

# MONROE COUNTY PLAN REVIEW COMMITTEE



**Thursday, May 12, 2022  
5:30 pm**

## **Hybrid Meeting**

### **In-person**

Monroe County Government Center  
501 N. Morton Street, Room 100B  
Bloomington, IN 47404

### **Virtual**

**Zoom Link:** <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNxQT09>

If calling into the Zoom meeting, dial: 312-626-6799

Meeting ID #: 819 4721 8756

Password: 977192

**A G E N D A**  
**MONROE COUNTY PLAN REVIEW COMMITTEE**

May 12, 2022  
5:30 p.m.

**HYBRID MEETING INFO**

**IN-PERSON:** Monroe Government Center 501 N Morton ST Suite 100 B Bloomington IN 47404

**VIRTUAL LINK:** <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNlQT09>

**ADMINISTRATIVE:** None.

**OLD BUSINESS:**       None.

**NEW BUSINESS:**

<b>1. REZ-22-4</b>	<b>Young Trucking Construction Shop Rezone from IG to HI</b> One (1) 8.5 +/- acre parcel in Richland Township, Section 36 at 1238 N Loesch Road, parcel no. 53-04-36-200-016.013-011 Owner: Arrow Properties LLC <b>Zoned IG.</b> Contact: <a href="mailto:dmyers@co.monroe.in.us">dmyers@co.monroe.in.us</a>	<b>PAGE 3</b>
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Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, [apurdie@co.monroe.in.us](mailto:apurdie@co.monroe.in.us), as soon as possible but no later than forty-eight (48) hours before the scheduled event.

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

The meeting will be open to the public.

**MONROE COUNTY PLAN REVIEW COMMITTEE****May 12, 2022**

<b>PLANNER</b>	Drew Myers
<b>CASE NUMBER</b>	REZ-22-4
<b>PETITIONER</b>	Arrow Properties LLC (owner) Chelsea Moss, Abram-Moss Design Group, LLC (applicant)
<b>ADDRESS</b>	1238 N Loesch Road, parcel no. 53-04-36-200-016.013-011
<b>REQUEST</b>	Rezone Request from IG to HI Waiver of Final Hearing Requested
<b>ACRES</b>	8.5 +/- acres
<b>ZONE</b>	General Industrial (IG)
<b>TOWNSHIP</b>	Richland
<b>SECTION</b>	36
<b>PLATS</b>	Platted, Curry & Loesch Minor Subdivision Lot 3
<b>COMP PLAN DESIGNATION</b>	<b>MCUA Employment</b>

**EXHIBITS**

1. Petitioner Letter
2. Petitioner Site Plan
3. Petitioner Site Survey
4. IG Use Table
5. HI Use Table

**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**

TBD

**MEETING SCHEDULE****Plan Review Committee** – May 12, 2022**Plan Commission Admin Meeting** – June 6, 2022**Plan Commission Regular Meeting** – June 21, 2022 (Preliminary– Waiver of Final Hearing Requested)**Plan Commission Admin Meeting** – July 5, 2022**Plan Commission Regular Meeting** – July 19, 2022 (Final Hearing)**Board of Commissioners Meeting** – TBD**SUMMARY**

The petition site is one parcel totaling 8.5 +/- acres located in Richland Township at 1238 N Loesch Road. The petitioner is proposing to amend the Zoning Map from General Industrial (IG) to Heavy Industrial (HI). The petitioner’s intention behind the rezone request is provide for the appropriate zoning designation to establish a “Trucking Terminal”. Use Determination, USE-22-4, identified the proposed business activity.

If the rezone request is approved by the County Commissioners, the petitioner intends to complete the planning process for the establishment of a Trucking Terminal use on the property. All applicable site plan requirements for a Trucking Terminal use as well as the special condition 31 as outlined in Chapter 802 must be met by the proposed commercial use on the property. Typically, site plan review for commercial uses is completed on a staff level.

Grading Permit, IG-21-45, was issued on November 17, 2021. Based upon submitted plans by the petitioner, it appears that the grading performed was done within an existing drainage easement (see Exhibit 3). Planning Staff will work with the petitioner and County Stormwater to rectify this issue.

If the rezone is denied, the petitioner may pursue any of the available permitted uses under the General Industrial (IG) zoning district, subject to commercial site plan requirements and any associated special conditions.

## **BACKGROUND**

The Zoning Map amendment would be from IG to HI. Listed below are the definitions of these zones per Chapter 833 and Chapter 802, respectively.

**General Industrial (IG) District.** This district accommodates those uses with one or more of the following characteristics: intensive use of property, open uses and/or storage, industrial processes which may involve significant amounts of heat, mechanical and chemical processing, and other heavy industrial processes. It is the specific intent of this district to:

- A. Accommodate heavy industrial development.
- B. Create industrial environments which accommodate heavy industrial uses.
- C. Provide for limited commercial opportunities which serve the surrounding industrial area.

**Heavy Industrial (HI) District.** The character of the Heavy Industrial (HI) District is defined as that which is primarily intended for industrial uses that have extensive exterior movement of vehicles and goods. Its purposes are: to establish areas for industrial development; to discourage residential and commercial uses; to protect environmentally sensitive areas, such as floodplain, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with adjacent uses. The intensity of uses associated with the HI District required imposing strict measures, such as extensive setbacks, buffers, and landscaping, to control adverse environmental and visual impacts.

## **CHAPTER 802:**

***Trucking Terminal.*** A terminal facility used by highway-type, property-carrying vehicles, which may include truck maintenance facilities.

31. Site shall be screened with landscaping, or an opaque fence or wall to a height of at least six (6) feet.

## **USE DETERMINATION: USE-22-4**

### **Required Land Use Information**

- Business title or Owner Name: Young Trucking Inc.
- Size of operation in total square feet or acres: 8.5 acres (4 buildings totaling 20,228 SF)
- Number of Employees (on-site, both full and part-time): 50
- Number of Vehicles (used in operation of business): 50
- Hours of Operation: 8-16 /day (seasonal increase with daylight)
- Use, Manufacture, or generation of any hazardous materials and/or waste:
- Use of motor oil, lubricants, paints, and other materials typical to heavy construction equipment and vehicle maintenance. On-site fueling station to be constructed.
- Detailed description of land use(s):
- Land to be used as primary office, shop, and storage space for construction contractor.
- Is the property/properties on sewer? Yes

## **Zoning: General Industrial (IG) Chapter 833—Former Fringe**

### Use Determination

Use as described would be a Trucking Terminal.

Trucking Terminal. A terminal facility used by highway-type, property-carrying vehicles, which may include truck maintenance facilities.

Trucking Terminal is not a listed use in Chapter 833, Former Fringe Zones. It is not permitted in the IG Zoning District.

Trucking is a conditional use in the Light Industrial (LI) zone and a permitted use in the Heavy Industrial (HI) zone under Chapter 802.

OPTION: Zoning Map amendment to rezone to Heavy Industrial (HI) Zoning District under Chapter 802.

Trucking Terminal is a permitted use in Heavy Industrial (HI) subject to following condition:

31. Site shall be screened with landscaping, or an opaque fence or wall to a height of at least six (6) feet.

### Comments:

Real estate is Lot 3 in Curry & Loesch Subdivision. There is a Sinkhole Conservancy area in the NE corner of Lot 3.

Willingness of City of Bloomington to provide sewer and water service should be verified.

## **APPEAL OF ADMINISTRATIVE DECISION: ADR-22-1**

On February 2, 2022, the petitioner filed an appeal to the Use Determination (USE-22-4) that classified the proposed use as a “Trucking Terminal”.

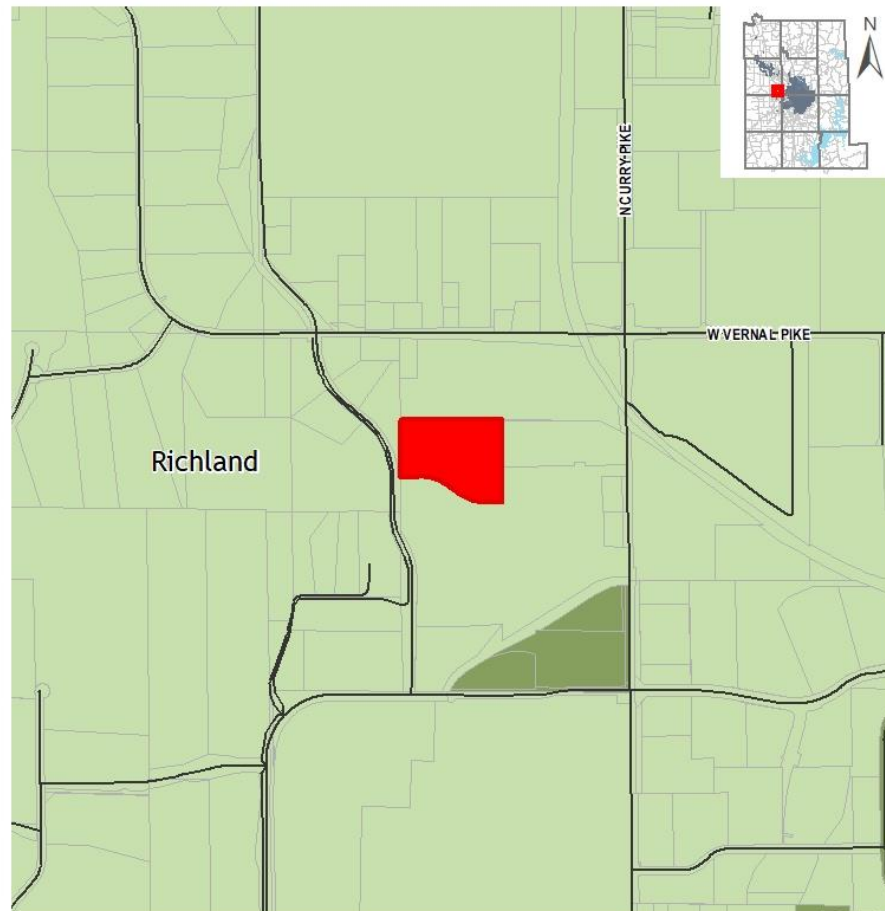
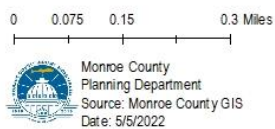
The Board of Zoning Appeals met on March 2, 2022 and voted to **affirm** the Administrator’s Determination by a vote of 3-0.

## LOCATION MAP

The parcel is located at 1238 N Loesch RD, Section 36 in Richland Township. The Parcel No. is 53-04-36-200-016.013-011. The property is listed as Lot 3 of the Curry & Loesch Minor Subdivision.

### Location Map

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



INSTRUMENT NO.

PLAT CABINET

D

ENVELOPE

152

DULY ENTERED  
FOR TAXATION  
MAY 11 2016

Author: Monroe County, Indiana

2016005817 HSPL \$25.00  
08/12/2016 10:05:07A 2 PGS  
Eric Schmitz  
Monroe County Recorder IN  
Recorded as Preserved

# CURRY & LOESCH MINOR SUBDIVISION

FINAL PLAT  
PT OF THE NW 1/4, SEC 36, T9N, R2W  
RICHLAND TOWNSHIP

#2016005818 AGREEMENT  
5/12/16 Eric Schmitz

ACASTA INVESTMENTS LLC  
INST. NO. 2007001581  
ZONE: IS  
USE: WAREHOUSE

## OWNER/SUBDIVIDER/DEVELOPER

NAME: INDY SPARTANWASH LLC  
C/O SPARTANWASH, ATTN: KRISTIE BOHMY-BERMAN  
ADDRESS: 7600 FRANCE AVE. SOUTH  
EDINA MN. 55435  
TELEPHONE: 952-844-1076

## DESIGN PROFESSIONALS

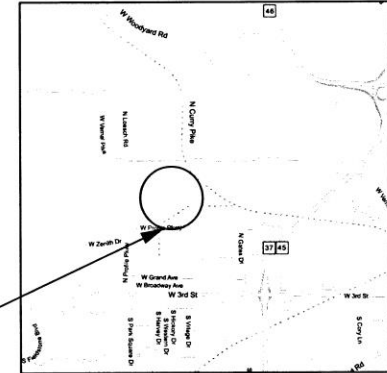
NAME: BYNUM FANTO & ASSOCIATES, INC.  
ADDRESS: 528 NORTH WALNUT STREET  
BLOOMINGTON, INDIANA 47404  
TELEPHONE: 812-332-8030



Scale 1" = 150 ft



PROJECT  
LOCATION



## LOCATION MAP LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
25' BUILDING SETBACK LINE	---
5/8" REAR WITH CAP (TO BE SET)	---
DEED RECORD BOOK AND PAGE	XXX/XXX
LOT NUMBER	15
FENCE	---
NO PHYSICAL EVIDENCE OF LINE	*
FOUND	FD.
BUILDABLE AREAS	---
PROPOSED 5' SIDEWALK	---
PROPOSED STREET TREE	---
SECTION CORNER	---

NOTE: ALL UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, SEWER, ELECTRIC POWER, TELEPHONE AND CATV SHALL BE LOCATED UNDERGROUND THROUGHOUT THE SUBDIVISION. 856-41

NOTE: FOR MINOR SUBDIVISIONS, A COMPLETE SANITARY SEWER SYSTEM THAT CONNECTS TO A PUBLIC SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED FOR ALL LOTS IN THE SUBDIVISION TO THE SPECIFICATIONS OF THE SEWAGE DISPOSAL UTILITY WHICH WILL SERVE THE SUBDIVISION AND/OR WITH ALL OTHER APPLICABLE INDIANA STATUTES, RULES, REGULATIONS, ORDERS AND SPECIFICATIONS. 856-39

PLAT DATE: 10/20/15  
CURRY & LOESCH MINOR SUBDIVISION  
FINAL PLAT  
SHEET 1 OF 2  
JOB NO. 401540

SETBACK TABLE (IC ZONING)			
	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
BUILDING	65' CURRY PIKE 25' ALL OTHERS	12' OR 100' IF ADJ. TO RESIDENTIAL	20' OR 100' IF ADJ. TO RESIDENTIAL
PARKING	75' CURRY PIKE 35' ALL OTHERS	6' OR 25' IF ADJ. TO RESIDENTIAL	10' OR 20' IF ADJ. TO RESIDENTIAL

## FLOOD NOTE:

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C  
0137 D, Effective Date: December 17, 2010, subject Property is not in a special  
flood hazard area.

Source: FEMA

I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH  
SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. Douglas R. Curry  
This instrument prepared by Douglas R. Curry

NOTE: 34 STREET TREES TO BE INSTALLED THROUGHOUT PROJECT.

+/- 400' OF SIDEWALK ALONG CURRY PIKE, +/- 208' ALONG PROFILE  
+/- 1550' ALONG LOESCH 15 TO BE INSTALLED.

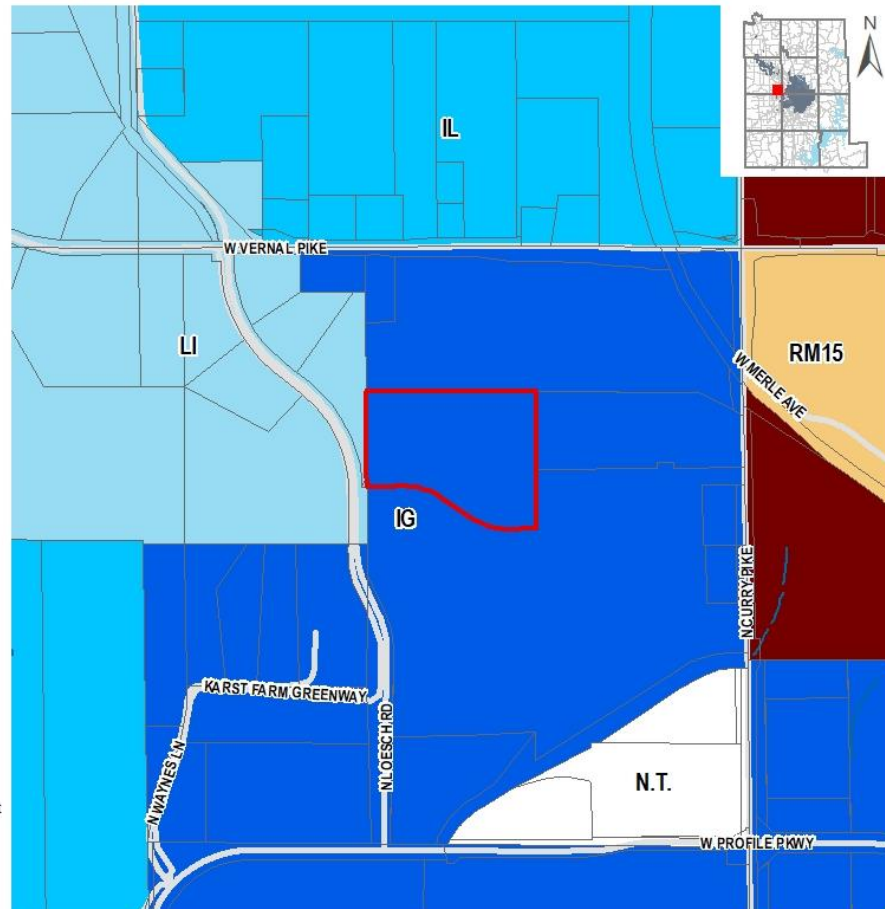
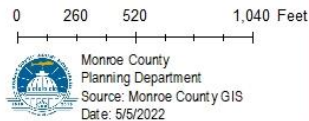
PREPARED BY BYNUM FANTO & ASSOCIATES, INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

## ZONING

The parcel is zoned General Industrial (IG) as are the adjoining parcels to the north, east, and south. The adjoining parcel to the west is zoned Light Industrial (LI). There are no commercial uses directly adjacent to the subject property. The surrounding area includes mostly residential uses.

### Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
- IG - General Industrial
- IL - Limited Industrial
- LI - Light Industrial
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- RM15 - Multi Dwelling Res. 15





## SITE CONDITIONS & INFRASTRUCTURE

The petition site is made up of one 8.5 acre +/- parcel. The site is currently vacant. The petitioner has provided documentation of an existing water easement, sewer easement, and access easement to service the property. A will serve letter from City of Bloomington Utilities was also submitted. Access to the site is via a 50' ingress/egress easement stemming from N Loesch Road, which is designated as a Local roadway according to the Monroe County Thoroughfare Plan. The petition site is not located in the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed). There is no floodplain designated on the petition site. There is no evidence of karst/sinkhole features on the property. A "Stormwater Detention Area" is identified in the northeast corner of the property per the Curry & Loesch Minor Subdivision.

### Slope Map

- Local Roads [50']
- ▭ Petitioner
- ▭ Parcels
- 2-Foot Contours

#### 15% Slope (2010)

- ▭ 0 - 15
- ▭ > 15

PARCEL #:  
53-04-36-200-016.013-011

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

0 45 90 180 270 Ft



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/5/2022



## Highway Comments:

PS

Paul Satterly

[Remove Comment](#) • Apr 13, 2022 at 9:11 am

Driveway is located on a private roadway.

## Stormwater Comments:

No comments shared at this time.



## SITE PHOTOS



**Photo 1.** Aerial pictometry from the south (2017)



**Photo 2:** Aerial pictometry from the north (2017)





**Photo 3:** Aerial pictometry from the south (2022)



**Photo 4:** Aerial pictometry from the south zoomed in (2022)





**Photo 5:** Facing northeast



**Photo 6:** Facing northwest





**Photo 7:** Facing northwest



**Photo 8:** Facing north





**Photo 9:** Facing north



**Photo 10:** Facing northeast



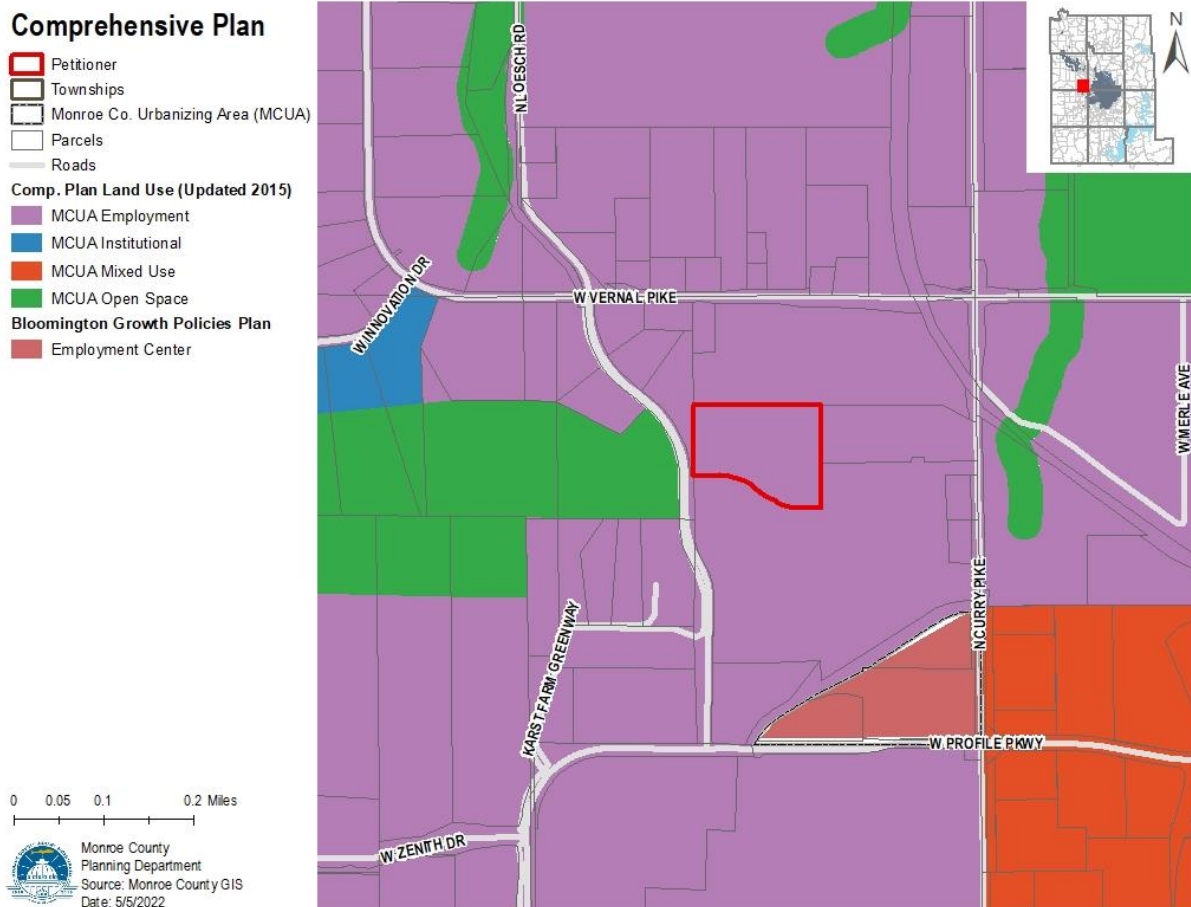


**Photo 11:** Facing east



**Photo 12:** Facing west

## COMPREHENSIVE PLAN DISCUSSION



The petition site is located in the Employment district in Monroe County Urbanizing Area (MCUA) of the Monroe County Comprehensive Plan.

### **The Comprehensive Plan describes Employment as follows:**

Employment-oriented uses include light industrial, manufacturing and assembly, research and development facilities, flex/office space, construction trades, warehousing and other types of commercial uses that may not be easily integrated into a mixed-use environment.

These uses may require large, isolated sites for large-format facilities, or multiple facilities may be organized into coordinated campus-style or industrial park settings. This land use category is intended to accommodate the expansion and changing operations of a wide variety of companies and to foster a well-rounded and diverse economy as part of the Greater Bloomington area.

Special attention should be paid to vehicular access management, buffering and landscape aesthetics, building and parking orientation, and basic architectural design standards. Business support services are encouraged to be integrated into larger employment areas.



## A. Transportation

### Streets

Employment areas require special considerations in roadway design. These areas are typically accessed through arterial connections from the freeway and require accommodations for heavy truck traffic. Arterial connections may include mixed-use corridors, and special attention must be paid to balance the needs of all travel modes while also facilitating industrial deliveries and commuter traffic flow. Arterial streets, such as Third Street, should not exceed five lanes in width (four travel lanes with center turn lane). local and collector streets will typically be two or three-lanes (two travel lanes with center turn lane). Street connections are encouraged to help distribute traffic, but should be balanced with access management plans to maximize safety. Center medians for select arterial roadways should be considered to improve access management and corridor aesthetics.

### Freight

Appropriate routes for truck traffic to and from I-69 should be designated with thoroughfares designed accordingly. Major highway access points to employment areas west of I-69 will include Sr-46, Third Street/Sr-48, 2nd Street/Sr-45 and Tapp road. Fullerton Pike will provide access to potential employment areas to the east of I-69. A new roadway connection between That Road and South Walnut Street (Old Sr-37) should be considered to open land between the highway and clear creek for employment uses.

### Bike, Pedestrian, and Transit modes

Commuting by automobile will likely remain the primary form of transportation to work in the larger employment centers within the Urbanizing Area. However, opportunities to expand transportation options should be provided wherever possible. Streets within employment areas should include sidewalks and/or shared-use side paths and encourage connections to karst farm Greenway and clear creek Trail. Opportunities to expand City of Bloomington and rural Transit service to employment areas should also be explored.

## B. Utilities

### Sewer and water

Employment-generating uses provide a fiscal benefit to the community that may warrant additional investments in and possible geographic expansion of sewer systems. Some areas designated for employment uses in the land Use Plan are located outside of current sewer service areas, most notably the area between Clear Creek and State Road 37. Additional studies should be undertaken to determine the potential for sewer expansion and necessary capital improvements to serve these areas. Additional studies and surveys may be required to determine the geographic restrictions within developable areas.

### Power

Where possible, overhead utility lines should be buried to minimize disruption during major weather events. Care should be taken to locate underground utilities in a manner that does not interfere with site development or business expansion. Opportunities to create redundant power systems with new electrical substations should be explored.

### Communications

State of the art communications systems should be prioritized in employment areas. Street infrastructure improvements should reserve space for burial of fiber-optic systems and/or other forms of high-speed internet and communications networks.

## C. Open space

### Park Types

Employment areas should provide open spaces primarily through the preservation of sensitive lands and creation of landscape buffers. Where opportunities exist, shared use path connections to the broader greenway network should be incorporated, providing a recreational amenity and alternative transportation option for employees, as well as linkages to the broader Bloomington/Monroe county system.

### Urban Agriculture

Community gardens and urban agricultural systems should be encouraged in near employment areas as a recreational and wellness opportunity for employees. However, soil suitability in existing industrial areas should be verified.

## D. Public Realm Enhancements

### Wayfinding

Regularly-located route signage for truck traffic to and from i-69 should be provided. Business and industrial parks may incorporate multi-business panel signs at gateway locations to improve wayfinding, and should use high-quality materials, be aesthetically coordinated with surrounding architecture, and include attractive landscape features.

### Lighting

Roadways should be lighted for safety and will typically require taller poles ( $\pm 30$  feet).

### Street/Site furnishings

Street furnishings will be limited in employment districts, but may include bus stops/shelters and benches.

## E. Development guidelines

### Open Space

Open space in employment areas should be provided on-site (with the exception of significant environmental preservation areas) and determined through maximum lot coverage requirements, with 15 to 20% of a site reserved for landscaping, buffering, stormwater management and outdoor amenities for employees.

### Parking ratios

Parking needs will vary by business. In campus and business park settings, shared parking arrangements should be encouraged, although most businesses will require some amount of dedicated parking. Large industrial facilities, warehouses, and flex/r&d space will often have relatively low parking needs (e.g. 1 space per 2,000 square feet). Parking requirements should be based on the needs of individual businesses as opposed to mandatory minimum requirements.

### Site Design

Buildings should be oriented toward the front of the lot to create a street presence, but will typically be set back from the front property line by 30 to 50 feet. Parking in front of the building should be avoided, and limited to small visitor-oriented parking lots with close access to the main entrance. Employee parking should be located to the rear or side of the building. Sufficient maneuvering aisles and loading spaces will be necessary for freight delivery. Loading docks and bays should be oriented away from public streets or screened with landscaping or architecturally integrated walls extending from the building.

### Building form

Industrial, flex and warehouse buildings should balance economic construction with basic aesthetics. Office components and main visitor entrances should be located on the front facade, be designed as

distinct elements from the rest of the building, and incorporate high amounts of window transparency. Facilities may require light-controlled environments, but where possible, high windows above eye level should be incorporated, particularly along street-facing facades. Buildings will have simple forms and flat roofs. Parapets should be used to screen rooftop mechanical units.

### Materials

Acceptable primary building materials include brick, stone (natural or cultured), pre-cast concrete panels, concrete masonry units, architectural metal panels, fiber-cement siding and EIFS (exterior insulated finishing Systems). Smooth-faced and textured-faced metal panels are preferred, but corrugated or ribbed panels are also acceptable. Split-faced block may be acceptable if combined with other primary materials. Careful attention should be paid to how materials are installed, joined, and detailed, particularly at edges, corners and material transitions. Shadow lines, expression lines and variations in color and texture are encouraged to break up monolithic facades. Trees, shrubs and other vertical landscape elements should be incorporated along large, blank facades.

### Private Signs

Sign designs should be coordinated with the character of the building, and may be building-mounted or ground-mounted monument signs. Pole signs should be prohibited. Monument signs should be located in landscape beds and may include exterior ground lighting. Digital and changeable copy signs are not appropriate. Sites will typically require directional signage for visitors, employees and freight delivery.

## **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 MCUA Employment.
- The rezone request is to change the zone for the petition site from General Industrial (IG) to Heavy Industrial (HI);
- The petition site is currently vacant;
- If approved the petitioner intends to submit a site plan application to establish the use of a “Trucking Terminal” on the site;

### **(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 Heavy Industrial (HI) Zoning District, which is described by the County’s Zoning Ordinance, Chapter 802, as follows:

**Heavy Industrial (HI) District.** The character of the Heavy Industrial (HI) District is defined as that which is primarily intended for industrial uses that have extensive exterior movement of vehicles and goods. Its purposes are: to establish areas for industrial development; to discourage residential and commercial uses; to protect environmentally sensitive areas, such as floodplain, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with adjacent uses. The intensity of uses associated with the HI District required imposing strict measures, such as extensive setbacks, buffers, and landscaping, to control adverse environmental and visual impacts.

- The petition site is currently zoned General Industrial (IG);
- The driveway is located on a private roadway with access to N Loesch Road;
- The majority of the property exhibits slopes under the 15 percent (see Slope Map);
- The petition site is not located in FEMA or DNR Floodplain;
- The petition site not located in the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed);
- There is no evidence of karst/sinkhole features present on the petition site;
- A “stormwater detention area” is identified in the northeast corner of the petition site, per the Curry & Loesch Minor Subdivision plat;

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

#### **Findings:**

- See Findings under Section A and Section B;
- The adjacent parcels to the north, east, and south are currently zoned General Industrial (IG);
- The adjacent parcel to the west is zoned Light Industrial (LI);
- Land uses in the surrounding area are mostly commercial and/or industrial;

**(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 8.5 +/- acres;
- The purpose of the rezone is to provide the property owner with the right zoning to pursue a Trucking Terminal use on the property;
- According to the Monroe County Thoroughfare Plan, N Loesch Road is designated as a local roadway;

## EXHIBIT 1: Petitioner Letter



**ABRAM-MOSS**  
DESIGN GROUP, LLC

9215 West Mallory Road  
Bloomington, Indiana 47404  
812-955-0539  
info@abram-moss.com

April 5, 2022

Monroe County Plan Commission  
Monroe County Planning Department  
501 North Morton Street, Suite 224  
Bloomington, Indiana 47404

**RE:** Request for Zoning Map Amendment  
Young Trucking Construction Shop  
1238 North Loesch Road  
Bloomington, Indiana 47404  
AMDG-2021011

Monroe County Plan Commission:

On behalf of our client, Arrow Properties LLC, we petition the Plan Commission to rezone the property located at 1238 North Loesch Road, Bloomington, Indiana from General Industrial (IG) to Heavy Industrial (HI).

Our client plans to develop the property as the new headquarters for Young Trucking, Inc. The development would include a new office, shop, and storage facilities. Per the use determination USE-22-4 as prepared by Drew Myers and the Monroe County Planning Department and dated January 24, 2022, this use is considered a "trucking terminal" and is not allowed within the existing IG zone. Rezone of the property to the HI zone would allow for the planned use.

The requested rezone aligns with the Monroe County Comprehensive Plan and conforms to the conditions and uses of nearby properties.

### **Comprehensive Plan**

In the 2015 Comprehensive Plan the recommended land use is "MCUA Employment" for this parcel. Per Chapter 8.3.2, industrial manufacturers and wholesale businesses (including "trucking") are a target employment use for this area. Both the proposed Heavy Industrial (HI) zone and the proposed "trucking terminal" use align with the intent of the Comprehensive Plan.

Additionally, the current draft of the County Development Ordinance Zoning Map (2021) denotes the proposed zone for this lot as Heavy Industrial.

### **Nearby Properties**

Properties immediately to the east and south of the subject lot host industrial-type uses including: heavy machinery rental/repair, factories, and distribution centers. Uses along this section of North Loesch Road are primarily commercial, industrial, or vacant lots. The adjacent lot to the north is currently host to agricultural uses. The proposed zone and use align with most of the uses in this area including the

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*Innovative Solutions, Sustainable Design*  
www.abram-moss.com

Request for Zoning Map Amendment  
*Young Trucking Construction Shop*  
1238 North Loesch Road, Bloomington, Indiana 47404

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industrial areas along West Profile Parkway, North Curry Pike, and West Vernal Pike. The requested rezone to HI conforms to the conditions and uses of the surrounding area.

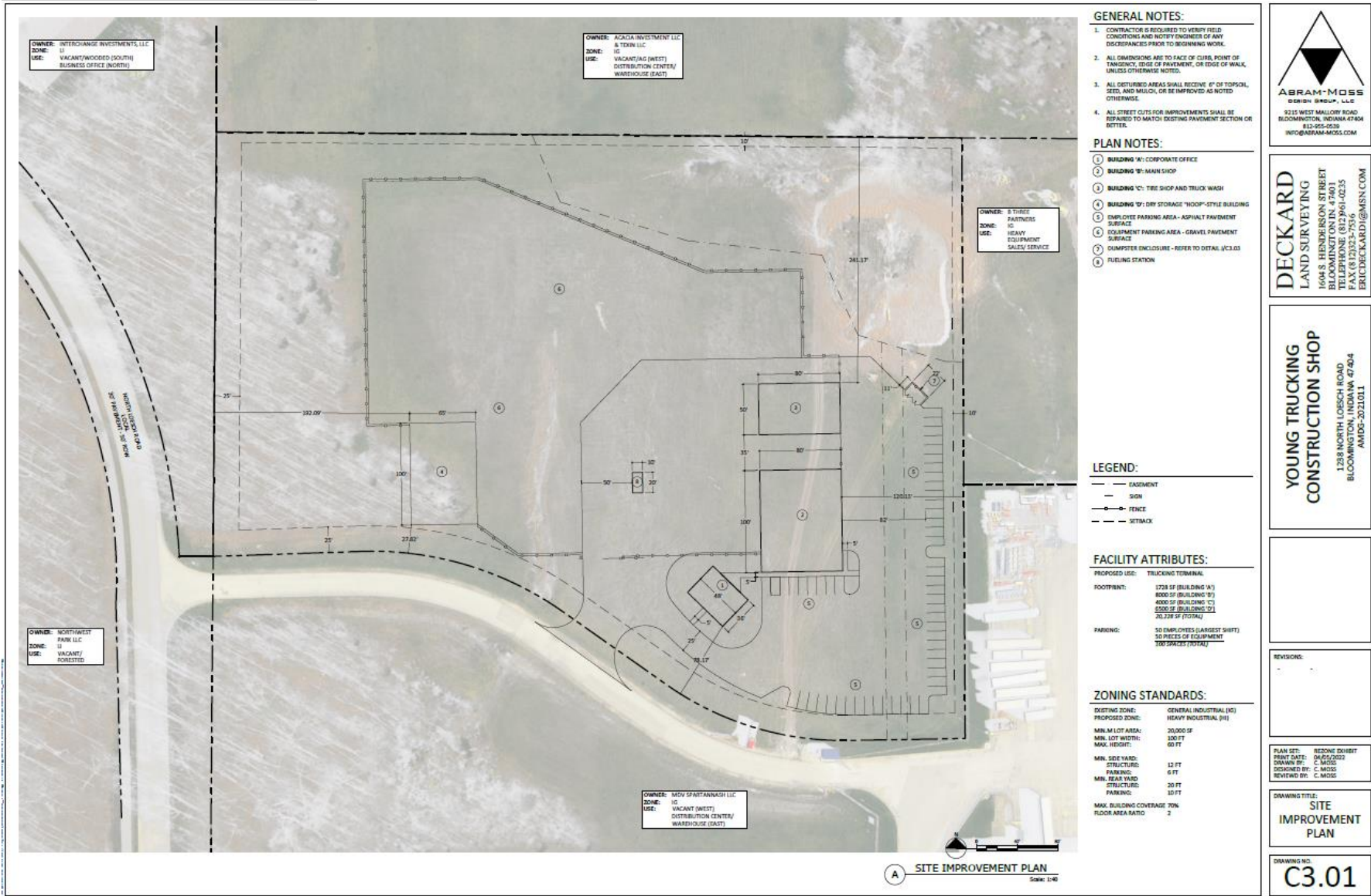
Based on the above details, we request that the rezone of the property located at 1238 North Loesch Road, Bloomington, Indiana to HI be granted. Please contact us if you have any questions or require additional information.

Respectfully,

A handwritten signature in black ink that reads "Chelsea J. Moss". The signature is written in a cursive, flowing style.

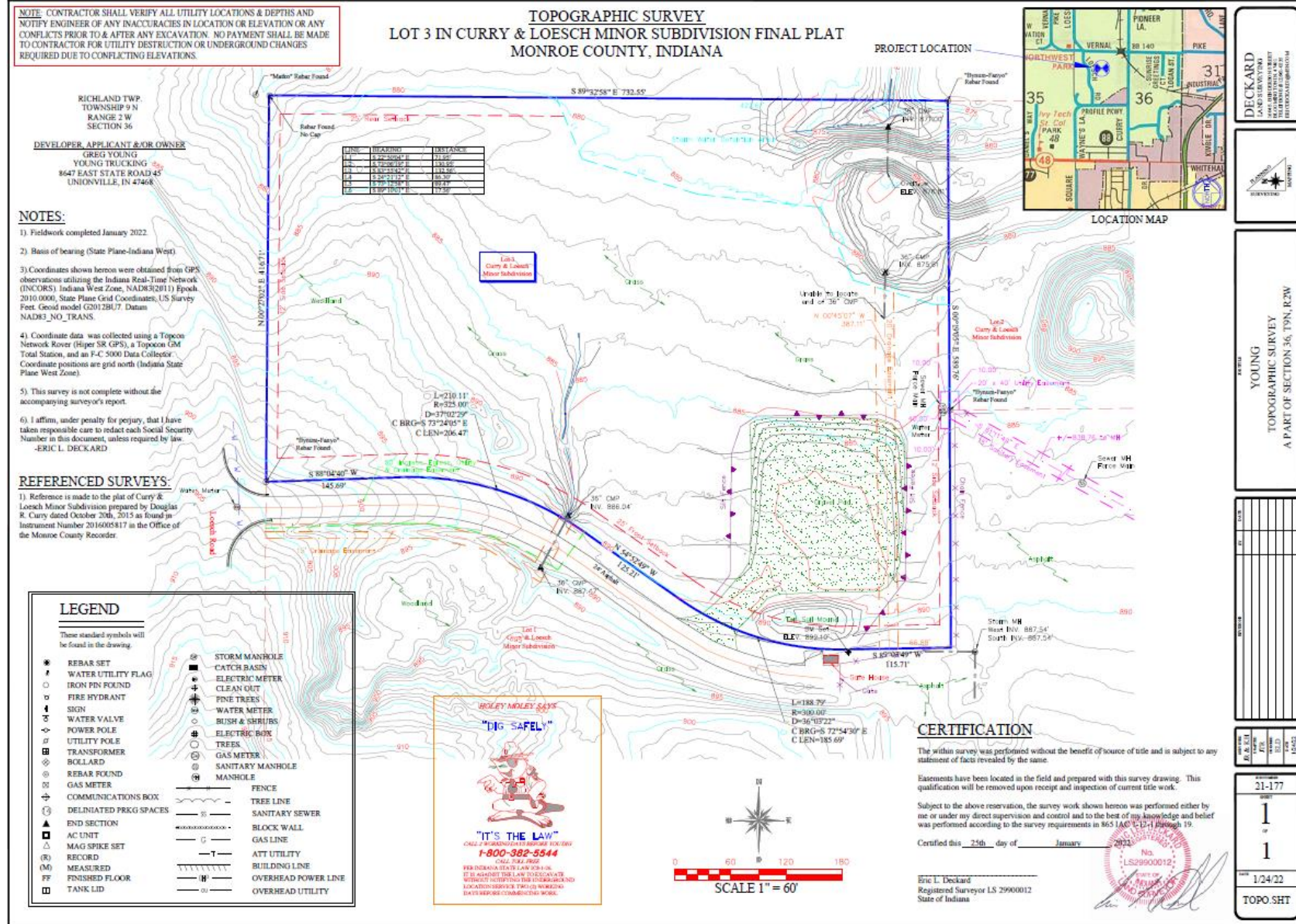
Chelsea Moss, PE

EXHIBIT 2: Petitioner Site Plan





# EXHIBIT 3: Petitioner Site Survey



**EXHIBIT 4: Uses Permitted in the IG Zone**

USES	IG
Adult Oriented Business	P
Automobile storage yards	C
Automotive repair	C
Beverage bottling	P
Building trade shops	P
Business or Industrial Center	P
Business service	P
Commercial / Industrial Adaptive Reuse	P
Correctional facilities	C
Fire stations	P
Heavy manufacturing	P
Historic adaptive reuse	C
Industrial uses with potentially adverse effects	C
Light manufacturing	P
Machinery and equipment repair	P
Off-site parking	C
Offices	P
Police stations	P
Print shops	P
Relocation of off-premise signs	C
Research laboratories	P
Shared parking	C
Solid waste/recycling centers	P
Utility substations and transmission facilities	P
Warehousing and storage	P

# EXHIBIT 5: Uses Permitted in the HI Zone

USES	INTENS	ZONE	USES	INTEN	ZONE
<b>Agricultural Uses</b>	i	HI	<b>Manufacturing, Mining</b>	i	HI
Accessory Use		P	Abrasive Products	L	P
Agricultural Uses-Land Animal	H	P	Accessory Use		P
Agricultural Uses-Non Animal	H	P	Apparel	H	P
Historic Adaptive Reuse		P	Appliance Assembly	H	P
Historic Adaptive Reuse		P	Beverage Products	H	P
<b>Public and Semipublic</b>	i	HI	Bottling Machinery	L	P
Accessory Use		P	Cement Products	M	CU
Airport	H	P	Commercial Printing	H	P
Central Garbage/Rubbish	H	P	Construction Trailer	L	P
Governmental Facility	H	P	Cut Stone and Stone Products	H	P
Historic Adaptive Reuse		P	Dairy Products	M	P
Remote Garbage/Rubbish Removal	H	P	Electronic Devices and	L	P
Solar Farm	L	C	Engineering and Scientific	L	P
Telephone and Telegraph Services	L	P	Farm Machinery and Equipment	H	P
Utility Service Facility	M	P	Food Products	M	P
Wastewater Treatment Facility	H	P	Furniture	H	P
Water Treatment Facility	H	P	General Contractor	M	P
<b>Business and Personal Services</b>	i	HI	Glass and Glassware	L	P
Accessory Use		P	Grain Mill Products	L	P
Air Cargo and Package Service	H	P	Hard Surface Floor Covering	L	P
Composting Operation	H	P	Historic Adaptive Reuse		P
Historic Adaptive Reuse		P	Insulation Products	L	P
Industrial Equipment Repair	L	P	Jewelry Products	L	P
Kennel, including commercial animal breeding operatio	H	P	Laboratories	M	P
Parking Facility	H	P	Leather Goods	L	P
Small Engine and Motor Repair	L	P	Machine Assembly	M	P
Taxidermist	L	P	Machine Shop	H	P
<b>Retail and Wholesale Trade</b>	i	HI	Metal Fabrication	H	P
Accessory Use		P	Metalworking Machinery	M	P
Agricultural Sale Barn	H	P	Motor Vehicle and Equipment	H	P
Bakery (Wholesale)	L	P	Musical Instruments	L	P
Bottled Gas Storage/Distribution	L	P	Office and Computer Equipment	H	P
Building Materials	H	P	Optical Instruments and Lenses	L	P
Fertilizer Sales (Bulk)	M	P	Paper Products	M	P
Heavy Machinery Sales	M	P	Paving Materials and Central Mixing	H	CU
Historic Adaptive Reuse		P	Perfumes, Cosmetics and Toiletries	H	P
Industrial Supplies	L	P	Pharmaceuticals	H	P
Manufactured Housing Sales	M	P	Plaster Central Mixing	L	P
Petroleum Bulk Sales and Storage	M	P	Plastic Products Assembly	H	P
<b>Automotive and Transportation</b>	i	HI	Plating and Polishing	L	P
Accessory Use		P	Pottery Products	L	P
Automotive Paint Shop	L	P	Rock Crushing	H	CU
Automotive/Boat Repair Shop	H	P	Ship and Boat Building	H	P
Automotive Tire Repair	M	P	Sign and Advertising Displays	L	P
Cold Storage Plant	L	P	Structural Clay Products	L	P
Grain Elevator	L	P	Terra Cotta	L	P
Historic Adaptive Reuse		P	Textiles	H	P
Transfer or Storage Terminal	H	P	Textiles Machinery	M	P
Truck Stop/Travel Plaza	H	C	Tile	L	P
Trucking Terminal	H	P	Warehousing and Distribution	H	P
Wrecker Service	M	P	Watches and Clocks	L	P
Accessory Use		P	Welding	L	P
Historic Adaptive Reuse		P	Wood Products	M	P
Park and Recreational Services	H	P	Adult Oriented Businesses	L/M	P
			<b>Multi-Use</b>	i	HI
			Business or Industrial Center	H	P
			Commercial/Industrial Adaptive Reuse		P