoning Appeals and Plan Commission for the use ‘Agribusiness and Greenhouse’. It was approved and met the permit requirements to allow for the business. According to the property report card, the building on Lot A was erected in 1995. The site plan was amended in 2001 to develop the northern parcel to accommodate the expanding business.

Use Variance 1905-VAR-28 ([Staff report](#), [Minutes](#)) was granted in June 27, 2019 by the Board of Zoning Appeals to add the use **Metal Fabrication** to the allowed uses in the AG/RR zone.

The petitioner submitted a Use Determination USE-21-39 in May 2021 (Exhibit 5). It was determined by staff that there were two uses described (**Metal Fabrication and Commercial Printing**). Two uses on the same site can be accommodated under the multi-use ‘**Business or Industrial Center**’ which is a permitted use in Zones General Business (GB), Light Industrial (LI), Heavy Industrial (HI).

Multi-Use	i																		
Business or Industrial Center	H										P	P	P						22

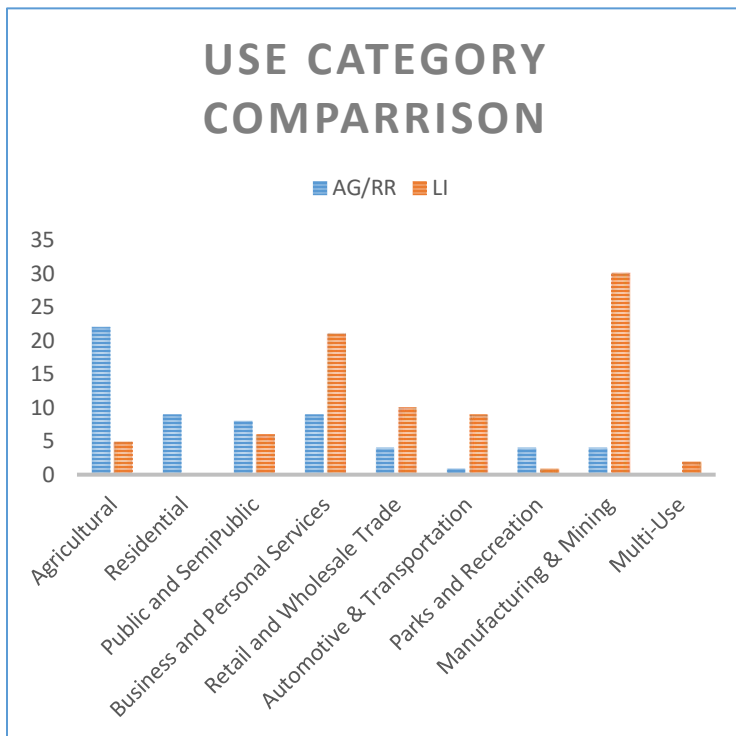
Defined as, **Business or Industrial Center**. A site developed and operated under single or common ownership to include of a mix of industrial and/or commercial uses where the majority of uses are permitted under the Business and Personal Services, Retail and Wholesale Trade and Manufacturing, Mining, Construction and Industrial use categories, with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

The use requires Special Condition #22. Permitted after site plan approval by the Plan

Commission or Administrator.

The multi-use would allow for a variety of different uses to be simultaneously permitted on the petition site as long as there is site plan conformance. Staff determined a use variance was not available the multi-use context.

Use Type Analysis between the two zones. Only permitted uses were used and not conditional.



USE CATEGORY COMPARISON		
USE TYPE	AG/RR	LI
Agricultural	22	5
Residential	9	0
Public and SemiPublic	8	6
Business and Personal Services	9	21
Retail and Wholesale Trade	4	10
Automotive & Transportation	1	9
Parks and Recreation	4	1
Manufacturing & Mining	4	30
Multi-Use	0	2
<b>TOTAL</b>	<b>61</b>	<b>84</b>



Uses in LI that are allowed under the multi-use (67)

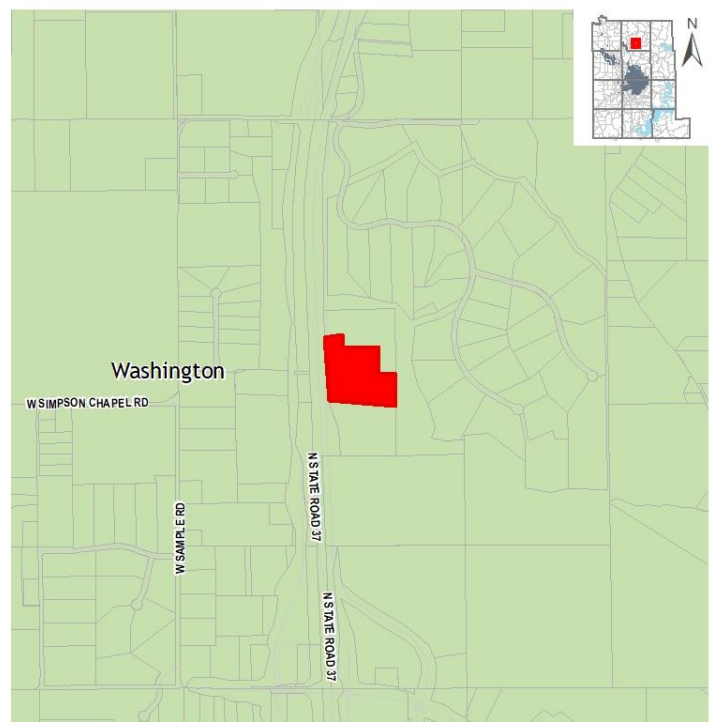
### LOCATION MAP

The parcel is located at 7850 N Wayport RD, Section 28 Washington Township. The Parcel No. is 53-02-28-100-006.000-017.

### Location Map

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

0 0.075 0.15 0.3 Miles  
  
 Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 5/20/2019



## ZONING

The parcel is zoned Agriculture/Rural Reserve (AG/RR) as are the adjoining parcels to the north and south. There are Estate Residential (ER) zoned lots to the east. There are commercial uses in the area zoned Preexisting Business (PB) to the north, and residential uses to the east and south. Interstate I-69 is located to the west.

The lot to the north is under same ownership and is currently vacant and on the market. The adjacent lot to the east is a 13 acre platted, undeveloped common area of the Windsor Private Subdivision.

The nearest Light Industrial Zoning is located north of Ellettsville 5.5 miles ‘as a crow flies’ and also south of Ellettsville on W Vernal PIKE 6.5 miles. Rezoning the petition site could be considered a spot zoning in this area due to the proximity of other LI zoned properties.

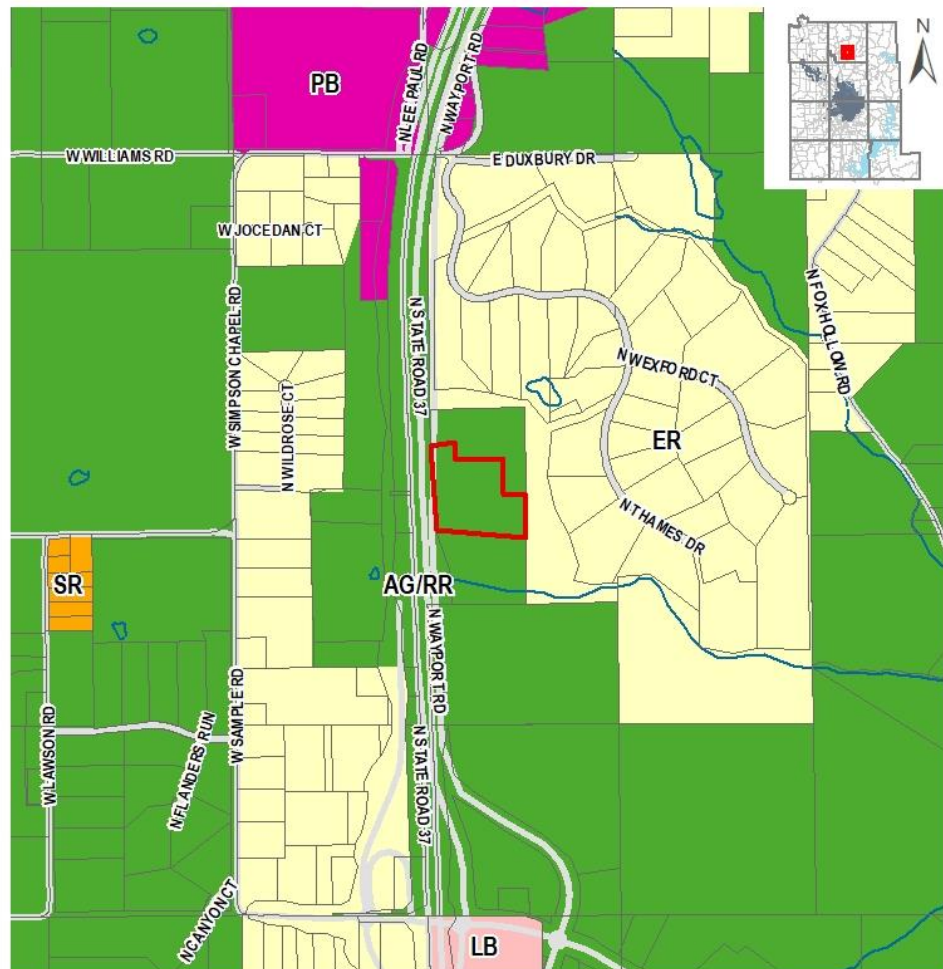
### Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  ER - Estate Residential
-  LB - Limited Business
-  PB - Pre-Existing Business
-  SR - Suburban Residential

0 0.075 0.15 0.3 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/20/2019





## SITE CONDITIONS & INFRASTRUCTURE

This petition site is made up of one 6.65 acre +/- parcel. The site contains a 14,000 sf commercial building, paved driveways and parking lots. The petitioner has submitted an approved septic permit and a driveway permit application. Access to the site is from N Wayport Road, a major collector. There does not appear to be any regulated floodplains on the lot. There is no evidence of karst features. The petition site drains east into a bioretention pond that was built with the original Worms Way site plan in 2001.

There is an ingress / egress easement through the property to access Lot 2 to the north. The lot was recently reduced in acreage due to right of way acquisition for I-69 access roads. The Washington Township Trustee explained there is a cemetery on the site and staff confirmed that the Cemetery Carlton / Huff / Kendrick #1 is on or adjacent to the site and demarked by a large tree stump on the eastern property line

### Site Conditions Map

- ▬ Petitioner
- ▬ 10-Foot Contours
- ▬ Roads

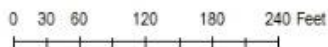
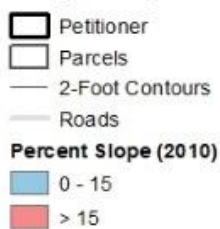
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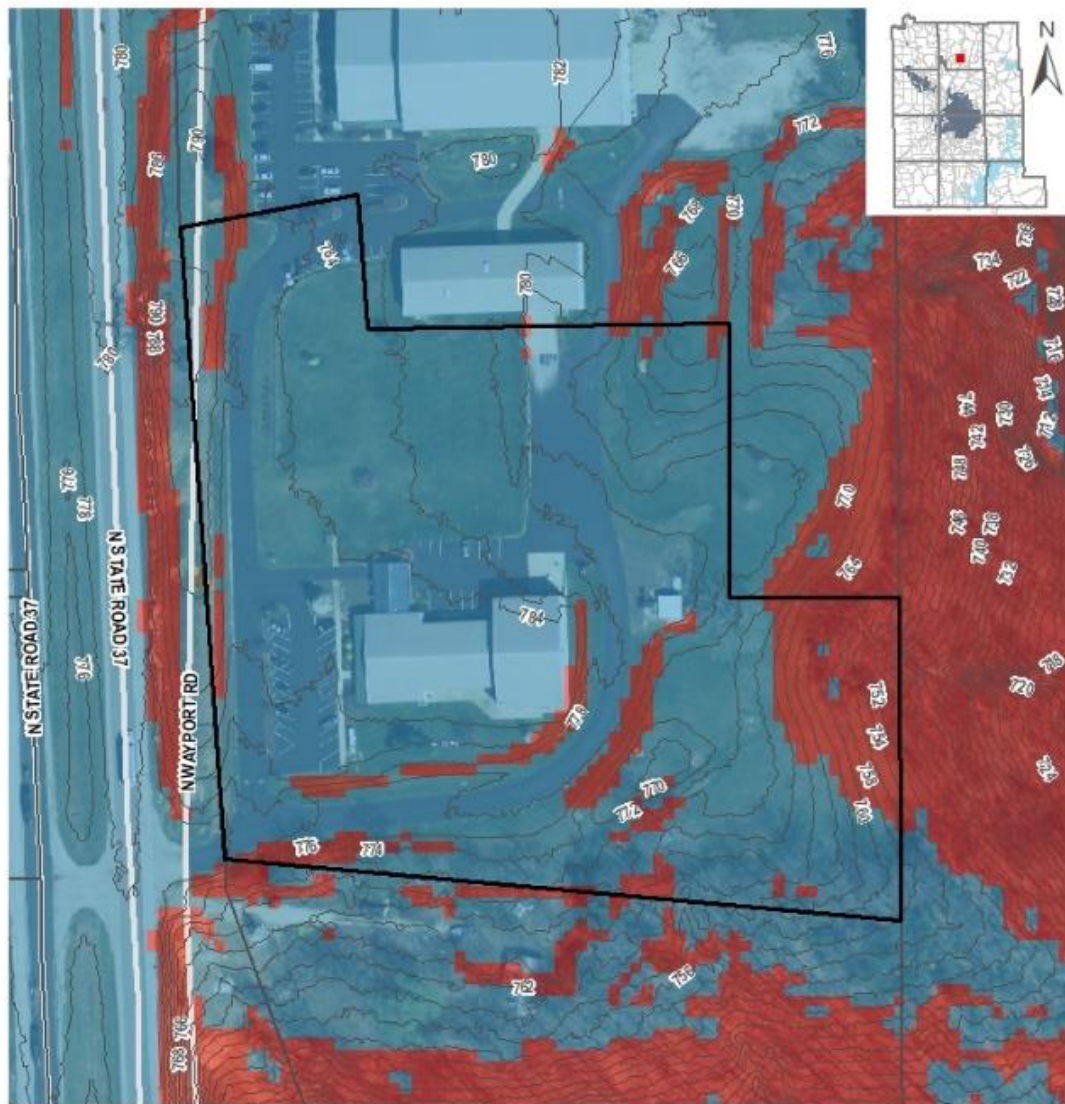
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/20/2019



## Slope Map



Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 5/20/2019



## HIGHWAY AND STORMWATER COMMENTS

Highway Department did not have any comments or issues with this petition at this time.

The MS4 Coordinator stated that there were no concerns with industrial activities being exposed to stormwater. The plans for the existing detention pond had not been located yet but a routine inspection is to be performed and the owner would be notified of any maintenance requirements. It was noted that since this property does not have a connection to sanitary sewer, there is an assumption that all process wastewater will be hauled to a WWTP or other treatment facility. The petitioner responded with the following statement, *“The only wastewater that would be discharged to the septic system would essentially be about the same as dishwater and normal bathroom waste. Anything with solvents or other environmentally sensitive materials would be captured and disposed of using a licensed company. I do not anticipate that we would generate much of this sort of waste. Most of the anticipated processes and activities would generate little or no hazardous wastes. Please let me know if you need additional details.”*



## SITE PHOTOS



Figure 1. Facing north: view of N Wayport RD and I-69. The petition site driveway is in the foreground.



Figure 2. Facing east: view of the driveway and commercial building.



Figure 3. Facing north:  
view of the access to  
Lot B of the Worm's  
Way Type A.  
Commercial building  
on the left



Figure 4. Facing west:  
view of the cargo area.





Figure 5. Facing north: view of the Carton/Huff/Kendrick Cemetery that is under Washington Township inventory. There are three graves located here. Worms Way maintained this in the past and it is surrounded by blueberry shrubs.



Figure 6. Facing south: view of the stormwater detention area on the eastern side of the property.



Figure 7. Pictometry view facing north from 2017.



Figure 8 (below).  
Pictometry view facing east from March 2017.



## COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the **Rural Residential** designation of the Comprehensive Plan. Points that align with the proposed rezone are highlighted in **green**. Points that differ from the district are highlighted in **grey**.

The petition site is located within the Rural Residential Comprehensive Plan designation which states:

### Rural Residential

The Rural Residential use category includes rural property, environmentally sensitive areas, and areas adjacent to quarry operations where low densities are appropriate and desirable; however, the sparse population character of the Farm and Forest category is no longer applicable. Generally, these areas are characterized by active or potential mineral extraction operations nearby, steep slopes, and the remaining forest and/or agricultural land where roadways and other public services are minimal or not available.

The Rural Residential use category includes all property in Monroe County that is not within the Farm and Forest Residential area, Bloomington Urbanizing Area or a Designated Community, or an incorporated town or city. Approximately 52,000 acres of rural property in Indian Creek, Clear Creek, Van Buren, Bloomington, Richland, Bean Blossom, Washington, and Benton Townships are designated Rural Residential. Most often this category adjoins or is very close to the Farm and Forest Residential areas. Current Rural Residential densities are usually greater than 64 homes per section and some portions of the Rural Residential area have already been subdivided or developed at urban densities. To maintain Farm and Forest property use opportunities an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadway shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation which exists at the time this Plan is adopted as a result of subdivision.

Roadways classified as state Highways, **major collectors**, or local arterials are exempt from this requirement.

**Comprehensive Plan**

- Petitioner
- Townships
- Parcels
- Roads

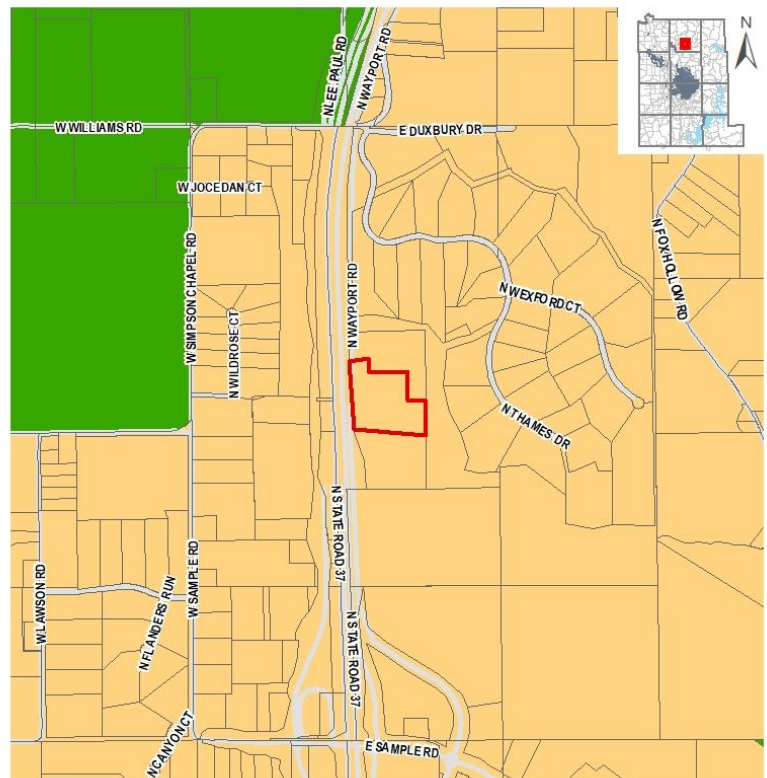
Comp. Plan Land Use (Updated 2015)

- Farm and Forest
- Rural Residential

0 0.075 0.15 0.3 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/20/2019



## **FINDINGS OF FACT - REZONE**

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

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

#### **Findings:**

- The rezone request is to change the zone for the petition site from Agriculture / Rural Reserve (AG/RR) to Light Industrial (LI);
- The Comprehensive Plan designates the petition site as Rural Residential;
- According to the Comprehensive Plan, Rural Residential area *“this use category includes rural property, environmentally sensitive areas, and areas adjacent to quarry operations where low densities are appropriate and desirable; however, the sparse population character of the Farm and Forest category is no longer applicable. Generally, these includes all property in Monroe County that is not within the Farm and Forest Residential area, Bloomington Urbanizing Area or a Designated Community, or an incorporated town or city.”*
- The current infrastructure on site is designed more commercial in nature and is not residential in nature;
- The current number of permitted uses in the AG/RR zone is 61. If rezoned, the petitioner would have 84 permitted uses to choose from including some limited multi-use;
- The multi-use ‘Business or Industrial Center’ could allow for a combination of uses in the Business and Personal Services, Retail and Wholesale Trade and Manufacturing, Mining, Construction and Industrial use categories that total 61 different uses;
- If denied there could still be uses permitted in the AG/RR zone plus Metal Fabrication as added in 2019 under use variance petition 1905-VAR-28;
- If approved and the owner would be required to submit a commercial site plan amendment for review by County staff;

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

#### **Findings:**

- See Findings under Section A;
- The current use of the petition site is vacant as the previous use has not been in practice in well over 6 months;
- The site was commercially developed under a special exception (1995) to allow for ‘Agribusiness and Greenhouse’.
- The petition site includes one 14,240 sf commercial building, 1,500 sf green house, ~17,000 sf paved parking all given a condition rating of ‘A’. Bioretention and some commercial landscaping are also on site;
- The rezone request is to change the zoning for the entirety of the site to the Light Industrial (LI) District which is described by the County’s Zoning Ordinance, Chapter 802, as follows:

**Light Industrial (LI) District.** The character of the Light Industrial (LI) District is defined as that which is primarily intended for industrial uses that have minimal exterior movement of vehicles and goods. Its purposes are: to establish areas for the exclusive development of light industries; to discourage residential and commercial uses; to protect environmentally sensitive areas, such as floodplain, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Uses shall be restricted to activities that are not a nuisance because of dust, fumes, noise, odor, refuse matter, smoke, vibration, water-carried waste or other adverse effects on surrounding uses. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with adjacent non-industrial uses. The LI District shall provide open space, landscaping and buffering in order to achieve desirable site development.

- The petition site is currently zoned Agriculture Rural Reserve;
- There is an existing commercial driveway;
- The majority of the site is less than 15% slope (see Slope Map);
- The petition site is not located in FEMA Floodplain;
- There are no known karst areas on the petition site;
- There is a cemetery located on the east side of the property;
- There are vacant, open areas that could allow for more development;

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

**Findings:**

- See Findings under Section A and Section B;
- The surrounding parcels to the north and south are currently zoned AG/RR, and the adjacent parcels to the east are zoned Estate Residential (ER);
- Within a mile of the petition site there is pre-existing business zone to the north (Oliver Wine Company) and Limited Business (LB) to the south (Nature's Way and vacant former gas station);
- A residential neighborhood (Windsor Private) is located to the east of the petition site and the wooded common area for the subdivision is between the petition site and residential lots;
- There is a residence to the south and to the north is a vacant commercial developed lot zoned AG/RR;

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

**Findings:**

- Staff fielded calls from neighboring residents in the Windsor Private neighborhood though none have submitted any letters at this time;
- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

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

**Findings:**

- See Findings under Section A, Section B, and Section C;
- According to the Monroe County Thoroughfare Plan, N Wayport Road was recently improved as a part of the I-69 Section 5 project and is designated as a Major Collector;
- The petitioner is proposing to use the existing driveway access off of N Wayport Rd and has interstate access 0.65 miles to the south;
- There is no access to sewer on this property for future use;
- There is room for expansion on this site with more infrastructure;
- The commercial lot to the north is not included in this petition though owned by the same entity.

## **EXHIBIT 1: Petitioner Letter**

June 10, 2021

Monroe County Plan Commission  
c/o Tammy Behrman, Planner  
Monroe County Planning Department  
Showers Building  
Bloomington, IN

Re: Wayport Road Rezone to Light Industrial

Dear Tammy and Plan Commission,

Application is being made to the Plan Commission for a Rezone to allow the reuse of the southern Worm's Way building for a local business, VJ-Team, LLC.

Worm's Way was established on this site by way of a Special Exception issued by the County Plan Commission in 1995. In 1995 a Special Exception was the way to approve a specific use at a specific site; a use that was not otherwise allowed in the zone.

Worm's Way operated successfully and even expanded at this location over the years but now the site has been vacant for many years. A variance was granted in 2019 (1905-VAR-28h) for Jerden Industries Inc. for use as light/heavy industrial but, Jerden Industries Inc. determined that the costs of installing 3-Phase electric services and other costs associated with making the required changes to the property, made their relocation a poor business decision, so the property is still sitting vacant. Unfortunately, this variance is not broad enough to allow VJ-Team, LLC to perform the manufacturing services and other activities that they wish to perform. VJ-Team is proposing that the County zone for this property to allow light industrial use of the property. There are numerous allowed uses in the AG/RR zone but few, if any, that can reasonably utilize the site and building improvements developed by Worm's Way as evidenced by the many years the site has sat dormant.

VJ-Team is a recently formed LLC (2020), that is looking to act as a support manufacturing service for the local medical device manufacturing businesses. The primary focus of the business would be printing medical devices, providing stainless cut-to-length and formed parts. There is also the potential to add molding operations, ultrasonic cutting/staking and cleaning. Essentially any type of operation currently being performed by companies such as Cook Medical and similar companies in the area. This facility will be significantly larger than VJ-Team anticipates needing initially, so other uses such as providing office space for technology intensive business or leased space in a controlled environment for individuals wishing to protect high value possessions would also be a desirable option. Applying new printing or stainless cutting and forming processes to parts from industries other than medical device will also undoubtedly be explored.

**Small staff.** VJ-Team, LLC is a small business consisting currently of only the 3 owners who are degreed engineers with more than 70 years of combined engineering experience. Hopefully, the business will grow rapidly providing a pleasant clean environment for the addition of several hourly workers as business contracts are acquired. It is projected that the workforce would only be about a maximum of 6 in the first year of operation and increasing approximately 3-6 per year until a total of 20-25 workforce. As this number is achieved, VJ-Team will start looking for alternative locations that can accommodate a larger workforce, if the business is projected to grow larger.

**Minimal Traffic.** The size of medical device subassemblies is such that a small vehicle can be easily used to transport a full day of production. Two to four pick-ups or deliveries are anticipated per day, depending on the total number of customers. The added traffic to the area is anticipated to be minimal, with the greatest activity happening when workers arrive or depart.

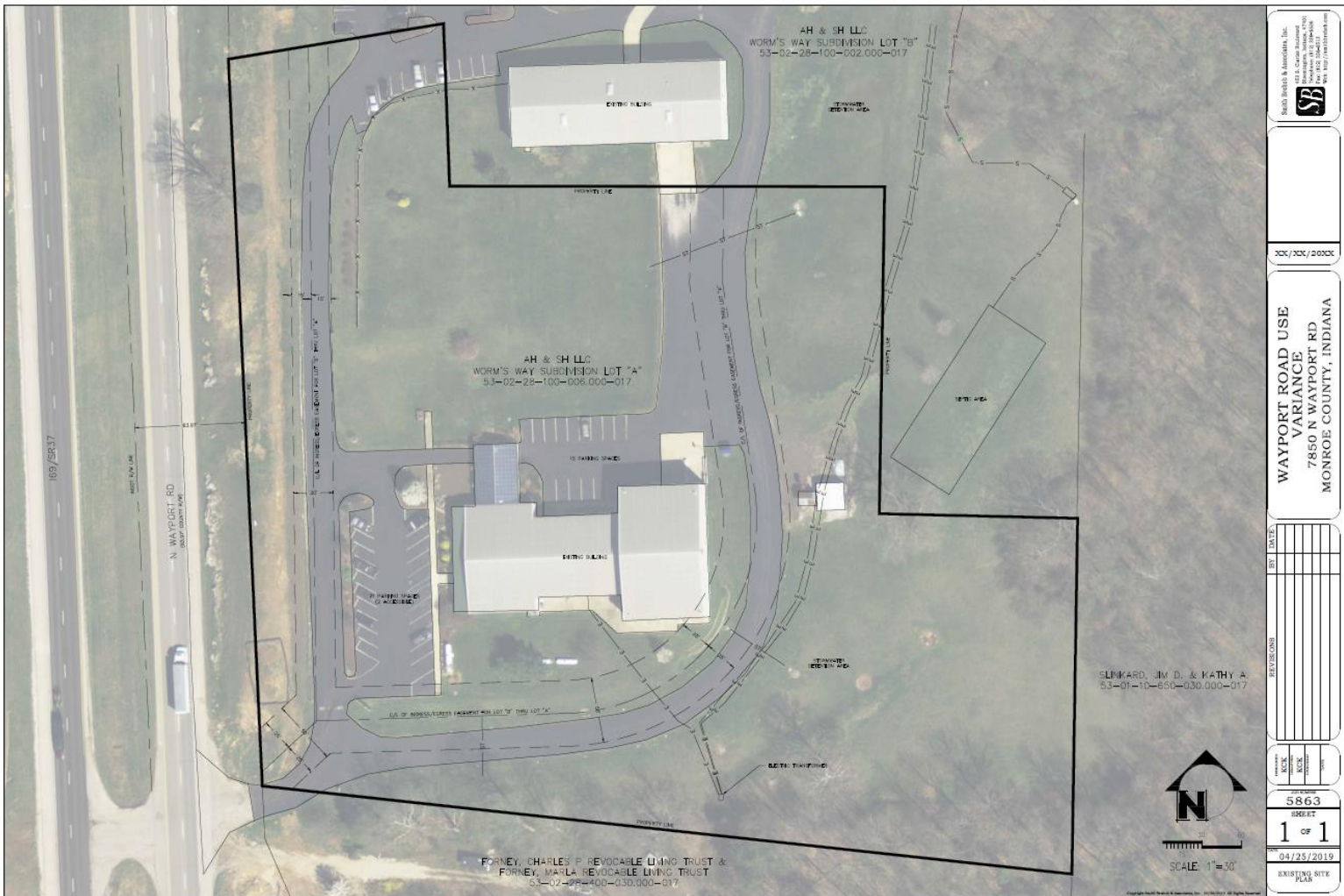
**Minimal Environmental Impact.** No portions of the manufacturing will be conducted outside of the building. The only visual change notable by the local community will be the presence of vehicles in the parking lot that is currently vacant. While the grounds are beautifully designed and maintained currently, additional screening landscaping can be added, if required. Any processing fluids will be handled in strict accordance with IDEM requirements and VJ-Team is committed to having a low carbon footprint by reducing energy needs as much as possible. Conversions to LED lighting is planned, energy efficient HVAC will be added, VJ-Team believes that this is good for the business as well as the



environment.

**Opportunity.** Approval of the variance will provide an opportunity for the current owner to finally sell the building and avoid the continuing hardship of the cost of the upkeep of the building and grounds and loss of value due to the decay that occurs in an unoccupied building. Approval will help a new business provide new jobs, generating additional tax revenue and enhance Monroe County's reputation as a business-friendly community.

## EXHIBIT 2: Petitioner Site Plan



### EXHIBIT THREE: Uses permitted in the AG/RR Zone

USES	INTENSITY	ZONES	USES	INTENSITY	ZONES
<b>Agricultural Uses</b>	<b>i</b>	<b>AG</b>	Religious Facilities	H	P
Accessory Use		P	Remote Garbage/Rubbish Removal	H	C
Accessory Structures for Agricultural Use	L	P	Solar Farm	L	C
Agriculture	H	P	Telephone and Telegraph Services	L	P
Agricultural-Related Industry	H	P	Utility Service Facility	M	P
Agricultural Uses-Land Animal	H	P	Wastewater Treatment Facility	H	C
Agricultural Uses-Non Animal	H	P	Water Treatment Facility	H	C
Agritourism / Agritainment (i.e. corn mazes,	H	P	Wired Communication Services	M	P
Aquaculture	M	P	<b>Business and Personal Services</b>	<b>i</b>	<b>AG</b>
Christmas Tree Farm	H	P	Accessory Use		P
Commercial facilities for the sale, repair, a	H	C	Artisan Crafts	M	C
Commercial Non-Farm Animals	M	P	Bed and Breakfast	L	P
Confined Feeding Operations	H	C	Composting Operation	H	P
Equestrian Center	H	C	Greenfill	M	P
Equine Services	L	P	Historic Adaptive Reuse		P
Feed Lot	H	P	Kennel, including commercial animal breeding	H	C
Feed Mill	L	P	Real Estate Sales office Or Model	L	P
Historic Adaptive Reuse		P	Taxidermist	L	P
Horse Farm	L	P	Temporary Seasonal Activity	M	P
Nursery/greenhouse	H	P	Tourist Home or Cabin	L	P
Orchard	H	P	Veterinary Service (Indoor)	H	C
Pick-your-own operation	H	P	Veterinary Service (Outdoor)	M	C
Roadside farm stand, Permanent	M	P	<b>Retail and Wholesale Trade</b>	<b>i</b>	<b>AG</b>
Roadside farm stand, Temporary	L	P	Accessory Use		P
Stockyard	H	P	Agricultural Sale Barn	H	P
Winery	H	P	Fruit Market	L	P
Accessory Apartments	L	P	Garden Center	H	C
Accessory Dwelling Units	L	P	Historic Adaptive Reuse		P
Accessory Livestock	L	P	<b>Automotive and Transportation</b>	<b>i</b>	<b>AG</b>
Accessory Use		P	Automobile Repair Services, Minor	H	C
Guest House	L	P	Historic Adaptive Reuse		P
Historic Adaptive Reuse		P	Accessory Use		P
Home Based Business	L	P	Camping Facility	H	P
Home Occupation	L	P	Historic Adaptive Reuse		P
Residential Storage Structure	L	P	Park and Recreational Services	H	C
Single Family Dwelling	n/a	P	Private Recreational Facility	H	C
Temporary Dwelling	L	P	Recreational Vehicle (RV) Park	H	C
Two Family Dwelling	n/a	P	<b>Manufacturing, Mining</b>	<b>i</b>	<b>AG</b>
<b>Public and Semipublic</b>	<b>i</b>	<b>AG</b>	Accessory Use		P
Accessory Use		P	Historic Adaptive Reuse		P
Cemetery	H	P	Sawmill	H	C
Governmental Facility	H	P	Wood Products	M	C
Historic Adaptive Reuse		P			

- Due to Use Variance 1905-VAR-28 the use Metal Fabrication is added to the above list for this property.

# EXHIBIT FOUR: Use Permitted in the LI Zone

Specific Use	i	LI	Condition			
<b>AGRICULTURAL USES</b>						
Accessory Use		P	53	Automotive and Transportation		
Agricultural Uses-Load Animal	H	P	22; 53	Accessory Use	P	13
Agricultural Uses-Non Animal	H	P	22; 53	Automotive Paint Shop	L	P
Feed Mill	L	P	6;25	Automotive/Boat Repair Shop	H	P
Historic Adaptive Reuse		C	15; 44	Automotive Tire Repair	M	P
Stockyard	H	P	24	Cold Storage Plant	L	P
<b>RESIDENTIAL USES</b>						
Historic Adaptive Reuse		C	15; 44	Gasoline Services Station	H	P
<b>PUBLIC AND SEMIPUBLIC</b>						
Accessory Use		P	13	Historic Adaptive Reuse		C
Daycare Facility	M	P	22;30;42	Transfer or Storage Terminal	H	P
Historic Adaptive Reuse		C	15; 44	Trucking Terminal	H	C
Remote Garbage/Refuse Removal	H	C	34	Wrecker Service	M	P
Solar Farm	L	C		Accessory Use		P
Telephone and Telegraph Services	L	P	32	Historic Adaptive Reuse		C
Utility Service Facility	M	P	31	Park and Recreational Services	H	P
Wastewater Treatment Facility	H	P	15	<b>Manufacturing, Mining, Construction and Industrial</b>		
Water Treatment Facility	H	P		Accessory Use		P
Wireless Communications Facilities		C	32	Apparel	H	P
<b>Business and Personal Services</b>						
Accessory Use		P	13	Appliance Assembly	H	P
Air Cargo and Package Service	H	P	6	Beverage Products	H	P
Air Craft Charter Service	L	P		Bottling Machinery	L	P
Appliance Repair	L	P	6	Commercial Printing	H	P
Convenience Storage	M	P	4;6;21	Construction Trailer	L	P
Electrical Repair	L	P	6	Electronic Devices and	L	P
Exterminating Service	L	P		Engineering and Scientific	L	P
Gunsmith	L	P		Food Products	M	P
Historic Adaptive Reuse		C	15; 44	Furniture	H	P
Industrial Equipment Repair	L	P	7;16	General Contractor	M	P
Kennel, including commercial animal breeding operations	H	P	10;15; 53	Historic Adaptive Reuse		C
Locksmith	L	P		Jewelry Products	L	P
Office	L	P		Laboratories	M	P
Office Equipment Repair	L	P	6	Leather Goods	L	P
Parking Facility	H	P	31	Machine Assembly	M	P
Physical Therapy Facility	M	P		Machine Shop	H	P
Rehabilitation Therapy Facility	M	P		Metal Fabrication	H	P
Small Engine and Motor Repair	L	P	6;21	Metalworking Machinery	M	P
Taxidermist	L	P	6	Musical Instruments	L	P
Upholstery Service	L	P		Office and Computer Equipment	H	P
Veterinary Service (Indoor)	H	P	15	Optical Instruments and Lenses	L	P
Veterinary Service (Outdoor)	M	P	10; 15	Paper Products	M	P
<b>Retail and Wholesale Trade</b>						
Accessory Use		P	13	Plastic Products Assembly	H	P
Auction House	H	P		Plating and Polishing	L	P
Bakery (Wholesale)	L	P	7;15	Sign and Advertising Displays	L	P
Building Materials	H	P	7;31	Warehousing and Distribution	H	P
Fertilizer Sales (Packaged)	M	P	7;21	Watches and Clocks	L	P
Florist (Wholesale)	N	P		Welding	L	P
Garden Center	H	P	53	Wood Products	M	P
Gunshop	M	CU		<b>Multi-Use</b>		
Heavy Machinery Sales	M	P	7	Business or Industrial Center	H	P
Historic Adaptive Reuse		C	15; 44	Commercial / Industrial	H	P
Industrial Supplies	L	P				
Office Showroom	M	P				

P= Permitted  
 C=Conditional  
 L=Low Intensity  
 M=Medium Intensity  
 H=High Intensity

**\*\*Uses highlighted in red boxes are all permitted/conditional in the multi-use Business or Industrial Center.**



**EXHIBIT FIVE: Use Determination form**

7/28/2021

**Monroe County Planning Department**

501 N Morton Street, Suite 224  
Bloomington, IN 47404  
812-349-2560

**USE DETERMINATION**

NOTE: Any expansion or change from the description provided to staff using this form may change the use determination

**\*\*\*THIS IS NOT A PERMIT\*\*\***

<b>Use Determination:</b>	See comments.
<b>Zoning of the Property:</b>	AG/RR
<b>Current Use of the Property:</b>	Vacant
<b>Owner Name:</b>	Ah & Sh LLC
<b>Considered a Change of Use:</b>	Yes
<b>Ordinance Reference:</b>	Chapter 802
<b>Township and Section:</b>	Washington // 28
<b>Zoning/ Floodplain:</b>	AG/RR / No Floodway
<b>ECO:</b>	N/A
<b>Property Setbacks:</b>	Front 35' from ROW; Non-residential Side and Rear is 50'
<b>Parcel #:</b>	53-02-28-100-006.000-017
<b>Constraints/Notes:</b>	<p><b>USE-21-39</b></p> <p><b>Use Determination</b>  Owner Name: AH &amp; SH LLC  Owner Address: C/o BWGS, LLC, 1410 Hance Parkway, Mooresville, In 46158  Parcel Number: 53-02-28-100-006.000-017  Alt Parcel Number: 011-06530-02  Property Address: 7850 N Wayport Rd, Bloomington, In 47404  Legal Description: 011-06530-02 PT E1/2 E1/2 28-10-1W 6.65A; PLAT 95  Applicant: R. J. Myers, 7333 S Whippoorwill Lane, Bloomington, Indiana 47401  Future - VJ-Team, LLC</p> <p><b>Use Determination Request</b>  Primary use will be manufacturing services support for the local medical device manufacturing industry. This will consist primarily of printing and metal cutting and forming operations. Other local industries with similar needs will be courted too. White label manufacturing (such as custom printing on purchased cell phone cases) is also anticipated. There is also a desire to provide controlled environment storage for individuals and businesses and renting floor space for small start-ups in the area is also under consideration, as long as the primary focus does not crowd them out. All manufacturing and storage of material will be within the building.</p> <p><b>Zoning: Agricultural/Rural Residential (AG/RR)</b></p> <p><b>Use Determinations</b>  Primary Use: <b>Commercial Printing or Metal Fabrication</b></p> <p>The Monroe County Zoning Ordinance defines <b>Commercial Printing</b> as follows:  <b>Commercial Printing.</b> Establishments primarily engaged in letterpress and screen commercial or job printing, including flexographic; in printing by the lithographic process, in engraving and plate printing; in gravure printing; or in printing newspapers, periodicals, books, greeting cards, and so forth.</p> <p>Chapter 802/Page 24  Commercial Printing is a permitted use in the General Business (GB), Light Industrial (LI) and Heavy Industrial (HI) Zoning District. It is not a permitted use in the Agricultural/Rural Residential (AG/RR) zoning district.</p> <p>The Monroe County Zoning Ordinance defines Metal Fabrication as follows:  <b>Metal Fabrication.</b> An establishment involved in fabricating any of the various opaque, fusible, ductile and typically lustrous substances that are good conductors of electricity and heat.</p> <p>Chapter 802/Page 24  <b>Metal Fabrication</b> is a permitted use in the Light Industrial (LI) and Heavy Industrial (HI) Zoning District. It is not a permitted use in the Agricultural/Rural Residential (AG/RR) zoning district. However, the BZA</p>

1/2

7/28/2021

granted a Use Variance for metal fabrication for this property. See attached report and results letter. The use variance runs with the land. **Activities under the Use Variance 1905-VAR-28 would be limited to Metal Fabrication with the conditions of the variance.**

There is also a desire to provide controlled environment storage for individuals and businesses and renting floor space for small start-ups in the area is also under consideration, as long as the primary focus does not crowd them out. All manufacturing and storage of material will be within the building.

\*\*\*Previous Use Determination document listed Condition 56 for Commercial / Industrial Adaptive Reuse. This was inserted in error.

\*\*\*Revised use determination.

**Use of the property as mixed use would require rezoning the property to Light Industrial and compliance with the requirements for a Business/Industrial Center in Chapter 802:**

**(10) MULTI-USE**

**Business or Industrial Center.** A site developed and operated under single or common ownership to include of a mix of industrial and/or commercial uses where the majority of uses are permitted under the Business and Personal Services, Retail and Wholesale Trade and Manufacturing, Mining, Construction and Industrial use categories, with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

Condition #22. Permitted after site plan approval by the Plan Commission or Administrator.

**Additional Notes:**

**-Special Exception received in 1995 to allow Worm's Way.  
-One limiting factor for this site is that it is not connected to sewer.**

Reviewed by:

Tammy Behrman

**USE-21-39**

This is an e-permit. To learn more, scan this barcode or visit [monroecountyfn.viewpointcloud.com/#/records/2867](https://monroecountyfn.viewpointcloud.com/#/records/2867)



**MONROE COUNTY PLAN REVIEW COMMITTEE****August 12, 2021**

<b>PLANNER</b>	Drew Myers
<b>CASE NUMBER</b>	REZ-21-4
<b>PETITIONER</b>	Jeff Hamilton c/o Todd Borgman, Smith Design Group
<b>ADDRESS</b>	1300 W Bell RD
<b>REQUEST</b>	Rezone Request from RE1 to AG/RR Waiver of Final Hearing Requested
<b>ACRES</b>	134.5 +/- acres
<b>ZONE</b>	Estate Residential 1 (RE1)
<b>TOWNSHIP</b>	Bloomington Township
<b>SECTION</b>	08
<b>PLATS</b>	Unplatted
<b>COMP PLAN DESIGNATION</b>	Farm and Forest

**EXHIBITS**

1. Petitioner Letter
2. Petitioner Site Plan
3. RE1 Use Table
4. AG/RR Use Table

**RECOMMENDATION**

Staff recommends **approval** of the Rezone of based on findings of fact and subject to the Monroe County Highway and MS4 Coordinator Reports.

**RECOMMENDATION TO THE PLAN REVIEW COMMITTEE**

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a “positive recommendation” to the Plan Commission based on the petition’s compatibility with the Monroe County Comprehensive Plan.

**MEETING SCHEDULE**

**Plan Review Committee** – August 12, 2021

**Plan Commission Regular Meeting** – September 21, 2021 (Preliminary Hearing)

**Plan Commission Regular Meeting** – October 19, 2021 (Final Hearing)

**Board of Commissioners Meeting** – TBD

**SUMMARY**

The petition site is one parcel totaling 134.5 +/- acres located in Bloomington Township. The petitioner is proposing to amend the Zoning Map from Estate Residential 1 (RE1) to Agricultural Rural Reserve (AG/RR). If the rezone request is approved by the County Commissioners, the petitioner intends to petition for a Sliding Scale Subdivision to subdivide off the existing house in a 2.5 acre tract and keep the remainder in classified forest and tree plantings. A sliding scale subdivision petition for this property will likely be heard by the Plan Commission given that a road width waiver is likely to be requested. Roadways that provide access to a sliding scale subdivision must measure 18 feet in width, unless otherwise waived.

**BACKGROUND**

The Zoning Map amendment would be from RE1 to AG/RR to. Listed below are the definitions of these zones per Chapter 833 and 802.

**Estate Residential 1 (RE1) District.** *The intent of this district is to accommodate large lot, 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.

**Agriculture/Rural Reserve (AG/RR) District.** The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses associated with agriculture uses and limited, very low density, rural non-farm related single family uses and not in (major) subdivisions. Its purposes are to encourage the continuation of agriculture uses, along with the associated single family residential uses, to discourage the development of residential subdivisions and non-farm-related nonresidential uses, to protect the environmentally sensitive areas, such as floodplain and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the AG/RR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the agriculture-related uses. The development of new non-farm residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance.

## LOCATION MAP

The parcel is located at 1300 W Bell RD, Section 8 in Bloomington Township. The Parcel No. is 53-05-08-300-007.000-004.

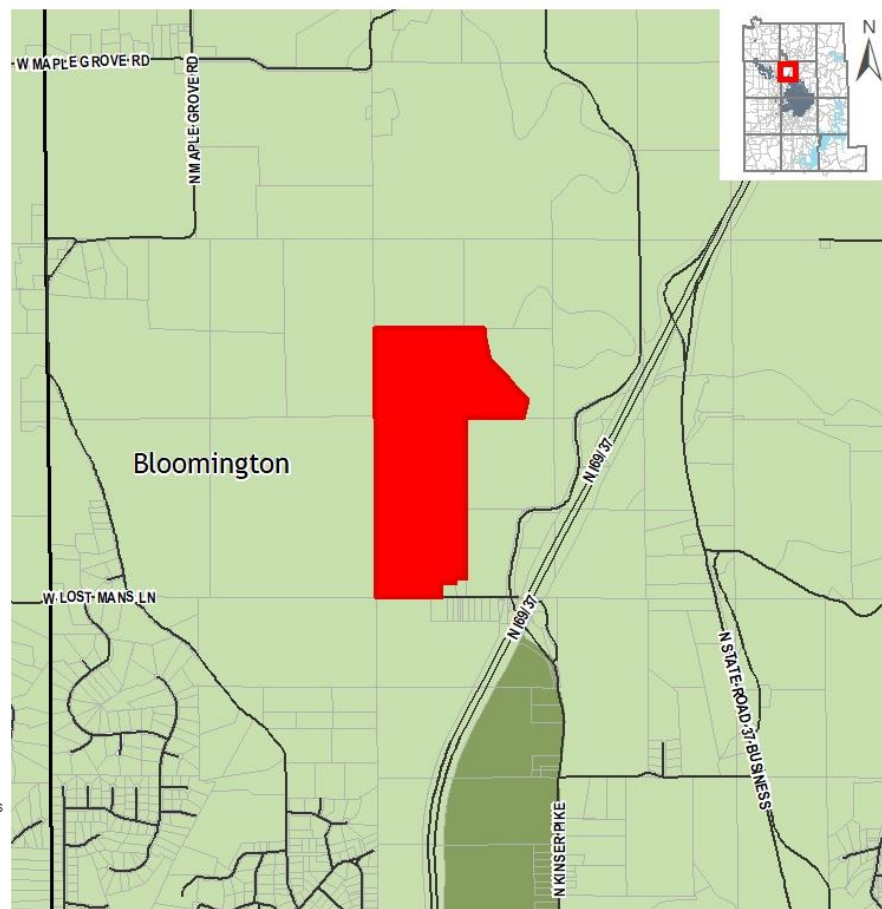
### Location Map

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

0 0.175 0.35 0.7 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/3/2021



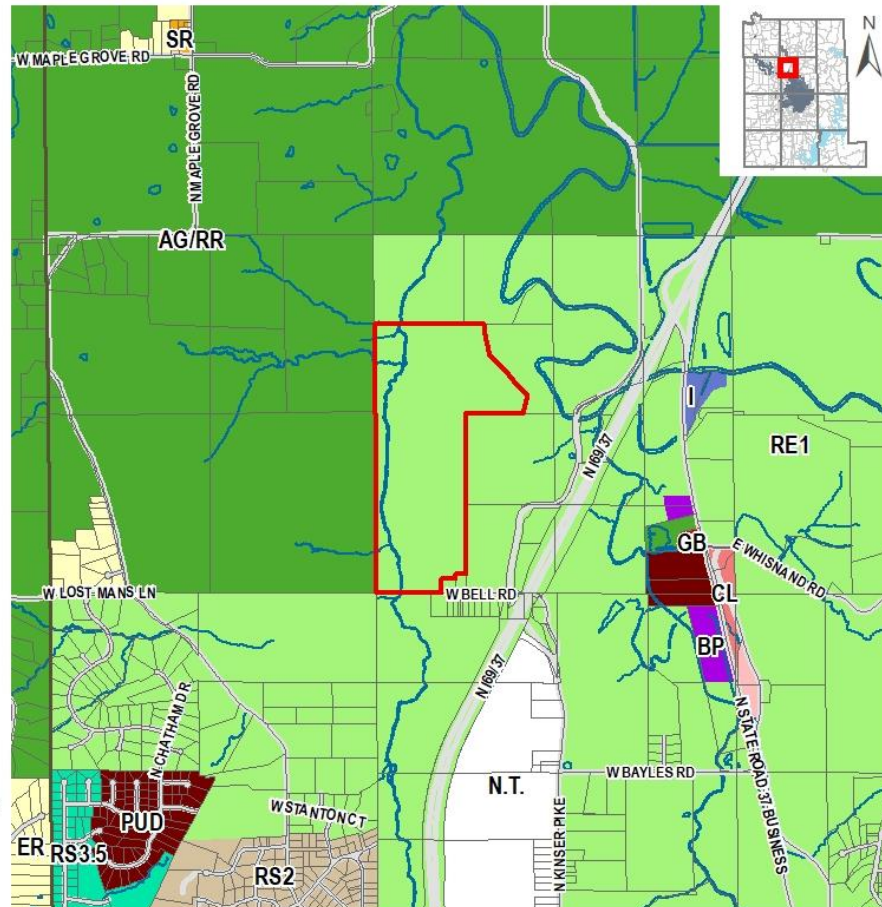
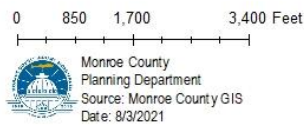


## ZONING

The parcel is zoned Estate Residential 1 (RE1)) as are the adjoining parcels to the north, east, and south. There are Agriculture/Rural Reserve (AG/RR) zoned lots to the west. There are no commercial uses adjacent to the subject property. The surrounding area mostly includes residential and agricultural uses. Interstate I-69 / State Road 37 is located to the east.

### Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
- AG/RR - Agriculture/Rural Reserve
- BP - Business Park
- CL - Limited Commercial
- ER - Estate Residential
- GB - General Business
- I - Institutional Uses
- IP - Institutional/Public
- LB - Limited Business
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- RE1 - Estate Residential 1
- RS2 - Single Dwelling Res. 2
- RS3.5 - Single Dwelling Res. 3.5
- SR - Suburban Residential



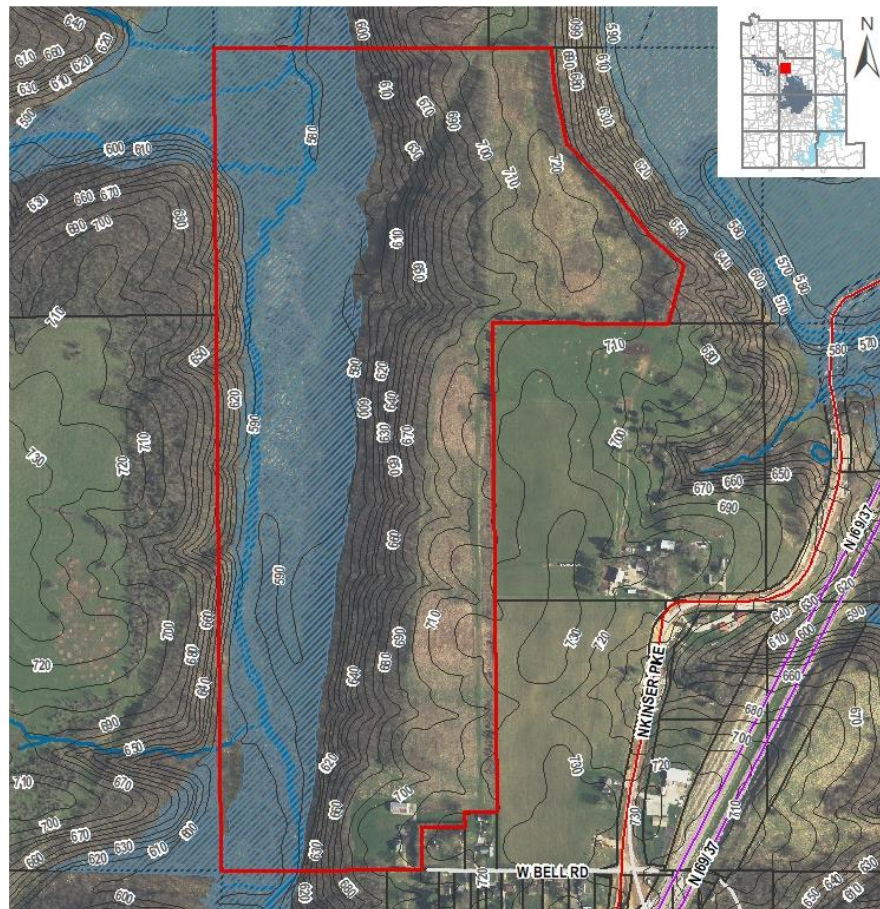
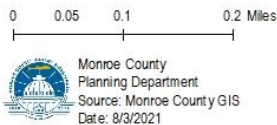
## SITE CONDITIONS & INFRASTRUCTURE

This petition site is made up of one 134.5 acre +/- parcel. The site contains a 1,960 sf single family residence, a 3,520 sf pole barn, and a 936 sf detached garage. The petition site is serviced by a septic system. Access to the site is from W Bell RD, a local road. According to DNR Best Available Floodplain Map data, a significant portion of the petition site is designated as AE and Floodway. The site also exhibits both a wetland feature and a stream that runs the entire length of the property. There is no evidence of karst features. The petition site drains west into the existing stream that drains south to north. There is an ingress / egress easement through the property to access Lot 2 to the north.

The MS4 Coordinator, Kelsey Thetonia, stated that she has no comments regarding the rezone. The property is not located in a Critical Drainage Area and there are no apparent karst concerns. The MS4 Coordinator stated that she would like all of the floodplain area included in a drainage easement during whatever stage of the planning process is most suitable.

### Site Conditions Map

- Minor Collector [90']
- Interstate
- ▭ Petitioner
- 10-Foot Contours
- Local Roads [50']
- ▨ FEMA Floodplain
- Hydrologic Features
- ▭ Parcels



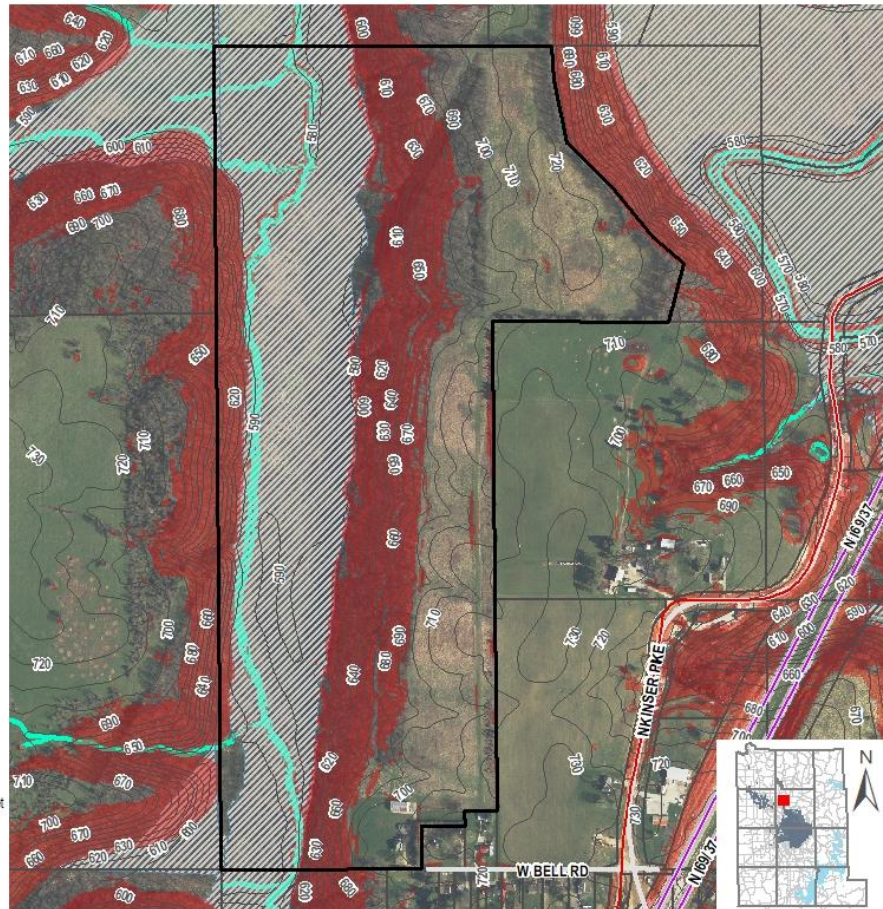
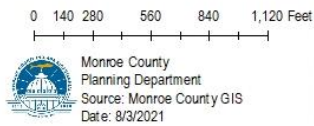


## Slope Map

- Minor Collector [60']
- Interstate
- ▭ Petitioner
- Roads
- ▭ Parcels
- 10-Foot Contours
- 15% Slope (2010)**
  - 0 - 15
  - > 15
- ▨ FEMA Floodplain
- Hydrologic Features

PARCEL #:  
53-08-13-100-008.000-008

NOTE:  
Areas > 15% slope are classified as  
nonbuildable area per Chapter 804.





## SITE PHOTOS



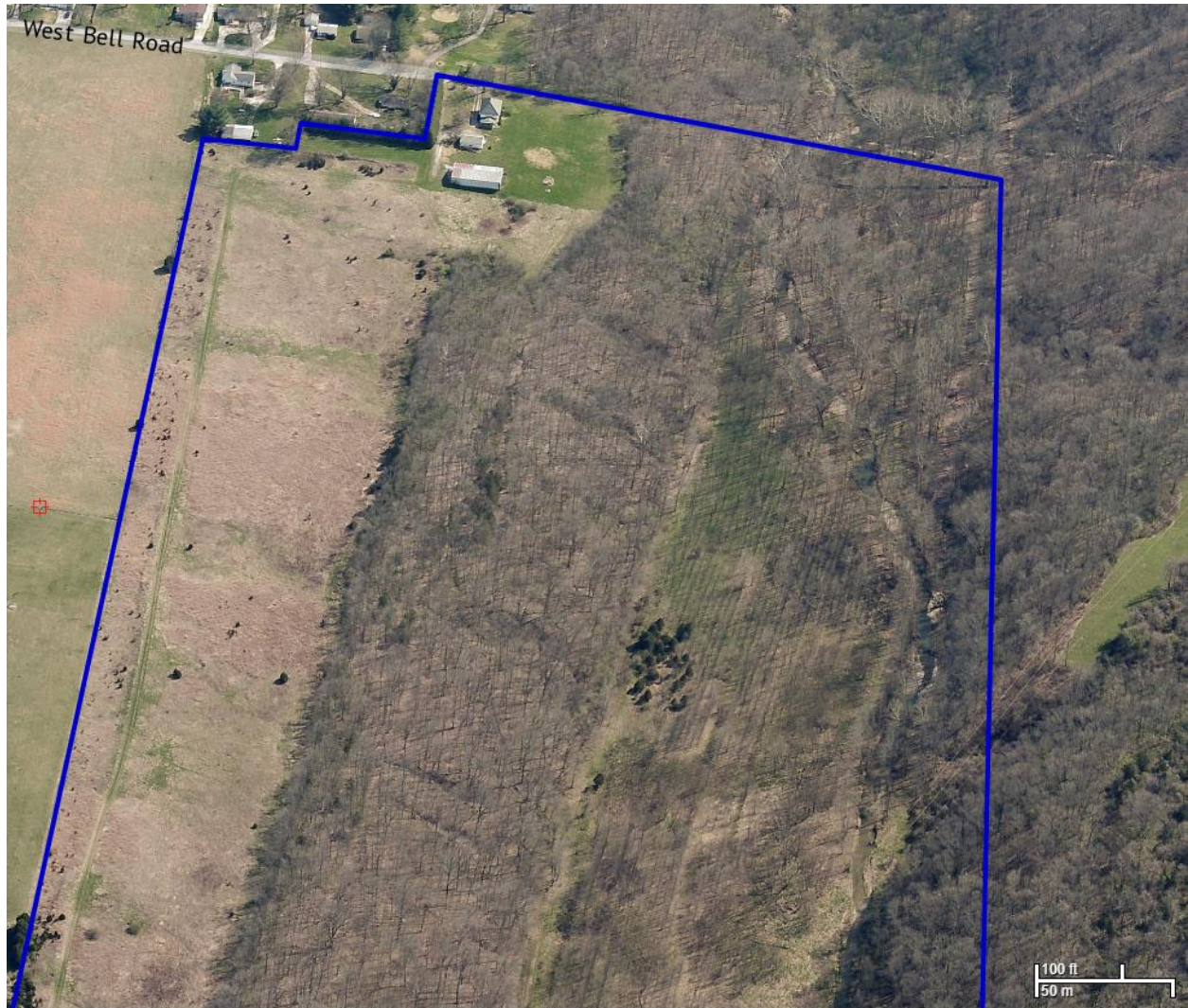
**Photo 1.** Aerial Imagery





**Photo 2.** Aerial Imagery – from the south





**Photo 3.** Aerial Imagery – from the north

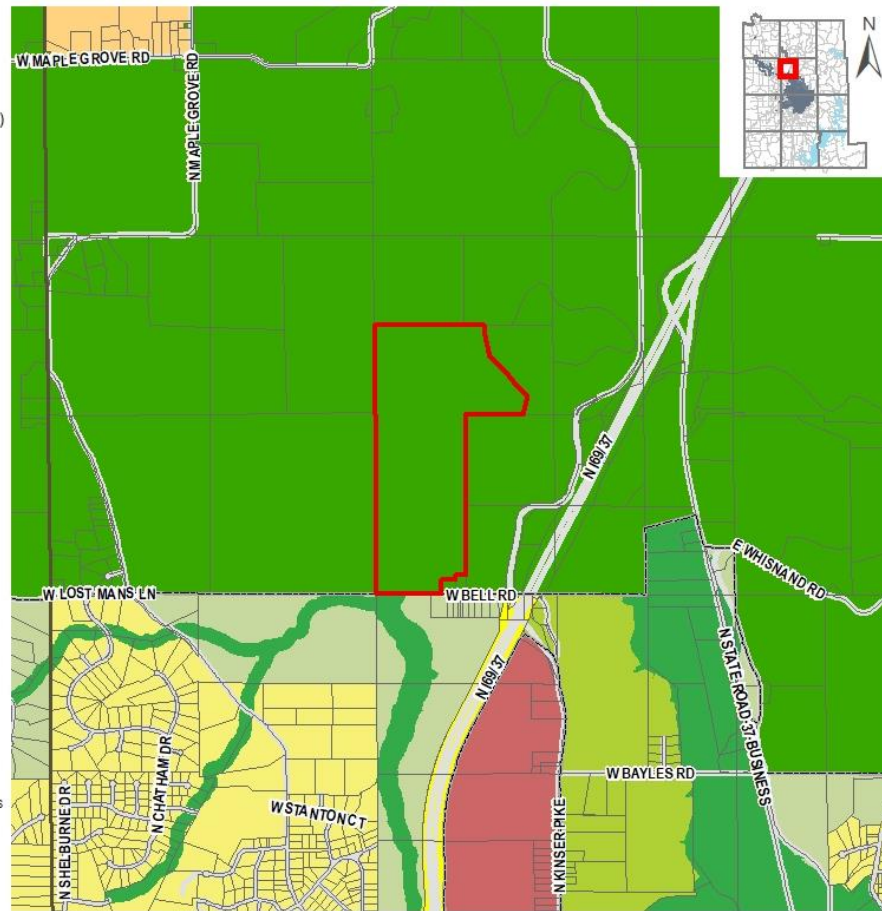
## COMPREHENSIVE PLAN DISCUSSION

### Comprehensive Plan

- Petitioner
- Townships
- Monroe Co. Urbanizing Area (MCUA)
- Parcels
- Roads
- Comp. Plan Land Use (Updated 2015)**
- Conservation Residential
- Estate Residential
- Farm and Forest
- Protected Land
- Rural Residential
- MCUA Conservation Residential
- MCUA Open Space
- MCUA Rural Transition
- MCUA Suburban Residential
- Bloomington Growth Policies Plan**
- Employment Center

0 0.175 0.35 0.7 Miles

Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/3/2021



The petition site is located within the **Farm and Forest** Comprehensive Plan designation which states:

### ***Farm and Forest:***

*Much of Monroe County is still covered by hardwood forests, in no small part because of the presence of the Hoosier National Forest, Morgan-Monroe State Forest, Army Corps of Engineers properties, and Griffy Nature Preserve. Much of the low lying floodplains and relatively flat uplands have been farmed for well over 100 years. These areas are sparsely populated and offer very low density residential opportunities because of both adjoining Vulnerable Lands and the lack of infrastructure necessary for additional residential density. This category encompasses approximately 148,000 acres including about 40,000 acres of our best agricultural property located primarily in the Bean-Blossom bottoms and western uplands of Richland Township and Indian Creek Township. It includes private holdings within the state and federal forests.*

*Farm and Forest Residential also includes the environmentally sensitive watersheds of Monroe Reservoir, Lake Lemon, and Lake Griffy and several other large vulnerable natural features in Monroe County. There are approximately 78,000 acres of watershed area in this portion of the Farm and Forest Residential category. These natural features provide a low density residential option while protecting the lakes and the water supply resources of the County. The Farm and Forest areas comprise most of the Vulnerable Land in Monroe County.*

*A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting. With a few exceptions like The Pointe development on Monroe Reservoir, these areas do not have sanitary sewer services and have limited access on narrow, winding roadways. Those portions not already used for agriculture are usually heavily forested and have rugged topography. They offer unique and sustainable residential opportunities that cannot be replaced.*

*In reviewing rezoning, subdivision and site development proposals, the County Plan Commission shall consider the following:*

- a) Public services or improvements are not expected for these areas within the horizon of this Plan because those improvements require significant investment in roadways, sanitary sewer, private utilities, and public services for which County financial resources do not exist.*
- b) New residential density places additional stress on nearby vulnerable natural features that cannot be mitigated by sustainable practices without additional public expense.*
- c) Low density residential opportunities and their associated lifestyle are scarce resources that are sustained only by our willingness to protect that quality of life opportunity for residents who have previously made that lifestyle choice and for future residents seeking that lifestyle.*

*To maintain Farm and Forest property use opportunities an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadway shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation which exists at the time this Plan is adopted as a result of subdivision. Roadways classified as state Highways, major collectors, or local arterials are exempt from this requirement.*



## **FINDINGS OF FACT - REZONE**

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

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

#### **Findings:**

- The Comprehensive Plan designates the petition site as Farm and Forest;
- According to the Comprehensive Plan, Farm and Forest areas should exhibit “A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting.”
- The rezone request is to change the zone for the petition site from Estate Residential 1 (RE1) to Agriculture/Rural Reserve (AG/RR);
- The current use of the petition site is a single family residence, which is a permitted use in the RE1 zone;
- If denied or approved, the residential use would continue to be pre-existing nonconforming and could not be expanded.
- If approved the petitioner intends to submit a sliding scale subdivision application to subdivide the property into two (2) parcels, with the residence on a smaller 2.5 acre parcel;

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

#### **Findings:**

- See Findings under Section A;
- The rezone request is to change the zoning for the entirety of the site to the Agriculture/Rural Reserve (AG/RR) District, which is described by the County’s Zoning Ordinance, Chapter 802, as follows:

**Agriculture/Rural Reserve (AG/RR) District.** The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses associated with agriculture uses and limited, very low density, rural non-farm related single family uses and not in (major) subdivisions. Its purposes are to encourage the continuation of agriculture uses, along with the associated single family residential uses, to discourage the development of residential subdivisions and non-farm-related nonresidential uses, to protect the environmentally sensitive areas, such as floodplain and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the AG/RR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the agriculture-related uses. The development of new non-farm residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance.

- The petition site is currently zoned Estate Residential 1 (RE1);
- A driveway permit from County Highway may be required for the purposes of the future sliding scale subdivision proposal;
- The majority of the site is greater than 15% slope or designated as floodway (see Slope Map);
- The petition site is located in FEMA Floodplain;
- Access to the site is not affected by the floodplain designation;

- The petition site contains at least 19 acres of land that is designated as Classified Forest;
- There are no known karst areas on the petition site;

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

**Findings:**

- See Findings under Section A and Section B;
- The surrounding parcels to the north, east, and south are currently zoned RE1;
- The surrounding parcels to the west are currently zoned AG/RR;
- Land uses in the surrounding area are either residential or agricultural;

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

**Findings:**

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

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

**Findings:**

- See Findings under Section A, Section B, and Section C;
- The petition site is one parcel with 134.5 +/- acres;
- The purpose of the rezone is to provide the property owner the opportunity to submit a 2-lot sliding scale subdivision application;
- According to the Monroe County Thoroughfare Plan, W Bell Road is designated as a local road;
- W Bell Road measures approximately 15 feet in width according to Elevate GIS;
- W Bell Road intersects with N Kinser PIKE, which continues north along I-69 / State Road 37 and continues southeast by crossing over I-69 / State Road 37;
- The petitioner will likely propose to share the existing driveway to provide access to both lots to be created by the sliding scale subdivision;
- The petition site is serviced by a septic system;
- Septic permits from County Health Dept. will be required for the purposes of the future sliding scale subdivision proposal;

## EXHIBIT 1: Petitioner Letter



Todd M. Borgman, PS  
Katherine E. Stein, PE  
Donald J. Kocarek, LA  
Stephen L. Smith, Founder

"Professional design and survey since 1979"

July 7, 2021

To: Monroe County Plan Commission

This letter is to serve as a request to Rezone the property located at 1300 W Bell Road, Bloomington, Indiana, from RE1 to AG/RR. The owner would like to subdivide off the existing house in a 2.5 acre tract and keep the remainder in classified forest and tree plantings.

On behalf of Jeff Hamilton,

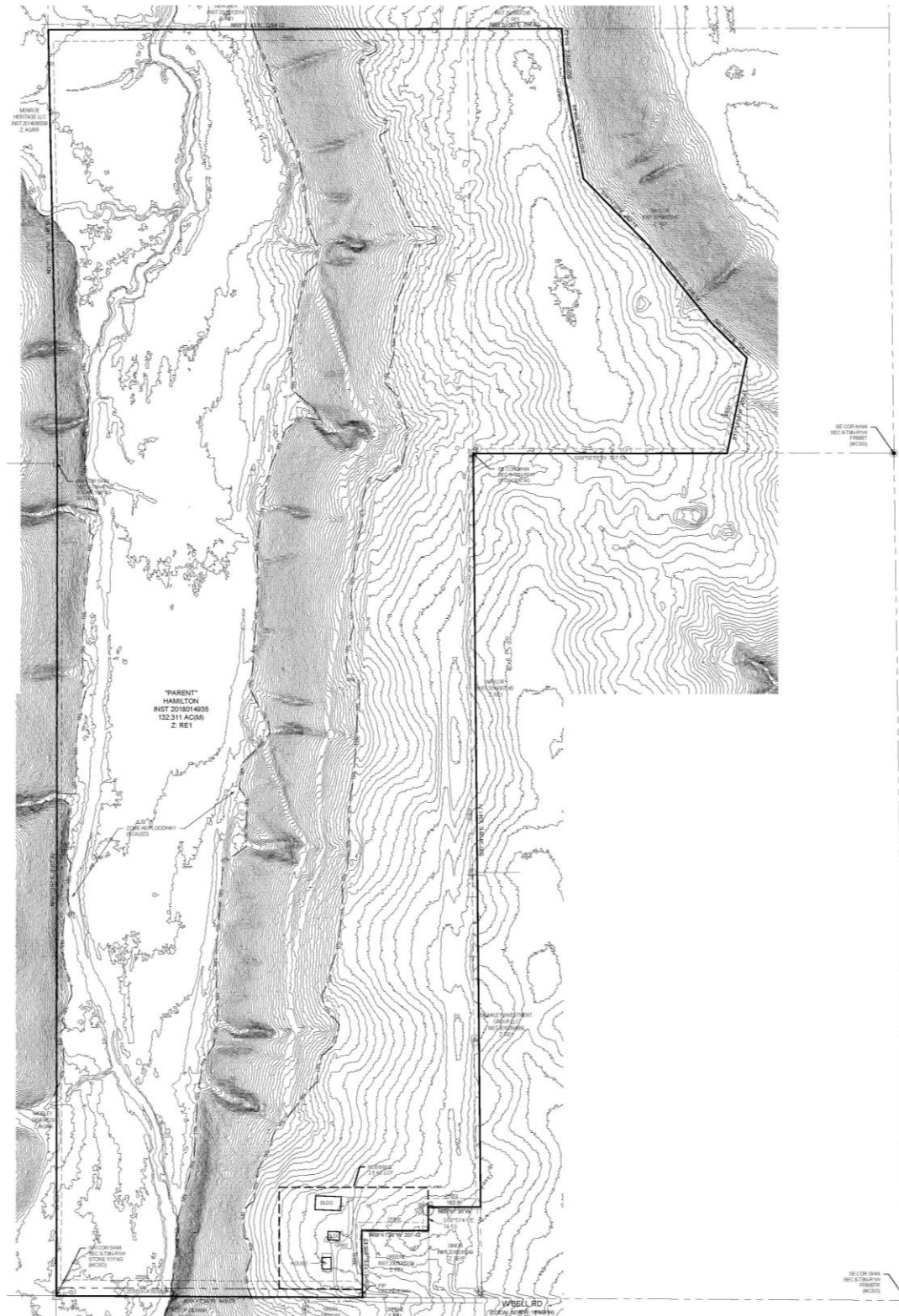
Todd M. Borgman, PS

2755 E Canada Dr, Ste 101  
Bloomington, Indiana 47401  
Telephone 812-336-6536  
www.smithdginc.com

## EXHIBIT 2: Petitioner Site Plan

**HAMILTON PRELIMINARY PLAT  
(REZONE)**

SECTION 8, TOWNSHIP 9 NORTH, RANGE 1 WEST,  
BLOOMINGTON TOWNSHIP, MONROE COUNTY, INDIANA





**EXHIBIT THREE: Uses permitted in the RE1 Zone**

Uses	RE1	Conditions
Bed and breakfast	C	7;14
Cemeteries	P	
Churches	C	
Crops and pasturage	P	1
Day care centers	C	
Fire stations	C	
Golf courses	C	
Historic adaptive reuse	C	
Home occupations	C	16
Parks and playgrounds	P	
Police stations	C	
Public libraries/museums	C	
Rehabilitative facilities	C	
Residential care homes for developmentally disabled	P	2
Residential care homes for mentally ill	P	3
Residential care homes for up to five persons	P	4
Schools	C	
Single family detached dwellings	P	8
Swim clubs	C	
Tennis clubs	C	
Utility substations and transmission facilities	P	5

# EXHIBIT FOUR: Use Permitted in the AG/RR Zone

USES	INTENSITY	ZONES	USES	INTENSITY	ZONES
Agricultural Uses	i	AG	Religious Facilities	H	P
Accessory Use		P	Remote Garbage/Rubbish Removal	H	C
Accessory Structures for Agricultural Use	L	P	Solar Farm	L	C
Agriculture	H	P	Telephone and Telegraph Services	L	P
Agricultural-Related Industry	H	P	Utility Service Facility	M	P
Agricultural Uses-Land Animal	H	P	Wastewater Treatment Facility	H	C
Agricultural Uses-Non Animal	H	P	Water Treatment Facility	H	C
Agritourism / Agritainment (i.e. corn mazes,	H	P	Wired Communication Services	M	P
Aquaculture	M	P	Business and Personal Services	i	AG
Christmas Tree Farm	H	P	Accessory Use		P
Commercial facilities for the sale, repair, a	H	C	Artisan Crafts	M	C
Commercial Non-Farm Animals	M	P	Bed and Breakfast	L	P
Confined Feeding Operations	H	C	Composting Operation	H	P
Equestrian Center	H	C	Greenfill	M	P
Equine Services	L	P	Historic Adaptive Reuse		P
Feed Lot	H	P	Kennel, including commercial animal breeding	H	C
Feed Mill	L	P	Real Estate Sales office Or Model	L	P
Historic Adaptive Reuse		P	Taxidermist	L	P
Horse Farm	L	P	Temporary Seasonal Activity	M	P
Nursery/greenhouse	H	P	Tourist Home or Cabin	L	P
Orchard	H	P	Veterinary Service (Indoor)	H	C
Pick-your-own operation	H	P	Veterinary Service (Outdoor)	M	C
Roadside farm stand, Permanent	M	P	Retail and Wholesale Trade	i	AG
Roadside farm stand, Temporary	L	P	Accessory Use		P
Stockyard	H	P	Agricultural Sale Barn	H	P
Winery	H	P	Fruit Market	L	P
Accessory Apartments	L	P	Garden Center	H	C
Accessory Dwelling Units	L	P	Historic Adaptive Reuse		P
Accessory Livestock	L	P	Automotive and Transportation	i	AG
Accessory Use		P	Automobile Repair Services, Minor	H	C
Guest House	L	P	Historic Adaptive Reuse		P
Historic Adaptive Reuse		P	Accessory Use		P
Home Based Business	L	P	Camping Facility	H	P
Home Occupation	L	P	Historic Adaptive Reuse		P
Residential Storage Structure	L	P	Park and Recreational Services	H	C
Single Family Dwelling	n/a	P	Private Recreational Facility	H	C
Temporary Dwelling	L	P	Recreational Vehicle (RV) Park	H	C
Two Family Dwelling	n/a	P	Manufacturing, Mining	i	AG
Public and Semipublic	i	AG	Accessory Use		P
Accessory Use		P	Historic Adaptive Reuse		P
Cemetery	H	P	Sawmill	H	C
Governmental Facility	H	P	Wood Products	M	C
Historic Adaptive Reuse		P			