

# **MONROE COUNTY PLAT COMMITTEE**



**December 16, 2021  
4:00 pm**

**Monroe County Government Center  
Planning Department  
501 N. Morton Street, Suite 100B  
Bloomington, IN 47404**

## **Teleconference Information**

[https://monroecounty-  
in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQIFLazRTQT09](https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQIFLazRTQT09)

**Meeting ID: 823 0548 5858  
Passcode: 278851**

Phone Number: 312-626-6799

**A G E N D A**  
**MONROE COUNTY PLAT COMMITTEE**

Telelink Conference:

<https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQIjFlazRTQT09>

December 16, 2021

**4:00 pm**

**REGULAR MEETING**

**ADMINISTRATIVE: None.**

**OLD BUSINESS: None.**

**NEW BUSINESS:**

- 1. SMN-21-11     Naylor-Sheppard Minor Subdivision Preliminary Plat**  
**Right-of-way Width Dedication Waiver Requested.**  
**Preliminary Hearing. Waiver of Final Hearing Requested.**  
Two (2) parcels on 36.69 +/- acres in Section 34 of Washington Township at 1261 E Sample RD, parcel no. 53-02-34-100-019.000-017.  
Owner: John Sheppard  
**Zoned AG/RR.** Contact: [tbehrman@co.monroe.in.us](mailto:tbehrman@co.monroe.in.us)  
**\*\*\*CONTINUED BY STAFF\*\*\***
- 2. SMN-21-12     Elliott Stone Company Minor Subdivision Preliminary Plat                      PAGE 4**  
**Plat Committee Decision.**  
Two (2) parcels on 118 +/- acres in Section 35 of Van Buren Township at 5401 W Duvall RD, parcel no. 53-09-35-300-007.000-015.  
Owner: Elliott Stone Co.  
**Zoned AG/RR & ME.** Contact: [dmyers@co.monroe.in.us](mailto:dmyers@co.monroe.in.us)
- 3. SSS-21-9         Rust Road Sliding Scale Subdivision Preliminary Plat**  
**Road Width Waiver Requested.**  
**Preliminary Hearing. Waiver of Final Hearing Requested.**  
Four (4) parcels on 32.59 +/- acres in Section 33 of Benton North Township at Parcel no. 53-01-32-400-002.000-003, 53-01-33-200-006.000-003, 53-01-33-300-006.000-003, and 53-01-33-300-007.000-003.  
Owner: Rhett Elliott  
**Zoned FR.** Contact: [dmyers@co.monroe.in.us](mailto:dmyers@co.monroe.in.us)  
**\*\*\*CONTINUED BY PETITIONER\*\*\***
- 4. SMN-21-13     Fleener Minor Subdivision Preliminary Plat**  
**Overhead Utility Waiver Requested. Plat Committee Decision.**  
Three (3) parcels on +/- 152.53 acres in Section 20 of Indian Creek Township at 8790 S Lee Phillips Rd, parcel no. 53-10-21-300-004.000-007, 53-10-20-400-001.000-007, and 53-10-20-400-003.000-007.  
Owner: Fleener, William & Gardner, Connie  
**Zoned: AG/RR.** Contact: [acrecelius@co.monroe.in.us](mailto:acrecelius@co.monroe.in.us)  
**\*\*\*CONTINUED BY PETITIONER\*\*\***

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 PLAT COMMITTEE

Public Meeting

Date: December 16, 2021

CASE NUMBER	PROPOSED NAME	DETAIL
SMN-21-12	Elliott Stone Company Minor Subdivision	2-Lot Minor Subdivision Preliminary Plat

The Subdivision Control Ordinance shall be interpreted, administered and enforced in a manner that is consistent with Chapter 850-3.

<b>PLAT COMMITTEE</b>	<input type="checkbox"/> Recommendation	<input checked="" type="checkbox"/> Decision
<b>RECOMMENDED MOTION</b>	Approval with Conditions	<b>Planner:</b> Drew Myers
<b><i>Recommended Motion Conditions or Reasoning:</i></b> <b>Approve</b> the subdivision based on the finding that the proposed preliminary plat meets the Subdivision Control Ordinance, subject to the following conditions: <ol style="list-style-type: none"> <li>1. The petitioner satisfy any remaining comments/edits requested by Planning Staff and the MS4 Coordinator with regard to the preliminary plat document.</li> <li>2. The petitioner provide proof that the existing single family residence on Lot 2 meets the requirements for an on-site sewage disposal system.</li> <li>3. Petitioner apply for a site plan amendment for the Elliott Stone Company site plan to amend the boundaries of the approved site plan, and ensure compliance with Highway and Health Department requirements.</li> </ol>		

<b>Waiver(s) Requested:</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes:
<b>Waiver of Final Hearing Requested:</b>	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
<b>Plat Vacation:</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Partial <input type="checkbox"/> Yes:

<b>PETITIONER</b>	Travis Norman, Travis Norman Group Land Surveying	
<b>OWNERS</b>	Elliott Stone Company	
<b>ADDRESS</b>	5401 W Duvall RD; 53-09-35-300-007.000-015	
<b>TOWNSHIP + SECTION</b>	Van Buren; 35	
<b>PLATS</b>	<input checked="" type="checkbox"/> Unplatted <input type="checkbox"/> Platted:	
<b>ACREAGE +/-</b>	118 +/- acres	
	<b>PETITION SITE</b>	<b>ADJACENT</b>
<b>ZONING</b>	AG/RR and ME	AG/RR and ME
<b>CDO ZONE</b>	Rural Residential	Rural Residential
<b>USE</b>	Residential and Mineral Extraction	Residential, Agricultural, Mineral Extraction

## SUMMARY

The petitioner is proposing a 2-lot Minor Subdivision Preliminary Plat with no waiver requests. The property is split zoned Agriculture/Rural Reserve (AG/RR) and Mineral Extraction (ME). The petition site will be subdivided into two lots where Lot 1 will be located completely in the AG/RR zone, and Lot 2 will be located mostly in the ME zone, but have some spillover into the AG/RR zone on the west side of the petition site. Both proposed lots will meet the minimum requirements for subdividing land in their respective zoning districts. Lot 1 will contain an existing 5,800 sq. ft. single family residence and a 9,000 sq. ft. pole barn. Lot 2 will contain an existing – possibly abandoned – 1,250 sq. ft. single family residence and a 21,384 sq. ft. pole barn.

## DISCUSSION

The proposed subdivision will create two lots out of 118 acres. Lot 1 will have 17.61 acres while Lot 2 will have 100.29 acres. Access to proposed Lot 1 is provided via an existing driveway off of W Duvall RD. Access to proposed Lot 2 is provided via an existing driveway off of W Duvall RD, separate from Lot 1. Lot 2 will also have frontage to W Koontz RD on the south end of the petition site (see Exhibit 7).

According to the petitioner/petitioner's representative, there is no planned development of this property beyond its current use as light agricultural (hay ground) and as long-term mineral reserve. This split in property is only being done so that the single-family residence, which was constructed in the late 1990s, can be sold separately. The family purchasing the house on proposed Lot 1 is doing so for their personal residence and not for development beyond the single family residence.

There are no waiver requests for this subdivision petition. Sidewalks are not required. Preservation of the wooded areas along the length of frontage on W Duvall RD and W Koontz RD satisfy the street tree requirement.

Additionally, portions of the petition site were involved in a prior site plan approval for the Elliott Stone Company. The site plan, 1410-SIT-16, was approved in May 2015 for surface and underground quarrying. The mineral extraction activity was focused to take place on the two adjacent parcels to the east of the petition site (see Exhibit 8).

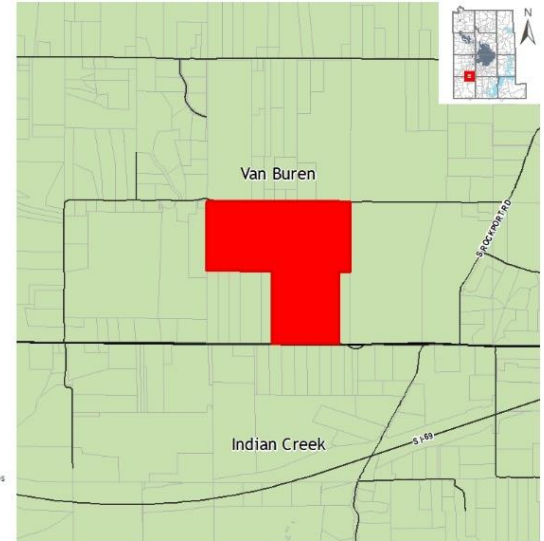
Below is a summary of the lot configurations and requirement.

	<b>Lot 1</b>	<b>Lot 2</b>
<b>Acreage / Min Req'd. (+/-)</b>	17.61 acres / 10 acres	100.39 acres / 10 acres
<b>Wastewater</b>	Existing septic system	???
<b>Property Access</b>	W Duvall RD; existing driveway	W Duvall RD; existing driveway
<b>R/W Dedication; W Duvall RD (local) W Koontz RD (local)</b>	Yes = 25'	Yes = 25'
<b>Environmental Conditions</b>	Possible sink holes; steep slopes > 15%	Possible sink holes; steep slopes > 15%
<b>Existing Structure(s)</b>	SFR and 9,000 sf pole barn	SFR (abandoned?) and 21,384 sf pole barn

**Location Map**

0 0.125 0.25 0.5 Miles

More County  
 Planning Department  
 Source: More County GIS  
 Date: 12/9/2021



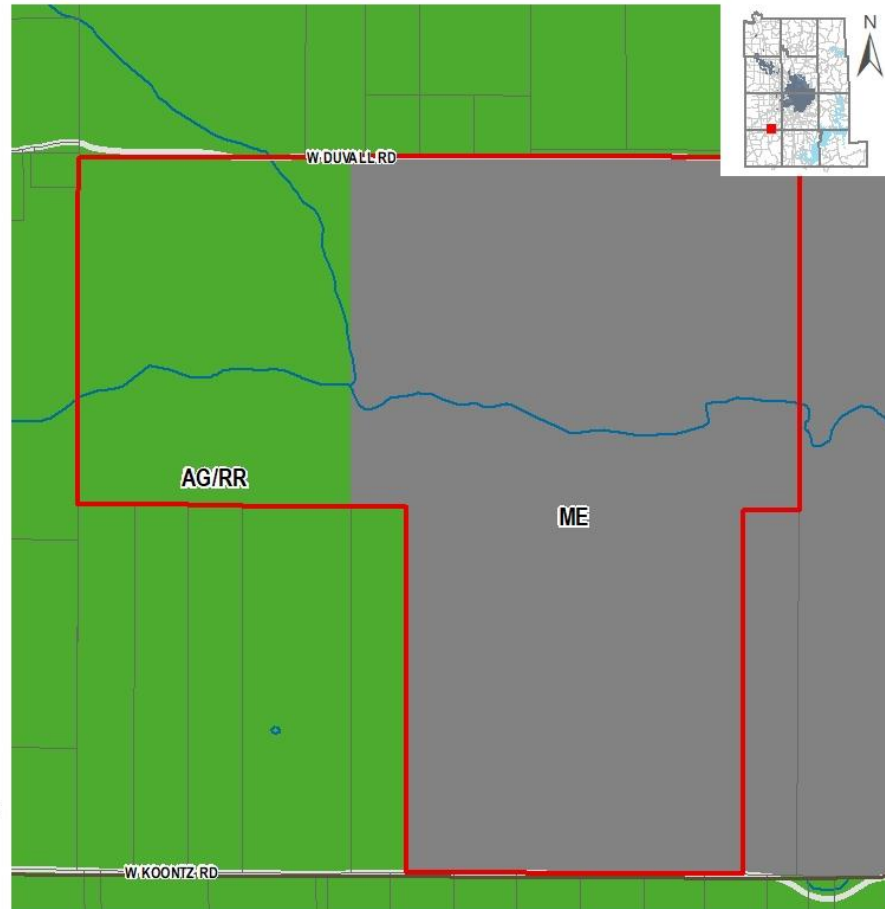
## EXHIBITS - Immediately following report

1. County Zoning Map
2. County Slope Map
3. Site Pictometry
4. Site Photos
5. Planning Staff Findings of Fact
6. Consent Letter
7. Elliott Stone Company Minor Subdivision Preliminary Plat
8. Elliott Stone Quarry on Rockport RD Site Plan

### EXHIBIT 1: County Zoning Map

#### Current Zoning Map

-  Petitioner
  -  Parcels
  -  Roads
  -  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
  -  ME - Mineral Extraction









0 0.04 0.08 0.16 Miles

Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/9/2021



## **EXHIBIT 2: County Slope Map**

### **Slope Map**

-  Petitioner
-  Roads
-  Parcels
-  10-Foot Contours
- 15% Slope (2010)**
-  0 - 15
-  > 15
-  Hydrologic Features

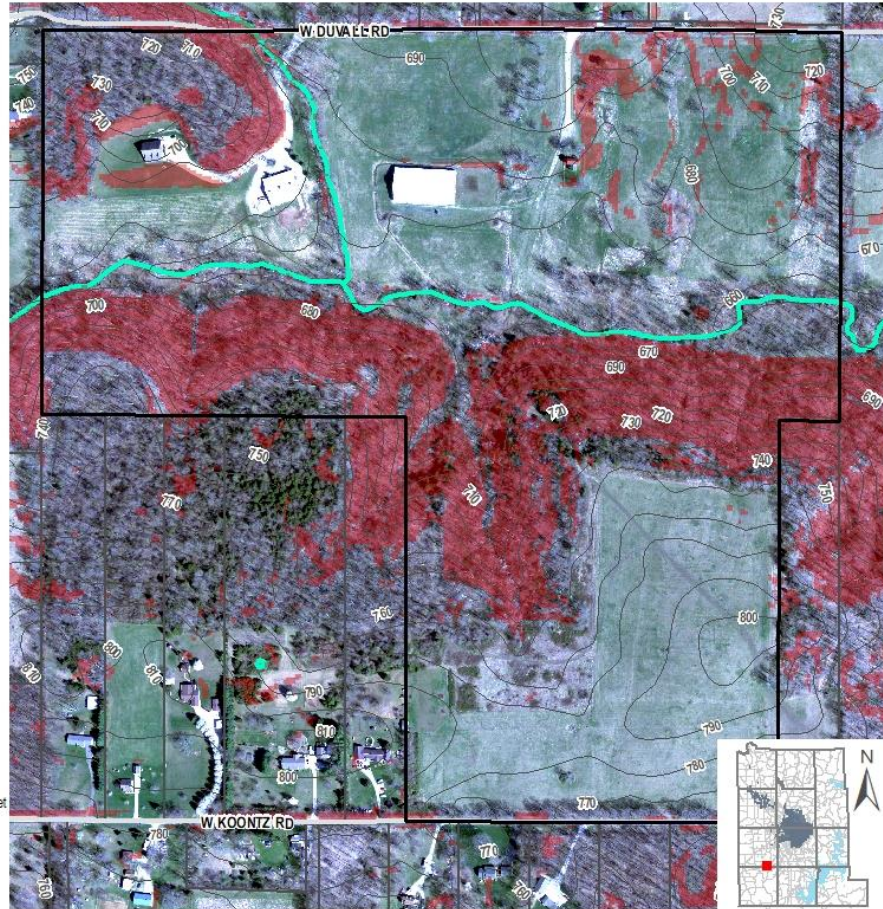
PARCEL #:  
53-09-35-300-007.000-015

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

0 100 200 400 600 800 Feet

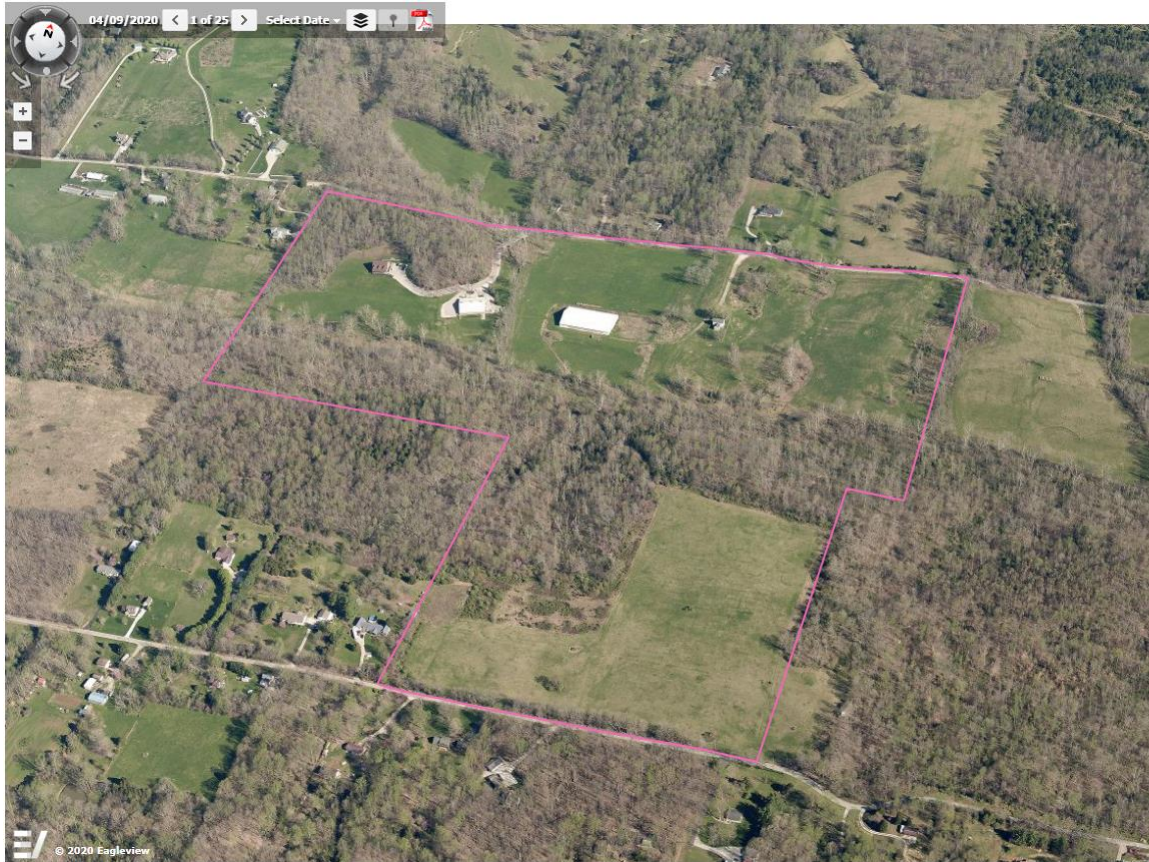


Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/9/2021





### **EXHIBIT 3: Site Pictometry**



**Photo 1: Aerial pictometry from the southeast**



**Photo 2: Aerial pictometry from the southeast**





**Photo 3.** Aerial pictometry from the north



**Photo 4.** Aerial pictometry from the west





**Photo 5.** Aerial pictometry from the east



**EXHIBIT 4:** Site Photos



**Photo 5.** Facing east



**Photo 6.** Facing west





**Photo 7.** Facing south



**Photo 8.** Facing southwest



**Photo 9.** Facing south



**Photo 10.** Facing southeast





**Photo 11.** Facing north



**Photo 12.** Facing northwest





**Photo 13.** Facing northwest



**Photo 14.** Facing west



**Photo 15.** Facing southwest



**Photo 16.** Facing southeast





**Photo 17.** Facing east



**Photo 18.** Facing southeast





**Photo 19.** Facing east



**Photo 20.** Facing northeast

**EXHIBIT 5: Findings of Fact**  
**FINDINGS OF FACT - Subdivisions**

**850-3 PURPOSE OF REGULATIONS**

- (A) To protect and provide for the public health, safety, and general welfare of the County.

**Findings**

- The petition site is one 118 +/- acre parcel;
- The petition site is not in a platted subdivision;
- The site is split zoned Agriculture/Rural Reserve (AG/RR) and Mineral Extraction (ME);
- The preliminary plat amendment request is to subdivide the property into two new lots with the following details:
  - LOT 1: 17.61 acres zoned AG/RR; LOT 2: 100.29 acres split zoned AG/RR and ME;
- The preliminary plat amendment does not request any subdivision waivers;
- Street tree requirements will be met by tree preservation within the wooded areas along the frontage of W Duvall RD and W Koontz RD;
- Both proposed lots are accessed by separate existing driveways with access off of W Duvall RD;
- Proposed Lot 2 will also have road frontage to W Koontz RD;

- (B) To guide the future development and renewal of the County in accordance with the Comprehensive Plan and related policies, objectives and implementation programs.

**Findings**

- The Comprehensive Plan designates the property as Rural Residential;
- See findings under Section A;

- (C) To provide for the safety, comfort, and soundness of the built environment and related open spaces.

**Findings**

- The Highway Department requests the petitioner remove trees to the east on proposed Lot 1 and relocate the driveway entrance on proposed Lot 2 in order to meet sight distance requirements. The petitioner will have one year from the approval of the subdivision to complete the work;
- The MS4 Coordinator requests the delineation of 100' drainage easements centered on the flowlines for proposed Lots 1 and 2;
- The MS4 Coordinator requests the inclusion of Sinkhole Conservancy Areas (SCA) for all sinkhole with closed contours, per Chapter 829;
- See findings under Section A;

- (D) To protect the compatibility, character, economic stability and orderliness of all development through reasonable design standards.

**Findings**

- Neighboring properties are zoned AG/RR to the north, west, and south and are zoned ME to the east;
- The use of neighboring properties is either residential, agricultural, or mineral extraction;
- See findings under Sections A & C;

- (E) To guide public and private policy and action to ensure that adequate public and private facilities will be provided, in an efficient manner, in conjunction with new development, to promote an aesthetically pleasing and beneficial interrelationship between land uses, and to promote the

conservation of natural resources (e.g., natural beauty, woodlands, open spaces, energy and areas subject to environmental constraints, both during and after development).

**Findings**

- Designated floodplain is to be delineated on the preliminary plat;
- Sinkhole Conservancy Areas (SCAs) are to be delineated on the preliminary plat;
- See findings under Sections A & C;

(F) To provide proper land boundary records, i.e.:

(1) to provide for the survey, documentation, and permanent monumentation of land boundaries and property;

**Findings:**

- The petitioner has submitted a preliminary plat drawn by a registered surveyor;

(2) to provide for the identification of property; and,

**Findings:**

- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site. County Surveyor has also reviewed the plat for survey accuracy;

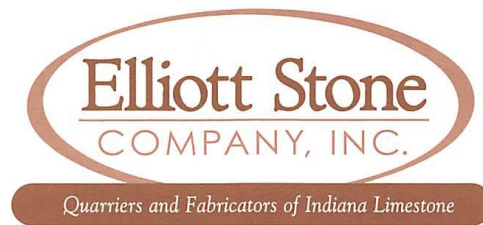
(3) to provide public access to land boundary records.

**Findings**

- The land boundary records are found at the Monroe County Recorder's Office and, if approved, a final plat will be required to be recorded as the result of the proposed preliminary plat amendment process;



**EXHIBIT 6: Consent Letter**



October 12, 2021

Monroe County

Re: Consent to represent

This letter is meant to serve as a Consent to Represent for Mr. Travis Norman in regard to the efforts by Elliott Stone Co., Inc. to have a minor subdivision of a parcel of land in Monroe County Indiana in order to conclude the sale of the home and property at 5401 W. Duvall road. This process began August 5<sup>th</sup>, 2021.

Thank you, any questions please feel free to contact me.

Ralph Morgan  
Treasurer  
Elliott Stone Co., Inc.  
[rmorgan@elliottstone.com](mailto:rmorgan@elliottstone.com)  
812-583-1949

## 22





**Phase III: Quarry**  
198 Acres +/-  
(Underground Mining)

**Kootenai Rd.**

**Notes:**

- Note: The toe of slope of the proposed berm will not be any closer than 10 feet to the existing ditch.
- Note: The toe of slope of the proposed berm will not be any closer than 10 feet to the existing ditch.
- Note: The toe of slope of the proposed berm will not be any closer than 10 feet to the existing ditch.

**Isolation Pond/Pond Water:**

- 1) Bottom of Pond is 48'±60'
- 2) Top of Berm Elev. 670' ± 6"
- 3) Bottom of Pond Elev. 668' ± 6"

**Isolation Pond/Pond Water:**

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**Isolation Pond/Pond Water:**

- 1) Bottom of Pond is 48'±60'
- 2) Top of Berm Elev. 670' ± 6"
- 3) Bottom of Pond Elev. 668' ± 6"

**Legend:**

- 2 inches of Final Coat & 4 inches of Base
- 8 inches of #7S Stone compacted in 4 inch lifts over Tenax RX 1200
- 6 inches of #7S Stone compacted in 4 inch lifts over Tenax RX 1200
- Broken Control Marker One Dead
- Permanent Seeding One Dead
- Temporary Seeding One Dead
- SF: Site Fencing & Construction Limits One Dead
- Flow Arrows
- Rock Check Dam
- North Berms & Slopes One Detail
- App. P.V. Apparent Property Line & Construction Limits
- DW: DW Right of Way Line

**Scale:**

0 100 200 Feet

**Date:** 04/02/08