

Monroe County Historic Preservation Board of Review



**Monday, January 24, 2022
5:30 p.m.**

Held Via Teleconference

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

If calling dial (312) 626 6799
Meeting ID: 879 5022 4220
Password: 491694

Monroe County Historic Preservation

Board of Review

Agenda

Teleconference Link:

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Monday, January 24, 2022

5:30 PM

- 1) Call to Order
- 2) Approval of Meeting Minutes: December 20, 2021 **PAGE 3**
- 3) Administrative: None.
- 4) Old Business: None.
- 5) New Business:
 - a) Election of Officers – Chair and Vice Chair
 - b) Smithville Signage Request **PAGE 5**
 - c) **REZ-21-8 Hinkle Rezone from AG/RR & GB** **PAGE 6**
Two (2) 8.6 +/- acre parcel in Richland Township, Section 24
4833 W Arlington Rd, parcel no. 53-04-24-101-014.000-011;
53-04-24-101-031.000-011
Owner: Hinkle, Susan Wadene & Hinkle, Steven William Zoned AG/RR.
 - d) Leroy Mayfield Home Discussion ([link](#) / [link](#)) at 110 N Oard RD
 - e) 2022 Work Plan **PAGE 24**
- 6) Adjournment

NEXT MEETING: February 21, 2022

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

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

The meeting will be open to the public.

Monroe County Historic Preservation

Board of Review

Minutes - Draft

Teleconference Link:

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

Monday, December 20, 2021

Attendees: Debby Reed, Duncan Campbell, Danielle Bachant-Bell, Don Maxwell, Donn Hall, Devin Blankenship, Doug Wilson
Absent: Amanda Richardson, Polly Root Sturgeon,
Staff: Tammy Behrman, Jonathan Stewart from Tech Services to assist with meeting
Public: Daniel Schlegel with Monroe County History Center.

1) Call to Order 5:30 PM

2) Approval of Meeting Minutes: November 15, 2021

Blankenship: 1st

Hall: 2nd

Approved 7-0

3) Administrative Business:

Discussed Rumpke Condition and Board's role in contributing to site plan approval.

Matthews Mansion for sale and staff is intercepting calls regarding the use...event center / restaurant. Consider the size of the parking lot and floodplain implications. Reference the HP Overlay Rezone report for structures other than the house.

4) Old Business: None.

5) New Business:

a) Cascades Park – City Nomination

Behrman: I don't think this has been on the City's HP Agenda yet. Perhaps a future agenda.

Reed: Haven't been as involved with this part as I was with the Section 106 meetings.

Bachant-Bell: I have not really taken the time to read it in depth and need to find out if there is a deadline for comments. Daniel, was the History Center a consulting party? I will ask Gloria with the City when deadline for comments is for this. There are actually three parts to this project.

Schlegel: I was trying to research a bit so I do not have a response yet.

Bachant-Bell: J.P. Hall and Christopher Bass was the preparer of the application.

b) Lake Monroe Dam – Section 106 received 12/20/2021

Bachant-Bell: Looks like this is an agreement to gather the consulting parties for future projects with these reservoirs. I can email them to add our Board, Lawrence Co. Historical Society, BRI, City Preservation Commission, IU Museum of Archaeology and Anthropology. Surprised they don't have DNR on the list.

c) 2021 Work Plan

Limestone Walls

Bachant-Bell: Drystone walls, have not heard from Jane with Drystone Conservancy.

Drystone Heritage Project

Bachant-Bell: Have not seen any updates to the website.

Behrman: Talked with Wendy and they are have a lot of turnover and she just needs time to be trained with Eric about uploading content to YouTube.

Signage

Blankenship: No updates.

Board Opening discussion: Susan Salmon possibly. Also asked Daniel to send out his contacts with the History Museum.

Bachant-Bell: Any thoughts for working on the work plan for 2022. The pandemic is still a hindrance.

Blankenship: I think we should have things in place when we are able to do any

Campbell: Remember we made the Executive Committee for Planning with dedicated staff, what jurisdiction we want to be under etc. We need to work on a prioritized list to start those discussions. It will take some time to get through so we need to get started. Legal will be involved and it will be quite an undertaking. We should add this to the Work Plan 2022.

Bachant-Bell: Make sure you update the continuing education for our CLG Report. In addition, we have to think about Board elections in January.

Blankenship: Obviously you run the meeting but there are other things that we grow into and out of. I know when I took over from Cheryl I could not do all the things she was doing. We will all help the person be successful as a chair.

Campbell: Actually considering making it rotate under the Rules of Procedure because it is such a good way to learn about how our process works.

Annual letter to property owners: we could send that out again and maybe we just need to review it before sending. Include new date (Ha!) and update Board member. Staff sent out last year's info for review and update.

Schlegel: I received an request for review. Wondering if anyone else received it or were a consulting party. I can forward it whoever is interested including City and County staff.

Reed: Wanted to add that the Executive Committee meeting went really well and they seemed open. I think we really should get going on this as I am really interested in demo delay. If there is something we could add before the walls go down.

[Discussion of demo delay]

Adjournment 6:59 PM

Tammy Behrman

From: Patty <rpamrober@hotmail.com>
Sent: Monday, January 10, 2022 11:22 PM
To: Tammy Behrman
Subject: Smithville Signage

Hello,

The Smithville Area Association is looking into getting the green signs for Smithville that let folks know they are entering our community. We have three main roads that go through Smithville: Fairfax Road, Smithville Road and Strain Ridge Rd. We would need signs to go at 5 entry points, two each on Fairfax and Smithville Roads and one on Strain Ridge Road.

Our township trustee's office suggested we contact the Historic Preservation Board to see if these signs would qualify under the Community Site and Signage Project. I would be happy to meet with board members in Smithville to further discuss this request and to show potential site locations. In the meantime, if there are any questions I can answer for more clarification, please let me know. Any guidance you can give would be much appreciated.

Sincerely,
Patty Robertson
President,
Smithville Area Association
812-606-3329

MONROE COUNTY HISTORIC PRESERVATION BOARD OF REVIEW **January 24, 2022**

PLANNER	Tammy Behrman
CASE NUMBER	REZ-21-8
PETITIONER	Lindeman & Associates Psychological Services c/o Springpoint Architects, PC
OWNER	Hinkle, Susan Wadene & Hinkle, Steven W
ADDRESS	4833 W Arlington RD:
REQUEST	Rezone Request from AG/RR to GB Waiver of Final Hearing Requested
ACRES	8.6 +/- acres
ZONE	AG/RR
TOWNSHIP	Richland Township
SECTION	24
PLATS	KING & STANGER BABY FARM PT; Lot 5 & Lot 6
COMP PLAN DESIGNATION	MCUA Mixed Use

EXHIBITS

1. Petitioner Letter
2. Petitioner Site Plan
3. Use Determination USE-21-86

RECOMMENDATION

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

Plan Review Committee – January 13, 2022

Monroe County Historic Preservation Board of Review – January 24, 2022

Plan Commission Regular Meeting – February 15, 2022 (Preliminary Hearing)

Plan Commission Regular Meeting – March 22, 2022 (Final Hearing)

SUMMARY

The petition site is two parcels totaling 8.6 acres located at 4833 W Arlington RD. The petitioner is proposing to amend the Zoning Map from Agriculture / Rural Reserve (AG/RR) zoning to General Business (GB) zoning to accommodate at an office use as determined under Use Determination USE-21-86 (Exhibit 6). The site is within the Rural Community Zoning Overlay (RCZO) dictated by Chapter 835. The Office Use would be permitted under this ordinance if additional design standards are met. The petitioner is not interested in building a two story structure. If the rezone request is approved is by the County Commissioners a site plan would be required to review compliance with the bioretention, parking and landscaping standards. Staff is interested in a review of the accessory structures for historic relevance and possible preservation as well as tree preservation on the site when possible.

This property does not appear in the SHAARD database the Interim Report.

BACKGROUND

Western parcel

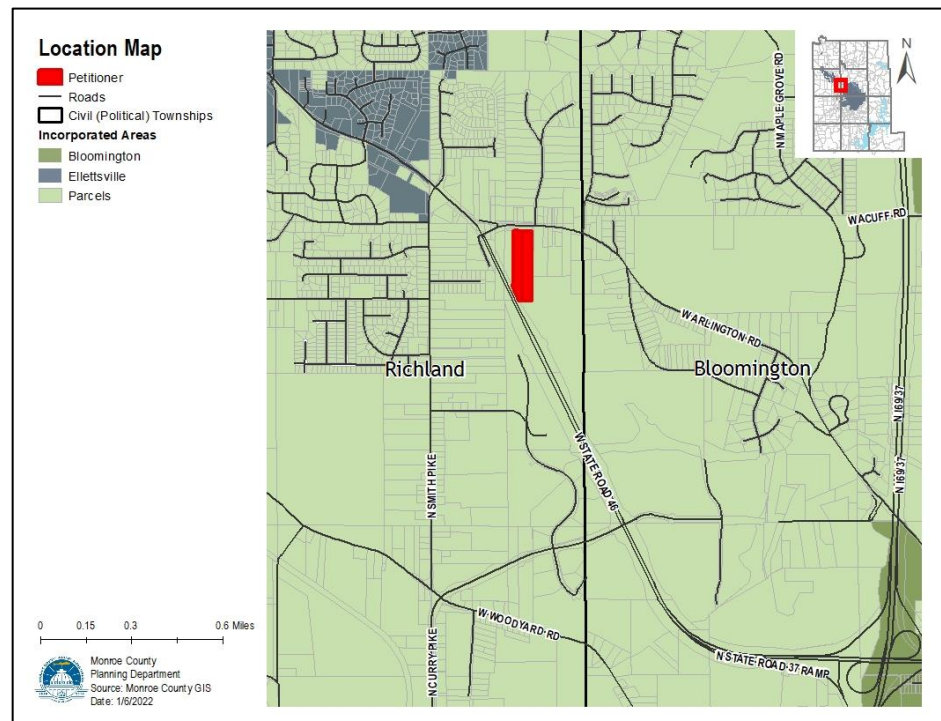
Summary of Improvements					
Buildings	Grade	Condition	Construction Year	Effective Year	Area
Detached Garage R 01	D	P	1930	1950	270
Utility Shed R 01	D	P	1930	1930	160
Lean-to R 01	D	P	1930	1930	195
Single-family R 01	D+1	A	1930	1950	1,126

Eastern Parcel

Summary of Improvements					
Buildings	Grade	Condition	Construction Year	Effective Year	Area
Miscella R	E-1	Vp	1899	1899	
Barn, Bank & Flat (T2) R 01	E-1	Vp	1899	1899	816
Single-family R 01	E-1	Vp	1899	1950	384

LOCATION MAP

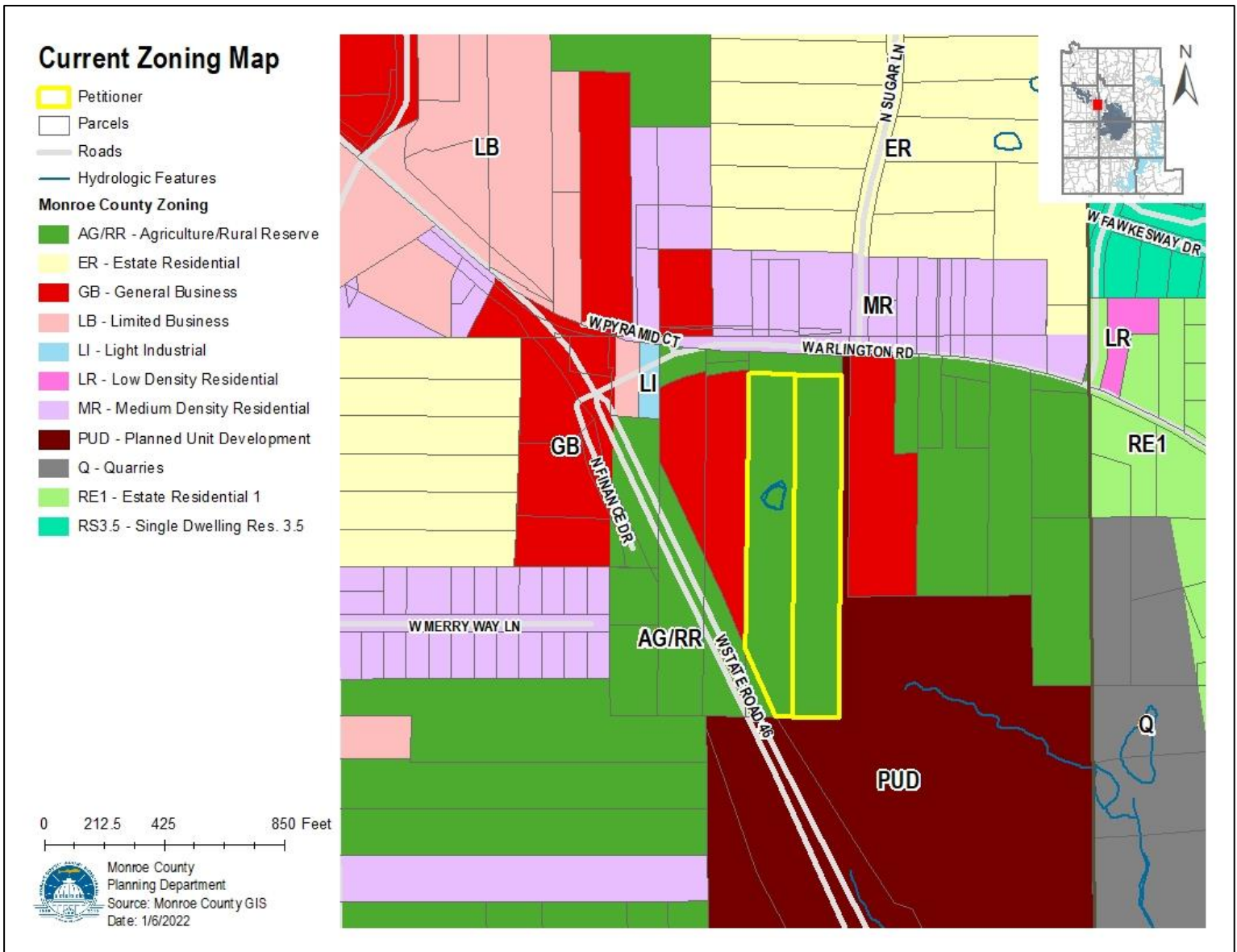
The parcel is located at 4833 W Arlington RD, Section 24 Richland Township. The Parcel Numbers are 53-04-24-101-031.000-011; 53-04-24-101-014.000-011



ZONING

The parcel is zoned Agriculture / Rural Reserve (AG/RR). Adjacent zoning is General Business to the east and west PUD is to the south and Medium Density is to the north. There is other GB zoned lots in the vicinity of the petition site in addition to Limited Business (LB) and Light Industrial (LI).

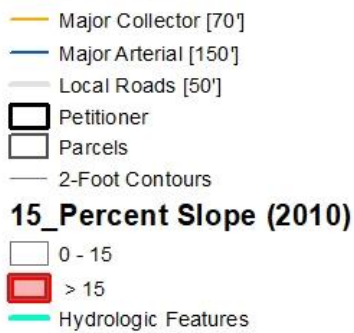
The use of the property is residential. Surrounding uses are Business to the east and west. Residential is to the south and north.



SITE CONDITIONS & INFRASTRUCTURE

This petition site is made up of two parcels totaling 8.6 +/- acres. The site contains a residence built in 1930's, two sheds, a detached garage and a barn ca. early 1900's. The structures do not appear on the Indiana State Historic Architectural and Archaeological Research Database. Access to the site is through W Arlington RD, a major collector with 5' sidewalks in the right of way. The southern property line is bordered by W State Road 46, a minor arterial, but there is no direct access to this road. There is no regulated Floodplains on the lot and the site is not within the critical watershed. There is no evidence of a karst features. The petition site drains south and there is a pond/wetland within the drainage ravine. The site has access to sewer thru Eastern Richland Sewer Corporation and water via Ellettsville Utilities. There are slopes over 15 percent on site. Note that the site to the east and west of the petition site have been developed commercially.

Slope Map



0 70 140 280 420 Ft



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/6/2022



UTILITY CAPACITY

Eastern Richland Sewer Corporation has territorial authority and capacity to collect wastewater and Ellettsville Utilities provided a capacity letter for water availability.

MS4 Drainage Review

“No stormwater comments related to the rezone.

- Detention and water quality treatment will be required for this project. Release rates will be 0.9 cfs/acre for Q100 and 0.5 cfs/acre for Q10.
- No apparent karst/sinkhole concerns at this time.
- Construction Stormwater General Permit (formerly Rule 5) coverage will be required for disturbance greater than 1 acre.
- There appears to be an existing farm pond on the property, south of the proposed development.
- Additional stormwater and drainage comments will be provided with submittal of a detailed site plan.”

Highway Department Review

“Storm water runoff should be collected before running off of the driveway and into the street. The Highway Department would prefer that the driveway slope away from Arlington Road but if this is not possible, inlets should be used to collect the storm water.”

SITE PHOTOS



Figure 1. Facing west along W Arlington RD.



Figure 2. Facing east: view of Arlington RD.



Figure 3. Existing residence.



Figure 4. Facing southeast: view of two sheds near the circle driveway



Figure 5. Facing south: view of an old storage structure.



Figure 6. View of the old storage structure and the barn ca. 1930.



Figure 7. Facing north. View of the accessory eastern most structure.



Figure 8. Facing west: view of north side of the barn.



4. Figure 9. Facing north: view of the residence, shed and storage structure.



Figure 10. Large oak trees located south and west of the barn. Staff recommends preservation if possible.



Figure 11. Aerial view facing north of petitions site and the surrounding area ca. April 2020.



Figure 12. Aerial view facing north ca. April 2020.



Figure 13. Aerial view facing south of petitions site and the surrounding area ca. April 2020

EXHIBIT 1: Petitioner Letter



November 29, 2021

Monroe County Department of Planning and Zoning
501 North Morton Street
Bloomington, IN 47404

Re: 4833 W Arlington Road
Lindeman & Associates Psychological Services
Application for Rezone AG/RR to GB

Dear Committee and Plan Commission Members,

This letter is to request a rezone of the 8.6 acre parcel at 4833 West Arlington Road from the current AG/RR (Agricultural/Rural Residential) zoning to GB (General Business).

The proposed project for this site is a 5,000 square foot office building to serve as the primary location for Lindeman & Associates Psychological Services. This business is a professional office that specializes in comprehensive psychological evaluations and counseling for children, adolescents, and adults. An additional 5,000 square foot office building is also being proposed for a future phase.

This use is compatible with the other adjacent General Business properties including Riley Physicians Pediatrics and Milestone Contracting. In addition, this property has been identified as General Business in the draft zoning map being considered by the county.

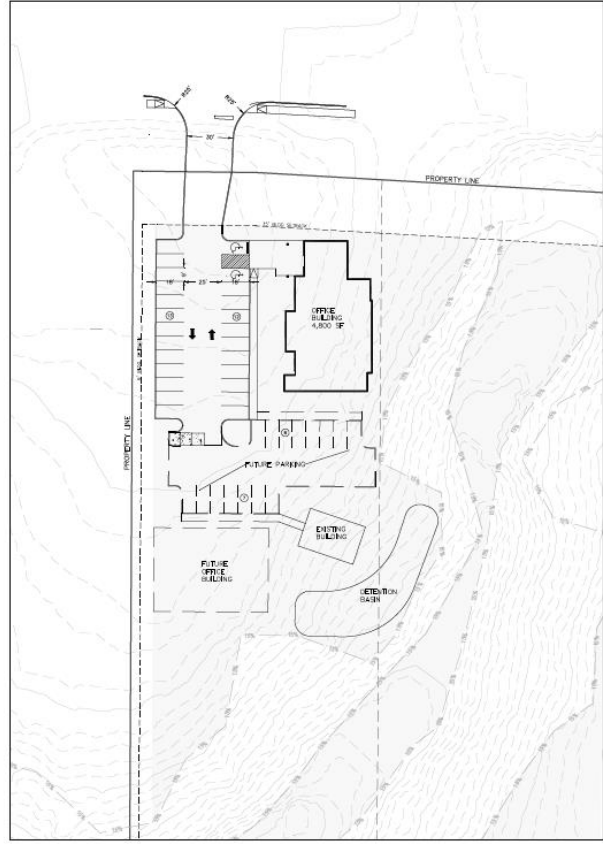
Thank you for your consideration.

Respectfully,

A handwritten signature in black ink that reads "Dawn M. Gray". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Dawn M. Gray, AIA
Principal Architect
SPRINGPOINT ARCHITECTS, pc

EXHIBIT 2: Petitioner Site Plan



NOTE:
This plan is illustrative in nature. The plan indicates driveway access points
and general layout. Buildings and parking shown herein are for the site to be
developed but are not intended to be a final development plan or commitment.

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NOT FOR
CONSTRUCTION

JCK/JCK/2020X

LINDEMAN & ASSOCIATES,
OFFICE BUILDING
BLOOMINGTON, INDIANA

REVISION	BY	DATE

DATE	11/19/2021
PROJECT	6433
SHEET	1

CONCEPT
PLAN

11/19/2021

CONCEPT
PLAN

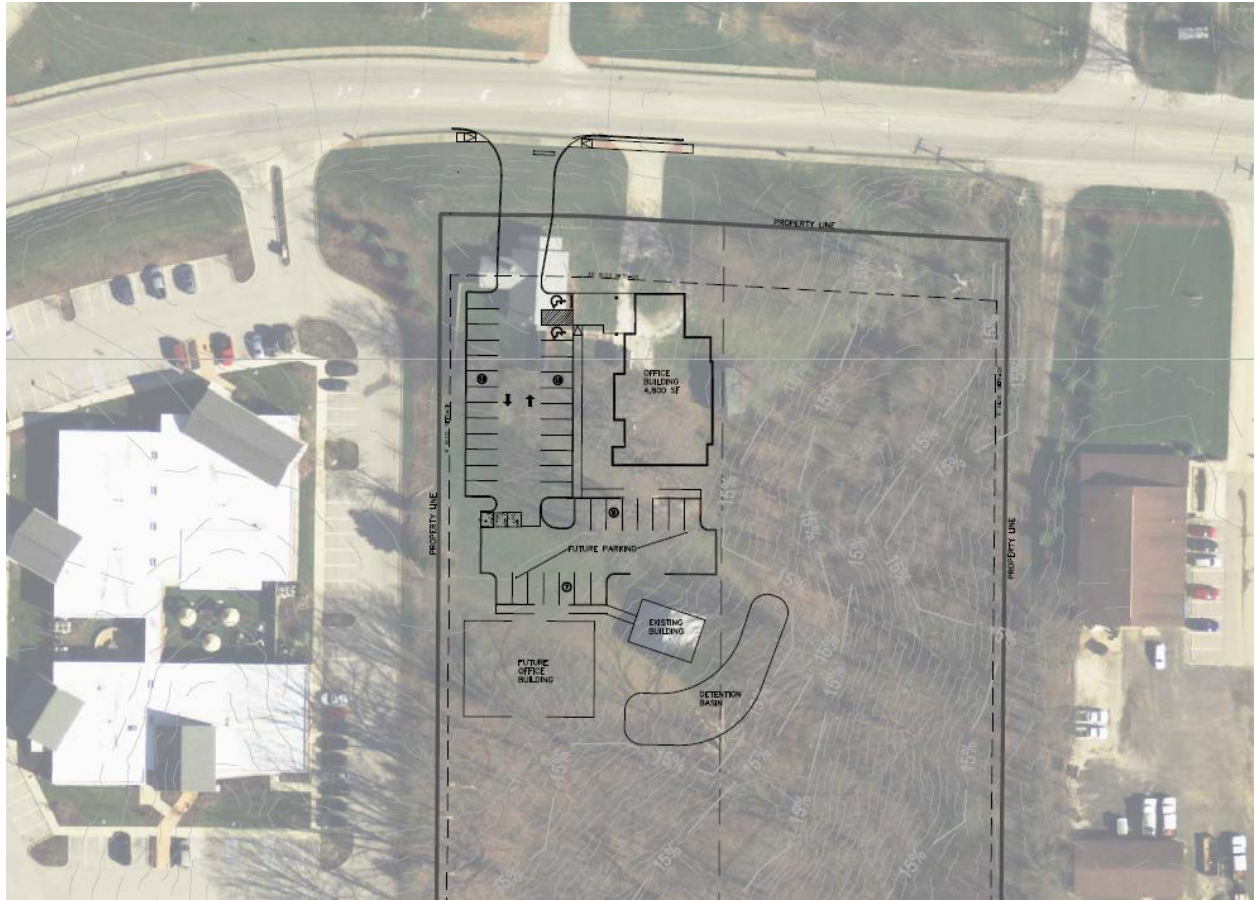


EXHIBIT SIX: Use Determination form

1/8/22, 9:07 AM



Monroe County Plan Commission and office of the Monroe County Board of Zoning Appeals
 Monroe County Government Center
 501 N. Morton St., Suite 224
 Bloomington, IN 47404
 Telephone: (812) 349-2560 / Fax: (812) 349-2967
<https://www.co.monroe.in.us/departments/?structureid=13>

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*****

Use Determination:	Office
Zoning of the Property:	Agriculture/Rural Reserve (AG/RR)
Current Use of the Property:	Residential
Owner Name:	Hinkle, Susan Wadene & Hinkle, Steven William
Considered a Change of Use:	Yes
Ordinance Reference:	802
Township and Section:	Richland // 011
Zoning/ Floodplain:	Agriculture/Rural Reserve (AG/RR) / No Floodway
ECO:	N/A
Property Setbacks:	For the GB zone: Front = 35', Side = 6', Rear = 0'
Address / Parcel #:	4833 W Arlington RD Bloomington IN 47404-1139 / 53-04-24-101-014.000-011
Constraints/Notes:	<p>Applicant: Dawn Gray Email Address: dawn@springpointarchitects.com Phone Number: 812-219-1271 Address: 213 S Rogers suite 5, Bloomington, IN 47408</p> <p>Described use:</p> <p>Submitted Land Use Information</p> <p>Business title or Owner Name Lindeman and Associates, Psychology Services</p> <p>Size of operation in total square feet or acres * 5,000 sf office building</p> <p>Number of Employees (on-site, both full and part-time) * 12</p> <p>Number of Vehicles (used in operation of business) * 22</p> <p>Hours of Operation * 9-6 M-F, 9-12 Saturday</p> <p>Use, Manufacture, or generation of any hazardous materials and/or waste: * n/a</p> <p>Detailed description of land use(s) * This project would include a 5,000 office building for the professional offices of Lindeman and Associates, psychological services. New parking for the business would be included. A second, future phase may include a additional 5,000 office building with additional parking.</p> <p>Is the property/properties on sewer? * No</p> <p>Use Determination</p> <p>The use described would be an "Office".</p> <p>The Monroe County Zoning Ordinance defines Office as follows: <i>Office. An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.</i></p> <p style="text-align: center;">Chapter 802/Page 17</p> <p>Office is a permitted use in the Limited Business (LB), General Business and Light Industrial (LI) Zoning Districts.</p>

1/2

1/8/22, 9:07 AM

Office is not a permitted use in the Agricultural/Rural Reserve District.

A Zoning Map amendment to one of the following zoning districts would be required:

Limited Business (LB), General Business and Light Industrial (LI) Zoning Districts.

A copy of the zoning map has been uploaded to this file.

Notes:

This parcel is adjacent to the Riley SIP Properties LLC which is zoned General Business (GB).

The Milestone parcels to the east are also zoned General Business (GB).

Connection to sanitary sewer would likely be required. There may be an issue with water pressure along Arlington Street.

Reviewed by: Rebecca Payne

Any determination is subject to an appeal per Chapter 821:

https://www.co.monroe.in.us/egov/documents/59990883_fa90_b436_69cd_a52adf7a9902.pdf

USE-21-86

This is an e-permit. To learn more, scan this barcode or visit monroecounty.in.viewpointcloud.com/#/records/6542

DRAFT - 2022 Work Plan
Monroe County Historic Preservation Board

Project Priorities: Outreach and Preservation, Ongoing Board Initiatives

1) Limestone Heritage Project

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

Sub-committee members: Danielle, Debby

2) Drystone Walls

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

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

3) Community and Site Signage

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

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

4) Public Historic Preservation Education

- a) Develop a social media scavenger hunt of architectural types, styles, etc.
- b) Update current driving tour brochures as needed, consider completion of partially completed brochures, and examine new options for distribution of the information to the public

Sub-committee members: Devin, Polly

5) Annual Property Owner Notice

- a) Send previous year's letter to full board for review (Dec.) and update if needed
- b) Confer with staff on sending of letter to property owners (Jan.- Feb.)

Sub-committee members: Don, Debby, Polly

6) Demolition Delay and Staffing Committee

- a) Review demolition delay examples and develop a draft document for Monroe County
- b) Review County Development Ordinance for proposed revisions per the proposed timeline
- c) Engage in discussions with the Plan Commission Executive Committee in formulating plans and procedures for demolition delay, public notification, staffing needs, etc.

Sub-committee members: Duncan, Donn, Danielle

Project Priorities: Procedure, Time Sensitive Initiatives – All board

- 1) Actively engage in County Development Ordinance revisions

Board Education Priorities, Ongoing Options – All board and staff

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