

MONROE COUNTY PLAT COMMITTEE



**February 20, 2020
4:00 pm**

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

A G E N D A
MONROE COUNTY PLAT COMMITTEE

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

February 20, 2020

4:00 pm

REGULAR MEETING

OLD BUSINESS:

NEW BUSINESS:

- 1. 2001-SMN-01** **Kathy Fish Minor Subdivision Preliminary Plat** **PAGE 3**
Hays / Blackwell Minor Subdivision Partial Plat Vacation Requested.
Plat Committee Decision.
Two (2) parcels on 27.41 acres +/- in Indian Creek Township, Section 15 at 6690 W Rockeast RD.
Zoned AG/RR.
- 1. 2001-SSS-01** **Mary Cardwell Sliding Scale Subdivision Preliminary Plat** **PAGE 14**
William Cramer Minor Subdivision Plat Vacation Requested.
Plat Committee Decision.
Four (4) parcels on 36.92 acres +/- in Indian Creek Township, Section 11 at 7689 S Rockport RD.
Zoned AG/RR.

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

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

The meeting will be open to the public.

PLANNER Tammy Behrman
CASE NUMBER 2001-SMN-01 Kathy Fish Minor Subdivision Preliminary Plat
 o Partial Plat Vacation from Hays Blackwell Minor Subdivision (Lot 2)
PETITIONER Kathy Fish c/o Deckard Land Surveying
ADDRESS 6690 W Rockeast RD
REQUEST Preliminary Plat to Vacate (1) Lot and Subdivide into (2) Lots
ZONE Agriculture/Rural Reserve (AG/RR)
ACRES 27.41 acres +/-
TOWNSHIP Indian Creek
SECTION 15
COMP PLAN
DESIGNATION Farm and Forest

EXHIBITS

1. Preliminary Plat
2. Hays/Blackwell Minor Subdivision Final Plat - recorded

RECOMMENDATION

Approve the Minor Subdivision Preliminary Plat, based on the findings of fact, subject to the Monroe County Public Works Department Reports.

BACKGROUND/DISCUSSION

The 27.41 acre petition site is Lot 2 in the recently recorded plat, Hays/Blackwell Minor Subdivision. The petitioner desires to vacate this Lot from the existing plat and then subdivided into two (2) lot using the minor subdivision process.

The site is currently zoned Agriculture/Rural Reserve (AG/RR). Each proposed lot meets all design standards including buildable area standards within the Monroe County Zoning Ordinance for the Agriculture/Rural Reserve (AG/RR) Zoning District. The proposed acreage for the each lot is as follows:

- Lot 1A (13.33 acres)
- Lot 2A (14.07 acres)

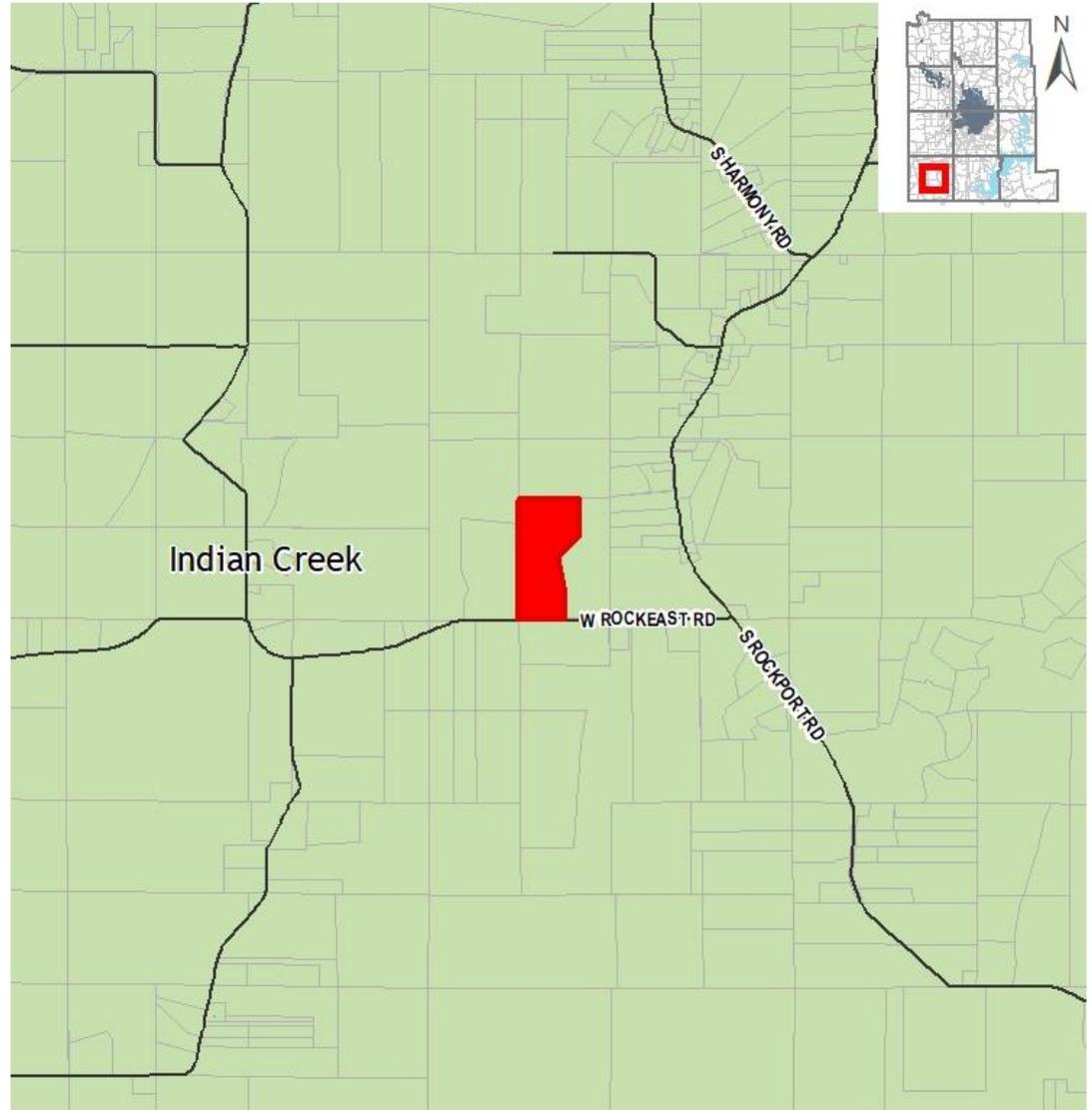
The proposed lots can be served by private septic systems. The lots will be provided electric service by REMC and water by Eastern Heights Water. The lots will be accessed through a shared driveway easement of 50'. There are no waiver requests with this petition.

LOCATION MAP

The site is located off 6690 W Rockeast Road in Sections 27 of Indian Creek Township. The property maintains frontage along W Rockeast Road, which is classified as “Minor Collector” per the Monroe County Thoroughfare Plan.

Location Map

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



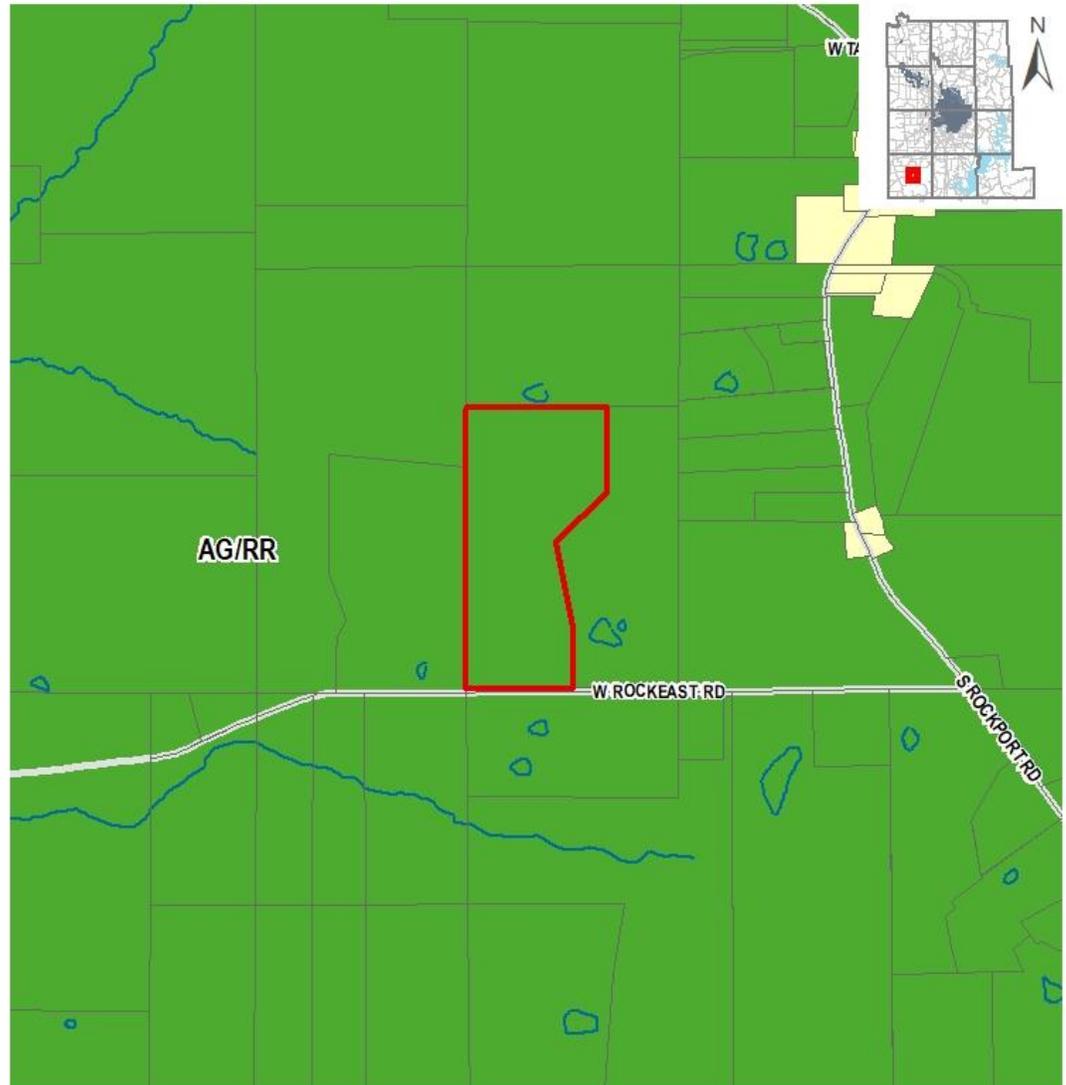
Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/7/2020

ZONING

The site is zoned Agriculture/Rural Reserve (AG/RR) along with all the other adjacent parcels. Nearby uses are primarily residential and agricultural.

Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  ER - Estate Residential



0 0.075 0.15 0.3 Miles

Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/7/2020

SITE CONDITIONS

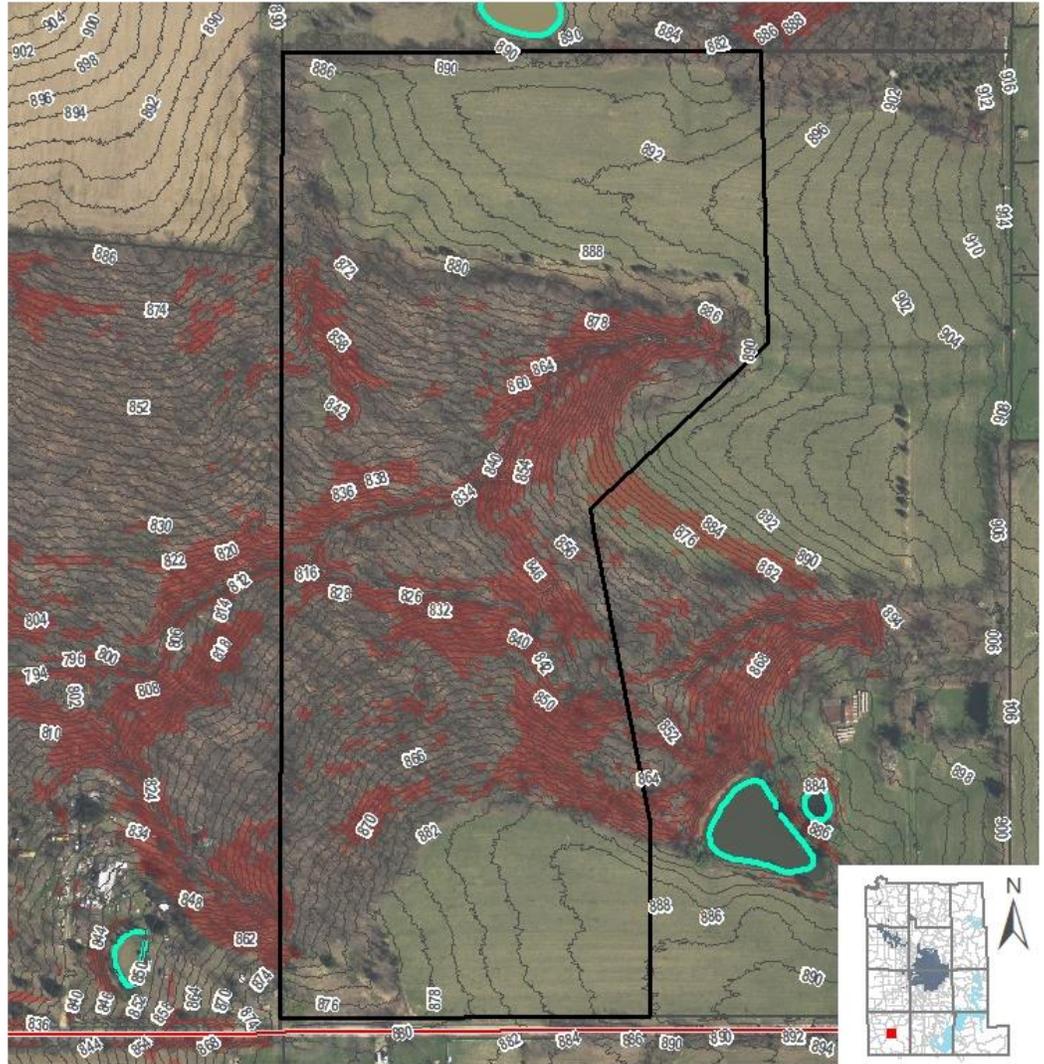
The site is vacant. There many acres of agriculture fields and a forested ravine. The property has a substantial amount of Buildable Area. There is no floodplain on the petition site. There is one area that appears to be a karst feature on the west side of the property.

Slope Map

- Minor Collector [60']
- Local Roads [50']
- ▭ Petitioner
- ▭ Parcels
- 2-Foot Contours

15_Percent Slope (2010)

- 0 - 15
- > 15
- Hydrologic Features



0 62.5 125 250 375 500 Feet

Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/7/2020

SITE PHOTOS



Pictometry view from 2017 of area showing both parcels.

INFRASTRUCTURE AND ACCESS

The parcel maintains frontage along W Rockeast Road, which is classified as “Minor Collector” per the Monroe County Thoroughfare Plan. The right of way previously dedicated was 35’ and this will be increased to the current standard of 45’.

Each proposed lot in the subdivision can be served by private septic systems. Driveway permits have been submitted and are pending approval per the Highway Department. Finally, the petitioner has submitted proof of capacity letters for the proposed subdivision from REMIC and Eastern Heights Water.

No sidewalks are required, there is a preservation area for the 17 required street trees and all utilities will be buried per a note on the plat.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the Farm and Forest Comprehensive Plan designation which states:

Farm and Forest Residential

Much of Monroe County is still covered by hardwood forests, in no small part because of the presence of the Hoosier National Forest, Morgan-Monroe State Forest, Army Corps of Engineers properties, and Griffy Nature Preserve. Much of the low lying floodplains and relatively flat uplands have been farmed for well over 100 years. These areas are sparsely populated and offer very low density residential opportunities because of both adjoining Vulnerable Lands and the lack of infrastructure necessary for additional residential density. This category encompasses approximately 148,000 acres including about 40,000 acres of our best agricultural property located primarily in the Bean-Blossom bottoms and western uplands of Richland Township and Indian Creek Township. It includes private holdings within the state and federal forests.

Farm and Forest Residential also includes the environmentally sensitive watersheds of Monroe Reservoir, Lake Lemon, and Lake Griffy and several other large vulnerable natural features in Monroe County. There are approximately 78,000 acres of watershed area in this portion of the Farm and Forest Residential category. These natural features provide a low density residential option while protecting the lakes and the water supply resources of the County. The Farm and Forest areas comprise most of the Vulnerable Land in Monroe County.

A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting. With a few exceptions like The Pointe development on Monroe Reservoir, these areas do not have sanitary sewer services and have limited access on narrow, winding roadways. Those portions not already used for agriculture are usually heavily forested and have rugged topography. They offer unique and sustainable residential opportunities that cannot be replaced.

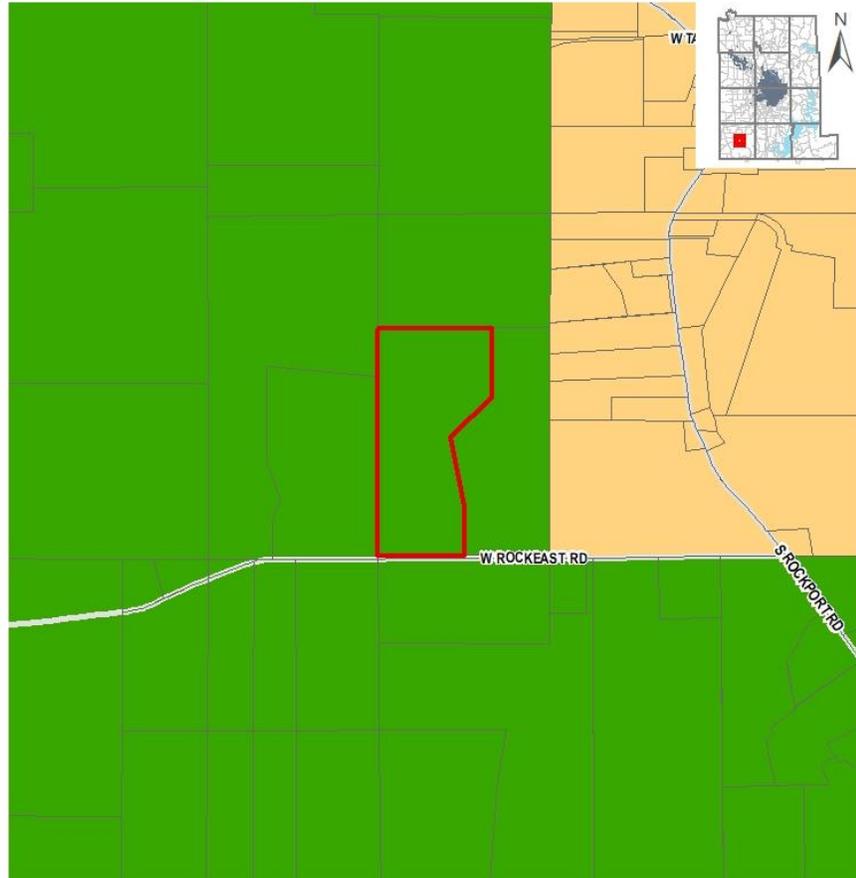
In reviewing rezoning, subdivision and site development proposals, the County Plan Commission shall consider the following:

- Public services or improvements are not expected for these areas within the horizon of this Plan because those improvements require significant investment in roadways, sanitary sewer, private utilities, and public services for which County financial resources do not exist.
- New residential density places additional stress on nearby vulnerable natural features that cannot be mitigated by sustainable practices without additional public expense.
- Low density residential opportunities and their associated lifestyle are scarce resources that are sustained only by our willingness to protect that quality of life opportunity for residents who have previously made that lifestyle choice and for future residents seeking that lifestyle.

To maintain Farm and Forest property use opportunities an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadway shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation which exists at the time this Plan is adopted as a result of subdivision. Roadways classified as state Highways, major collectors, or local arterials are exempt from this requirement.

Comprehensive Plan

-  Petitioner
-  Townships
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
-  Farm and Forest
-  Rural Residential



FINDINGS OF FACT - Subdivisions

850-3 PURPOSE OF REGULATIONS

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

Findings

- The site is currently zoned Agriculture/Rural Reserve (AG/RR);
- Approval of the subdivision would create two (2) lots that exceed the minimum lot size requirement for the Agriculture/Rural Reserve (AG/RR) Zoning Designation;
- Approval of the subdivision would result in a 13.33 acre lot and a 14.07 acre lot;
- The proposed use in the subdivision is residential and agricultural;
- Each lot can be served by a private septic system;
- The lots have been issued capacity letters by REMC and Eastern Heights Water;

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

Findings

- See findings under Section (A);
- The petition site is Lot 2 of the Hays / Blackwell Minor Subdivision and a partial plat vacation is I being requested as a part of this petition;

- The Comprehensive Plan designates the site as Farm and Forest, which is described in this report;

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

Findings

- See findings under Section (A);
- The surrounding uses are primarily agricultural and residential in nature;
- The property maintains frontage along W Rockeast Road;
- The proposed subdivision is meeting the Monroe County Zoning Ordinance’s Buildable Area requirement;

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

Findings

- See findings under Section (A);
- The adjoining properties are zoned Agriculture/Rural Reserve (AG/RR);
- W Rockeast Road is classified as a “Minor Collector” per the Monroe County Thoroughfare Plan;

(E) To guide public and private policy and action to ensure that adequate public and private facilities will be provided, in an efficient manner, in conjunction with new development, to promote an aesthetically pleasing and beneficial interrelationship between land uses, and to promote the conservation of natural resources (e.g., natural beauty, woodlands, open spaces, energy and areas subject to environmental constraints, both during and after development).

Findings

- See findings under Sections (A), (C), and (D);
- No waivers have been requested with this petition;
- There is one possible karst features on the property and it has been placed in a Sinkhole Conservancy Area;
- There is no floodplain on the property;
- Drainage easements have been placed on the plat per recommendation from the MS4 Coordinator;

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

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

Findings:

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

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

Findings:

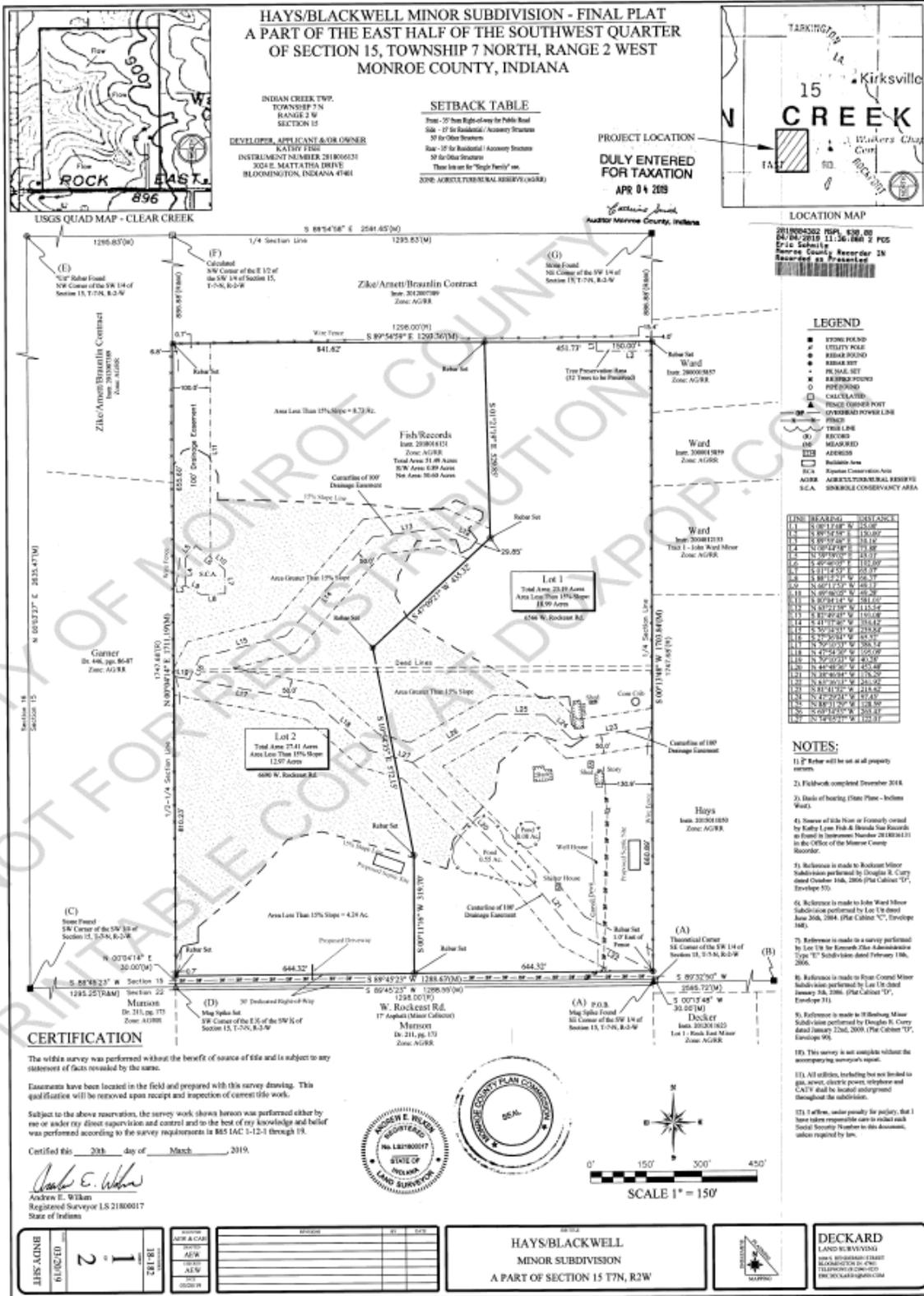
- The petitioner submitted a survey with correct references, to township, section, and range to locate the parcel. The petitioner has provided staff with a copy the recorded deed of the petition site;

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

Findings

- The land boundary records are found at the Monroe County Recorder’s Office and, if approved, this petition will be recorded there as a plat. The plat must comply with Chapter 860 - Document Specifications to be recorded;

EXHIBIT 2: Hays/Blackwell Minor Final Plat (Vacation of Lot 2)



PLANNER Tammy Behrman
CASE NUMBER Mary Cardwell Sliding Scale Subdivision Preliminary Plat
 o Plat Vacation of Tract 1 of William Cramer Minor Subdivision
PETITIONER William & Mary Cramer
ADDRESS 7689 S Rockport RD
REQUEST Preliminary Plat to subdivide one (1) lot into four (4) lots
ACRES 36.92 acres
ZONE AG/RR
TOWNSHIP Indian Creek Township
SECTION 27
PLATS William Cramer Minor Subdivision (Tract 1)
COMP PLAN
DESIGNATION: Farm and Forest

EXHIBITS

1. Petitioner Preliminary Plat
2. William Cramer Minor Subdivision Plat

RECOMMENDATION

Staff gives a recommendation of **approval** of the preliminary plat based on the findings of fact and subject to the Monroe County Highway Department & Drainage Engineer reports and recommendations with the following condition of approval:

1. Clarify existing electric lines and utility poles with easements.

SUMMARY

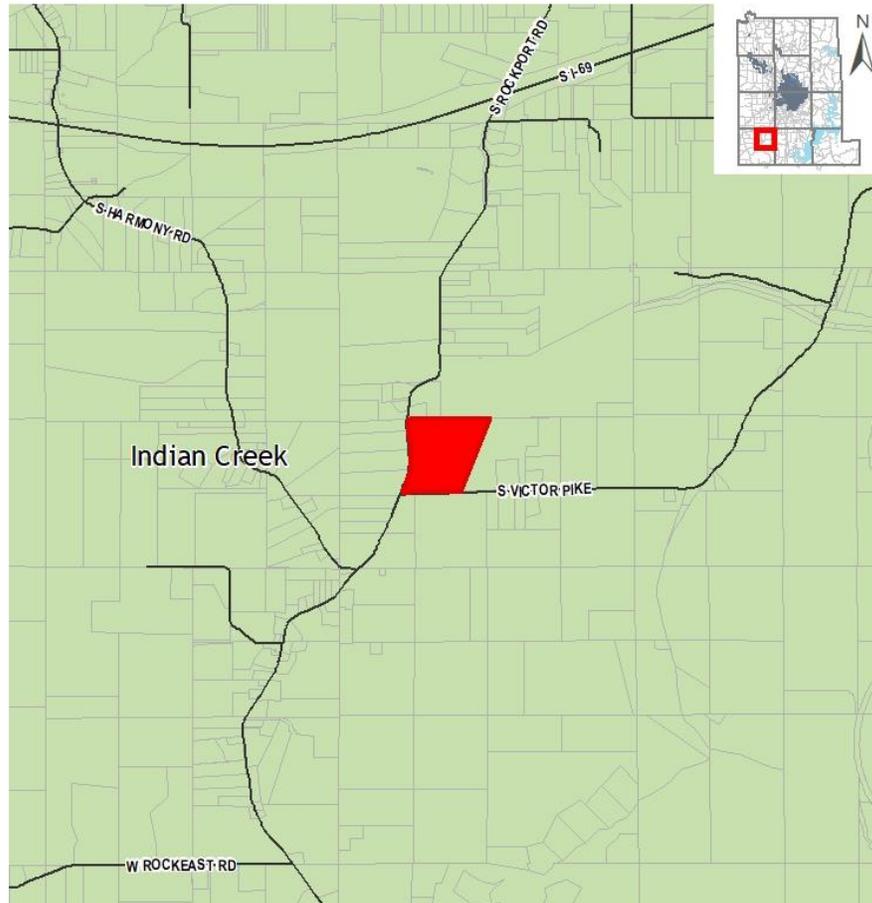
The 36.92 acre petition site is Tract 1 in the recently recorded plat, William Cramer Minor Subdivision. The petitioner desires to vacate this Tract 1 from the existing plat and then subdivide it into four (4) additional lots using the Sliding Scale Subdivision process. Each proposed lot has an approved septic and driveway permit on file. Proposed Lot 1 was originally a 72.0 acre lot and was then transformed into the 36.92 acre lot known as Tract 1 in the William Cramer Minor Subdivision. The proposed Lot 1 will now be 19.58 acres and contain the existing home.

	Total Area	Total Buildable Area	
Lot 1	19.58 acres	5.67 acres	Parent Parcel (55%)
Lot 2	4.47 acres	1.11 acres	
Lot 3	5.42 acres	2.15 acres	-shared drive with Lot 1
Lot 4	5.09 acres	1.18 acres	

LOCATION MAP

The one 36.92 acre lot is located at 7689 S Rockport RD in Indian Creek Township Section 27.

- Location Map**
-  Petitioner
 -  Roads
 -  Civil (Political) Townships
 -  Parcels



0 0.2 0.4 0.8 Miles



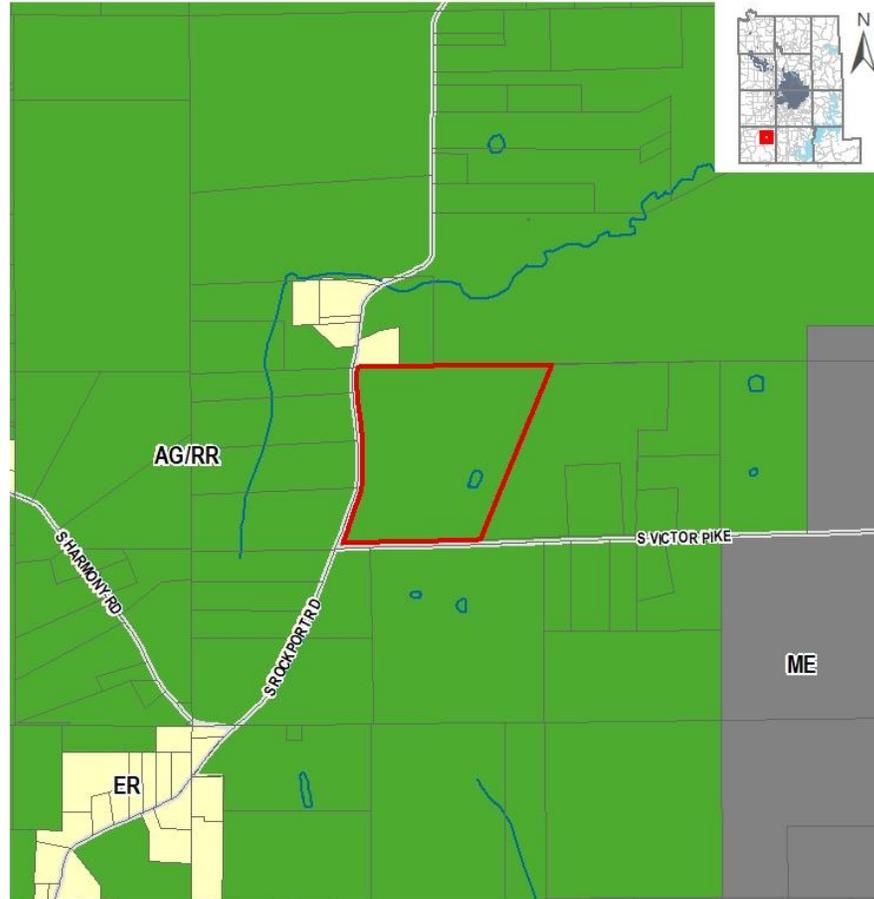
Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/8/2020

ZONING

The petition site is zoned Agriculture/ Rural Reserve (AG/RR) and is surrounded by AG/RR zones except in the southeast where it is adjacent to Mineral Extraction (ME) zoning and a few parcels zoned Estate Residential (ER) to the northeast. The surrounding uses comprise of single family residential, agriculture and mineral extraction.

Current Zoning Map

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



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/8/2020

SITE CONDITIONS

The 36.92 acre property currently contains a home (1970) detached garage, large pole barn and several older agricultural structures. There is a small pond on the property. Much of the site is forested land that was logged under a permit in 2016 or pasture. There is no FEMA floodplain on the site. There may be one suspected karst feature on the property. The site gains access from S Victor PIKE, a major collector and S Rockport RD, a minor collector.

Site Conditions Map

- Minor Collector [90']
- Major Collector [90']
- ▭ Petitioner
- 10-Foot Contours
- Local Roads [50']
- Hydrologic Features

0 62.5 125 250 375 500 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/8/2020

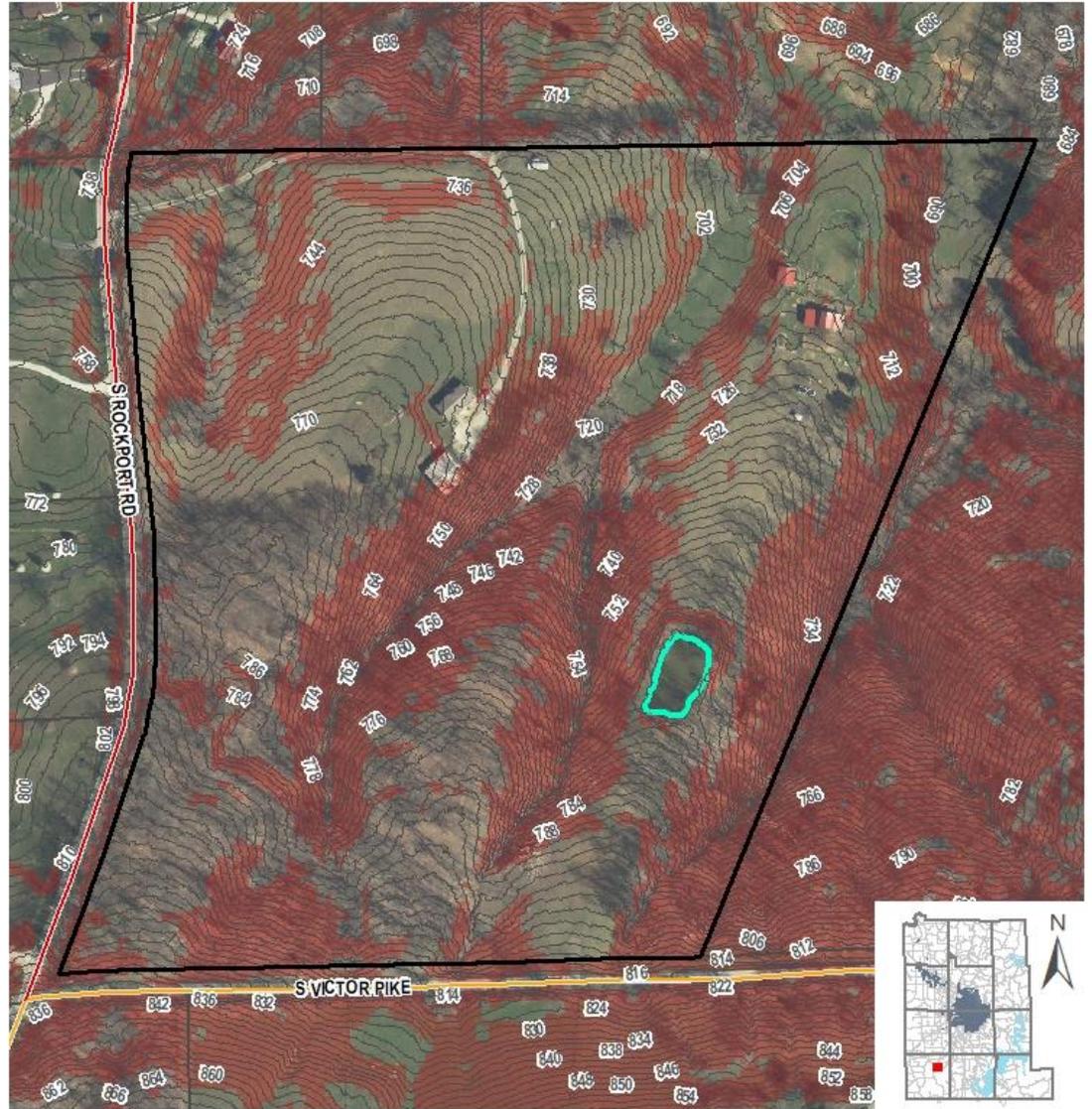


Slope Map

- Minor Collector [60']
- Major Collector [70']
- Local Roads [50']
- Petitioner
- Parcels
- 2-Foot Contours

15_Percent Slope (2010)

- 0 - 15
- > 15
- Hydrologic Features



INFRASTRUCTURE and ACCESS

There is one existing septic system in use for the proposed Lot 1. The septic permits for Lots 2, 3 and 4 were issued October 15, 2018. Driveway permit applications were approved by Monroe County Highway Department. Lots 1 and 3 will share a driveway easement with the property at 7689 S Rockport RD. The other two driveways will access S Victor PIKE. Sidewalks were not required on this subdivision. A tree preservation area to meet the street tree standards from 856-43(B)(1) is required and there is a note on the proposed plat. A utility waiver was obtained under petition 1809-SMN-05 as noted on the plat.

SITE PICTURES



Figure 1. View of existing driveway off of S Rockport RD that will serve as the ingress/egress for Lots 1 and 3.



Figure 2. View of the existing home 7689 S Rockport RD also shown as proposed Lot 1.



Figure 3. View of proposed driveway for proposed Lot 4 facing north from S Victor PIKE, pond is in the background and utility line and poles are to be noted on the plat.



Figure 4. Facing east; view of S Victor Pike and the southwest corner of proposed Lot 1 & 2.



map: Auto (Oblique) ▾ Mar 2017 - Apr 2017 ▾ < image 1 of 3 > 03/22/2017

Figure 5. Facing north: Pictometry

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the **Farm and Forest** designation of the Comprehensive Plan. The Comprehensive Plan states the following for this designation:

Farm and Forest Residential

Much of Monroe County is still covered by hardwood forests, in no small part because of the presence of the Hoosier National Forest, Morgan-Monroe State Forest, Army Corps of Engineers properties, and Griffy Nature Preserve. Much of the low lying floodplains and relatively flat uplands have been farmed for well over 100 years. These areas are sparsely populated and offer very low density residential opportunities because of both adjoining Vulnerable Lands and the lack of infrastructure necessary for additional residential density. This category encompasses approximately 148,000 acres including about 40,000 acres of our best agricultural property located primarily in the Bean-Blossom bottoms and western uplands of Richland Township and Indian Creek Township. It includes private holdings within the state and federal forests.

Farm and Forest Residential also includes the environmentally sensitive watersheds of Monroe Reservoir, Lake Lemon, and Lake Griffy and several other large vulnerable natural features in Monroe County. There are approximately 78,000 acres of watershed area in this portion of the Farm and Forest Residential category. These natural features provide a low density residential option while protecting the lakes and

the water supply resources of the County. The Farm and Forest areas comprise most of the Vulnerable Land in Monroe County.

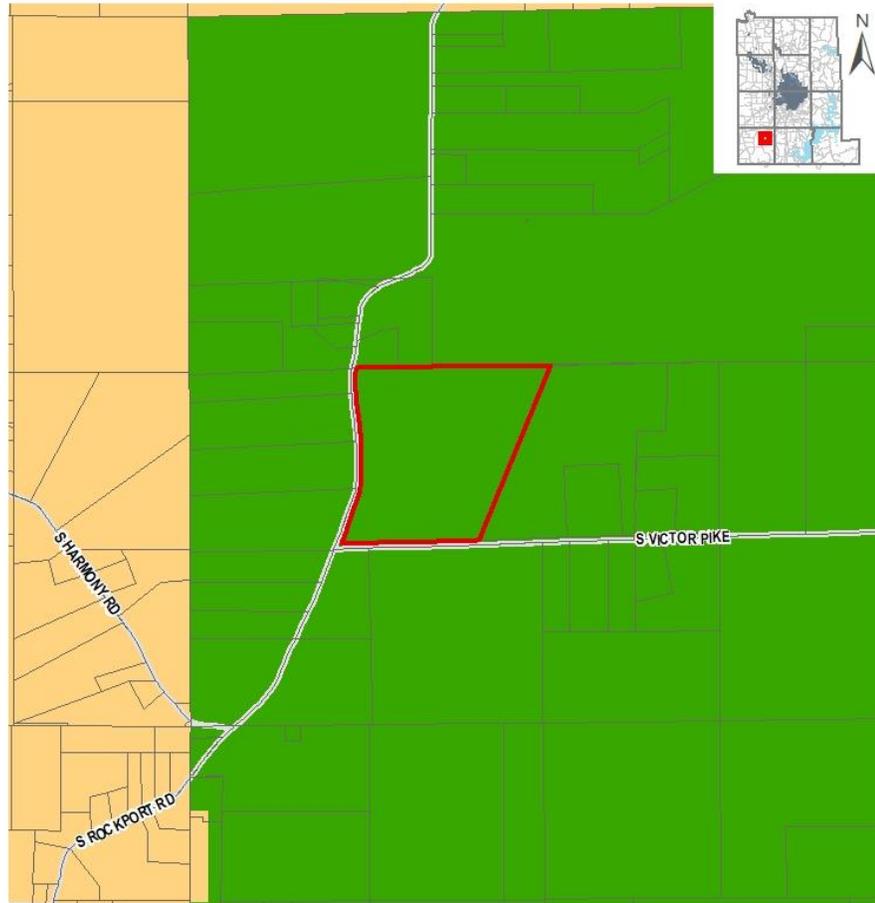
A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting. With a few exceptions like The Pointe development on Monroe Reservoir, these areas do not have sanitary sewer services and have limited access on narrow, winding roadways. Those portions not already used for agriculture are usually heavily forested and have rugged topography. They offer unique and sustainable residential opportunities that cannot be replaced.

In reviewing rezoning, subdivision and site development proposals, the County Plan Commission shall consider the following:

- a) Public services or improvements are not expected for these areas within the horizon of this Plan because those improvements require significant investment in roadways, sanitary sewer, private utilities, and public services for which County financial resources do not exist.
- b) New residential density places additional stress on nearby vulnerable natural features that cannot be mitigated by sustainable practices without additional public expense.
- c) Low density residential opportunities and their associated lifestyle are scarce resources that are sustained only by our willingness to protect that quality of life opportunity for residents who have previously made that lifestyle choice and for future residents seeking that lifestyle.
- d) To maintain Farm and Forest property use opportunities an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadway shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation which exists at the time this Plan is adopted as a result of subdivision. Roadways classified as state Highways, major collectors, or local arterials are exempt from this requirement.

Comprehensive Plan

-  Petitioner
-  Townships
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
-  Farm and Forest
-  Rural Residential



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/8/2020

FINDINGS OF FACT - Subdivisions

850-3 PURPOSE OF REGULATIONS

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

Findings

- Approval of the subdivision would allow Tract 1 of the William Cramer Minor Subdivision to use the Sliding Scale Subdivision to further subdivide into four (4) lots that meet the requirements for the Agriculture/Rural Reserve (AG/RR) zoning;
- The petitioner is proposing to create Lot 1 = 19.58 acres, Lot 2 = 4.47 acres, Lot 3 = 5.42 acres and Lot 4 = 5.09 acres for this sliding scale subdivision;
- Septic Permits are on file for all four proposed lots;
- Driveway Permits are on file for all four proposed lots with Lots 2 and 4 having access S Victor Pike and Lots 1 and 3 using a shared driveway off of S Rockport RD;
- Utility Easements have been designated on the plat along the right of way;
- Drainage easement has been designated on the plat where no further development in the form of structures may be constructed;
- No waivers have been requested with this petition;

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

Findings

- See Findings 1
- The recommended Comprehensive Plan Land Use for the site is Farm and Forest;
- Approval of the subdivision would vacate one lot to create four lots that meet the requirements for the Agriculture/Rural Reserve (AG/RR) zoning designation in the Monroe County Zoning Ordinance, Chapter 802;
- “The average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands” such as steep slopes as stated in the Comprehensive Plan;

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

Findings

- See Findings A and B;

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

Findings

- The property is zoned Agriculture/ Rural Reserve (AG/RR);
- The immediate surrounding properties are also zoned Agriculture/Rural Reserve (AG/RR) with some Mineral Extraction (MR) zoning to the southeast;
- Approval of the subdivision would allow Tract 1 of the William Cramer Minor Subdivision to use the Sliding Scale Subdivision to further subdivide into four (4) lots that meet the requirements for the Agriculture/Rural Reserve (AG/RR) zoning designation in the Monroe County Zoning Ordinance, Chapter 802;
- All existing structures meet the setback requirements of the Agriculture/Rural Reserve (AG/RR) zone with the proposed configuration;

- (E) To guide public and private policy and action to ensure that adequate public and private facilities will be provided, in an efficient manner, in conjunction with new development, to promote an aesthetically pleasing and beneficial interrelationship between land uses, and to promote the conservation of natural resources (e.g., natural beauty, woodlands, open spaces, energy and areas subject to environmental constraints, both during and after development).

Findings

- See Findings A and B;
- A drainage easement has been designated on the plat where no further development in the form of structures may be constructed;

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

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

Findings:

- The petitioner has submitted a preliminary plat drawn by a registered surveyor.
- The preliminary plat was reviewed by the Monroe County Surveyor's Office and has met all comments.

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

Findings:

- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site.

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

Findings

- The land boundary records are found at the Monroe County Recorder's Office and, if approved, this petition will be recorded there as a plat. The plat must comply with Chapter 860 - Document Specifications to be recorded.

In approving modifications, the Commission may impose such conditions as will in its judgment substantially secure the objectives of these regulations.

