

# **MONROE COUNTY PLAN REVIEW COMMITTEE**



**December 12, 2019  
5:30 pm**

**Monroe County Government Center  
Planning Department  
501 N. Morton Street, Suite 224  
Bloomington, IN 47404**

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

North Showers Building, 501 N. Morton Street, Suite 224, Bloomington, IN

December 12, 2019

5:30 p.m.

**OLD BUSINESS:**

**NEW BUSINESS:**

- 1. 1910-REZ-10      Rupert Rezone from Single Dwelling Residential 3.5 (RS3.5) to Low Density Residential (LR).**  
One (1) 0.92 +/- acre parcel in Section 12 of Van Buren Township at 3937 W Walnut Leaf DR.  
**Zoned RS3.5.**
- 2. 1911-REZ-11      Fields Historic Preservation (HP) Overlay Rezone**  
One (1) approximately 0.5+/- acre parcel in Section 34 of Perry Township at 6189 S Fairfax RD.  
**Zoned SR/ECO3.**

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.

**CASE NUMBER:** 1910-REZ-10**PLANNER:** Drew Myers**PETITIONER(S):** Phillip Rupert**REQUEST:** Rezone from Single Dwelling Residential 3.5 (RS3.5) to Low Density Residential (LR).

Waiver of final hearing requested.

**ADDRESS:** 3937 W Walnut Leaf Drive**ZONING:** RS3.5**ACRES:** 0.92 +/- acres**TOWNSHIP:** Van Buren**SECTION(S):** 12**PLAT(S):** N/A**COMP. PLAN****DESIGNATION:** MCUA Phase I: Mixed Use

MCUA Phase II: Urban Infill Neighborhood (N1)

**EXHIBITS**

1. Petitioner Cover Letter
2. Petitioner Boundary Survey
3. Chapter 833 & Chapter 804 Design Standards Comparison

**PRELIMINARY RECOMMENDATION**

Staff recommends **approval** based on the Findings of Fact subject to the county highway and drainage engineer reports, and subject to the following conditions:

1. The petitioner apply for a permit to convert the use of the residential accessory structure to that of a guest house. With the application, the petitioner is required to submit an affidavit confirming the accessory structure will meet the definition of a guest house as defined in Chapter 802 of the Monroe County Zoning Ordinance.
2. The petitioner apply for all necessary after-the-fact building permits for all unpermitted structures on the property.

**PLAN REVIEW COMMITTEE**

TBD

**SUMMARY**

The petitioner requests to rezone approximately 0.92 acres from Single Dwelling Residential 3.5 (RS3.5) to Low Density Residential (LR). Should the rezone be approved, the land use of a "Guest House" will be permitted on the property by-right.

Originally, the petitioner applied for a building permit in order to construct a 16' x 24' addition to the existing single family residence (ca. 1971). During the application review process, Planning Staff became aware of an addition to the existing detached garage that occurred at some point between 2005 and 2010. The addition added approximately 528 sq. ft. to the existing 720 sq. ft. detached garage. The detached garage was issued an improvement location permit for 720 sq. ft. in 1999 (permit #: 99-RA-012). There are no permit records for the 528 sq. ft. addition.

Upon review of the site, Planning Staff initially believed the petitioner was operating a carpet cleaning home-based business out of the detached garage and addition. The petitioner acknowledged that work vehicles are parked on site, but no other business activities take place on the property. Additionally, the petitioner informed Planning Staff that the addition to the detached garage serves as a spare living space for when the petitioner hosts a travelling missionary for a few months out of the year. This type of use is classified as a “Guest House”.

Chapter 802 defines “Guest House” as the following:

**Guest House.** *“An accessory building containing a lodging unit with or without kitchen facilities, used to house occasional visitors or nonpaying guests of the occupants of a dwelling unit on the same site.”*

In order to permit the land use of “Guest House” on the property, the petitioner was presented with two options by Planning Staff:

- 1.) File for a rezone to LR, which has similar design standards to RS3.5 but permits the use of a guest house, or
- 2.) File for a use variance to Chapter 833 to grant the use of a guest house on this property in the RS3.5 zoning district.

Ultimately, the petitioner elected to pursue the process to request a rezone from RS3.5 to LR.

Chapter 802 defines Low Density Residential as the following:

**Low Density Residential (LR) District.** *The character of the Low Density Residential (LR) District is defined as that which is primarily intended for residential development in areas in and surrounding urban service areas, where public sewer service is available or planned in the near future. 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 LR 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.*

The RS3.5 zone is part of the zoning designations outlined in Chapter 833, which are the Bloomington fringe zones. Both the RS3.5 and LR zoning districts share similar design standards – See Exhibit 3.

## LOCATION MAP

The petition site is located in Section 12 of Van Buren Township at 3937 W Walnut Leaf DR, Parcel #: 53-09-12-400-025.000-015.

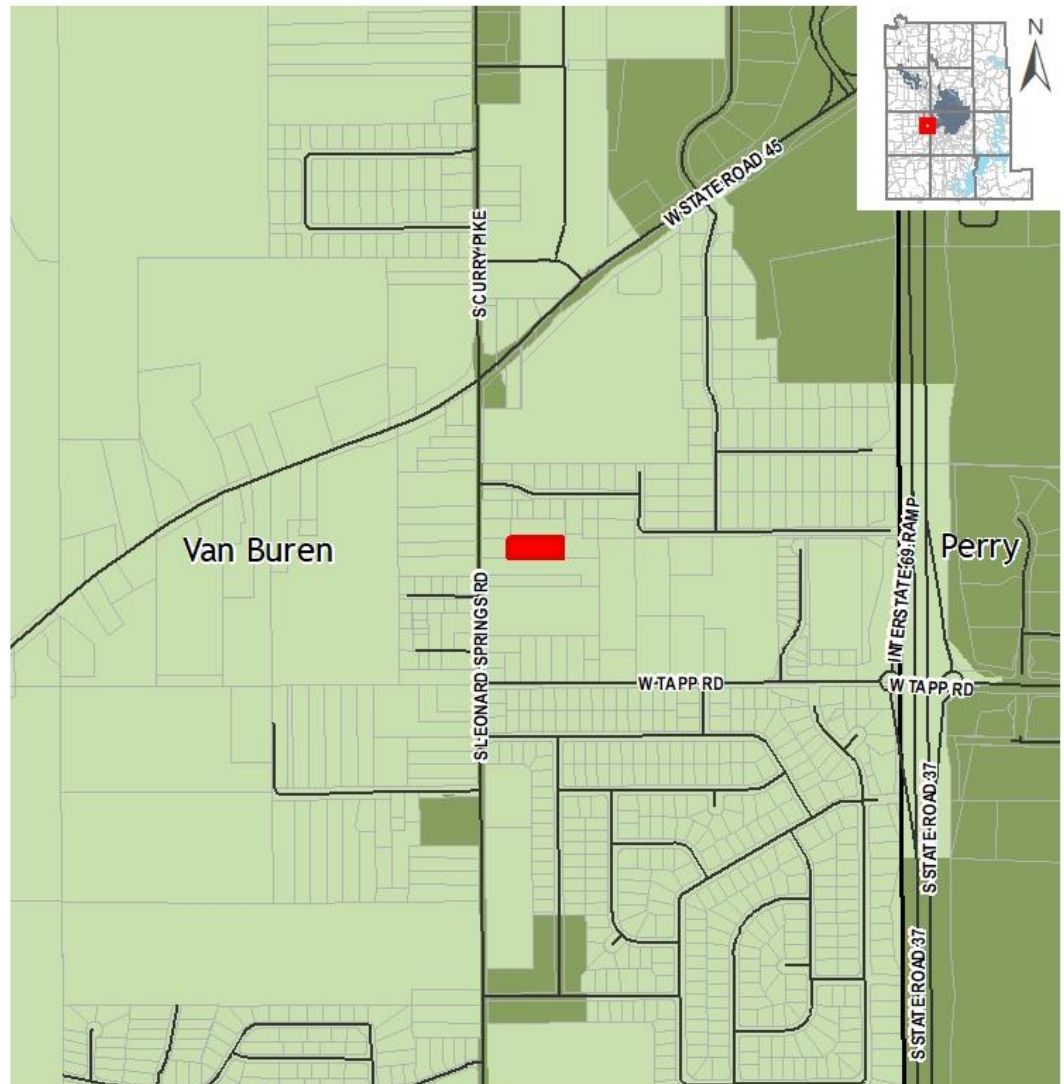
### Location Map

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

0 0.075 0.15 0.3 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/3/2019

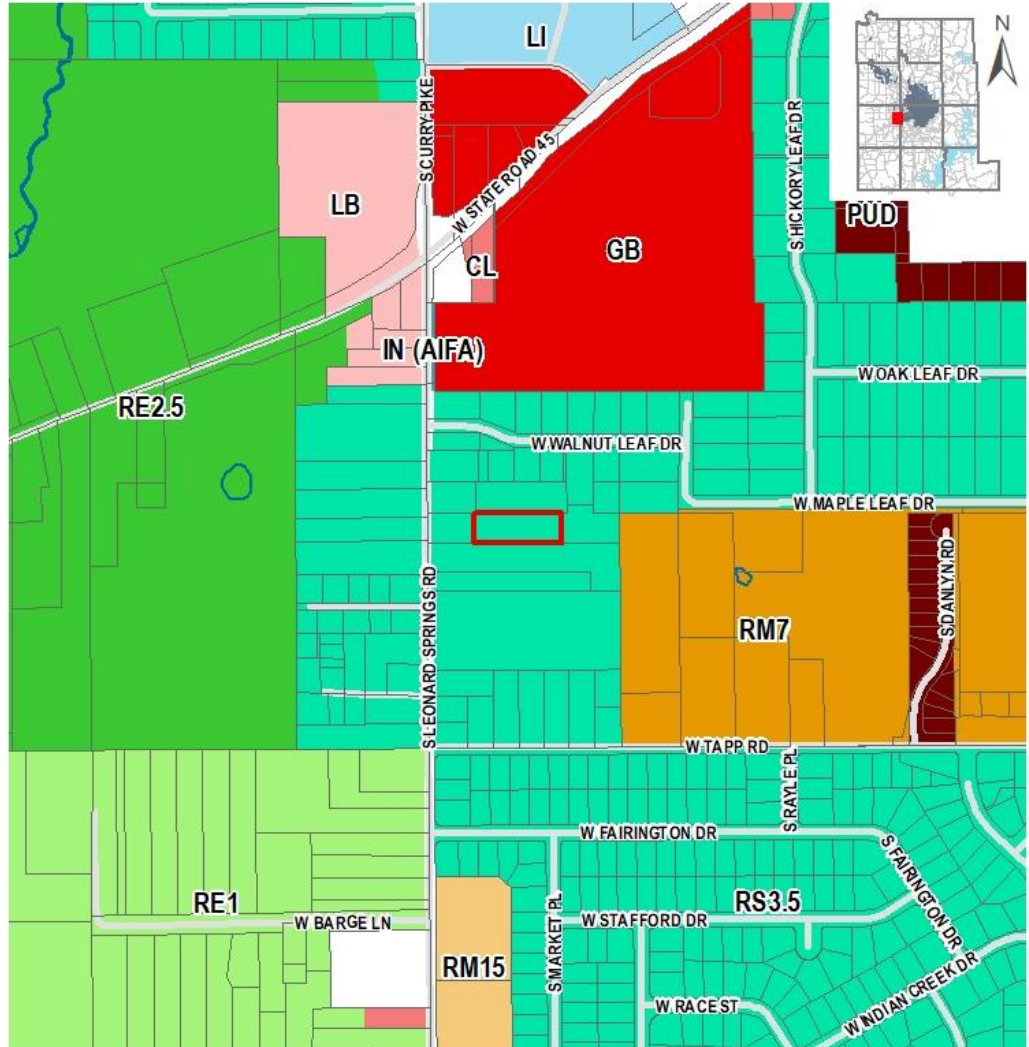
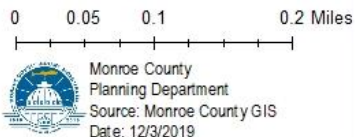


## ZONING/ADJACENT USES

The property is zoned Single Dwelling Residential 3.5 (RS3.5). The immediately adjoining properties are zoned RS3.5 as well. Other nearby zones include Multi Dwelling Residential 7 (RM7), Multi Dwelling Residential 15 (RM15), Estate Residential 1 (RE1), Estate Residential 2.5 (RE2.5), Institutional (IN), Limited Business (LB), Limited Commercial (CL), General Business (GB), Light Industrial (LI), and Planned Unit Development (PUD). Uses nearby are predominately residential. Walmart and other commercial uses are present to the North along W State Road 45, roughly 0.1 miles from the petition site.

### Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
- CL - Limited Commercial
- GB - General Business
- IN - Institutional
- LB - Limited Business
- LI - Light Industrial
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- RE1 - Estate Residential 1
- RE2.5 - Estate Residential 2.5
- RM15 - Multi Dwelling Res. 15
- RM7 - Multi Dwelling Res. 7
- RS3.5 - Single Dwelling Res. 3.5








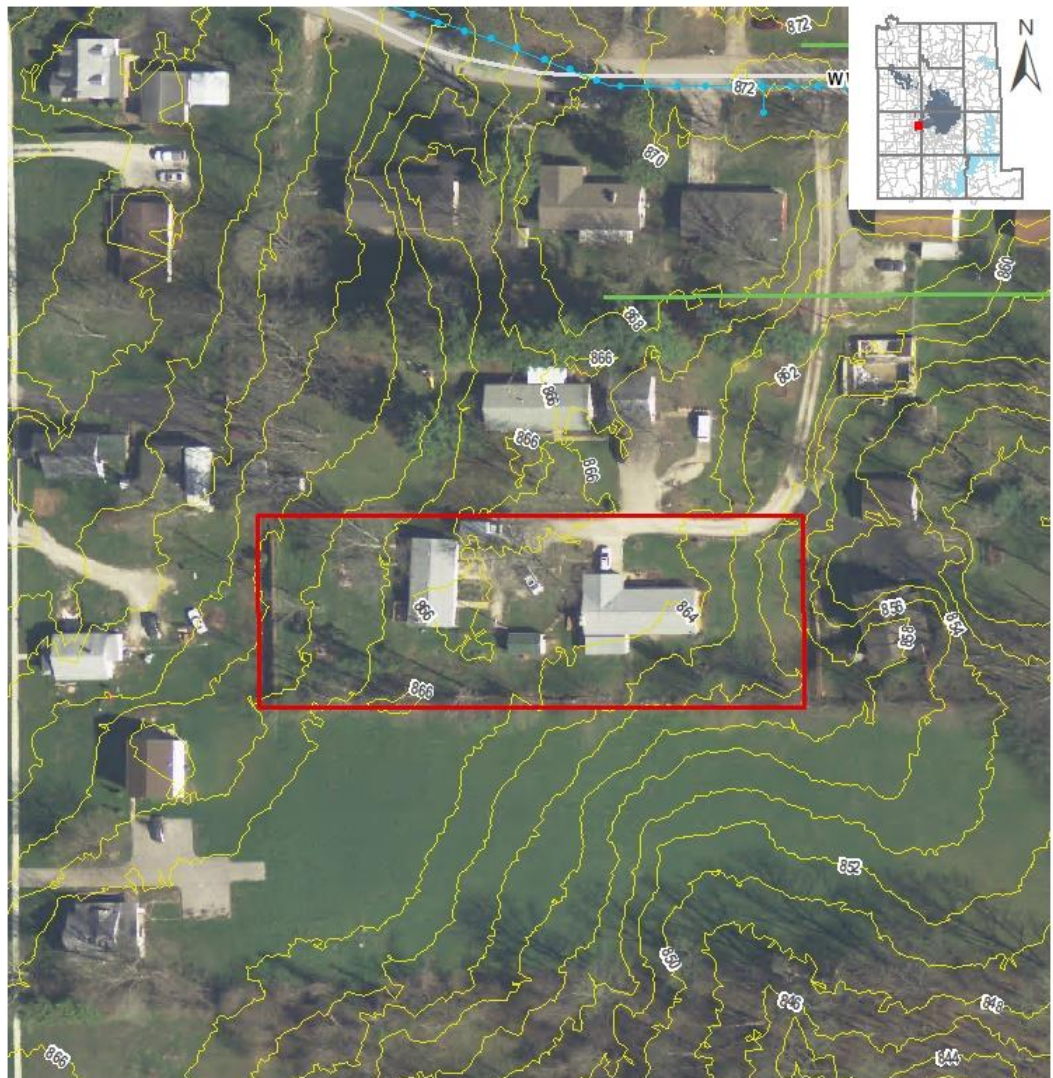


## SITE CONDITIONS







The property is accessed via an ingress/egress easement from W Walnut Leaf DR, a Local Road. The petition site contains a 2,307 sq. ft. single family residence (ca. 1971), a 1,248 sq. ft. detached garage with living space, a 378 sq. ft. carport, and a 240 sq. ft. utility shed. The petition site is relatively flat overall with some areas exhibiting >15% slopes near the northeast corner of the site. There are no known karst features on site. There is no FEMA floodplain on the property. The site drains primarily to the east and then south. The property is serviced by a sanitary sewer connection.

### Site Conditions Map

-  Petitioner
-  Sanitary Pipe
-  Water Pipe
-  2-Foot Contours
-  Local Roads [50']



## Slope Map

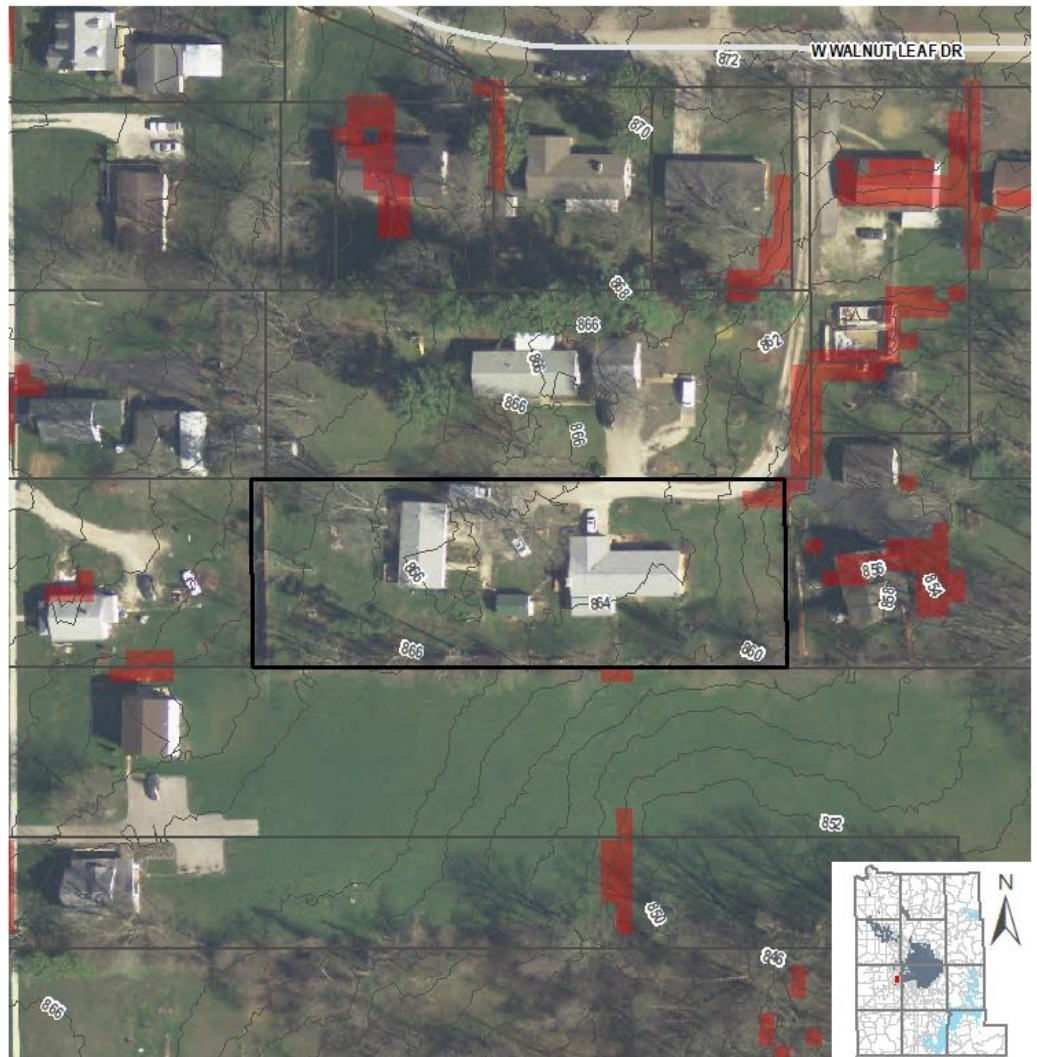
-  Petitioner
-  Roads
-  Parcels
-  2-Foot Contours
- 15% Slope (2010)**
-  0 - 15
-  > 15

PARCEL #:  
53-09-12-400-025.000-015

0 20 40 80 120 160 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/3/2019





## **SITE PICTURES**



**Photo 1.** Facing South – 12' ingress/egress easement



**Photo 2.** Facing South – 10' ingress/egress easement





**Photo 3.** Facing Southwest – single family residence & 15' ingress/egress easement



**Photo 4.** Facing Southwest – single family residence





**Photo 5.** Facing West – carport & detached garage with living space



**Photo 6.** Facing West – carport & detached garage with living space





**Photo 7.** Facing West – detached garage with living space



**Photo 8.** Facing Southwest – utility shed & carport





**Photo 9.** Facing Southeast – single family residence



**Photo 10.** Facing East – single family residence & 15' ingress/egress easement



## COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the *Mixed Use* designation in the Monroe County Urbanizing Area of the Monroe County Comprehensive Plan, which states:

### MCUA PHASE I: 5.1.0 Mixed-Use

*Mixed-use districts are the densest, most pedestrian-oriented development types in the urbanizing area.*

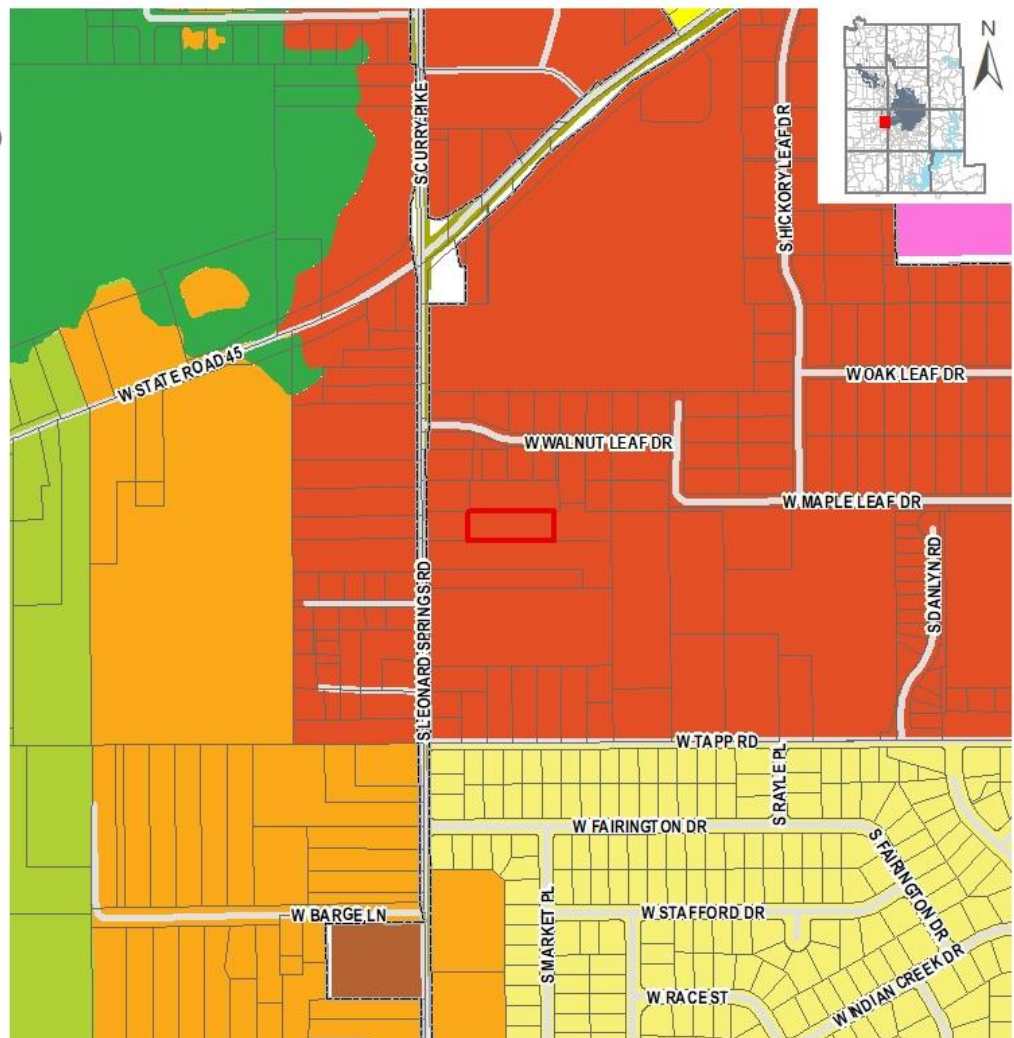
#### Comprehensive Plan



0 0.05 0.1 0.2 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/3/2019



This land use type will vary in terms of form, scale, character, and the specific mix of uses, depending on location, access considerations and existing development context.

Uses may be integrated vertically within buildings, such as residential or office over ground-floor retail, or horizontally among single-use buildings that are closely coordinated with one another. Mixed-use areas may take the form of linear corridors along major roadways, large districts that serve as regional destinations for commerce, dining and entertainment, or small nodes at crossroads that serve nearby residential neighborhoods or employment areas. Mixed-use areas offer the greatest flexibility in terms of land use. Individual parcels of land within a larger mixed-use area may be developed with a single use, so long as the site is designed in a way to integrate with surrounding sites to create a whole that is greater than the sum of parts.

Most areas designated as mixed-Use on the land Use map are in locations with existing suburban-style development. These locations offer opportunities for reinvestment, infill, redevelopment, and transformation into more walkable centers of activity within the Urbanizing Area. Examples include the Third Street corridor, the Tapp Road/Sr-45/Curry Pike Area, and key intersections along the South Walnut Street corridor.

## **A. Transportation**

### *Streets*

Developments should be designed to create a system of interconnected streets and blocks. ideally, new streets should be platted as public rights-of- way through the subdivision process; however, private streets may also be acceptable, provided that they are designed and maintained to public street standards and are made publicly accessible through dedicated easements.

### *Bike, Pedestrian, and Transit Modes*

Mixed-use streets should incorporate the full suite of complete street and “green” street design techniques. Streets should safely accommodate pedestrian and bicycle travel, as appropriate to the larger context of the transportation system and the surrounding scale and character of development. Wider sidewalks or an enhanced buffer along the street will provide a safer environment for pedestrians while allowing greater access to businesses in mixed-use areas. Streets should not be designed with a “one-size fits all” approach. Local streets may accommodate cyclists through an overall design that discourages high travel speeds by motorists, such as the use of narrower travel lanes (10 to 11 feet), on-street parking, and smaller curb radii at intersections (15 to 25 feet). These streets may simply require pavement markings or signage indicating that cyclists may use the travel lane. On the other hand, multi-lane roads should provide enhanced bicycle infrastructure, such as on-street bicycle lanes, cycletrack facilities, or off-street shared use paths, with special attention to transitions between different facility types. As the most likely to support transit service in the future, mixed-use streets should be designed to accommodate potential transit expansion.

## **B. Utilities**

### *Sewer and Water*

Most areas designated for mixed-use development in the land Use Plan are already served by sewer and water infrastructure. All new developments should conduct water and sewer capacity analyses and contribute to system upgrades if necessary. Major sewer line extensions or upgrades, should be coordinated with other roadway or streetscape improvements where possible to minimize traffic disruption and improve cost efficiency of capital improvements. A major advantage to mixed-use development is that it reduces the peak usage in the area due to the diversity of building uses.

### *Power*

Overhead utility lines should be buried in mixed-use areas to eliminate visual clutter of public streetscapes and to minimize system disturbance from major storm events.

### *Communications*

Communications needs will vary within mixed-use developments, but upgrades to infrastructure should be a key consideration for future development sites. The county should create a standard for development of communications corridors to supplement and complement University research and development and the existing information technology sector.

## **C. Open Space**

### *Park Types*

Small-scale parks and open spaces should be integrated into new developments and streetscapes. Mixed-use districts may have a variety of park types, from small plazas and pocket parks along public sidewalks, to moderately-sized greens, squares, and neighborhood parks. Greenway connections should be provided wherever possible.

### *Urban Agriculture*

Encourage the creation of community gardens and small scale urban agricultural systems, integrated with parks and open spaces. These may serve and be operated by residents, employees and businesses within a mixed-use neighborhood. Examples include restaurants with on-site gardens, or apartments and office buildings with common garden space. Attention should be paid to location and maintenance to ensure garden spaces remain well-kempt and attractive throughout the year.

## **D. Public Realm Enhancements**

### *Lighting*

Lighting needs will vary by street type and width but safety, visibility and security are important. Two-lane streets should provide lamp posts at a pedestrian scale (16 to 18 feet in height). Wider streets will require taller fixtures (up to 30 feet).

### *Street/Site Furnishings*

Successful mixed-use streets require a vibrant, pedestrian-oriented public realm with an emphasis on amenities and aesthetics. Streets should have planters, benches, information kiosks, and public bicycle parking racks. These elements may occur within the public right-of-way, or on private development sites, if located at the front of the lot between the building and right-of-way, oriented toward the sidewalk, and available for public use.

## **E. Development Guidelines**

### *Open Space*

The amount and type of open space appropriate for mixed-use areas will vary by the location and scale of individual developments. Large consolidated developments should include prominent open spaces with public street frontage. For residential uses, open space should generally be provided with a target of 200 square feet per dwelling unit. Commercial uses over 25,000 square feet of gross floor area should provide small pocket parks or plazas.

### *Parking Ratios*

Parking requirements will vary depending on the scale and mixture of uses within individual mixed-use areas. Shared parking arrangements should be encouraged to minimize the size of surface parking lots. On-street parking should be permitted to contribute to required parking maximums as a means to reduce surface parking and enliven mixed-use streets with foot traffic.

### *Site Design*

Front setbacks should range from zero to 15 feet, with streetscape plazas and landscape treatments between the sidewalk and building face. Buildings should frame the street, with a high amount of building frontage. Parking should be located to the rear or side of buildings, but not between the building and street. Side-oriented parking should be screened with landscaping and/or a low street wall. Vehicular curb cuts should be used sparingly, and avoided on major thoroughfares. Access should instead be provided from the side or rear of the site. Mixed-use districts should be designed with compatible mixtures of buildings, but with architectural variety as well.



### *Building form*

The scale, form and character of buildings will vary depending on the specific location and surrounding context of existing development and infrastructure. Mixed-use areas are appropriate locations for more urban-style buildings with flat roof designs, but pitched roofs may also be used. Buildings may range from one to four stories in height, depending on location. Ground floors of mixed-use buildings should have taller floor to ceiling heights (14 to 18 feet) to accommodate retail and dining uses, with high amounts of window transparency (60 to 70 % of the front facade). Building facades should be designed with a clear base, middle, and top. Buildings and tenant spaces should have prominent main entrances on the front facade, accessible from the public sidewalk.

### *Materials*

Mixed-use buildings should have a durable and lasting character, indicative of their ability to be repurposed for various uses over time. This is best achieved through the use of brick and dimensional or cultured stone. Concrete masonry units may be used, but should have texture and color variation if used as a primary building material. Blank walls should be avoided, particularly for facades facing public streets.

### *Private Signs*

Signs should be sized and designed to effectively communicate to both pedestrian and vehicular traffic without becoming a visual distraction. Wall- mounted and monument signs are appropriate; pole signs and roof-top billboards should be prohibited.

## MCUA PHASE II: Urban Infill Neighborhood

### N1 URBAN INFILL NEIGHBORHOOD

The Urbanizing Area Plan – Phase II Implementation Report and Zoning Framework has the petition site designated **Urban Infill Neighborhood (N1)**, which is described as follows:

“This district includes the areas known as Former Areas Intended for Annexation (AIFA) and Former Fringe of the City of Bloomington that are largely developed. This district is intended to promote compact mixed residential infill development, as described in the Mixed Residential land use type designated in the Urbanizing Area Plan. Commercial mixed use development may be appropriate along primary streets at the edges of these neighborhoods. New development should be compatible with surrounding development within the City of Bloomington.”

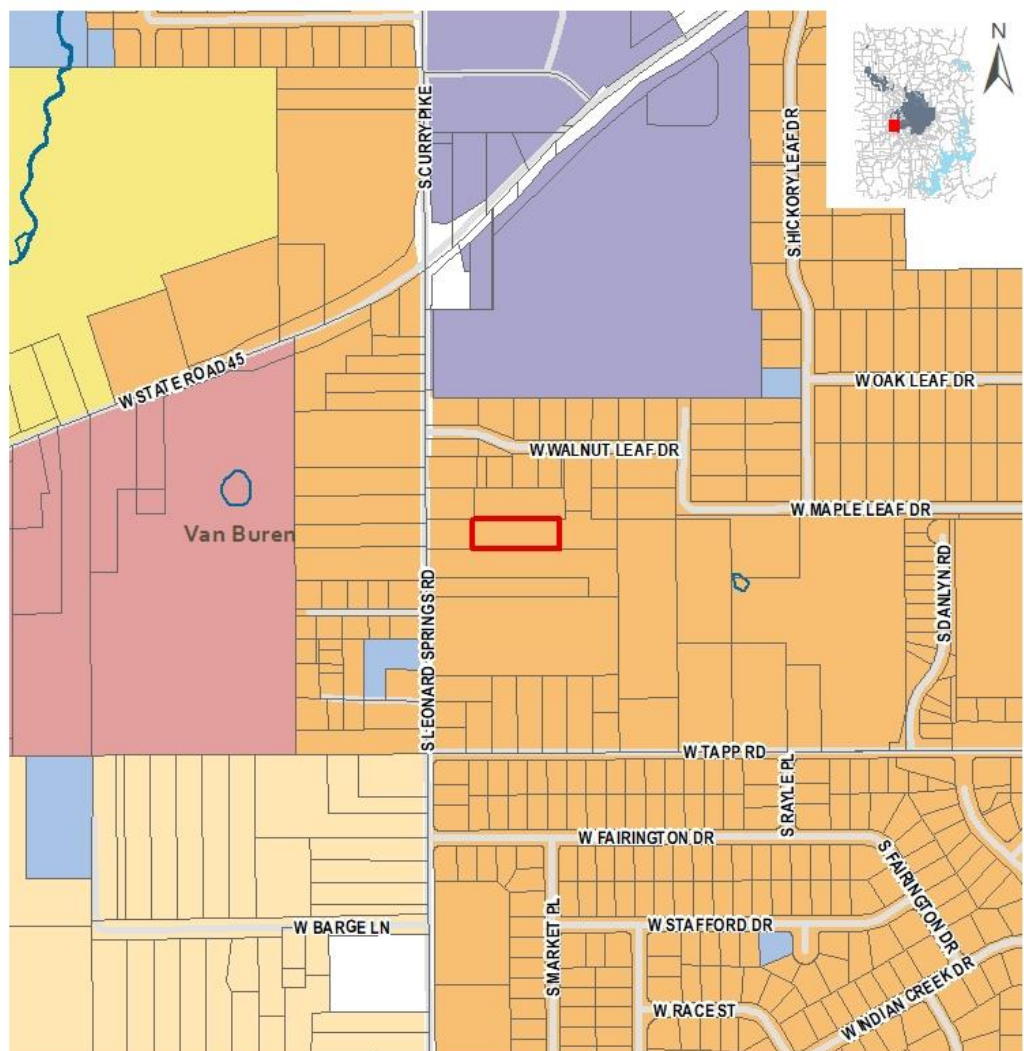
### Proposed Zoning Map (2016)

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Proposed Zoning**
-  E1 - West Side Employment
-  G1 - Gateway West
-  N1 - Urban Infill Neighborhood
-  N2 - Neighborhood Development
-  N3 - Conservation Development
-  CV - Civic

0 0.05 0.1 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/3/2019



## **FINDINGS OF FACT - REZONE**

According to Section 831-3. Standards for Amendments of the Zoning Ordinance: In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plat Committee shall pay reasonable regard to:

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

#### **Findings:**

- The Comprehensive Plan designates the site and much of the surrounding area as MCUA Mixed Use;
- The site currently contains a 2,307 sq. ft. single family residence (ca. 1971), a 1,248 sq. ft. detached garage with living space, a 378 sq. ft. carport, and a 240 sq. ft. utility shed;
- In Mixed-Use areas, the land use category will vary in terms of form, scale, character, and the specific mix of uses, depending on location, access considerations and existing development context. Mixed-use districts are the densest, most pedestrian-oriented development types in the urbanizing area;
- MCUA Phase II proposed zoning designates this site as Urban Infill Neighborhood (N1), which says, “This district includes the areas known as Former Areas Intended for Annexation (AIFA) and Former Fringe of the City of Bloomington that are largely developed. This district is intended to promote compact mixed residential infill development, as described in the Mixed Residential land use type designated in the Urbanizing Area Plan. Commercial mixed use development may be appropriate along primary streets at the edges of these neighborhoods. New development should be compatible with surrounding development within the City of Bloomington”;

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

#### **Findings:**

- The site is currently zoned Single Dwelling Residential 3.5 (RS3.5);
- The site currently contains a 2,307 sq. ft. single family residence (ca. 1971), a 1,248 sq. ft. detached garage with living space, a 378 sq. ft. carport, and a 240 sq. ft. utility shed;
- The immediately adjoining uses are all residential;
- The petitioner also owns the property to the north, which is used as a residence;
- The site drains to the east and then south;
- There is no FEMA floodplain present on the petition site;
- There are no known karst features present on the petition site;
- The site is accessed via a ingress/egress easement from W Walnut Leaf DR (Local);
- The site is not in a platted subdivision;

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

#### **Findings:**

- The petition site exhibits a primary use of residential and accessory residential;
- There are no sensitive lands present on or near the petition site;

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

**Findings:**

- Values may vary significantly dependent upon future planning and zoning in the area;
- See Findings under (A);

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

**Findings:**

- If the rezone were to be approved, the use of a guest house would be permitted by-right and permits could be applied for and granted administratively;
- The petitioner will work to acquire after-the-fact permits for all previously unpermitted structures;
- All structures on the petition site will meet all other design standards as outlined in Chapter 804 for the Low Density Residential Zoning District;
- The site is accessed via a ingress/egress easement from W Walnut Leaf DR (a local road);
- See Findings under (A) through (D);



**EXHIBIT 1: Petitioner Letter**



Eric L. Deckard, LS

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*1604 S. Henderson St.  
Bloomington, IN 47401  
Ph. 812.961-0235  
Fax 812.323-7536*

*October 16, 2019*

To: Monroe County Planning

RE: Phillip & Elena Rupert Rezone

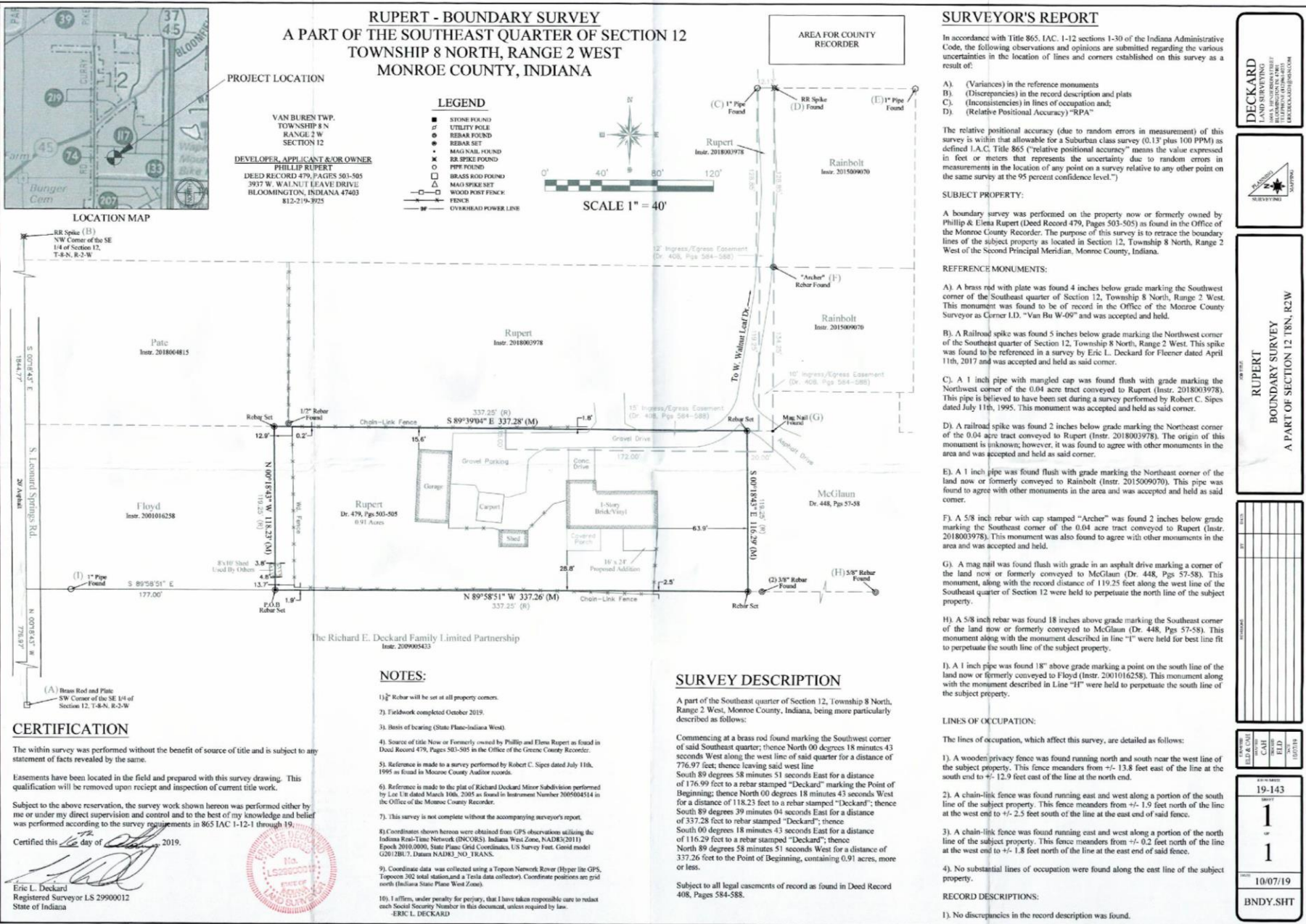
I have been asked personally by Phillip Rupert to respectfully request to be placed on the next available Plan Commission agenda. My client wishes to rezone a parcel of land that is currently RS 3.5 (Residential Estate 3.5 units per acre) to LR (Low Density Residential). Per the recommendation of Planning staff this will allow Mr. Rupert to continue the current use of an existing accessory structure that does not conform under the RS 3.5 zone.

If there are any questions, please contact this office at (812)961-0235

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Deckard", written over a horizontal line.

Eric L. Deckard L.S.



# EXHIBIT 3: Chapter 833 & Chapter 804 Design Standards Comparison

TABLE 33-3 Height, Bulk and Density Standards

	RE2.5	RE1	RS2	RS3.5	RS4.5	RT7	RM7	RM15
<b>Lot Area Requirements</b>								
Minimum Lot Area (square feet)	108,900	43,560	18,000	9,600	7,200	7,200	7,000	5,000
First Dwelling Unit	108,900	43,560	18,000	9,600	7,200	7,200	7,000	5,000
Additional Dwelling Unit	---	---	---	---	---	6,000	6,000	2,750
Minimum Lot Width (feet)	200	100	80	70	60	80	50	50
Maximum Height (feet)	50	45	40	40	40	30	35	80
<b>Yard and Open Space Requirements</b>								
Minimum Side Yard (Structures)	30	20	8	8	8	8	8	8
Minimum Rear Yard (Structures)	60	50	25	25	25	25 (10)	25 (10)	25 (10)
Additional Side Yard for each additional story	4	4	4	4	4	4	4	4
Maximum Building Coverage (percent)	10	20	30	35	40	40	40	FAR
Usable Open Space per Dwelling Unit	---	---	---	---	---	1,650	1,350	1,000
Floor Area Ratio	---	---	---	---	---	---	---	0.6
Minimum Side Yard (Parking)	---	---	---	---	5	5	(15)	(15)
Minimum Rear Yard (Parking)	---	---	---	---	---	(15)	(15)	(15)
<b>Setbacks from Centerline (25)</b>								
Principal Arterial (11)(12) - Building	80	80	75	75	75	75	75	75
Principal Arterial - Parking	(26)	(26)	(26)	(26)	(26)	(26)	75	75
Secondary Arterial (11)(12) - Building	70	70	65	65	65	65	65	65
Secondary Arterial - Parking	(26)	(26)	(26)	(26)	(26)	(26)	65	65
Principal Collector (11)(12) - Building	65	65	60	60	60	60	60	60
Principal Collector - Parking	(26)	(26)	(26)	(26)	(26)	(26)	60	60
Secondary Collector (11)(12) - Building	55	55	55	55	55	55	55	55
Secondary Collector - Parking	(26)	(26)	(26)	(26)	(26)	(26)	55	55
from ROW - Local (11)(12) - Building	30	30	25	25	25	25	25	25
from ROW - Local - Parking	(26)	(26)	(26)	(26)	(26)	(26)	25	25
Additional Front Setback (14)	---	---	---	---	---	---	---	---

Table 4-1																	
Height, Bulk, Area, and Density Requirements for Zoning Districts																	
Requirement	AG	FR	CR	ER	SR	LR	MR	HR	UR	LB	GB	PB	LI	HI	IP	ME	REC
Gross Density	0.40 (J)	0.20	0.40	1.00	1.00	3.00	4.80	7.30	7.30	---	---	---	---	---	---	---	---
Minimum Lot Area (acres)	2.5 (I)	5.0 (I)	2.5 (E)(I)	1.0	1.0 (F)	0.34	0.21	0.14	0.14	---	---	---	---	---	---	---	---
Minimum Lot Width at Building Line	200	200	200	100	50	75	60	50	50	50	50	50	60	100	100	200	200
Minimum Required Setbacks (feet)																	
Yard Fronting on any Street																	
Local	25 (H)	25 (H)	25 (H)	25	25	25	25	25	25	25	25	25	35	35	35	35	25
Minor Collector	35 (H)	35 (H)	35 (H)	35	35	35	35	35	35	25	25	25	35	35	35	35	25
Major Collector	35 (H)	35 (H)	35 (H)	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Minor Arterial	50 (H)	50 (H)	50 (H)	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Principal Arterial	60 (H)	60 (H)	60 (H)	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Side Yards	50 (A)	50 (A)	15	15	5	10	5	5	10	6	6	6	3	3	3	50	50
Rear Yard	50 (B)	50 (B)	35	35	10	25	10	10	10	0	0	0	10 (D)	10 (D)	10 (D)	50	50
Maximum Lot Coverage (AG/RR, CR, FR- Sq. Ft.) Minimum Open Space Area (All Other Zones - percent)	15,000 Square Feet (G)	15,000 Square Feet (G)	15,000 Square Feet (G)	40	40	40	40	40	40	15	20	15	20	20	20	---	20
Maximum Height (feet)	40 Principal Use Structures 30 Accessory Use Structures	40 Principal Use Structures 30 Accessory Use Structures	40 Principal Use Structures 30 Accessory Use Structures	35	35	35	35	35	45	35	45	35	50	60	35	---	45
Maximum Floor Area Ratio	---	---	---	---	---	---	---	---	---	0.25	0.30	0.25	0.4	0.4	0.4	---	0.30



**MONROE COUNTY PLAN REVIEW COMMITTEE****December 12, 2019**

**PLANNER** Tammy Behrman  
**CASE NUMBER** 1911-REZ-11, Fields HP Overlay Rezone  
**PETITIONER** Rudy D & Laura Kay Fields  
**ADDRESS** 6189 S Fairfax RD  
**REQUEST** Application for the Historic Preservation (HP) Overlay for the Entire Parcel (TBD)  
**ACRES** Unknown acres +/-  
**ZONE** Suburban Residential (SR); ECO Area 3  
**TOWNSHIP** Perry  
**SECTION** 34  
**COMP PLAN**  
**DESIGNATION:** Designated Community

**EXHIBITS**

1. Petitioner Letter
2. Petitioner Photos
3. History Documentation submitted by the petitioners
4. SHAARD IHSSI County Survey Description – Notable
5. SHAARD Structural Drawing
6. Monroe County 1989 Interim Report Description – Outstanding
7. Petitioner Site Plan
8. Permit 19-R1-153 Drawings
9. Underground Storage Tank Removal documentation

**RECOMMENDATION**

Staff is **withholding recommendation** until after the Historic Preservation Board of Review on December 16, 2019. Possible condition of approval:

1. Submit an accurate, recorded legal description.

This Historic Preservation Overlay designation will preserve historic or architecturally worthy structures that represent distinctive characteristics of construction, one of which is a distinguishable entity that is a historic commercial structure constructed in 1913 and was recognized as Outstanding (O) in the Monroe County Interim Report and Notable (N) in the 2015 IHSSI county survey.

**PLAN REVIEW COMMITTEE**

TBD

**HISTORIC PRESERVATION BOARD OF REVIEW**

The petition will be heard at the DECEMBER 16, 2019 meeting.

**SUMMARY**

The petition site is an approximately 0.5 +/- acre parcel located in Perry Township and maintains frontage along S Fairfax Road (Major Collector) and E Sanders Second Avenue (local). The site is zoned Suburban Residential (SR) under Chapter 802 of the Monroe County Zoning Ordinance and the Environmental Constraints Overlay Area 3 (ECO3) under Chapter 825. The petitioner is requesting to rezone the site to add it to the Historic Preservation Overlay (Primary) District. HP Overlay is defined as follows:

**Historic Preservation (HP) Overlay District.** The character of the Historic Preservation (HP) Overlay District is defined as areas which contain (Primary) or which surround (Secondary) areas which contain buildings, structures or places in which historic events occurred or having special public value because of notable architectural or other features relating to the general, archeological, economic, social, political, architectural, industrial or cultural history of Monroe County, Indiana, of such significance as to warrant conservation or preservation, and which, by virtue of the foregoing, have been designated as an Historic

Districts by the Monroe County Commissioners pursuant to the provisions of the Zoning Ordinance.

The site contains the following structure(s):

1. Commercial Building, circa 1913

The most recent Indiana Historic Sites and Structures Inventory (IHSSI) County Survey for Monroe County is made available via the State Historic Architectural and Archaeological Research Database (SHAARD). The 2015 IHSSI survey ranks the Commercial Building as **Notable (N)**.

Notable: The “N” rating means that the property did not quite merit an “outstanding” rating but still is above average in its importance. Further research may reveal that the property is eligible for National Register listing. -Contributing: The “C” rating means that the property met the basic inventory criterion of being pre-1970, but that it is not important enough to stand on its own as individually “outstanding” or “notable”. Such resources are important to the destiny or continuity of an area’s historic fabric. “Contributing” properties may appear in the National Register if they are part of a historic district but do not usually qualify individually.

The Monroe County Interim Report of 1989, which provides an inventory of all historic sites and structures in the county, assessed structures in terms of their historical significance, architectural merit, environment, and integrity. As a result of this assessment, the structures were placed in one of four rating categories. The Hays Market was given a rating of **Outstanding (O)**.

The Historic Preservation Overlay does not negate the underlying Suburban Residential (SR) zoning district. Properties within the HP Overlay are subject to the regulations for both the zoning district and the HP Overlay. If there is conflict between the requirements of the zoning district and the requirements of the Historic District, the more restrictive requirements apply. It is important to note that the Historic Preservation Overlay regulations are concerned with exterior appearance and preservation of historic features, and not with other zoning or land use requirements.

## **BACKGROUND**

The site is currently under renovation under the direction of covenants established by Bloomington Restorations, Inc. recorded March 27, 2019. Single Family Residential permit number 19-R1-153 was issued by the Planning Department on September 5, 2019 for the purpose of interior remodel of existing 1920 sf structure and addition of ADA accessible ramp to rear of building. Will Harris Builders is the contractor. The staff site visit showed that the ADA ramp was now stairs with a covered porch. There was a conflict of with the utilities that prevented the ADA ramp plans from being fulfilled.

The site is *approximately* 0.5 +/- acres and the petitioner is currently working towards updating the legal description of the lot that will include the new septic system. A boundary survey has been reviewed and once a quiet title action has been cleared with the adjacent lot to the east a Type E Subdivision petition will be submitted to Planning for review to establish the new legal description. The Type e Subdivision requires right of way dedication using the Monroe County Highway Departments Thoroughfare Plan. The current plan would require a 25’ right of way dedication E Sanders Second Avenue (local road) and a 45’ right of way dedication for S Fairfax Road (major collector). The petitioner may choose to request a waiver from the required right of way dedication width.

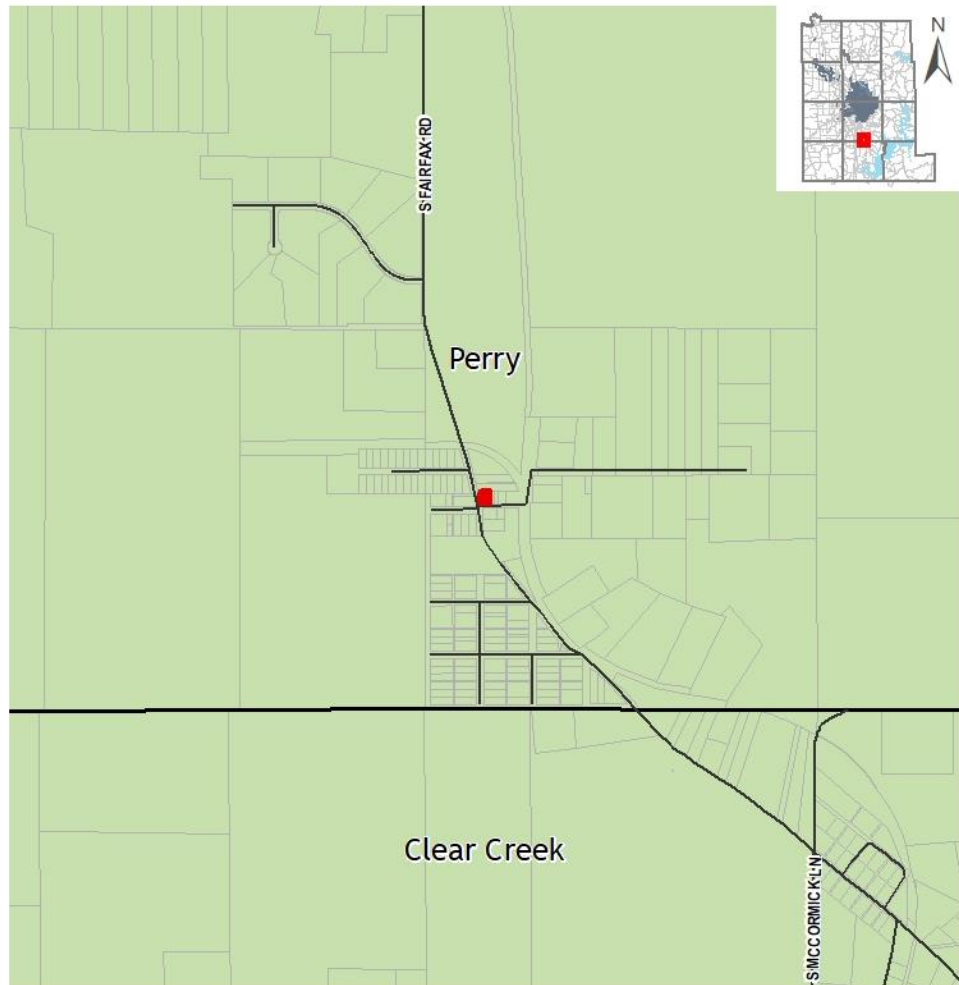


## LOCATION MAP

The parcel is located at 6189 S Fairfax RD in Section 34 of Perry Township.

### Location Map

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



0 0.075 0.15 0.3 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/2/2019

## ZONING MAP

The site is zoned Suburban Residential (SR). The adjacent properties are zoned the same. The site is within the Environmental Constraints Overlay Area 3 (ECO3) for Lake Monroe. The use is currently single family residential and the surrounding properties are also single family residential or vacant.

The petitioner desires to use the site for short term rental / tourist home. This use is only permitted in AG/RR, CR, and FR zones. A rezone to one of these zones was not possible due to lot size.

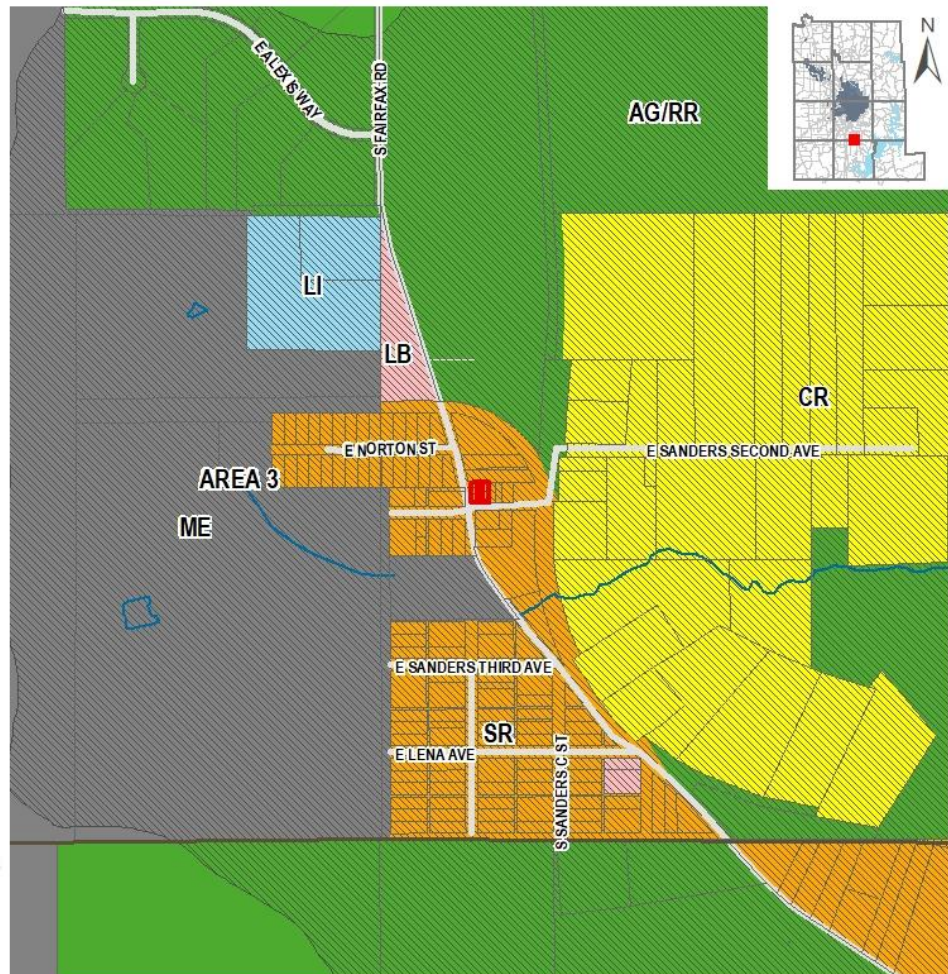
### Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- ECO Areas**
-  Area 3
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  CR - Conservation Residential
-  LB - Limited Business
-  LI - Light Industrial
-  ME - Mineral Extraction
-  SR - Suburban Residential

0 0.05 0.1 0.2 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/2/2019



## SITE CONDITIONS

The site contains one (1) structures formerly used for commercial use. It is 1,200 sf with a 192 sf canopy built in 1913. There is no FEMA Floodplain on the site or visible karst features. The property gains access to S Fairfax Road, which is designated as a Major Collector and E Sanders Second Avenue designated as a Local Road in the County Thoroughfare Plan. The former gas storage tanks were removed from the site on May 23, 2019 (Exhibit 10). A new covered porch to the north has been recently added along with stairs. The site is currently being remodeled under permit 19-R1-153. A septic system was permitted (#21956) and installed on the property to the east (yellow oval). Green line demonstrates proposed lot lines.

### Slope Map

- Major Collector [70']
- Local Roads [50']
- Parcels
- Petitioner
- 2-Foot Contours

### 15\_Percent Slope (2010)

- 0 - 15
- > 15

0 10 20 40 60 80 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/2/2019





## LOCAL HISTORIC SIGNIFICANCE

See Exhibit 3

## PHOTOGRAPHS DATED December 4, 2019



Figure 1. Facing east: view of the commercial building where it fronts the corner of S Fairfax Road and E Sanders Second Road. Note the recent road improvements at the intersection. Construction was underway during the staff visit.



Figure 2. Facing north: view of the south side of the building that fronts E Sanders Second Ave.





Figure 3. Facing south along the proposed eastern lot line. A new septic was install this year to support a two bedroom residence.



Figure 4. Facing west: view of the north end of the commercial structure. The covered porch is a recent addition and the proposed ADA ramp was converted to stairs due to utility location.





Figure 5. View of the northwest side of the commercial building showing the covered porch addition.



Figure 6. Pictometry view facing west of the commercial structure in March 2017. Former gas pumps are visible.

## **COMPREHENSIVE PLAN DISCUSSION**

### **Focused Development in Designated Communities**

The central property use concept in this Plan is to focus new development into one of the following Designated Communities: **Smithville-Sanders Rural Community Area**.

These residential, commercial, and industrial growth areas are extensions of historical growth patterns for Bloomington, the Bloomington/Ellettsville corridor and the historic communities located throughout the County. This Plan must be closely coordinated with the property use plans and development standards in Bloomington's Growth Policies Plan and planning efforts by Ellettsville.

This plan directs concentrated residential and commercial/industrial development over the next 20 years to the Bloomington Urbanizing Area and the four Designated Communities. Public waste water treatment facilities, necessary for the protection of public health and the environment, can also be provided more cost effectively in these areas due to existing wastewater facilities as well as population densities sufficient to justify the extension of sewers. Ideally, much of the growth will not occur on undeveloped sites, but on existing underdeveloped or brownfield properties or properties in targeted business corridors.

Concentrating growth into the Designated Communities should strive to meet expectations for reasonable levels of service such as uncrowded neighborhood schools, police and fire protection, and ambulance service provided in an efficient and timely manner. These plans should be periodically reviewed and updated to reflect trends and demographic changes.

### **Smithville - Sanders Area Rural Community Plan**

The Smithville - Sanders Area Rural Community Plan was approved by the Board of County Commissioners at the March 18, 2005 meeting.

The Smithville - Sanders Area Rural Community Plan proposes to:

- Focus new growth and development within and near the core of the existing community
- Promote dense development
- Maintain a compact form of physical development
- Capitalize on existing infrastructure
- Maintain a distinctive edge, separating urban areas from rural areas
- Provide for future growth areas
- Promote a continuation of the traditional development pattern
- Enhance the streetscape along Smithville and Strain Ridge Roads
- Interconnect streets where practical
- Establish design guidelines
- Develop alternative transportation and recreation opportunities connecting to surrounding areas

Further, the plan proposes to:

- Encourage business development along Strain Ridge Road between the Smithville School and its intersection with Smithville Road, with possible expansion to Fairfax Road along Smithville Road. These business uses should continue to focus on neighborhood-serving business enterprises.
- Focus neighborhood growth and recreational development in the vicinity of the Smithville School.

## Comprehensive Plan

- Petitioner
- Townships
- Monroe Co. Urbanizing Area (MCUA)
- Parcels
- Roads
- Comp. Plan Land Use (Updated 2015)**
  - Designated Communities
  - Farm and Forest
  - Rural Residential
  - MCUA Quarry Landscape
  - MCUA Rural Transition

0 0.05 0.1 0.2 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/2/2019

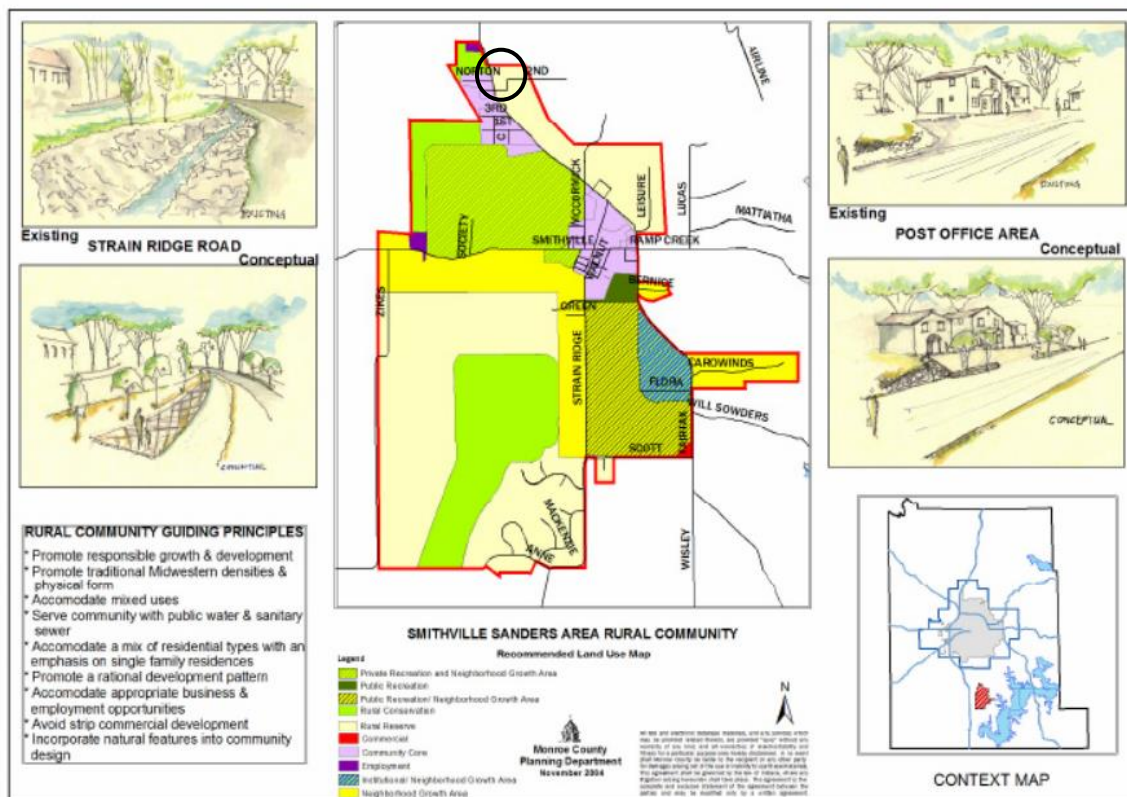
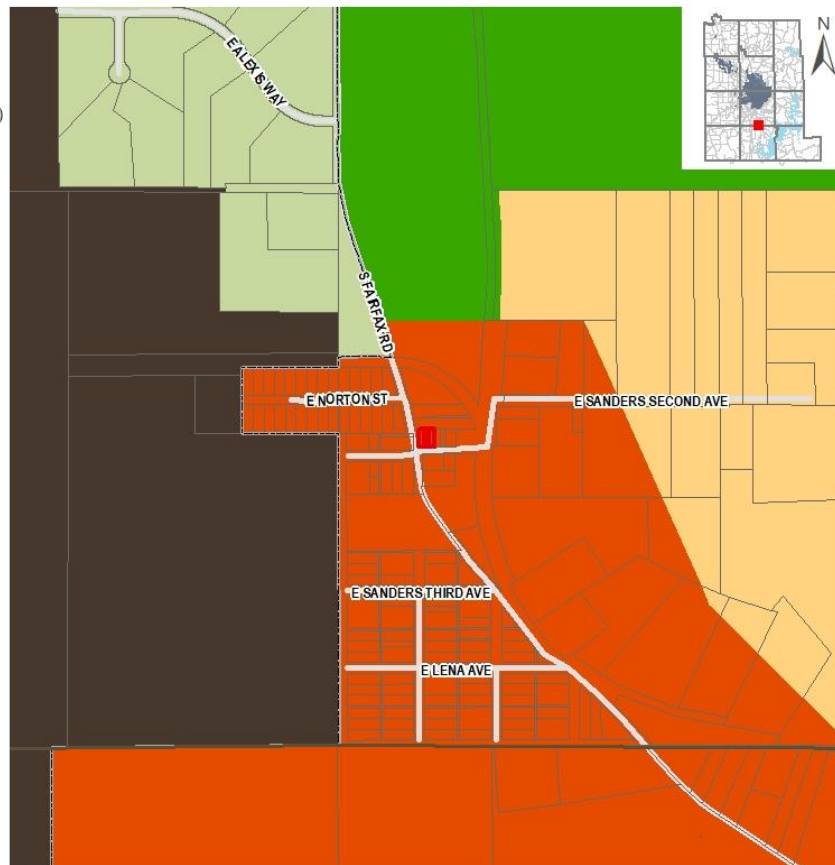
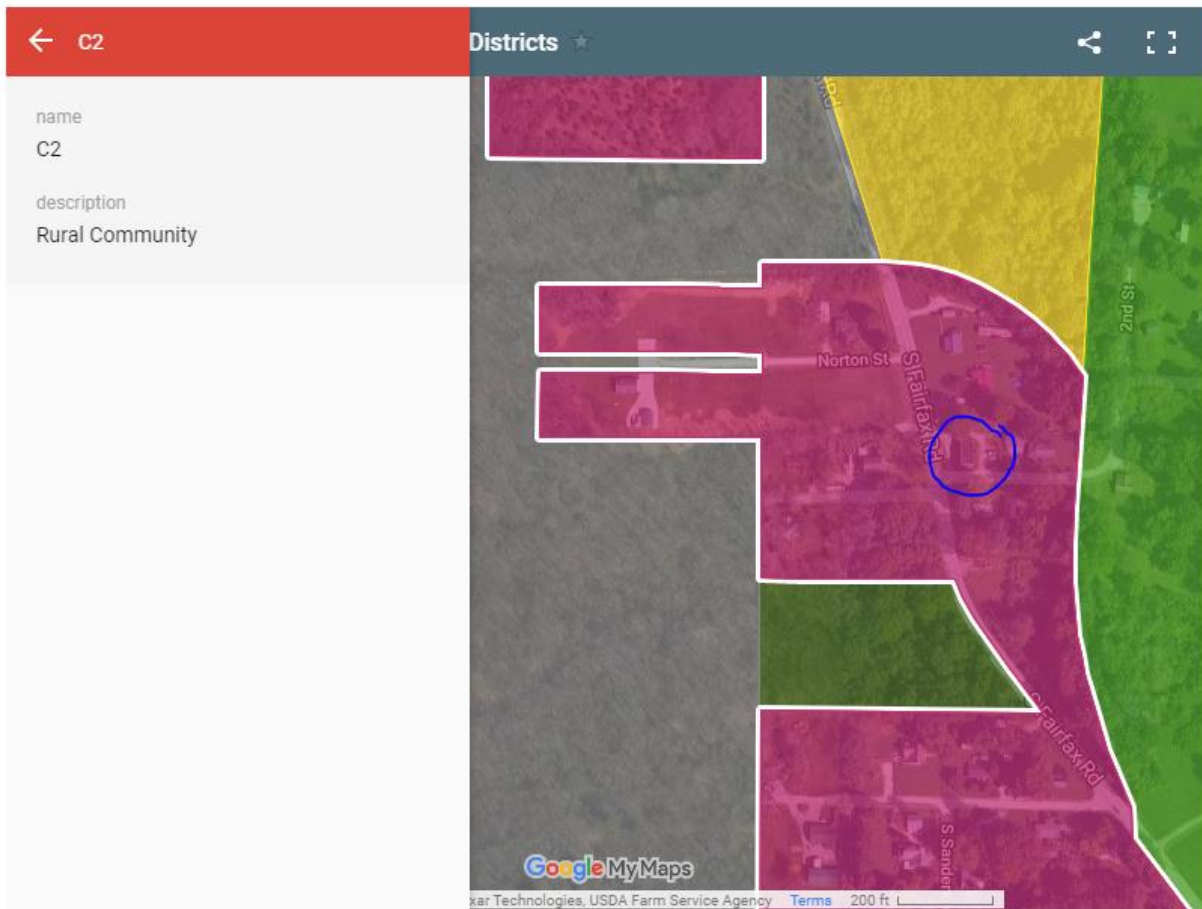


Figure 51. Smithville-Sanders Area Recommended Land Use



# Draft Zoning Map



**Community** Districts (C) are intended to provide a positive first impression with a unique mixture of uses, engaging design, and vibrant connections to urban areas.

### **CRITERIA FOR HISTORIC PRESERVATION DESIGNATION as provided by petitioner**

To be identified as historic or architecturally worthy, a building, structure or place must possess one or more of the following significant attributes:

1. *an association with events that have made a significant contribution to the broad patterns of County history;*

This building was the epicenter of the Sanders community since 1913. It housed local grocery, sold fuel, gasoline and coal and has been the bus stop for the Monroe County School bus for multiple generations. This building has been a gathering place for the Sanders community through two World Wars, the Korean and Viet Nam wars.

2. *an association with the lives of persons significant in the County's past;*

As above

3. *the distinctive characteristics of a type, period or method of construction;*

The shot gun style structure was built in 1913 with local hand-pitched limestone which commemorates the limestone industry that surrounds Monroe County.

4. *an example of the work of a master;*

As above – hand-pitched limestone

5. *high artistic values;*

6. *an example of a significant and distinguishable entity whose components may lack individual distinction; or*

7. *capability of yielding information important in prehistory or history.*

### **FINDINGS OF FACT - REZONE**

According to Section 831-3. Standards for Amendments of the Zoning Ordinance: 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 Monroe County Comprehensive Plan designates the property as Designated Community (Smithville/Sanders Area);
- The rezone request is to change the zone district for the petition site from Suburban Residential (SR) to Suburban Residential (SR) with the Historic Preservation (HP) Overlay (Primary) District;
- The Historic Preservation Overlay affects the preservation of the current structure, not the preservation of the current zoning or land use of the property;
- The Historic Preservation Overlay designation will not alter the character of the property;
- The Comprehensive Plan includes a strategy to protect existing historically important sites in the County;

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

**Findings:**

- The petition site is zoned Suburban Residential (SR);
- The site contains one (1) structure, formerly a commercial building that is currently being remodeled to accommodate Single Family Residential use;
- The site is adjacent to residential uses;

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

**Findings:**

- The Historic Preservation Overlay can assist in preserving a commercial building built in 1913 contribute to the historic character of the property;

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

**Findings:**

- Recent studies of historic districts throughout the country demonstrate that local historic district designation and review provisions not only protect an area's historic character – they often add value to individual properties and to the community as a whole;
- Values may vary significantly dependent upon future planning and zoning in the area;
- Local historic designated properties may be eligible for a Conditional Historic Adaptive Reuse;

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

**Findings:**

- Access to the site will continue to be derived from W State Road 48;
- S Fairfax Road is classified as a Major Collector;
- E Sanders Second Avenue is classified as a Local Road;
- The site does not contain FEMA Floodplain;
- There are no apparent karst features on the site;
- Underground storage tanks were removed from the site in a responsible manner (Exhibit 10);
- The Historic Preservation Overlay affects the preservation of the current structures, not the preservation of the current zoning or land use of the property;
- There is a new septic system to accommodate a two bedroom home (#21956);
- The petitioner is working towards an accurate description for the legal description of the lot that would include the new septic system;



## **EXHIBIT 1: Petitioner Letter**

November 3, 2019

Historic Preservation Board  
Monroe County Planning Department  
Bloomington, Indiana

RECEIVED

NOV 06 2019

MONROE COUNTY PLANNING DEPARTMENT

Subject: Sander's Store, 6189 S. Fairfax Rd. Bloomington, In 47401

This letter is being written to request Historic Designation of the property located at 6189 S. Fairfax Rd. Bloomington, Indiana. The building on this site was built in 1913 and for over 50 years was the neighborhood grocery for the Sanders and surrounding community. Owned and operated by the Hays family. The store closed in the 60's and most recently has been used by the Hays family for storage, falling into dis-repair. The property and building were donated to Bloomington Restoration Incorporated by the Hays family in 2018. It was then sold to Rudy and Kay Fields March 2019 with a commitment to restore the exterior of the building historically.

We believe that this building is historically worthy and should be given the Historical Designation. This building was the epicenter of the Sanders community. It housed the local grocery, sold fuel, gasoline and coal and has been the bus stop for the Monroe County Schools for multiple generations. This building has been a gathering place for the Sanders community through two World Wars, the Korean and Viet Nam wars, always welcoming the local veteran's home. Multiple memories from current and past community members have been shared including; whose initials are carved in the limestone and store front to the life lessons of what happens when you steal candy. The impact of the revitalization of this property is supported by the 467 followers on the Sanders Store Facebook page.

The current limestone structure was built in 1913 after the original stick-built store was destroyed by fire. Thomas Hays, the original proprietor decided to have the store rebuilt in a fashion that would never be able to burn again; limestone, concrete and steel. Architecturally, the hand-pitched shotgun style building commemorates the limestone industry that surrounds Monroe County. Through the restoration process the interior and exterior of the building has been tuck pointed to stabilize the structure. This included using the convex mortar joint stylish in the early 1900's. The dropped ceiling has been removed and the interior structural steel has been exposed. The front and back porches are being reconstructed to once again promote gathering.

For the above reasons we believe the Sander's Store, a 106-year-old limestone structure deserves the Historical Designation.

Sincerely,

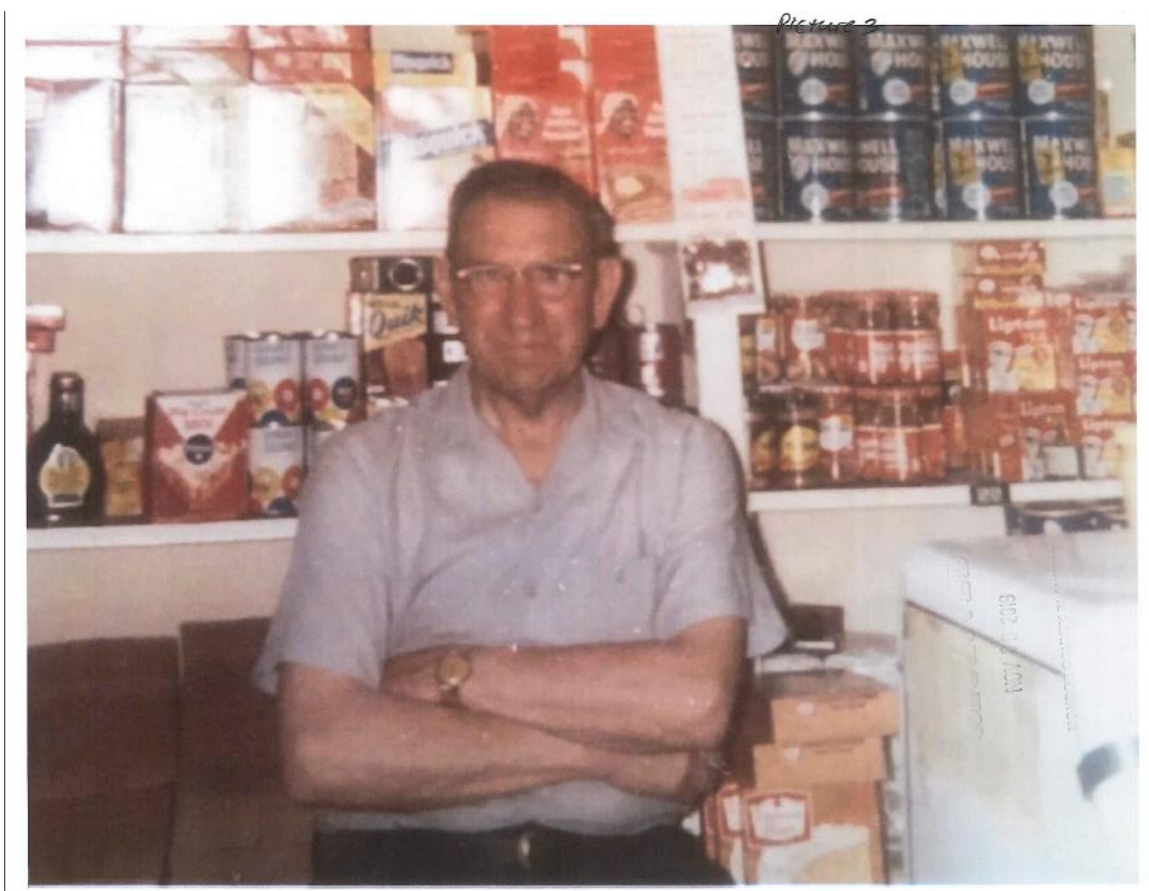
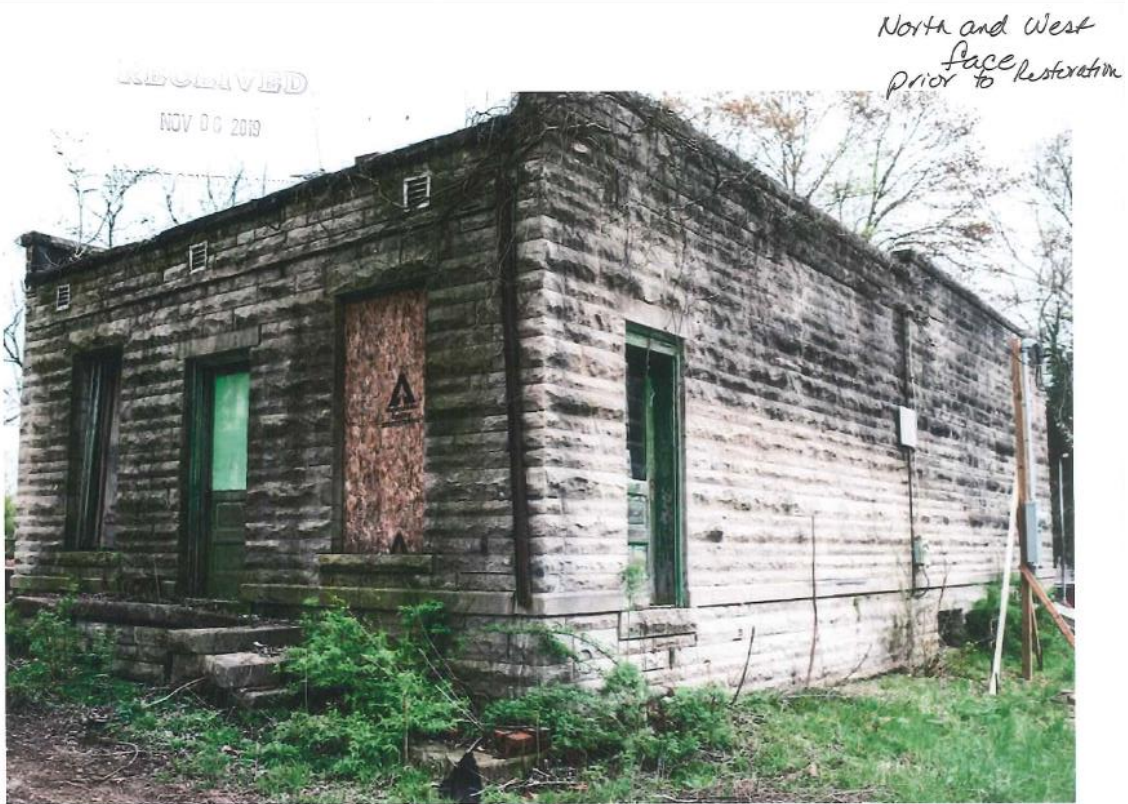


Rudy and Kay Fields

**EXHIBIT 2: Petitioner Photos**

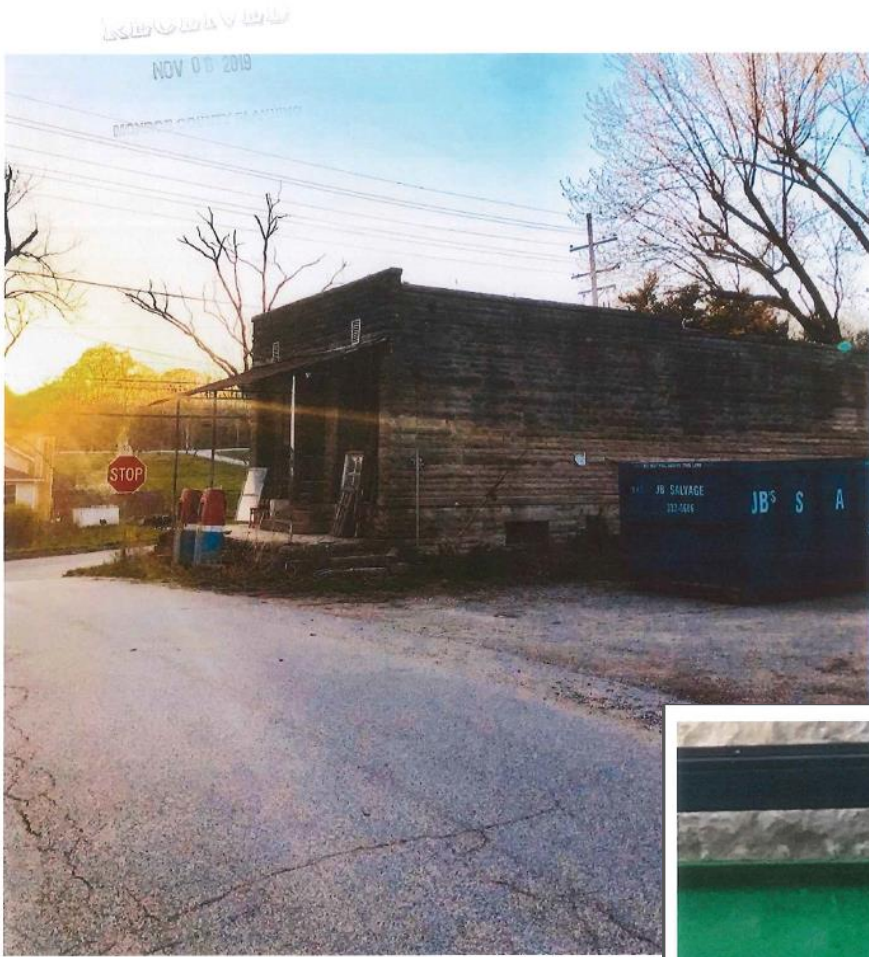








South and East  
Side



Picture 1

### **EXHIBIT 3: History Documentation submitted by the petitioners**

#### **History Documentation:**

##### **Sanders Store, 6189 S. Fairfax Rd., Bloomington, IN 47401**

The Sanders Store has been owned by the Hays Family from before 1913 until 2018. It housed the Hays Grocery for over 50 years. The current structure is a hand-pitched limestone building built in 1913. It was built to replace the original stick-built grocery store building that burned on January 13, 1913. The 1913 Hays Grocery was built on lot 2 in the Town of Sanders. The building faces Sanders Second Street to the south and is bordered on the west by South Fairfax Rd. Donald Hays, grandson of Thomas Hays, the original proprietor of the store, recalls that his grandfather said that this building was built so that it would never burn down again. Built with limestone, concrete and steel. Donald reports that the original cost of the building in 1913 was \$6,000 dollars. The decorative steel flowerets above the exterior front door (picture 1) reflect the love the Hays family had for this new building. The roof system is 4 inches of sloped concrete with structural steel reinforcement. The steel beams range from 8 – 10 inches in height. A half basement was only accessible from the exterior cellar door. The west exterior door is reported to have been a door that was used to lean out of the building to see the coal scales. Gasoline was sold at the grocery and there are 2 Standard Oil gas pumps in the front of the store (picture 2). The store had no bathroom because the Hay's family lived across the street and if needed, they used their home facilities. The Hays Grocery closed briefly during the depression as Thomas extended credit to customers and was unable to restock the store. Donald's parents kept the store running in the 40's to make extra money to send him to college. Gwen (Donald's father, picture 3) was also the principle at the Sanders School. The store closed permanently in the 1960's. To our knowledge there has not been any business in the building since 1968. The Hays family owned donated the building to Bloomington Restoration Incorporated in 2018 to save the building. Rudy and Kay Fields purchased the building and have begun the revitalization project under contract with BRI to do a historically correct preservation project.

*Submitted by*

NOV 01 2019

MONITOR COMMUNITY PLANNING

## EXHIBIT 4: SHAARD IHSSI County Survey Description – Notable

12/3/2019

<https://secure.in.gov/apps/dnr/shaard/print.html?printType=countySurvey>

IN.gov

SHAARD

### IHSSI (County Survey)



Survey Number: 105-115-45017

Rating: Notable

Historic Name: Commercial Building

Year Dataset Compiled: 2015

National Register File  
Number: -

#### Survey County

County	Legal Township(s)	Quad Name(s)
Monroe	Perry	Clear Creek

Address: 5575 S Fairfax Rd

City: -

Location Notes: -

#### Coordinates

Easting

Northing

<https://secure.in.gov/apps/dnr/shaard/print.html?printType=countySurvey>

1/4



541917

4325964

Common Name: -

Category: Building

Visible?: ☐Historic District?: ☐

Historic District Name: -

Ownership: private

**Use: Present**Residence: ☐Commercial: ☒Vacant: ☐Other: ☐Other: ☐**Use: Past**Residence: ☐Commercial: ☒Vacant: ☐Other: ☐Other: ☐**Surveys/Legal Protections**National Register: ☐State Register: ☐Hoosier Homestead: ☐National Historic  
Landmark: ☐Local Designation: ☐Protective  
Covenants: ☐Other: ☐

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing 1  
Resources:Number of  
Non-  
contributing 0  
Resources:

Environment: suburban

Bibliography: -

**Structure Type**Bridge: ☐Cemetery: ☐Other: ☒

Time Period(s): c. 1910

Condition: Good

Year Demolished: -

Integrity: Unaltered

Date Moved: -

Alterations: -

Style: Commercial Style

Type/Vernacular: -

Architect/Builder	Architectural Firm	Affiliation
-------------------	--------------------	-------------

-	-	-
---	---	---

**Replacement**Windows: ☐Roof: ☐Other: ☐**Additions**Siding: ☐Wings: ☐Other: ☐

Removals: -

**Stories**1: ☒1 1/2: ☐2: ☐2 1/2: ☐Other: ☐**Plan**Rectangular: ☒Polygonal: ☐L: ☐T: ☐X: ☐U: ☐Irregular: ☐Other: ☐**Depth**Single-Pile: ☐Double-Pile: ☒Irregular/Massed: ☐Other: ☐**Number of Bays:** 2**Foundation:** STONE: Limestone**Foundation Description:** -**Walls Description:** -**Other Walls:** -**Roof**Side-Gable: ☐Front-Gable: ☐Cross-Gable: ☐Hip: ☐Pyramidal: ☐Mansard: ☐Other: ☒

Description: Flat

Material: ASPHALT

Features: -

**Porches**Front: ☒Side: ☐Back: ☐

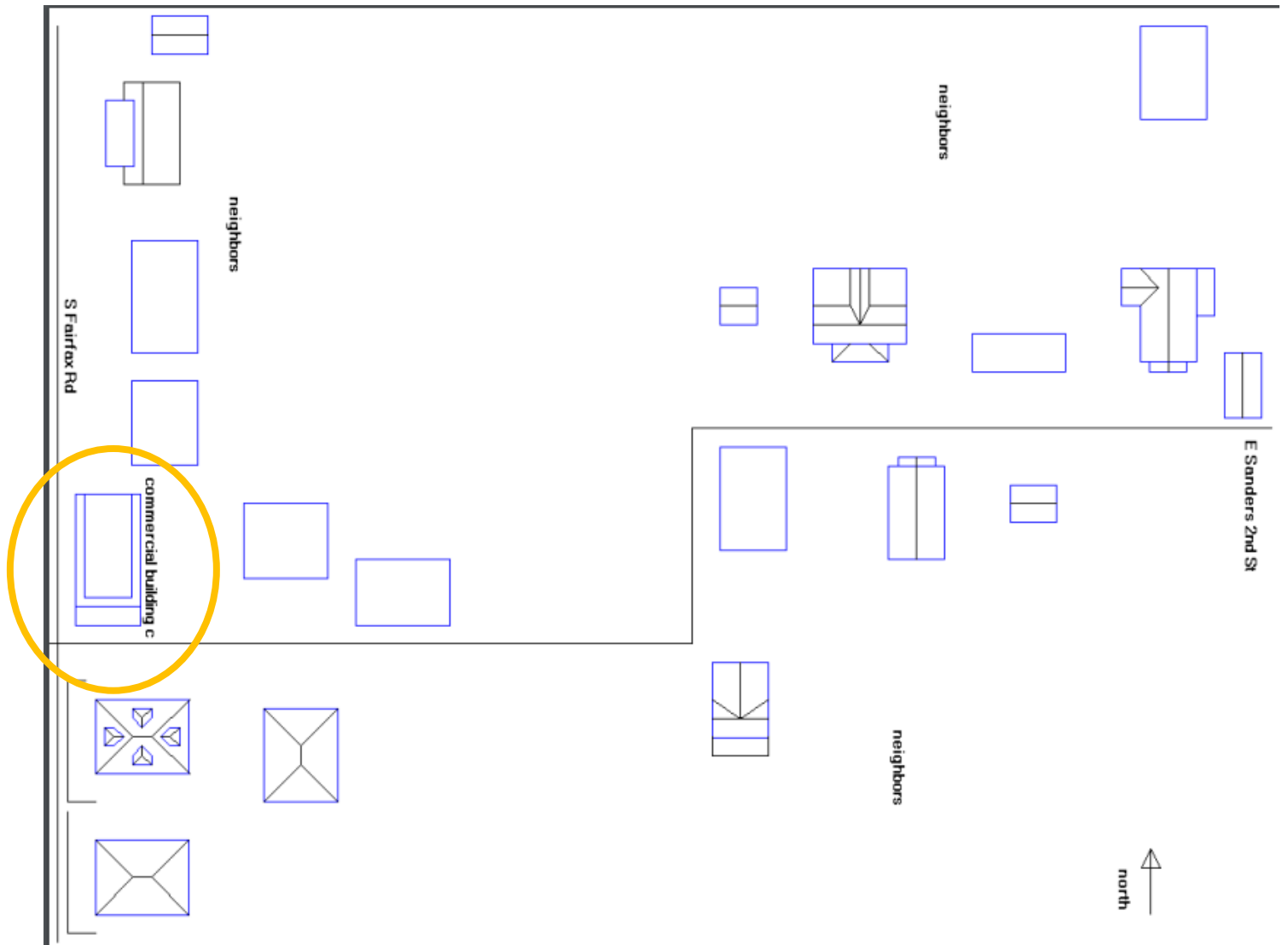
12/3/2019

<https://secure.in.gov/apps/dnr/shaard/print.html?printType=countySurvey>

	Notes: awning on poles
<b>Openings:</b>	paired orig. doors flanked by paired orig. fixed windows, orig. transom windows
<b>Interior:</b>	-
<b>Outbuildings:</b>	-
	Notes: -
<b>Statement of Significance:</b>	-
<b>Architectural Description:</b>	-
2.0.1 © 2007 DNR-DHPA. All rights reserved.	



**EXHIBIT 5: SHAARD Structural Drawing**



## Sanders Historic District (105-155-38001-38052)



The Sanders Historic District encompasses the entire village of Sanders, a small community of houses on the southern edge of Perry Township. As virtually the entire village was built between 1892 and 1925 to accommodate workers in the stone companies, it exemplifies a typical workers' village from the heyday of Monroe County's limestone industry.

Until 1892 the cluster of houses in the hilly area north of Smithville was known as "Limestone" because of abundant stone deposits beneath the soil. Construction of

the New Albany and Salem Railroad in 1852-53 brought residents to the region, but it wasn't until Newell and Corinne Sanders platted the little town in 1892 in hopes of attracting workers from the newly-opened quarries nearby, that the village took on an identity of its own. It was then officially named Sanders, and before long workers from the eight local stone operations took up residence there. A general store, (sometimes two), a school and a church met the immediate needs of the residents.

Unlike company towns in other parts of the country, Monroe County's stone towns were not built by the stone companies. Stone workers were expected to find their own housing. As a result, small frame quickly-built cottages and boarding houses sprang up in villages like Sanders. The predominant type of house in Sanders is the double-pen. There are a great many double-pen cottages in Monroe County dating from 1840 to 1940, and one of the best-preserved is located on First Street in Sanders (38014).

In addition to the twenty or so double-pens in Sanders, many of them somewhat altered, there are several gabled-ell cottages and a few pyramid-roofed Bungalows from a later period. One such bungalow at 6215 Fairfax Road displays paired turned stone porch columns, a rare example of the use of stone on houses in this village (38048). The porch was no doubt added when this structure was converted from a schoolhouse to a home early in this century.

The only remaining commercial structure in Sanders (no longer open for business), is the stone store, once Hays' Grocery, at the corner of Second Street and Fairfax Road (38004). This building was designed along

traditional lines, but the use of stone for its construction in 1913 distinguishes it from most other modest commercial buildings in the county.

The Sanders School building provides us with a clue as to the fortunes of the village (38034). This large brick and stone building, which is no longer used as a school, was obviously professionally-designed. It stands out among rural school buildings in the county and suggests that community pride ran high in Sanders around 1920.

Like other villages linked to the stone industry, Sanders peaked early in this century and has lost population ever since the great depression forced the closing of many stone businesses. Its proximity to Bloomington, and the continuing operations of two quarries make it still an attractive place to live, and it remains much as it always was, a residential community.

No. Add. Description

### NORTON STREET (North Side)

001 6155 House; Hall-and-parlor, c.1905 (C)

### NORTON STREET (South Side)

002 6170 House; Ranch, c.1950 (NC)

### SECOND STREET (North Side)

003 1560 Trailer; (NC)

004 NA Hays Market; One-part Block, 1913 (O)

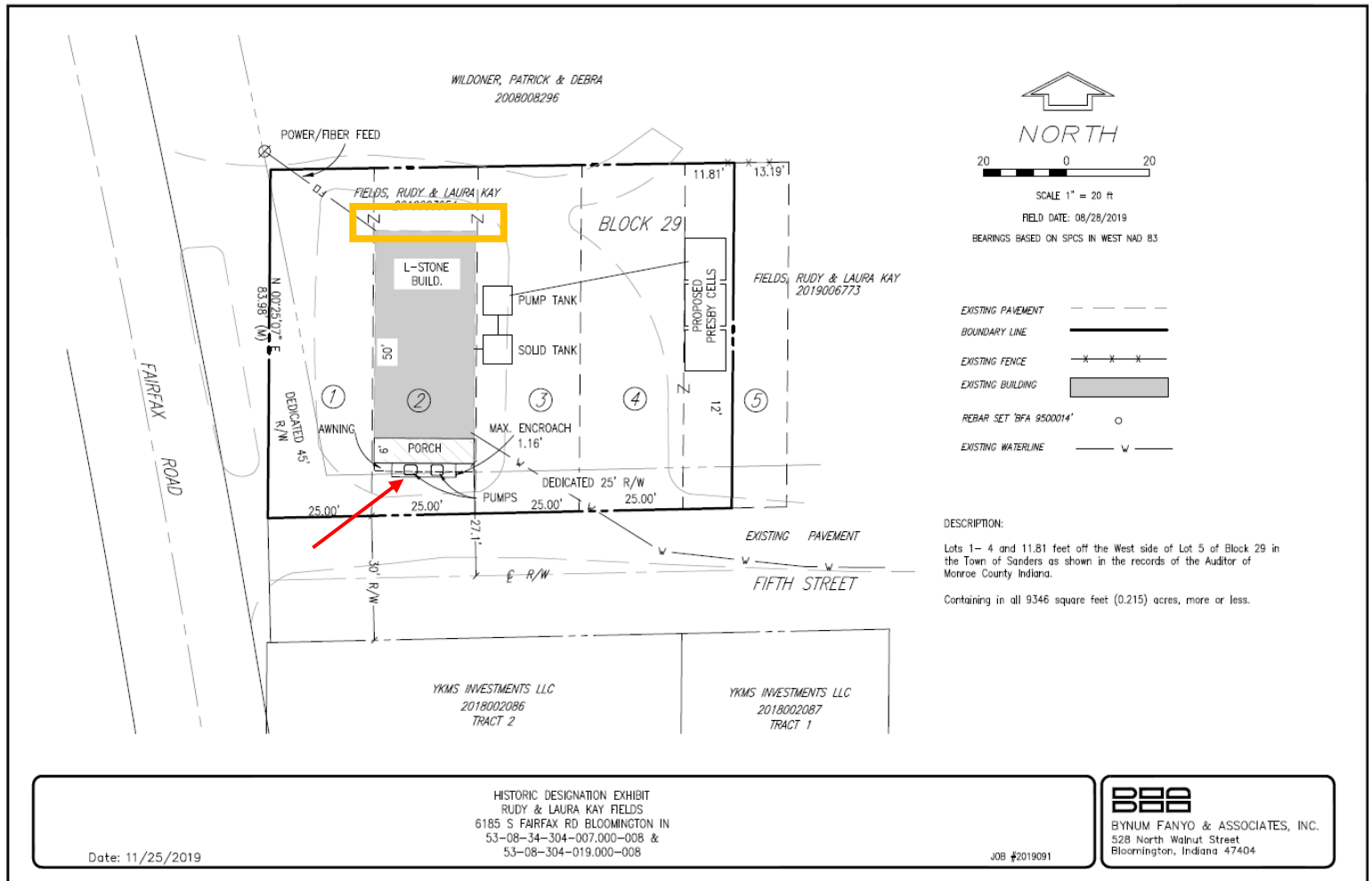


38004

### Outstanding (O)

The "O" rating means that the property has enough historic or architectural significance that it is already listed, or should be considered for individual listing, in the National Register of Historic Places. Outstanding resources can be of local, state, or national importance.

## EXHIBIT 8: Petitioner Site Plan



**New covered porch with stairs as seen on 12/4/2019 staff visit and not disclosed on site plan.  
Staff unsure of exact dimensions**

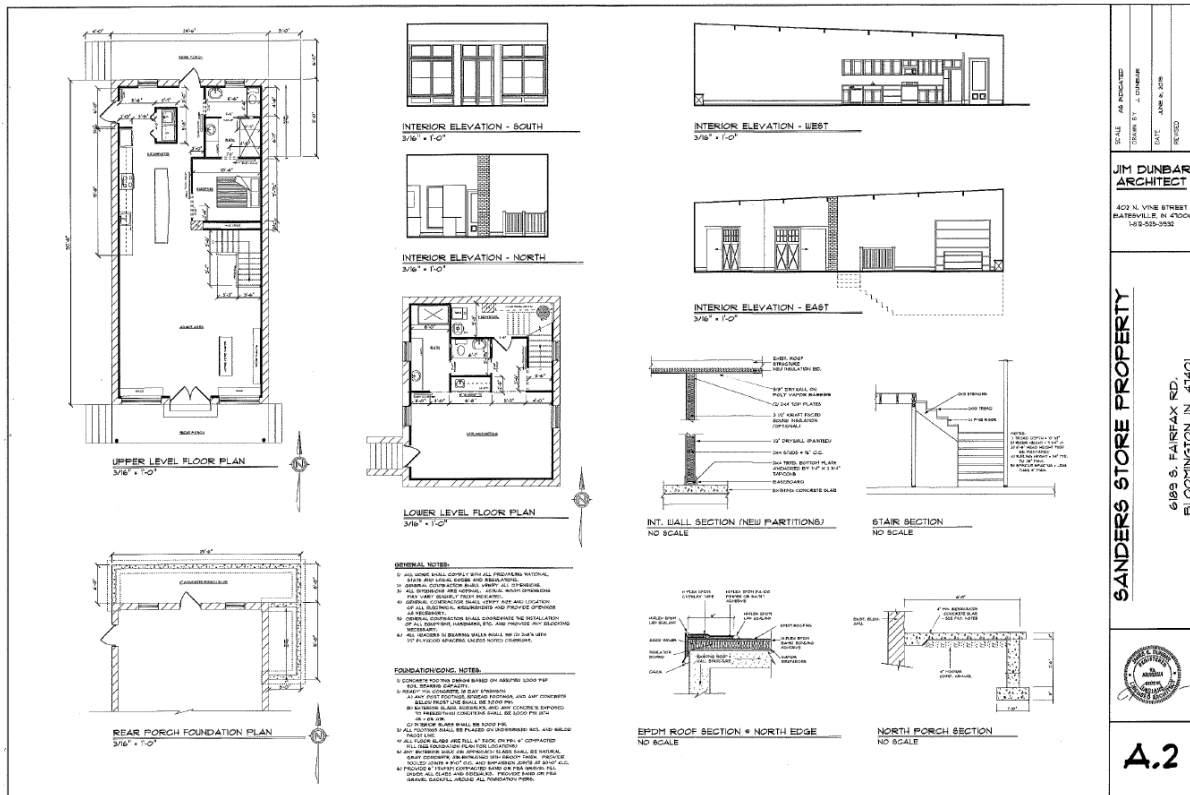
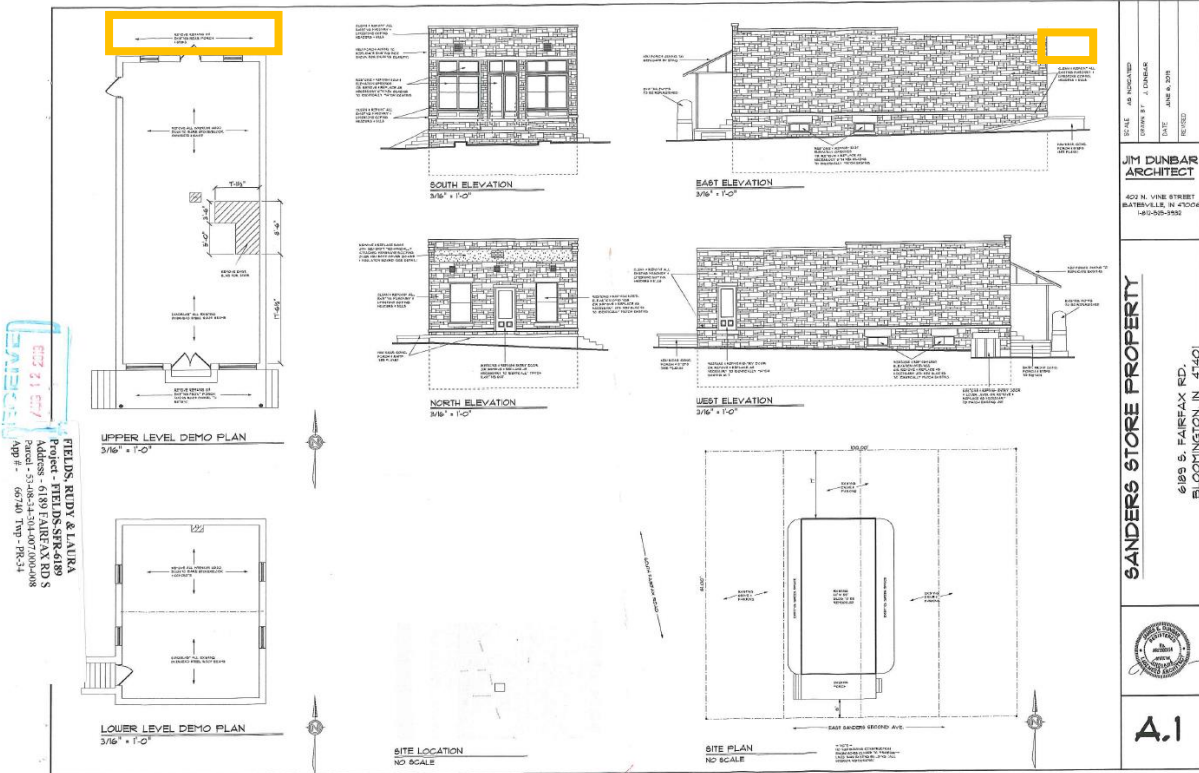
**The petitioner disclosed in a 12/5/2019 email the following:**

“The ADA ramp was eliminated from the plan. The ground landing for a ramp completed to a ADA standards ended in an area where our water and septic system infrastructure were located. We changed to a standard set of steps that drop off to the south and terminate facing south at the northeast corner of the building. The steps are made to code and constructed historically correct utilizing hand-pitched dimension limestone. The steps, to include the back porch and back porch awning are an aspect of the restoration that we are particularly pleased with.”

Gas Tank relocation appears to be in the required right of way to be dedicated during the Type E Subdivision. A right of way width waiver may be requested if the petitioner desires.



# EXHIBIT 9: Excerpts from Building Permit 19-R1-153



## **EXHIBIT 10: Underground Storage Tank Removal documentation**

December 5, 2019

Tammy Behrman, AICP  
Senior Planner  
Monroe County Planning Department  
501 N Morton Street Suite 224  
Bloomington, IN 47404

RE: Underground Storage Tank Removal 6189 South Fairfax Road, Bloomington, Indiana

Ms. Behrman:

As per your request the following narrative and photographic records document the removal of one underground storage tank (UST) at the above referenced location. UST closure activities were conducted on May 23, 2019 by:

Jeff Guisewite, Inc. (JGI)  
16153 East 1100 Road  
Mount Carmel, IL 62863

JGI - Indiana UST Certification #UC 2000565797

Rudy Fields, the property owner, oversaw on-site activities with JGI. Rudy Fields is an Indiana Licensed Professional Geologist (Indiana LPG #1511).

Based upon available information USTs were utilized on the property from an undisclosed date until 1968. Tanks were reportedly used for gasoline storage. The out of service date for the USTs predates all UST regulations. Closure of gasoline USTs that predate regulation (1973) are handled in the same manner as heating oil tanks utilized for consumptive use on premises. Notifications to regulatory authorities are not required. We did notify the local fire marshal's office prior to UST removal.

Prior to removal the two gasoline dispensers (pumps) were removed and transported to Mr. Fields' home for dismantling and preparation for restoration. The restoration is intended to return the pumps to good condition as display pieces. All fuel metering and pumping components will be removed from the pumps. The concrete pump island was removed and retained as the base for the pump display.

Following removal of the pumps and pump island, the top of the UST located to the west of the pump island tank was exposed, opened and gauged for explosive vapors and oxygen levels. There was no vapor noted, no explosive conditions and no petroleum odors whatsoever. The tank was uncovered and found completely dry and intact. A dry tank is a good indication that water was not entering the tank and that fuel would not have leaked from the tank. The tank was an approximately 300-gallon, thin-wall steel vessel and no corrosion holes were noted. The UST was removed from the hole intact and rendered unserviceable by punching holes and tearing the

steel. The tank carcass was loaded onto a JGI dump truck and transported to Mt. Carmel, Illinois for recycling.

Soil under and adjacent to all sides of the UST were examined and absolutely no indications of petroleum contamination were observed. Excavations were conducted on the east side of the pump island and we observed that all piping and vent lines from the east dispenser were cut off and there was no UST present. Persons knowledgeable of the site said that there had been two tanks at one time. Excavations and piping terminations show the eastern UST was removed at some time in the past. Excavations in the area of the tank removed on May 23, 2019 and the former UST location did not reveal any soil staining or petroleum odors.

Based upon the absence of any signs of petroleum contamination the excavation was backfilled with #11 clean, crushed stone and compacted with a vibratory plate compactor.

As stated earlier the UST removed from the property was unregulated based upon the out of service date. Any signs of problematic environmental releases would be regulated and reportable under the Indiana Spill Rule. The Spill Rule has a reportable quantity of 50 gallons of suspected petroleum release to be reportable. There were no stains or petroleum odors observed at any point during the removal of the pumps, pump island or tank. Based upon the absence of any signs of environmental releases no samples were collected, and no releases were reported.

Photos of UST removal activities are attached for your information.

Please feel free to call me if you have any questions.



Rudy D. Fields  
LPG Indiana #1511