



MONROE COUNTY BOARD OF COMMISSIONERS'
WORK SESSION AGENDA
OCTOBER 13, 2021
Via ZOOM

- 1. Penny Caudill - Health**
Asking approval of Service agreement for Baby and Me Tobacco Free Program. **2**
- 2. Anne Crecelius- Planning**
Discussion regarding Ordinance 2021-32; Blackwell Rezone. **6**
- 3. Drew Myers - Planning**
Discussion regarding Ordinance 2021-42; Hamilton Rezone. **25**
- 4. David Schilling – Legal**
Asking Commissioners to approve and execute the Griner sales disclosure. Property located at Vernal/Woodyard road was obtain through eminent domain procedure for road right-of-way. **45**
- 5. Housing Advisory Commission**
- 6. Nicole Browne – Clerk of Circuit Court**
Ongoing discussion regarding Election Central space needs. **51**



Monroe County Board of Commissioners Agenda Request Form

Date to be heard

Formal ☐

Work session ☒

Department

Title to appear on Agenda:

Vendor #

Executive Summary:

The Monroe County Health Department requests approval of an extension for the Baby and Me Tobacco Free Program. The tobacco program has been provided through a state grant for the past several years. However, the IDOH is not renewing this specific program and the MCHD wishes to extend the program. NACCHO funds will be used which were awarded for this purpose.

The NACCHO funds are NOT new dollars. They were received a few years past and used to supplement needs while state funds were available.

Fund Name(s):

Fund Number(s):

Amount(s)

Presenter:

Speaker(s) for Zoom purposes:

Name(s)

Phone Number(s)

(the speaker phone numbers will be removed from the document prior to posting)

Attorney who reviewed:

Service Agreement (SA)
Monroe County Health Department and WELCO, LKA Inc.
For implementation of the BABY & ME – Tobacco Free Program™

The Monroe County Health Department has secured/been awarded funds to implement and support the BABY & ME -Tobacco Free Program (BMTFP) within the state of Indiana. The Service Agreement, between the above parties, is from: 10/1/21 – 3/31/2022

WELCO LKA Inc., (WELCO) a corporation, Laurie Adams, President, owns and operates the BABY & ME – Tobacco Free Program™ and will assist the Monroe County Health Department in implementing the program in the county. WELCO's Federal Tax ID number is 10-0002541. WELCO is in compliance with Equal Employment Opportunity (Executive Order 11246&11375).

The BABY & ME – Tobacco Free Program will provide the following to the above county/agency, in accord with budget agreements and within this SA:

1. Offer and conduct virtual BMTFP Facilitator training(s) for certification and/or recertification to county/agency staff implementing the program.
2. Administer programmatic support to funded agency to ensure program protocols are maintained and provide ongoing program staff development.
3. Schedule and conduct conference calls and/or quarterly state webinars for continued cessation education and program updates for funded sites.
4. Provide order form(s) and process orders for program supplies and materials. For further details see program budget form.
5. Complete and provide voucher orders to county/agency conducting the program for incentive distribution to enrolled participants who are tobacco free in the prenatal/postpartum period, up to 6-12 months postpartum as established by the budget.
6. Support and manage voucher redemption process with Walmart stores and/or additional vendors within the state, if applicable.
7. Provide promotional material templates and/or access to ordering of approved promotional materials.
8. Provide HIPAA compliant online data collection portal and training to report on enrolled participants and program outcomes. Provide secure website and username/password for each county/agency.
9. Establish a SA with funded county/agency and submit invoices to the designated person at the county/agency on a quarterly basis for payment to WELCO, for program materials purchased and administration fees, in accord with the budget.

The Monroe County Health Department supports the BABY & ME - Tobacco Free Program's mission of reducing tobacco use in prenatal and postpartum women in Monroe County and agrees to the following within the funding period:

1. Secure funding and sign service agreement with WELCO LKA Inc. for approval to implement the program.
2. Identify the agency lead responsible for administering/overseeing the program.
3. Assure agency staff involved in the program attend a BMTFP certification training and are certified/recertified to conduct BMTFP best-practice protocols. Facilitators must be tobacco free and will be required to sign a code of ethics. Facilitators must recertify every two years to continue conducting the program with program participants.

4. Identify local community referral sources and promote referrals to the BMTFP, as appropriate. Agree to follow-up on all referrals and offer the program to eligible participants.
5. Screen all pregnant women served by the agency for tobacco use and offer/enroll eligible women and partners (if applicable) to the BMTFP. Refer participants to the state Quitline.
6. Provide four (4), individual, prenatal cessation sessions (one-on-one counseling) to enrolled women, using BMTFP curriculum and document tobacco use at each session. Provide voucher incentives to tobacco free participants at Prenatal Sessions 3 and 4. Additional vouchers may be offered in the prenatal period as established by the program budget.
7. Screen enrolled participants each month following delivery, up to 6-12 months postpartum. Document tobacco use, distribute voucher if tobacco free, and provide additional cessation education, if necessary.
8. Offer the BMTFP to smoking support partners, if applicable, to enroll and quit with the pregnant woman. Provide an additional voucher each month postpartum, if the support partner remains tobacco free, up to 6-12 months postpartum.
9. Assign one staff member to enter county/agency's monthly data in the online data collection portal, as required by all BMTFP sites.
10. Assure secure method for retaining vouchers and documenting distribution of vouchers.
11. Participate in conference calls and/or educational webinars with BMTFP national program office.
12. Provide success stories of women enrolled in the program to the BMTFP national program office for promotional and/or earned media opportunities.
13. Establish a signed service agreement with WELCO and provide funds for training, program supplies, materials, and data management/administrative fee, as invoiced and defined in the approved budget.

TERMINATION

This Agreement may be terminated by either party upon notice, in writing, delivered upon the other party 30 days prior to the effective date of termination. Prior to termination, a close out plan must be established for continuum of care for enrolled participants. Final invoicing will be prorated based on dates of termination and quarterly services provided to agency. In the event an agency terminates the program, any unused purchased vouchers are not refundable.

PROGRAM MATERIALS

WELCO LKA Inc., owns the copyright and trademark for the BABY & ME – Tobacco Free Program™. The BABY & ME – Tobacco Free Program name, logo, website, program manual, photos, or any program materials may not be used, duplicated, rewritten, or redistributed in whole or part without permission from WELCO LKA Inc.

The effective date of this Service Agreement: __October 1, 2021_____ (DATE)

Monroe County Health Department _____
County/Agency Name

Signature: _____

Print Name: Julie Thomas _____

Title: Board of Commissioners, President _____

Street Address: 119 West 7th Street _____

City, State, Zip: Bloomington, IN 47404 _____

Date: _____

WELCO, LKA Inc.
10-0002541
Laurie Adams, Executive Director

Signature: _____

BABY & ME – Tobacco Free Program
1869 Camp St Ext.
Jamestown, NY 14701
716-484-3325
laurie@bmtfp.org

Date: _____



Monroe County Board of Commissioners Agenda Request Form

Date to be heard

Formal ☐

Work session ☒

Department

Title to appear on Agenda:

Vendor #

Executive Summary:

The Monroe County Zoning Ordinance is amended to rezone one (1) 2.61 +/- acre parcel in Section 24 of Richland Township at 4050 W Carmola DR (parcel #: 53-04-24-200-135.000-011) from Agriculture/Rural Reserve (AG/RR) to Medium-Density Residential (MR).

Fund Name(s):

Fund Number(s):

Amount(s)

Presenter:

Speaker(s) for Zoom purposes:

Name(s)

Phone Number(s)

(the speaker phone numbers will be removed from the document prior to posting)

Attorney who reviewed:

OFFICE OF
MONROE COUNTY PLAN COMMISSION
501 N Morton Street, Suite 224
BLOOMINGTON, IN 47404

TO: THE COMMISSIONERS OF MONROE COUNTY, INDIANA

CERTIFICATION

I, Larry Wilson, hereby certify that during its meeting on August 17th, 2020 the Monroe County Plan Commission considered Petition No. REZ-21-2 for a Zoning Map Amendment (Ordinance No. 2021-32) to the Monroe County Zoning Ordinance and made a positive recommendation to approve thereon, based on the findings, conditions, and Highway Department reports, with a vote of 8-0.

This proposed amendment is being forwarded for your consideration pursuant to J.C. 36-7-4-605(a).



Larry Wilson
Planning Director

8-31-2021

Date

ORDINANCE NO. 2021-32

Blackwell Rezone

An ordinance to amend the Monroe County Zoning Maps which were adopted December 1996.

Whereas, the Board of Commissioners of Monroe County, Indiana, passed a zoning ordinance and adopted zoning maps effective January 1997, which ordinance and maps are incorporated herein; and,

Whereas, the Monroe County Plan Commission, in accordance with all applicable laws, has considered the petition to amend said zoning maps;

Now, therefore, be it ordained by the Board of Commissioners of Monroe County, Indiana, as follows:

SECTION I.

The Monroe County Zoning Ordinance is amended to rezone one (1) 2.61 +/- acre parcel in Section 24 of Richland Township at 4050 W Carmola DR (parcel #: 53-04-24-200-135.000-011) from Agriculture/Rural Reserve (AG/RR) to Medium-Density Residential (MR) with the following condition:

1. Submit a written commitment to dedicate temporary right-of-way to the County for future Carmola Drive improvements.

SECTION II.

This ordinance shall be in full force and effect from and after its passage and adoption by the Board of Commissioners of Monroe County, Indiana.

Passed and adopted by the Board of Commissioners of Monroe County, Indiana, this 15th day of September, 2021.

BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

"Yes" Votes

Julie Thomas, President

Lee Jones, Vice President

Penny Githens, Commissioner

"No" Votes

Julie Thomas, President

Lee Jones, Vice President

Penny Githens, Commissioner

Attest:
Catherine Smith, Monroe County Auditor

COMMITMENT CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

DRAFT

SMITH DESIGN GROUP INC. and BLACKWELL CONTRACTORS INC. (petitioner and owner respectively) make the following commitment to the Monroe County Plan Commission (the "Commission") regarding the use and development of the following described real estate in Monroe County, Indiana:

Section 1: Real Estate.

Parcel Number 53-04-24-200-135.000-011

Legal Description A part of the Northwest quarter of Section 24, Township 9 North, Range 2 West, in Monroe County, Indiana, described as follows, to-wit Beginning at a point that is 1395 feet West and 18.7 feet South of the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24; thence East for a distance of 430.00 feet; thence North for a distance of 265 feet; thence West for a distance of 430.0 feet; thence South for a distance of 265 feet and to the place of beginning. Containing 2.61 acres more or less.

Deed Reference: Instrument Number 2020014812, recorded in the Office of Monroe County, Indiana

Section 2: Case Number. REZ-21-2, 4050 W Carmola DR.

Section 3: Statement of Commitment. BLACKWELL CONTRACTORS INC. is the owner of the above-described Real Estate and SMITH DESIGN GROUP INC. is acting as BLACKWELL CONTRACTORS INC.'s authorized representative for the rezoning of the subject property.

On recording of the rezone of 4050 W Carmola DR. under petition REZ-21-2, covenants, conditions and restrictions are imposed on the real estate as follows:

Dedicate permanent right-of-way to Monroe County in addition to providing temporary right-of-way for the expansion of Carmola DR per the Monroe County Highway Department as shown in Exhibit A.

Section 4: Authorization for Signature.

TODD BORGMAN certifies that he is president of and duly authorized, and, empowered, for and on behalf of SMITH DESIGN GROUP INC. and BLACKWELL CONTRACTORS INC., to execute this Commitment Concerning the Use and Development of the subject Real Estate.

Section 5: Binding Effect.

Failure to honor this commitment shall constitute a violation of the zoning ordinance and shall be subject to the penalties for the violation in addition to all other enforcement remedies. This commitment is binding on the owner(s) of the above-described real estate, subsequent owners and each person acquiring an interest in the above-described real estate, including tenants and lessees. This commitment may be modified or terminated only by approval of the Monroe County Plan Commission.

Section 6: Effective Date.

The commitments contained herein shall be effective upon recording of the approval of the rezone of the 4050 W Carmola DR. to MR.

Section 7: Recording.

This Commitment shall be recorded by or on behalf Owners and upon failure to do so the Director of the Monroe County Plan Commission is authorized to record this commitment in the Office of the Recorder of Monroe County, Indiana at the expense of Owners. The Owners shall submit a copy of the recorded Commitment bearing the recording stamp of the Recorder of Monroe County, Indiana, to the Monroe County Planning Department.

Section 8: Enforcement.

This Commitment may be enforced by the Monroe County Plan Commission as defined by the Monroe County Plan Commission rules and procedures.

IN WITNESS WHEREOF, SMITH DESIGN GROUP INC. have caused this Commitment to be executed as of _____ By Todd Borgman, President of SMITH DESIGN GROUP INC. and authorized agent of owner Blackwell Contractors Inc. personally appeared and acknowledged the execution of the above and foregoing Commitment Concerning the Use and Development of Real Estate to be a voluntary act and deed.

Todd Borgman President of SMITH DESIGN GROUP INC.

STATE OF INDIANA)
) SS
COUNTY OF MONROE)

Before me, a Notary Public in and for said county and state, the ____ day of October, 2021, at which time by Todd Borgman, President of Smith Design Group Inc. and authorized representative of Blackwell Contractors Inc. personally appeared and acknowledged the execution of the above and foregoing
Commitment Concerning the Use and Development of Real Estate to be a voluntary act and

My Commission Expires _____

Notary Public

(Printed Name)

A Resident of _____ County

Todd Borgman, President of Blackwell Contractors Inc.

STATE OF INDIANA)
) SS
COUNTY OF MONROE)

Before me, a Notary Public in and for said county and state, the ____ day of October, 2021, at which time by President of Blackwell Contractors Inc., personally appeared and acknowledged the execution of the above and foregoing Commitment Concerning the Use and Development of Real Estate to be a voluntary act and

My Commission Expires _____

Notary Public

(Printed Name)

A Resident of _____ County

Due to time constraints it was not possible to completely vet this document with the current owner of the property Blackwell Contractors Inc. There may be a desire by the owner to use a separate document to authorize Smith Design Group Inc. to act on their behalf as the authorized representative for the rezone of this property.

EXHIBIT A

MONROE COUNTY PLAN COMMISSION**August 17, 2021**

PLANNER	Anne Crecelius
CASE NUMBER	REZ-21-2
PETITIONER	Blackwell Contractors c/o Scott Pardue, Smith Design Group.
ADDRESS	4050 W Carmola DR. Parcel Number: 53-04-24-200-135.000-011
REQUEST	Rezone Request from AG/RR to MR Waiver of Final Hearing Requested
ACRES	2.61 +/- acres
ZONE	AG/RR
TOWNSHIP	Richland Township
SECTION	24
PLATS	Unplatted
COMP PLAN DESIGNATION	Designated Communities

EXHIBITS

1. Petitioner Letter
2. Petitioner Site Plan
3. Proposed Carmola DR Improvement Plans

RECOMMENDATION

Staff recommends forwarding a positive recommendation to the County Commissioners based on findings of fact and subject to the Monroe County Highway and MS4 Coordinator Reports, with the following condition:

1. Submit a written commitment to dedicate temporary right-of-way to the County for future Carmola Drive improvements.

Plan Review Committee – July 8, 2021**Plan Commission Regular Meeting – August 17, 2021 (Preliminary Hearing)****~~Plan Commission Regular Meeting – September 7, 2021 (Final Hearing)~~****SUMMARY**

The petition site is one parcel totaling 2.61 +/- acres located in Richland Township. The petitioner is proposing to amend the Zoning Map from Agricultural Rural Reserve (AG/RR) to Medium Density Residential (MR). The petitioner intends to subdivide the property if the rezone request is approved is approved by the County Commissioners. The subdivision would be a “Major Subdivision Preliminary Plat” and would be reviewed by the Plat Committee and ultimately approved by the Plan Commission.

BACKGROUND

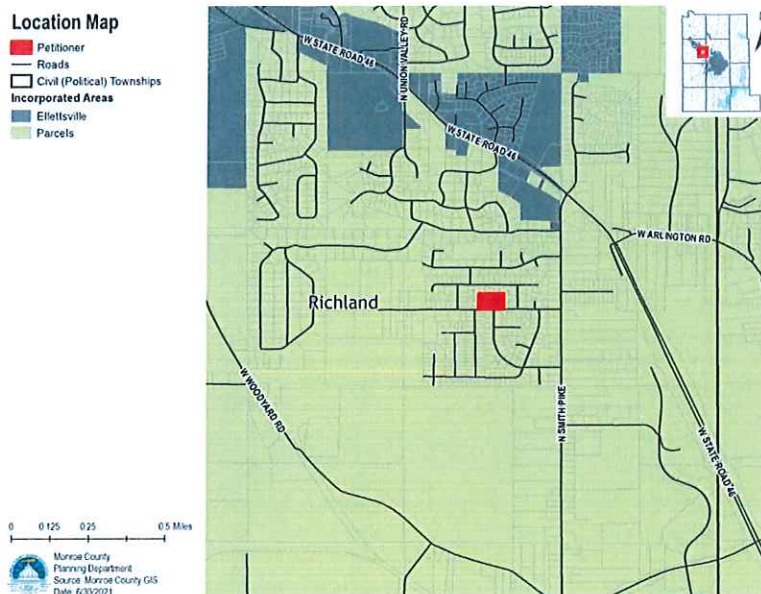
The Zoning Map amendment would be from AG/RR to MR. Listed below are the definitions of these zones per Chapter 802.

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.

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

LOCATION MAP

The petition site is one lot of record, parcel number: 53-04-24-200-135.000-011. The site is located at 4050 W Carmola Drive in Section 24 of Richland Township.



ZONING

The zoning for the petition site is Agricultural Rural Reserve (AG/RR). The adjacent zoning is Medium Density Residential (MR). The petition site is a Single Family Residential but is currently vacant.



SITE CONDITIONS & INFRASTRUCTURE

The petition site is currently vacant (SFR was demolished) and doesn't have slopes that exceed 15%. There is adequate Buildable Area for a future subdivision.

Highway Engineer, Paul Satterly, has requested that:

- A drainage easement be provided for the construction and maintenance of a culvert on the southeast corner of the [future] subdivision.
- An easement along Carmola Drive for the construction of Carmola drive. Limits of the easement would match the proposed temporary right of way limits shown on the plan drawing.

And recommends that "the developer should also consider the proposed roadway profile when developing the building and driveway elevations and layouts". The proposed expansion to Carmola Drive can be found in Exhibit 3.

The MS4 Coordinator, Kelsey Thetonia, stated that for the rezone petition there are no comments from Stormwater. If the rezone is approved and Major Subdivision is filed, the MS4 Coordinator will request the following topics be addressed:

- Rule 5: This project will require a Rule 5 permit, prior to issuance of any building permit and any land disturbing activity on site (including demolition, installation of driveways, septic fields, etc.).
- Drainage Easements: will be required and finalized with a grading plan. As Paul Satterly stated, the County's plans for Carmola Dr. storm sewer improvements includes an outlet on the SE corner of the site. This drainage will be conveyed through a swale in a DE. Side yard swales covered by DEs will also be required.
- Drainage: This project is located within the Jack's Defeat Creek critical drainage area. Discharge from the site will need to be managed in a facility such as a detention pond, located within a Common Area, and discharge according to new policy for release rates effective 10/7/2020: 0.45 cfs/acre for Q100 and 0.25 cfs/acre for Q10.

Site Conditions Map

- Petitioner
- 2-Foot Contours
- 15% Slope
 - 0 - 15
 - > 15
- Local Roads [50']
- Parcels
- Critical Watersheds
 - Jack's Defeat Creek

0 20 40 80 Feet

Monroe County
Planning Department
Source: Monroe County GIS
Date: 6/30/2021



SITE PICTURES



Photo 1. Pictometry photo.



Photo 2. Pictometry photo of the two existing SFR and the pink highlight of the incorrect parcel location of 4828 N Brummetts Creek Rd.



Photo 3: Looking northwest at the petition site.



Photo 4: original location of the SFR.



Photo 5: Looking east down Carmola Drive.



Photo 6: Looking west down Carmola Drive.

COMPREHENSIVE PLAN DISCUSSION

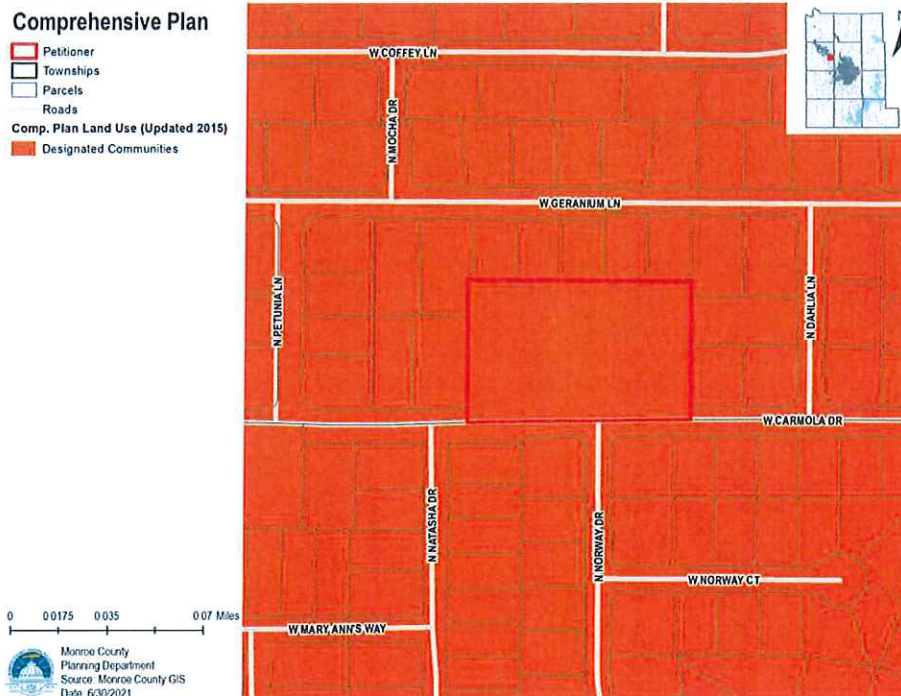
The petition site is located within the **Designated Communities** designation of the Comprehensive Plan. Points that align with the proposed PUD outline plan are highlighted in green. Points that differ from the MCUA districts are highlighted in grey. The Comprehensive Plan states the following for this designation:

DESIGNATED COMMUNITY PLANS

The Board of County Commissioners adopted the previous Monroe County Comprehensive Land Use Plan on February 2, 1996, establishing a blueprint for the future growth and development of the unincorporated portions of Monroe County. A central element of this plan was the development of a number of focused rural community plans. Each of the plans takes the vision, goals, and preferred development patterns in the prior 1996 comprehensive plan and applies them in a more detailed manner within each of the county's existing rural communities.

As stated in the 1996 Comprehensive Plan, "Growth will primarily occur within the City of Bloomington, guided by the city's Growth Policies Plan; in appropriate areas in the Bloomington fringe, guided by the County's Comprehensive Plan; within the Town of Ellettsville, guided by the town's Comprehensive Plan and within the existing small rural communities located throughout the county, each guided by its own rural community plan. The remaining portions of the county will remain rural with very low residential densities, active agricultural lands, mineral extraction operations, and logging activities, as well as substantial areas of open space. The comprehensive plan proposes this development pattern for a number of reasons, including wise management of limited fiscal resources, protection of the natural and manmade environment, and capitalizing on existing public and private investments."

These rural plans are now incorporated as part of the updated 2010 Monroe County Comprehensive Plan.



Ellettsville Rural Community Land Use Plan

The Ellettsville Rural Community Land Use Plan was approved by the Board of County Commissioners at the July 11, 2003 meeting. The Ellettsville area which includes the Town of Ellettsville and the surrounding area bounded by Ratliff Road and Woodyard Road to the south, near Maple Grove to the east, near West Maple Grove Road to the north, and near the town limits to the west, is the subject of the plan developed within this document.

The Ellettsville Rural Community Land Use Plan proposes to:

- Enhance existing development through the introduction of missing neighborhood elements including open space, mixed uses, and interconnecting transportation facilities
- Enhance the SR 46 Corridor through improved site design, access management and landscaping and facilitate the introduction of a mix of uses and to better link the corridor to adjoining neighborhoods
- Establish a green corridor consisting of open space and alternative transportation opportunities along the Monon Rail Corridor and Jacks Defeat Creek
- Maintain a discernable edge consisting of low density, large lot residential development along the perimeter of the rural community
- Continue focusing new employment activities, such as manufacturing and processing within current locations and within the business and industry overlay located west of town.
- Provide business opportunities within new and existing neighborhoods in a unified and compatible manner
- Coordinates future growth and development activities with the Town of Ellettsville

The Ellettsville Rural Community Land Use Plan map is displayed in Figure 50:

(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;
- Access is off of W Carmola DR;
- According to the Monroe County Thoroughfare Plan, W Carmola DR is classified as a Local Road;
- Monroe County Highway Dept. has proposed future road improvements to W Carmola DR, allowing safe conditions for an increased density;

EXHIBIT 1: Petitioner Letter



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

"Celebrating 40 years of professional design, surveying and land planning"

April 28, 2021

To: Monroe County Plan Commission

This letter is to serve as a request to Rezone the property located at 4050 W Carmola Drive, Bloomington, Indiana, from AG/RR to MR. Rezoning the property would match all adjoining properties of Glen Meadow Subdivision which surrounds this property.

On behalf of Blackwell Contractors Inc,

Scott Pardue
Scott Pardue

EXHIBIT 2: Petitioner Site Plan

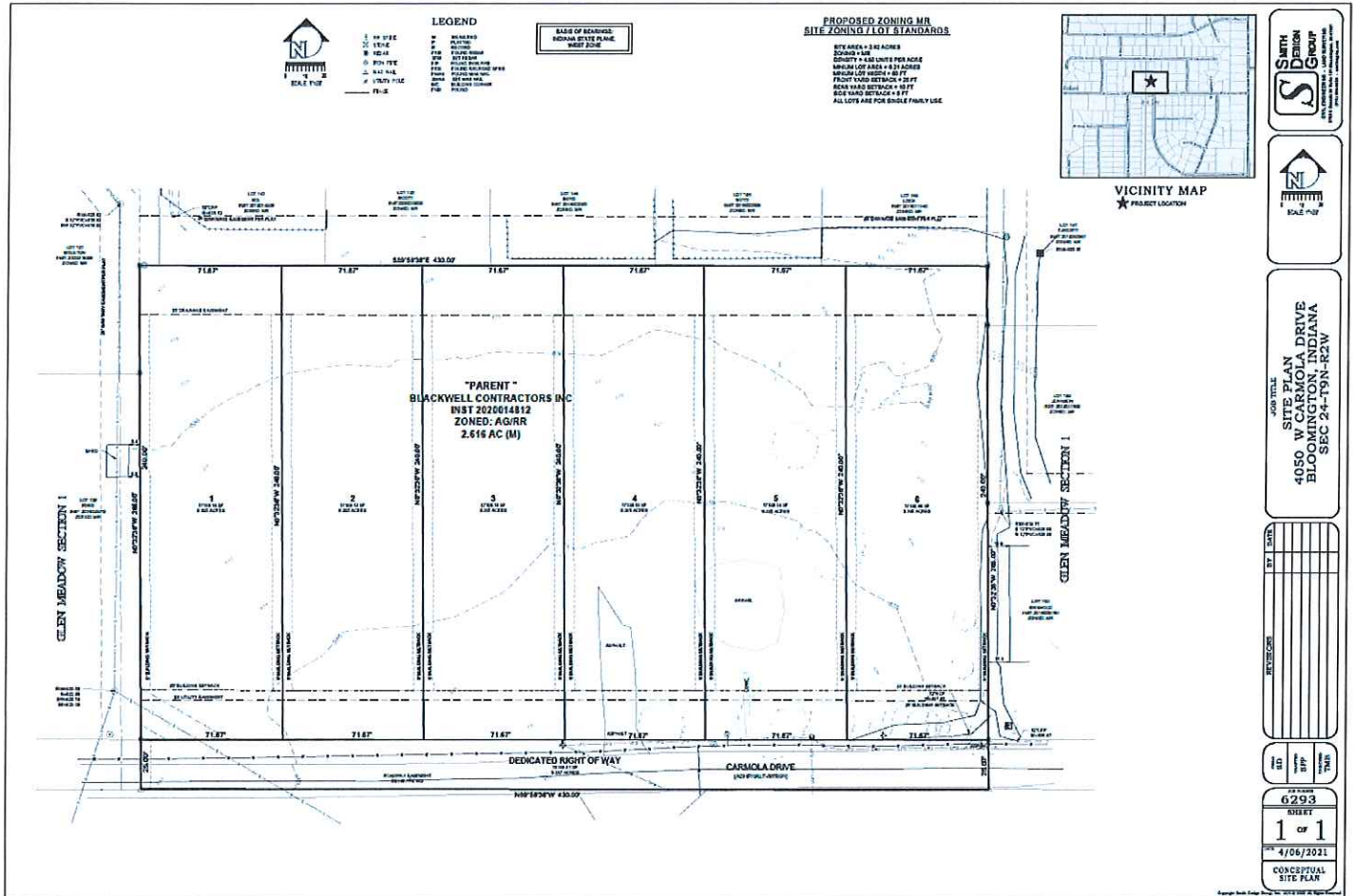
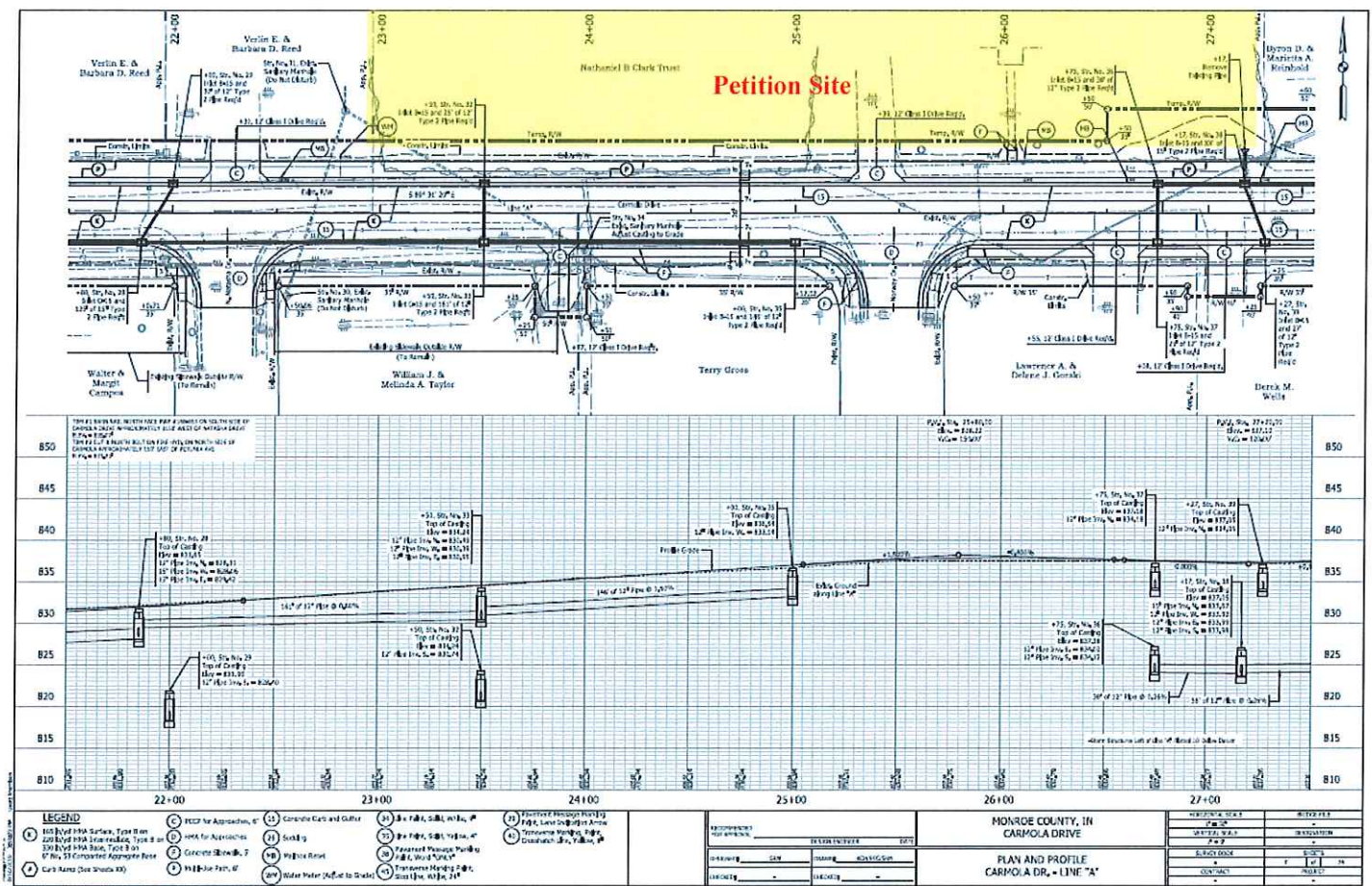


EXHIBIT 3: Proposed Carmola DR Improvement Plan





Monroe County Board of Commissioners Agenda Request Form

Date to be heard

Formal ☐

Work session ☒

Department

Title to appear on Agenda:

Ordinance 2021-42: REZ-21-4 Hamilton
Rezone from RE1 to AG/RR

Vendor #

Executive 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.

Fund Name(s):

Fund Number(s):

Amount(s)

Presenter:

Speaker(s) for Zoom purposes:

Name(s)

Jeff Hamilton
Todd Borgman

Phone Number(s)

(the speaker phone numbers will be removed from the document prior to posting)

Attorney who reviewed:

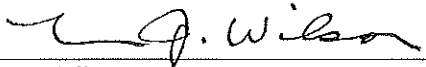
OFFICE OF
MONROE COUNTY PLAN COMMISSION
501 N Morton Street, Suite 224
BLOOMINGTON, IN 47404

TO: THE COMMISSIONERS OF MONROE COUNTY, INDIANA

CERTIFICATION

I, Larry Wilson, hereby certify that during its meeting on September 21st, 2021 the Monroe County Plan Commission considered Petition No. REZ-21-4 for a rezone (Ordinance No. 2021-42) to the Monroe County Zoning Ordinance and made a positive recommendation to approve thereon, based on the findings, conditions, and Highway Department and Stormwater reports, with a vote of 7-0.

This proposed amendment is being forwarded for your consideration pursuant to J.C. 36-7-4-605(a).



Larry Wilson
Planning Director

September 27, 2021

Date

ORDINANCE NO. 2021-42

Hamilton Rezone

An ordinance to amend the Monroe County Zoning Maps which were adopted December 1996.

Whereas, the Board of Commissioners of Monroe County, Indiana, passed a zoning ordinance and adopted zoning maps effective January 1997, which ordinance and maps are incorporated herein; and,

Whereas, the Monroe County Plan Commission, in accordance with all applicable laws, has considered the petition to amend said zoning maps;

Now, therefore, be it ordained by the Board of Commissioners of Monroe County, Indiana, as follows:

SECTION I.

The Monroe County Zoning Ordinance is amended to rezone one (1) 134.5 +/- total acre parcel in Section 8 of Bloomington Township at 1300 W Bell RD (Parcel #: 53-05-08-300-007.000-004) from Estate Residential 1 (RE1) to Agriculture/Rural Reserve (AG/RR).

SECTION II.

This ordinance shall be in full force and effect from and after its passage and adoption by the Board of Commissioners of Monroe County, Indiana.

Passed and adopted by the Board of Commissioners of Monroe County, Indiana, this 20th day of October 2021.

BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

"Yes" Votes

Julie Thomas, President

Lee Jones, Vice President

Penny Githens, Commissioner

"No" Votes

Julie Thomas, President

Lee Jones, Vice President

Penny Githens, Commissioner

Attest:

Catherine Smith, Monroe County Auditor

MONROE COUNTY PLAN COMMISSION**September 21, 2021**

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

PLAN REVIEW COMMITTEE

The Plan Review Committee did not communicate any concerns with this petition.

MEETING SCHEDULE

Plan Review Committee – August 12, 2021

Plan Commission Admin Meeting – September 7, 2021

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

Plan Commission Admin Meeting – October 5, 2021

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.*

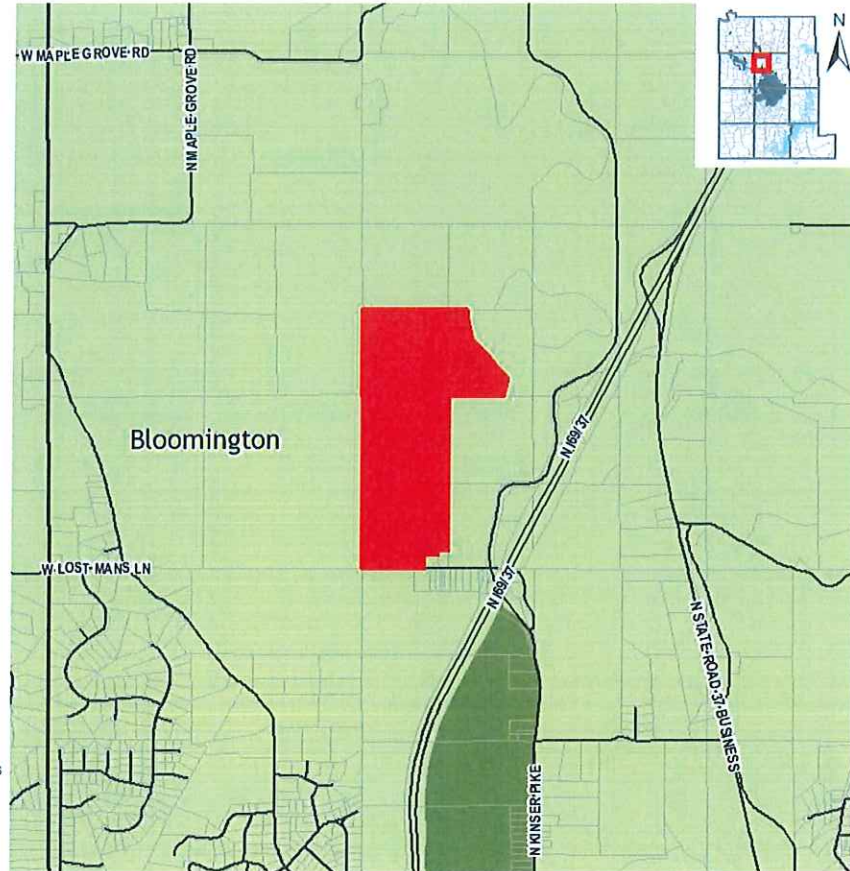
Agriculture/Rural Reserve (AG/RR) District. *The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses 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



ZONING

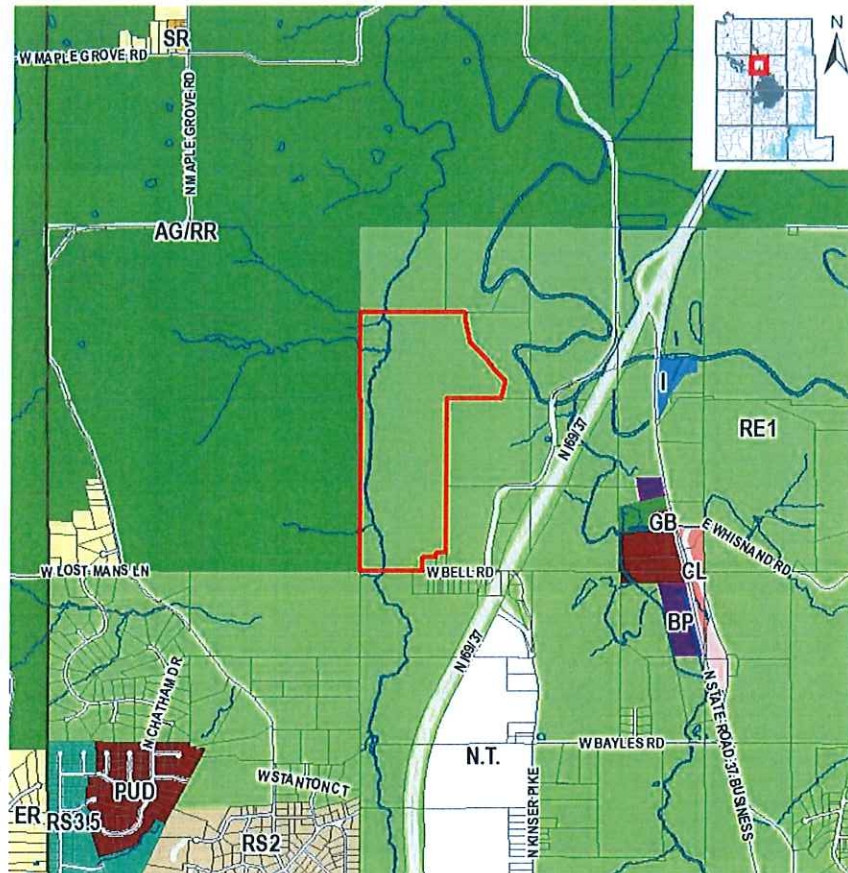
The parcel is zoned Estate Residential 1 (RE1)) as are the adjoining parcels to the north, east, and south. There are Agriculture/Rural Reserve (AG/RR) zoned lots to the west. There are no commercial uses adjacent to the subject property. The surrounding area mostly includes residential and agricultural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

0 850 1,700 3,400 Feet

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



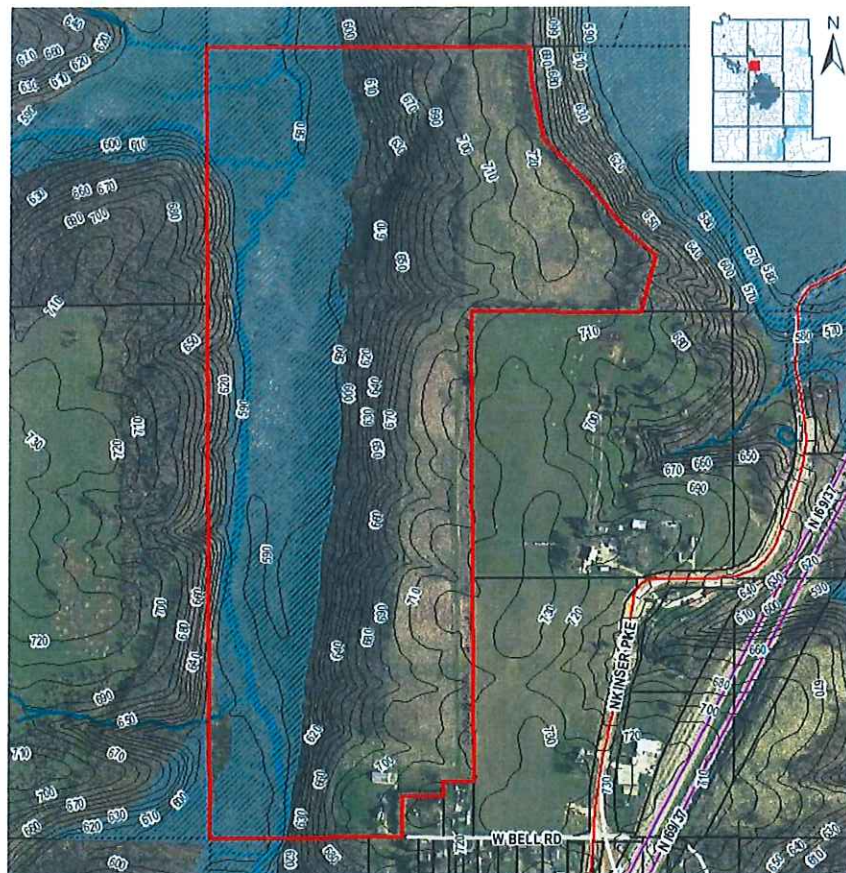
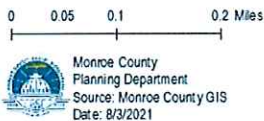
SITE CONDITIONS & INFRASTRUCTURE

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

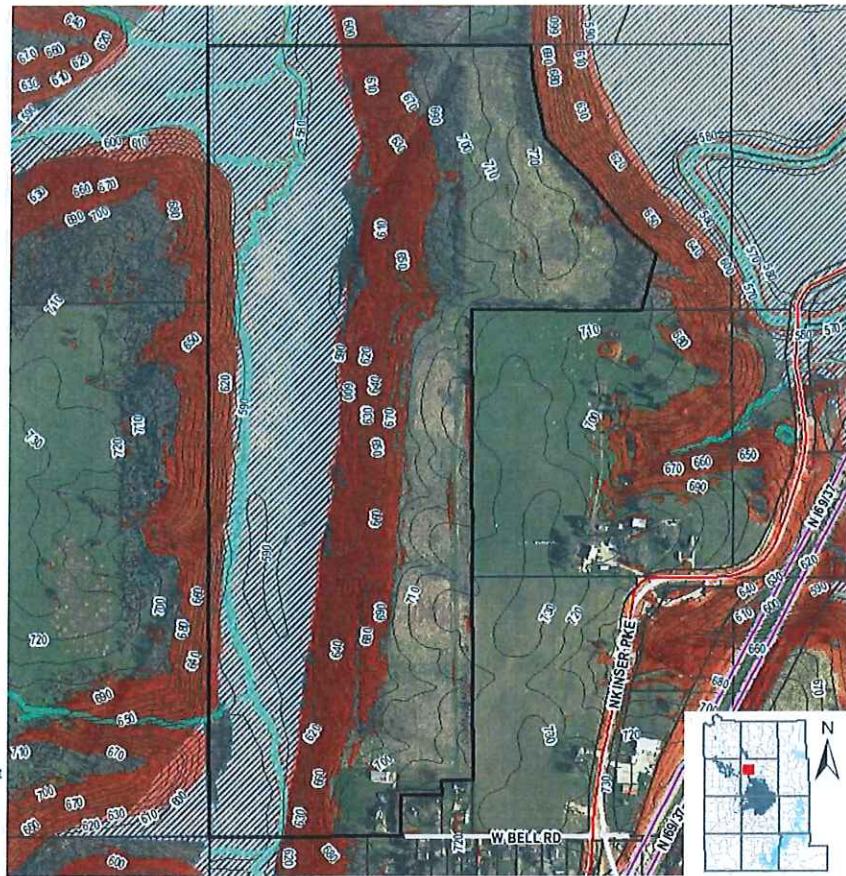
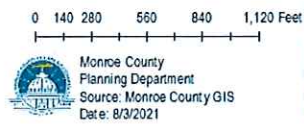


Slope Map

- 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

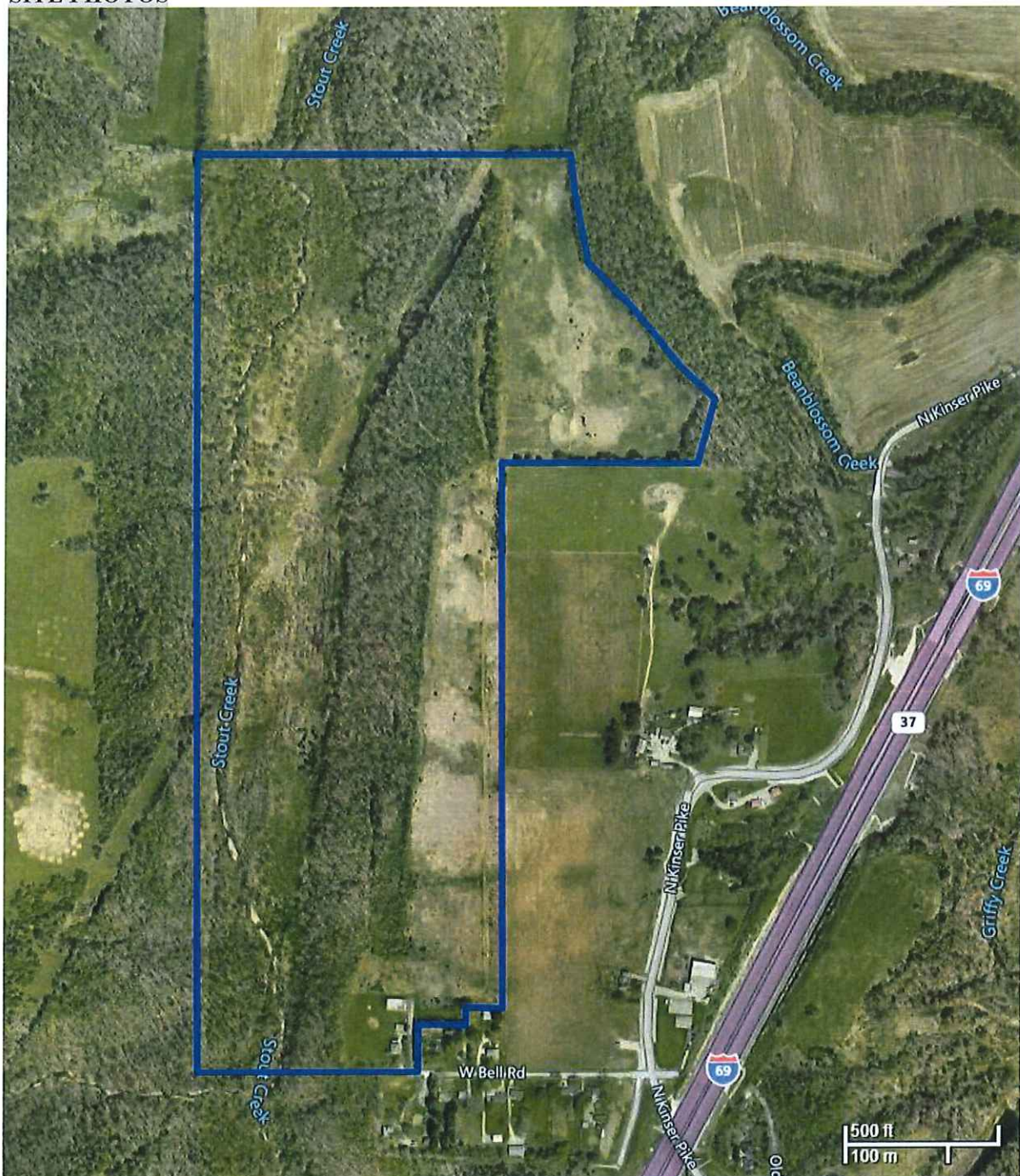


Photo 1. Aerial Imagery

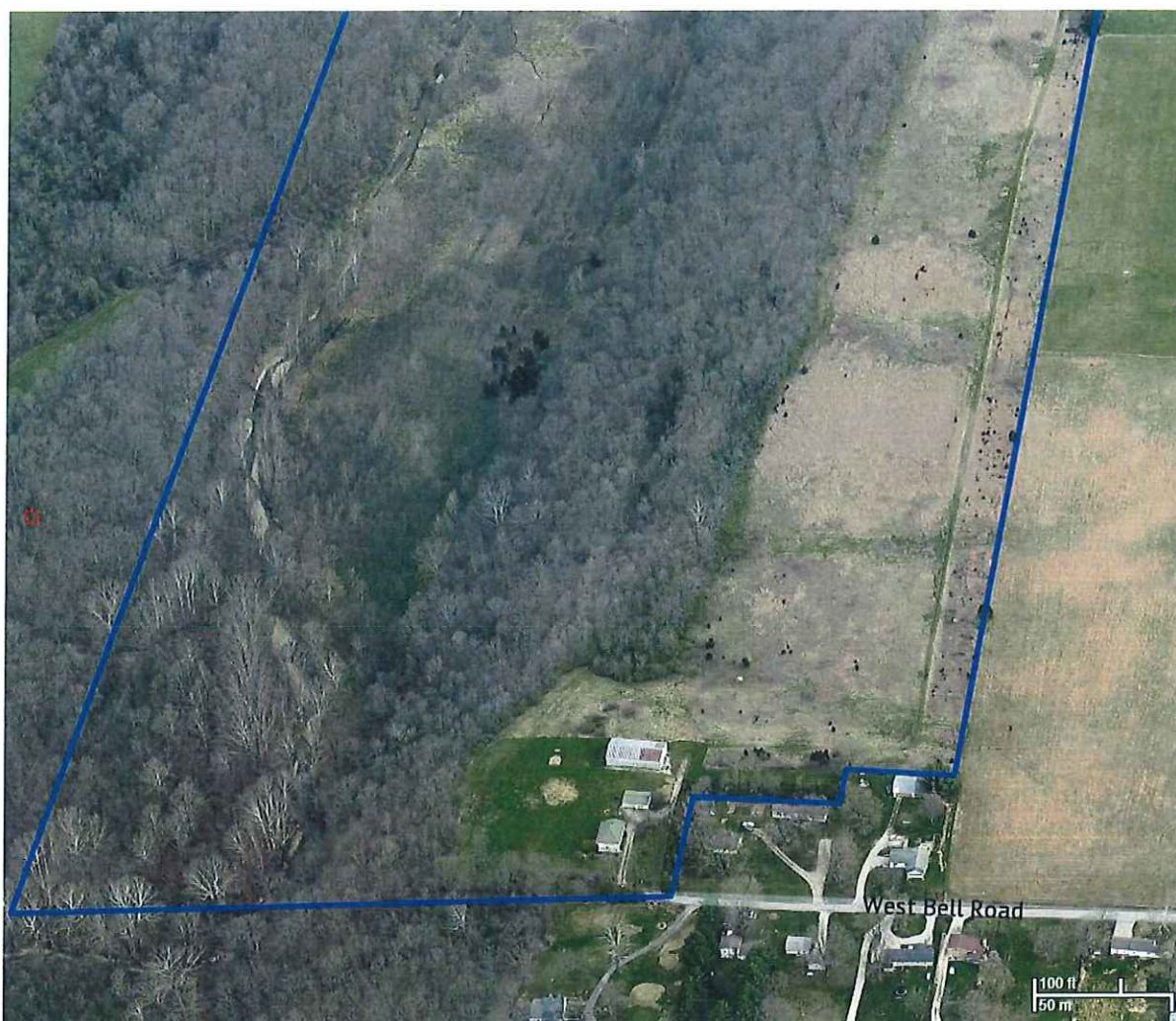


Photo 2. Aerial Imagery – from the south

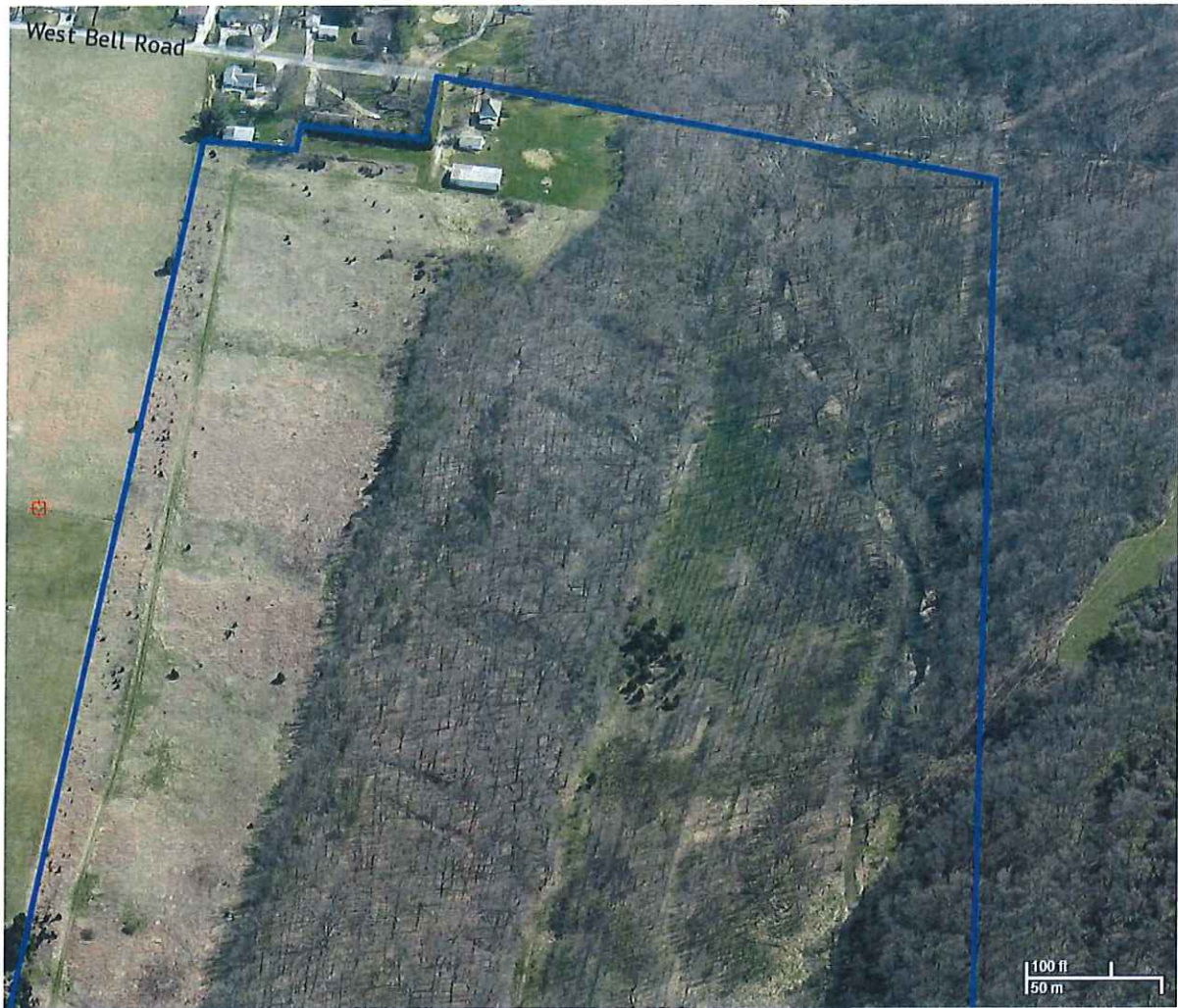
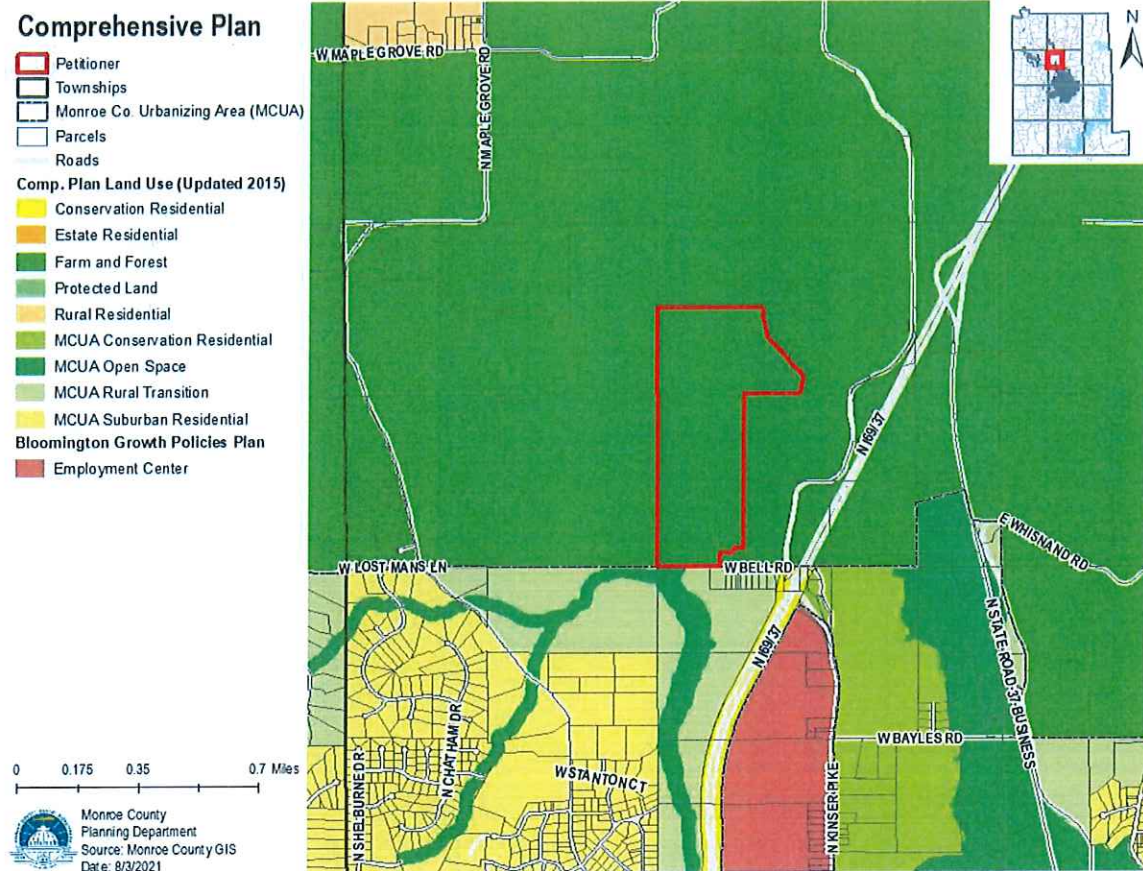


Photo 3. Aerial Imagery – from the north

COMPREHENSIVE PLAN DISCUSSION



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

EXHIBIT 2: Petitioner Site Plan

**HAMILTON PRELIMINARY PLAT
(REZONE)**

SECTION 8, TOWNSHIP 8 NORTH, RANGE 1 WEST,
BLOOMINGTON TOWNSHIP, BLOOMING COUNTY, INDIANA

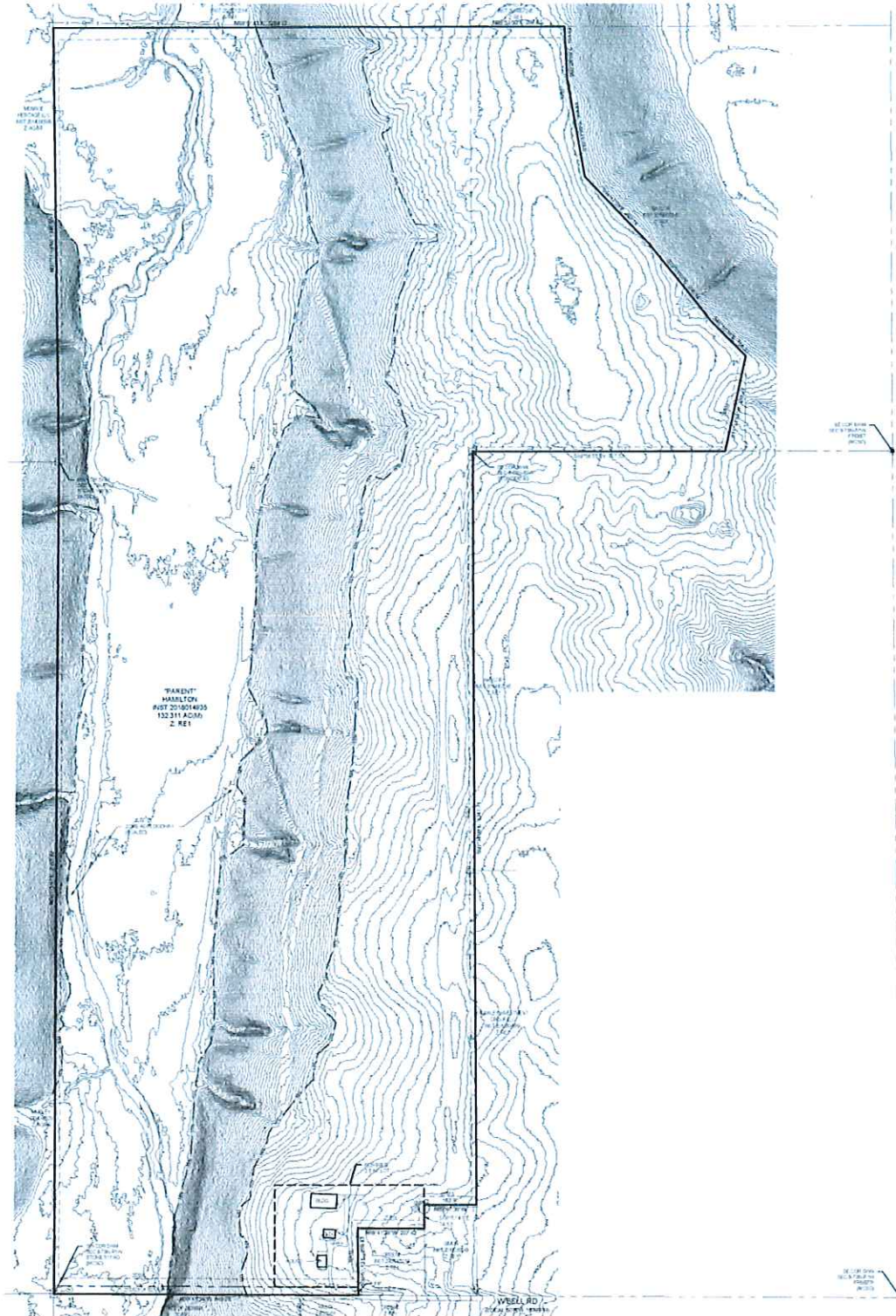


EXHIBIT THREE: Uses permitted in the RE1 Zone

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 residents	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			



Monroe County Board of Commissioners Agenda Request Form

Date to be heard Formal ☐ Work session ☒ Department

Title to appear on Agenda: Vendor #

Executive Summary:

Seeking approval for one of the Commissioners to execute the Griner sales disclosure form on behalf of the County. The Griner property at Vernal and Woodyard was obtained through the eminent domain procedure as road right-of-way.

Fund Name(s):	Fund Number(s):	Amount(s)
<input type="text"/>	<input type="text"/>	<input type="text"/>

Presenter:

Speaker(s) for Zoom purposes:

Name(s)	Phone Number(s)
<input type="text" value="David B. Schilling"/>	<input type="text" value="812-349-2525"/>

(the speaker phone numbers will be removed from the document prior to posting)

Attorney who reviewed:



SALES DISCLOSURE FORM

State Form 46021 (R12 / 1-21)

Prescribed by Department of Local Government Finance
Pursuant to IC 6-1.1-5.5

SDF ID			
	County	Year	Unique ID

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3. Do NOT place personally identifiable information (e.g. consulate numbers, passport numbers; government ID numbers, etc.) on this form as it may become publicly available.

NOTE: All questions must be answered to the best of the individual's ability. If the question does not apply, write "N/A" in the space provided. If the information requested is unknown, leave the space provided blank. Failure to provide a response for the italicized fields shall not result in the rejection of the underlying conveyance document by local officials.

INSTRUCTIONS: For additional information on how to complete this form, see the Sales Disclosure Form Instructions.

PART 1 – To be completed by BUYER/GRANTEE and SELLER/GRANTOR

A. PROPERTY TRANSFERRED – Must be conveyed on a single conveyance document (Additional contiguous properties can be listed on Page 5.)

1. Parcel Number or Tax Identification Number	Check all boxes applicable to parcel.	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
A.) 53-04-25-100-045.000-011	<input checked="" type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement	4305 W Woodyard Rd Bloomington, IN 47404	100 W Kirkwood Ave Bloomington, IN 47404

7. Legal Description of Parcel:
Pt W1/2 NE Sec 25-9N-2W ~0.254A more or less

B. CONDITIONS – Check only those that apply.

If condition 1 applies, filer is subject to disclosure and a disclosure filing fee.	YES NO CONDITION	YES NO CONDITION
<input checked="" type="checkbox"/> <input type="checkbox"/> 1. A transfer of real property interest for valuable consideration.	<input type="checkbox"/> <input checked="" type="checkbox"/> 7. Easements or right-of-way grants. (Please note that: (i) public utility/governmental easements; or (ii) rights-of-way that do not transfer fee simple; do not require a sales disclosure form. See the instructions for more information.)	
<input checked="" type="checkbox"/> <input type="checkbox"/> 2. Buyer is an adjacent property owner.		
<input checked="" type="checkbox"/> <input type="checkbox"/> 3. Vacant land (No structures on land)		
<input type="checkbox"/> <input checked="" type="checkbox"/> 4. Exchange for other real property ("Trade") Parcel Number of traded property: _____	If conditions 8-10 apply, filers are subject to disclosure, but not to the disclosure filing fee.	
<input type="checkbox"/> <input checked="" type="checkbox"/> 5. Land contract. Contract term (YYYY-YYYY): _____ Contract date (MM/DD/YYYY): _____	<input type="checkbox"/> <input checked="" type="checkbox"/> 8. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, eminent domain, or probate.	
<input type="checkbox"/> <input checked="" type="checkbox"/> 6. Partial interest. Describe: _____	<input type="checkbox"/> <input checked="" type="checkbox"/> 9. Documents involving the partition of land between tenants in common, joint tenants, or tenants by entirety.	
	<input checked="" type="checkbox"/> <input type="checkbox"/> 10. Transfer to a charity, not-for-profit organization, or governmental entity or agency.	

C. TRANSACTION DETAILS – Complete only those that apply.

YES NO CONDITION	YES NO 6. Transaction includes multiple Sales Disclosure Forms?	
<input type="checkbox"/> <input checked="" type="checkbox"/> 1. Sheriff Sale or Tax Sale	<input type="checkbox"/> <input checked="" type="checkbox"/> SDF Form _____ of _____	
<input type="checkbox"/> <input checked="" type="checkbox"/> 2. Short Sale	7. Date conveyance document signed (MM/DD/YYYY): 3/19/2021	
<input type="checkbox"/> <input checked="" type="checkbox"/> 3. Quitclaim Deed	8. Approximate number of days property was on the market: n/a	
<input type="checkbox"/> <input checked="" type="checkbox"/> 4. Auction	9. Total number of parcels on this disclosure: 1 (If there is more than one (1) parcel, see Page 5.)	
5. Other: Monroe County taking land for road improvements	10. Select the type(s) of property below and fill out corresponding page(s). Check all that apply.	
	<input type="checkbox"/> Residential (Complete Page 2, Sec. D-E)	<input type="checkbox"/> Agricultural (Complete Page 2, Sec. D-E)
	<input type="checkbox"/> Commercial (Complete Page 2, Sec. F-G)	<input type="checkbox"/> Industrial (Complete Page 2, Sec. F-G)

RESIDENTIAL OR AGRICULTURAL PROPERTY

D. SALES DATA – Complete only those that apply.

☐ Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Changes to the property between Jan. 1 and sale date? Describe: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Property is a residential rental property.

3. Planned use of the property?

Describe: Roadway improvements

E. FINANCE DATA – Complete only those that apply.

1. Sales Price: \$41,000.00

2. Personal Property included in transfer. Amount: n/a

3. Seller paid points/closing costs. Amount: n/a

4. Existence of family or business relationship between the buyer and the seller. Amount of discount (if any): \$ n/a

5. Describe any less-than-complete ownership interest and terms of seller financing. n/a

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Is the seller financing the sale? (If yes, answer questions 7-8)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Is buyer/borrower personally liable for loan?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Is this a mortgage loan?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Was an appraisal done?

COMMERCIAL OR INDUSTRIAL PROPERTY

F. SALES DATA – Complete only those that apply.

☐ Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4.

YES	NO	CONDITION
<input type="checkbox"/>	<input type="checkbox"/>	1. Changes to the property between Jan. 1 and sale date? Describe: _____
<input type="checkbox"/>	<input type="checkbox"/>	2. Property is a residential rental property.

3. Planned use of the property?

Describe: _____

G. FINANCE DATA – Complete only those that apply.

☐ Information contained in questions 2-12 is confidential and non-disclosable under IC § 5-14-3-4 and IC § 6-1.1-35-9

1. Sales price. Amount: _____

Check only those conditions that apply.

YES	NO	CONDITION
<input type="checkbox"/>	<input type="checkbox"/>	2. Sale price included an existing business?
<input type="checkbox"/>	<input type="checkbox"/>	3. Sale price included a liquor license?
<input type="checkbox"/>	<input type="checkbox"/>	4. Transaction was part of a portfolio sale?
<input type="checkbox"/>	<input type="checkbox"/>	5. Any part of the property was leased at time of sale?
<input type="checkbox"/>	<input type="checkbox"/>	6. Sale included property receiving an abatement?
<input type="checkbox"/>	<input type="checkbox"/>	7. Appraisal was completed for the sale? Appraisal Value \$ _____
<input type="checkbox"/>	<input type="checkbox"/>	8. Sale included property in a Tax Increment Finance (TIF) District?

9. How was the sale financed? (Check any that apply.)

☐ All Cash ☐ Seller Financing ☐ Construction Loan
☐ Mortgage Loan ☐ Sale Leaseback ☐ Small Business Loan

10. How was property marketed? ☐ Word of mouth
☐ List with broker ☐ For sale sign ☐ Buyer approached

11. Special Circumstances? (Check any that apply.)

☐ Sale between same business entity ☐ Sale in lieu of foreclosure ☐ Sold at auction
☐ Trade of equipment or services ☐ Sale of partial interest

12. Value of personal property included: \$ _____

13. Value of intangible personal property included: \$ _____

H. PREPARER					
Preparer of the Sales Disclosure Form Christopher Noel		Title Legal Assistant			
Company Monroe County		E-mail address cnoel@co.monroe.in.us	Telephone number 812 349-2525		
Address (number and street, city, state, country, and ZIP Code) 100 W Kirkwood Ave Room 220 Bloomington, IN 47404					
I. SELLER(S)/GRANTOR(S)					
Seller 1 – Name as it appears on conveyance document Griner, John F		Seller 2 – Name as appears on conveyance document House, Trisha Lee			
Address (number and street) 4305 W Woodyard Rd		Address (number and street) 4305 W Woodyard Rd			
City, state, and ZIP Code Bloomington, IN 47404		City, state, and ZIP Code Bloomington, IN 47404			
Country USA		Country USA			
E-mail address n/a	Telephone number ()	E-mail address n/a	Telephone number ()		
Under penalties of perjury, I hereby certify this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony.					
Signature of Seller		Signature of Seller			
Printed Name of Seller	Date signed (mm/dd/yyyy)	Printed Name of Seller	Date signed (mm/dd/yyyy)		
J. BUYER(S)/GRANTEE(S) – APPLICATION FOR PROPERTY TAX DEDUCTIONS – IDENTIFY ALL THAT APPLY					
Buyer 1 – Name as it appears on conveyance document Board of Commissioners		Buyer 2 – Name as it appears on conveyance document n/a			
Address (number and street) 100 W Kirkwood Ave		Address (number and street)			
City, state, and ZIP Code Bloomington, IN 47404		City, state, and ZIP Code			
Country USA		Country			
E-mail address legal@co.monroe.in.us	Telephone number 812 349-2525	E-mail address	Telephone number ()		
Pursuant to IC 6-1.1-12-44, the Sales Disclosure Form may be used to apply for certain deductions. Identify all of those that apply:					
YES	NO	CONDITION	YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Will this property be the buyer's primary residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Homestead
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Does the buyer have a homestead to be vacated for this residence? If yes, provide address:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Solar Energy Heating or Cooling System
Address (number and street)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Wind Power Device
City, state, and ZIP Code			<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Hydroelectric Power Device
County			<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Geothermal Energy Heating or Cooling Device
Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony. (Note: Both spouse's information, SSN/Driver's License/ID/Other Number is necessary if a Homestead Deduction is being filed.)					
Signature of Buyer 1			Signature of Buyer 2/Spouse		
Printed Legal Name of Buyer 1			Printed Legal Name of Buyer 2/Spouse		
Sign Date (MM/DD/YY)			Sign Date (MM/DD/YY)		
Last 5 Digits of Buyer 1 SSN/Driver's License/ID/Other Number			Last 5 Digits of Buyer 2/Spouse SSN/Driver's License/ID/Other Number		

PART 2 – COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending it to the auditor:

	1. Property (Parcel Number)	2. AV of Land	3. AV of Improvement	4. Value of Depreciable Personal Property	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage
A.)									
B.)									

Assessor Stamp	10. Identify physical changes to property between the assessment date and the date of sale:	YES NO CONDITION <input type="checkbox"/> <input type="checkbox"/> 11. Is form completed? <input type="checkbox"/> <input type="checkbox"/> 12. State sales disclosure fee required? 13. Date of sale (mm/dd/yyyy): _____ 14. Date form received (mm/dd/yyyy): _____

Items 15 through 18 are to be completed by the assessor when validating this sale:

15. If applicable, identify any additional special circumstances relating to validation of sale:	YES NO CONDITION <input type="checkbox"/> <input type="checkbox"/> 16. Sale valid for trending? <input type="checkbox"/> <input type="checkbox"/> 17. Validation of sale complete? 18. Validated by: _____

PART 3 – COUNTY AUDITOR

Auditor Stamp	1. State sales disclosure fee amount collected: \$ _____	YES NO CONDITION <input type="checkbox"/> <input type="checkbox"/> 6. Is form completed? <input type="checkbox"/> <input type="checkbox"/> 7. Is state sales disclosure fee collected? <input type="checkbox"/> <input type="checkbox"/> 8. Attachments complete?	
	2. Other local fee: \$ _____		
	3. Total fee collected: \$ _____		
	4. Auditor receipt book number: _____		
	5. Date of transfer (mm/dd/yyyy): _____		

PART 4 – RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID	SDF Date (mm/dd/yyyy)	Buyer 1 – Name as appears on conveyance document	
Parcel number		Address of Property (number and street)	
Check those deductions for which the individual has applied:		City, state, and ZIP Code of property	
<input type="checkbox"/> Homestead <input type="checkbox"/> Solar Energy <input type="checkbox"/> Wind Power <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal	Auditor Signature		Date (mm/dd/yyyy)

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form, commits a Level 5 felony.



SALES DISCLOSURE PART 1(A)

State Form 55632 (R / 1-21)

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3. Do NOT place personally identifiable information (e.g. consulate numbers, passport numbers; government ID numbers, etc.) on this form as it may become publicly available.

SDF ID

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County

Year

Unique ID

PART 1

A. PROPERTY TRANSFERRED – Must be conveyed on a single conveyance document.

(Multiple parcels can be listed on this form and attached to State Form 46021 only if they are contiguous and located entirely within a single taxing district.)

1. Parcel Number or Tax Identification Number	Check all boxes applicable to parcel.	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
B.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel B:			
C.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel C:			
D.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel D:			
E.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel E:			
F.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel F:			
G.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel G:			
H.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel H:			



Monroe County Board of Commissioners Agenda Request Form

Date to be heard Formal ☐ Work session ☒ Department

Title to appear on Agenda: Vendor #

Executive Summary:

Ongoing discussion following the Commissioners request to understand what elections space is needed on a temporary basis (such as early voting space/election processing space) and what is needed permanently.

Fund Name(s):

Fund Number(s):

Amount(s)

Presenter:

Speaker(s) for Zoom purposes:

Name(s)

Phone Number(s)

(the speaker phone numbers will be removed from the document prior to posting)

Attorney who reviewed: