

Monroe County Historic Preservation Board of Review



**Monday, April 18, 2022
5:30 p.m.**

Hybrid Meeting

In-person

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

Virtual

Zoom Link: <https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lV0R0WUdCWFlobljUT09>

If calling into the Zoom meeting, dial (312) 626 6799

Meeting ID: 879 5022 4220

Password: 491694

AGENDA
MONROE COUNTY HISTORIC PRESERVATION
BOARD OF REVIEW

Monday, April 18, 2022
5:30 PM

HYBRID MEETING INFO

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

VIRTUAL LINK: <https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lV0R0WUdCWFlobljUT09>

If calling into the Zoom meeting, dial: 312-626-6799.
When prompted, enter the Meeting ID #: 879 5022 4220
Password: 491694

- 1) Call to Order
- 2) Approval of Meeting Minutes: March 21, 2022 PAGE 3
- 3) Administrative: Planning Staff Announcement
- 4) Old Business: None.
- 5) New Business: PAGE 7
 - a) Discussion to add HP Overlay to 4595 N Maple Grove Road – Ben Owens Farmstead
 - b) CLG Annual Report 2021 – draft PAGE 12
 - c) 2022 Work Plan PAGE 25
 - d) Kings Road Farm Rezone from RE2.5 to AG/RR PAGE 26
 - e) Adjournment

NEXT MEETING: May 16, 2022

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

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

The meeting will be open to the public.

DRAFT MINUTES
MONROE COUNTY HISTORIC PRESERVATION
BOARD OF REVIEW

Thursday, March 21, 2022
5:30 PM

HYBRID MEETING INFO

IN-PERSON: Monroe Government Center 501 N Morton ST Suite 224 Bloomington IN 47404

VIRTUAL LINK: <https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZF5m1V0R0WUdCWFlobljUT09>

If calling into the Zoom meeting, dial: 312-626-6799.
When prompted, enter the Meeting ID #: 879 5022 4220
Password: 491694

Attendees: Debby Reed, Duncan Campbell, Don Maxwell, Donn Hall, Devin Blankenship, Susan Snider Salmon, Polly Root Sturgeon (virtual attendee), Doug Wilson (virtual attendee* no camera),
Absent: Danielle Bachant-Bell
Staff: Tammy Behrman, David Schilling, Addison of Tech Services to assist with meeting
Public: n/a

1) Call to Order 5:31 PM

2) Approval of Meeting Minutes: February 21, 2022

Hall: Motion to approve the minutes

Campbell: 2nd

Approved 6-0 (1 abstention; 1 technical issue)

3) Administrative Business: Added by Staff

a) Meeting room location considerations and hybrid meeting rules

Behrman: offered to switch the room to 100B; members in attendance favored room 100B due to size.

b) Reminder for Plan Commission 3/29/2022 agenda items

Behrman: Review of how to find meeting and packet links and recordings. Hinkle Rezone, Rice Rezone

c) CLG 2022 Annual Report

Behrman: Staff just received the application on 3/18/2022. The report is due 4/29/2022.

d) Introduce Daniel Brown, Planner I for Monroe County Planning

4) Old Business: None.

5) New Business:

a) Special Guest: David Schilling of Monroe County Legal to discuss demolition delay

Schilling: County adopted zoning ordinance in 1974 and copied city HP ordinance and both were part of zoning code for city and county. In 1986 the County zoning ordinance was declared invalid due to a notification and was void. It was re-adopted in 1986 and that is the first time the HP Ordinance became valid. The state statute if your ordinance was adopted before 1977 you can do what you want like the City can do what they want. The County had to adopt the state model ordinance.

Campbell: Then the City re-wrote it and so now they had to adopt the state version. I thought County never had one until the early 2000's. When county did adopt it they imitated the state enabling ordinance. It went to the state attorney general and was denied so that is why the City went with the state ordinance.

Schilling: Chapter 815 did exist but there was never a review board. When we adopted in 1996 the case law was saying that if you are adopting an ordinance that regulates then you need to follow the zoning ordinance procedures. It made sense but there were some federal cases that disagreed and some acknowledge that if there is an independent basis you can do it outside of the zoning ordinance. If outside then it still needs County Commissioner oversight. In the Zoning umbrella then it also goes to the Plan Commission. I feel comfortable with the law to get this out from under the zoning ordinance. As long as demo delay complies with state then I think it could be done.

Campbell: Don, Danielle and I have found that there are different values around the subjective reasons and different classifications and eligibility. Some communities have partial demo and whole demo policy. Committees met and not sure where legal falls in place. How would this work best in the County. Meet with the Director and Commissioners. I think the city has a good model but we've been told to not use the city's model. What survey to look to, who points the finger, is there a secondary decision. At the City they make the decision. They rarely do it but they do negotiate with property owners. Leads to good feedback with homeowner. On the other hand what doesn't work is people purchase property and the Board can't designate all of the properties so they end up getting knocked down.

Behrman: What is the enforcement arm?

Campbell: Legal, straight to legal.

Schilling: When we get the policy directive we will make sure it passes the legal muster.

Campbell: Who really makes the decision? Those extra Plan Commission meetings are a burden and the PC members don't really have the training.

Schilling: Whatever you recommend I am sure it would be taken into consideration. When we adopted this version we had a Commission that was not interested in HP and stirring up anything.

[Discussions]

Schilling: If you take it out of the zoning ordinance then you only have to notify the property owner and not the adjoining neighbors.

Campbell: Visible from road discussion. Visible consideration is valid if only issuing a COA but can still be designated. If this body makes the decision, does it need another step in approval like PC or Commissioners?

Campbell/Devin: Seems like we want to add the Interim and SHAARD. There is overlap but sometimes either don't pick it up especially because some wasn't eligible in the interim report. Do we want to use 50 years old? That means 1972. And what about the buildings not considered like mills, walls, industrial and barns. There would be a big map in the survey. Can we add to it? The federal mandate wants a new survey every 10 years but that is a joke. It is hard to keep up. It is a huge amount of work. There are some gaps to fill and find the funding to survey (third party should do that). Recommend that we move out from under zoning. Ordinances have not always been set up for demo delay. We know something is old but not meaningful enough to protect and designate it.

Reed: If we go outside of Planning and we have a business owner that pushes back, where would that leave this board? Would we have support from the County?

Schilling: The County would have to enforce it. The state historic group could step in. It did not say the HP Board could do it.

Campbell: When it happens at the city it is legal that just steps in and enforces. If you break the law. Fines are written in City at \$2500 day per day and can't issue permits for 10 years. Most incidents have high fines.

Campbell: How does it get done most efficiently and with the most expertise. Decisions should be by the experts. The more bodies you pass it though the more dilute and confusing it becomes. Like 6 meetings vs 2. The issue needs to get done quickly.

Schilling: HP Board should write the ordinance and then Planning and Legal can review it. Be specific and careful.

Campbell: Hard to save everything. Some have stages or a standard they have to meet. Multilayered and subjective. Contributing matters.

6) 2022 Work Plan draft approval

Root Sturgeon: First, I wanted to go over each of the subcommittees to confirm members and see if anyone wanted to change. We can add Susan once she is approved as a Board member.

[Everyone present was good with his or her assignments.]

Limestone Heritage website

Behrman: I heard from Wendy and she was able to figure out how to add images you can click on and link to another page. She worked on the YouTube Channel items but was unsuccessful and needs assistance from the Director for this task.

Reed: Danielle, Wendy and I met in person some time ago. She has several lists that we were hoping to add to the site so this is great news that she has made some progress.

Drystone Walls

Campbell: As worded we need to continue with it the way it is. The Rumpke discussion was somewhat under this item.

Community and Site Signage

Devin: I reached out to the Smithville contact. Need to reach out to County Commissioners to find out funding. I think we should amend letter 'a' because it is rather vague. Want to get some covered bridge language incorporated.

Preservation Education

Root Sturgeon: Just on Friday, I got approval from IU to revisit the IU Limestone Fest. I will try to re-host this on June 4th (first Saturday) from 10am to 3pm. It will be on the outdoor lawn of the Geology Building off of 10th Street near railroad. Wondering if the Board would like to have a table there? I can't personally staff this since I am running it.

Snider Salmon: If I recall I had previously volunteered and I would like to do it this time. I'd have no issue with parking. Would there be an activity? Perhaps an opportunity to collect volunteers? Highlight limestone education website.

Campbell: We never had a launch for the Limestone Heritage website.

Behrman: Maybe get a QR Code for the website.

Snider Salmon: We do have a slot next May if we want it at the Monroe County History Club on Drystone Walls. I'm happy to help with the PowerPoint or mechanics of it.

Root Sturgeon: May is Historic Preservation Month and June is Limestone month so it would be good advertising.

[Susan added to the education committee.]

Demo Delay and Staffing

Campbell: Nothing to add other than tonight's discussion with Dave Schilling which was helpful.

Polly: Meeting with Executive meeting.

Campbell: A pro's and con's assessment would be beneficial.

Annual Property Owner Notice

Does the letter need edits? Add Susan's credentials and Spring 2022. Behrman to resend to everyone.

Project Priorities

1. Actively engage in County Development Ordinance

[Updates to the education items on Work Plan.] [Library discussion for CLG]

Root Sturgeon: Motion to approve the Work Plan as amended during this discussion.

Blankenship: Second.

Approved 7-0 (1 technical issue)

Adjournment 7:27 PM

Tammy Behrman

From: David W Ray <ray_david_w@lilly.com>
Sent: Wednesday, April 6, 2022 12:47 PM
To: Tammy Behrman
Subject: Follow up to our discussion

Tammy,

Thanks for taking time to discuss our property at 4595 n. Maple grove road, Bloomington, IN 47404. We are interested in improving the historic 1860's barn. Currently the roof is damaged allowing leaks and siding that is in poor condition allowing additional water damage. A few years ago, we spent \$20,000 on structural improvements to the damaged beams and short-term roofing repairs. We would like to do major improvements which would require us to be added to your agenda for your 4-18-22 Historic Preservation Board meeting. We are proposing a re-roofing, repair the siding, and add a living space in part of the barn. In the past there was a living space attached to the barn, but it was in disrepair and was torn down.

We love our historic 1864 house, 1819 log cabin and 1860's barn. We would like to pass the house onto our daughter's family so they can raise their kids there while my wife and I can restore the barn and continue to live on the property. We discussed 2 options:

- 1-Historic Preservation overlay for the property or
- 2-Historic adaptive reuse.

We are open to whatever the board feels is best.

Thank you and let know if you have any questions,

David and Mary Ray
812-322-3587
Ray_david_w@Lilly.com

Get [Outlook for iOS](#)

IN.gov SHAARD

IHSSI (County Survey)



Survey Number: 105-055-21024

Rating: Outstanding

Historic Name: Ben Owens Farmstead

Year Dataset Compiled: 2014

National Register File
Number: -

Survey County

County	Legal Township(s)	Quad Name(s)
Monroe	Bloomington	Bloomington

Address: 4595 Maple Grove Rd

City: -

Location Notes: -

Coordinates

Easting

Northing

537842

4340765

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: Maple Grove Road Rural Historic District

Ownership: private

Use: Present

Residence:

Commercial:

Vacant:

Other:

Describe: Farmstead

Other:

Use: Past

Residence:

Commercial:

Vacant:

Other:

Describe: Farmstead

Other:

Surveys/Legal Protections

National Register:

State Register:

Hoosier Homestead:

National Historic Landmark:

Local Designation:

Protective Covenants:

Other:

Areas of Significance: AGRICULTURE, ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of Contributing Resources: 6

Number of Non-contributing Resources: 2

Environment: Rural

Bibliography: Talked with owner

Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): 1864

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: Greek Revival

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: 3

Foundation: LIMESTONE

Foundation Description: -

Walls Description: -

Other Walls: -

Roof

Side-Gable:

Front-Gable:

Cross-Gable:

Hip:

Pyramidal:

Mansard:

Other:

Material: ASPHALT

Features: 5 brick chimneys, wood cornice and returns

Porches

Front: Side: Back:

Notes: See #29

Openings: 6/6 double hung wood windows w/metal storms, limestone sills and lintels, slightly recessed wood panel doors w/3 light wood transoms and wood sidelights, glazed metal storms, wood trim, glazed wood panel door w/3 light transom w/glazed metal storm

Interior: -

Outbuildings: English barn,
Shed,
Other

Description: c. 1819 log cabin summer kitchen, earlier small co

Notes: Wood barn and shed have slate roofs. Earlier cottage has wood siding, metal roof, 6/6 double hung wood windows, wood door. Log summer kitchen with wood shingle roof and limestone chimney. Wood garage w/metal roof and glazed wood panel garage door.

Statement of Significance: Outstanding example of a Civil War era farmstead. Outstanding features include the Greek Revival house with Gothic influence, the limestone walls, the earlier cottage house, the slate roof English barn and slate roof shed, and the log cabin summer kitchen. The two head stone cemetery also contributes to the intergrity of the farmstead. The brick house was constructed in 1864 by Benjamin Owens, one of three sons of settler John Owens. The house retains most of its original features and form, the most notable alteration being a rear one story addition. The other buildings on the property also remain mostly original to their date of construction.

Architectural Description: Two story front porch with pedimented gable front roof, scrolled wood columns and railing, wood floor on the second story, concrete floor and steps on first story. Pointed Gothic wood windows in the gable ends on the third story. Vinyl sliding doors and glazed wood garage door in rear addition.

PLEASE NOTE: Planning staff has begun the process of filling this report out. The 2020 Annual Report was utilized as a guide for filling out some of the basic components or taken from planning data and are already in ‘Bolded regular font’. Items that are in **Red Bold** are directly taken from the 2020 report and will be used as guidance to update answers. Items that are in **Green Highlight** will be attached by staff. Item in **Yellow Highlight** will need some assistance formulating the response. Please be prepared to help answer these items. **Deadline is April 30th!!**

**2022 ANNUAL REPORT
Indiana’s Certified Local Government (CLG) Program**

Community Name: Monroe County
Commission Name: Historic Preservation Board of Review
Reporting Period: January 1, 2021 to December 31, 2021

Due Date: Please complete this Annual Report and submit it to the Division of Historic Preservation and Archaeology (DHPA) **no later than April 29, 2022**. Please e-mail the completed report to Steve Kennedy, State CLG Coordinator at skennedy@dnr.IN.gov.

EXTENSION REQUEST? In 2020 we were granted an extra month.

Instructions: Please insert responses directly into this document where appropriate. Attach all supporting documentation to this form, create a single PDF, and submit it by e-mail to the address above by the deadline. (Lengthy attachments may be submitted as separate PDFs.) Please direct any questions about this report to Steve Kennedy at 317-232-6981 or by e-mail.

Please provide the contact information for the person completing this report.
Name / Title : Tammy Behrman, Senior Planner, Secretary of the Board of Review
Daytime Phone: (812) 349-2560
E-mail Address: tbehrman@co.monroe.in.us

PART A: UPDATED INFORMATION

Item 1: Contact Information for the Commission’s Primary Staff Person

The National Park Service CLG webpage lists staff contact information for each CLG in the country, and requests that this information be verified and updated periodically. To assist the DHPA with this annual update exercise, please provide the following information for the primary staff person to the commission.

Name: Tammy Behrman
Title: Senior Planner
Agency Name: Monroe County Planning Department
Full Mailing Address: 501 N. Morton Street, Suite 224

Phone: (812) 349-2560

FAX: (812) 349-2967

E-mail: tberhman@co.monroe.in.us

Item 2: Chief Elected Local Official

Name: Monroe County Commissioners

Title: Monroe County Commissioners

Full Mailing Address: 100 W. Kirkwood Avenue, 3rd Floor, Bloomington, IN 47404

Item 3: Contact Information for Commission Chairperson (or Chairperson’s Proxy)

The DHPA normally directs many of its CLG-related e-mail communications to the commission’s primary staff person AND chairperson (or another commission member).

Name of chairperson elected for 2022 : Polly Root Sturgeon

E-mail address of chairperson* for 2022 : pollyroot@gmail.com

*ONLY if the chairperson does NOT have an active e-mail account, please provide the name and e-mail address of the vice chair or another commission member to receive e-mail communications from the DHPA.

Name of chairperson’s proxy for 2022 : n/a

E-mail address of proxy for 2022 : n/a

PART B: NARRATIVE RESPONSES

Item 4: Continuing Education Efforts

Provide a list of the continuing education efforts or training events attended by commission members and staff during the review period. Please give the name, date, location, and a brief description of the event and clearly indicate which commission members, staff, and/or advisors attended each event. The goal is for a majority of commission members to attend at least one informational or educational meeting, training session, conference, or activity each year. Note: eligible events include those where the attendee is a “learner” as opposed to a “teacher, leader, facilitator, or presenter.” Please note that, in general, house tours or building tours do not qualify for this continuing education credit.

***See table below. Seven of nine Board Members responded to the inquiry and attended education sessions ranging from 1 to 9 sessions each. Sessions attended in total were 42 across the 7 members and 1 staff member. Note: one member was not active in 2021 and did not respond nor come to any meetings.**

Event	Date	Location	Notes										
				Danielle Bachant-Bell	Debbie Reed	Don Maxwell	Donn Hall	Duncan Campbell	Polly Root-Sturgeon	Douglas Wilson	Tammy Behrman -staff		
The Tidal Basin in Context: Dialogues on Public Space Today	January 27, 2021	Zoom	National Trust for Historic Preservation									x	
It's The Real Thing: Bottleworks District Restoration Webinar	January 28, 2021	ZOOM	Terracotta Cladding Restoration/ ARSEE/ presented by Indiana Landmarks	x	x								
Bethel Cemetery, Gone But Not Forgotten Webinar	Feb. 25, 2021	ZOOM	Indiana Landmarks	x	x								
Using Historic Preservation to Maintain Neighborhood Diversity (Atlanta)	May 2021	2021 National	American Planning Association									x	
The Tidal Basin in Context: Dialogues on Public Space Today	March 3, 2021	Zoom	National Trust for Historic Preservation	x									
Mining Your Community Wealth	May 13, 2021	Zoom	Indiana Landmarks	x						x			
Introduction of Historic Preservation	July 28, 2021	Planetizen	APA Credit https://courses.planetizen.com/course/historic-preservation-intro										x
The Government's Role in Historic Preservation	August 12, 2021	Planetizen	APA Credit https://courses.planetizen.com/course/governments-role-historic-preservation										x
Historic Preservation How-To Guide	September 14, 2021	Planetizen	APA Credit https://courses.planetizen.com/course/historic-preservation-how-to-guide										x
National Council on Public History annual meeting	March 19-27, 2021	Zoom & prerec	National Council on Public History			x							
Building a True National Identity: Preserving African American Places	February 1, 2021	Zoom	National Trust for Historic Preservation / Indiana Landmarks			x							
The American Mall: How Shopping Changed Postwar America	June 3, 2021	Zoom	Indiana Landmarks			x							
NAPC Summer Short Course	September 1, 2021	Zoom	National Alliance of Preservation Commissions	x									
PastForward Online 2021: Understanding Climate Change	September 21, 2021	Zoom	National Trust for Historic Preservation							x			
Preserving Historic Places conference	Sept 30-Oct 1, 2021	Zoom	Indiana Landmarks	x				x	x				
CAMP 2021	Sept 21-22, 2021	Zoom	NAPC / CLG (All 6 sessions)										x
Indiana Limestone Deposit to Built Environment Part I	October 11, 2020	ZOOM- prerec	Indiana Hist. Preservation Conf.		x			x					x
Indiana Limestone Deposit to Built Environment Part II	October 18, 2021	ZOOM- prerec	Indiana Hist. Preservation Conf.		x			x					
Architecture in Indianapolis; Decades of design evolution in the capital city	November 8, 2021	Zoom	Indiana Landmarks			x							
So You Can't Be on the National Register, Then What?	October 26, 2021	ZOOM- prerec	Indiana Hist. Preservation Conf.		x								
The English Barn in America by Jack A. Sobon	Novmeber 3, 2021	ZOOM	National Barn Alliance		x				x				
Replacement Windows for Historic Buildings: Managing Compromise When Perfection Is Out of Reach	Novmeber 9, 2021	Zoom	PastForward Online 2021	x									
Bloomington Historic Preservation Commission meeting	November 18, 2021	Zoom	City of Bloomington	x				x					
Social Media Strategies for Historic Preservation Commissions	November 17, 2021	Zoom	National Alliance of Preservation Commissions	x						x			
HISTORIC PRESERVATION 101 - HISTORIC DISTRICTS: 5: 43	November 29, 2021	YouTube	https://www.youtube.com/watch?v=ciWbFIMkDX0							*			
Introduction to Historic Preservation: 1:02:01 Dr. David Amott is the presenter for the Regional Heritage Stewardship	November 29, 2021	YouTube	https://www.youtube.com/watch?v=ACK45ITY6QA							*			
A Richer Heritage: Historic Preservation in the Twenty-First Century - Edited by Robert E. Stipe	November 29, 2021									*			
Introduction by Diane Lea: America's Preservation Ethos: A Tribute to Enduring Ideals	November 29, 2021									*			
Chapter One by Robert E. Stipe Some Preservation Fundamentals	November 29, 2021									*			
From Mansards to McMansions: Styles of the Recent Past	December 9, 2021	Zoom	National Alliance of Preservation Commissions								x		
US History from West to East / POC sources	November 1, 2021		IU Advanced College Placement									x	
TOTAL EVENTS				9	6	4	5	5	5	1	7		

Item 5: Local Landmark Designation

Provide a list of all properties designated as local landmarks within the commission’s jurisdiction (if any) during the reporting period. If the landmark is an individual building, include the street address and building type (i.e., school, residence, commercial building, etc.). If the landmark is a district, indicate the type of district (i.e., commercial, courthouse square, residential, etc.), give the total number of contributing resources, and include a map as an attachment. If no local landmark designations were completed during the review period, indicate “None.”

None (2020 Ward House, 2022 in-progress Hinkle Barn)

Item 6: National Register Activities

Provide a list of all the National Register applications for individual properties and/or districts that were received and reviewed by the commission (if any) during the review period. For each application, please give the date that it was received, the date that it was considered by the commission, a description of any local actions taken, and the date that it was approved by the commission to be forwarded to the DHPA (as may be applicable during the reporting period). If no National Register Applications were considered during the review period, indicate “None.”

National Register Nomination: Stipp-Bender Farm National Registry Nomination

Date Received: March 5, 2021

Date considered by Board of Review: April 19, 2021

Description of actions taken: Approved by County Board of Commissioners by Ordinance #2021-19 on May 5, 2021

Date forwarded to DHPA: ~May 13, 2021

Please review your most recent city or county Interim Report publication and list below any potential districts that are identified but not yet listed in the National Register of Historic Places. Also include any districts that may have been identified by the CLG and/or DHPA, if known, since publication of the Interim Report. For each identified district, please answer the following questions:

Clear Creek Historic District, 105-115-36001-36056

Is there currently local support for listing this district in the National Register of Historic Places?

Yes No Unknown

Has the commission and/or staff attempted to cultivate local support for listing this district?

Yes No

Does the commission have any near-future plans to apply for HPF matching grant assistance through the DHPA to list this district?

Yes No

Sanders Historic District, 105-115-38001-38052

Is there currently local support for listing this district in the National Register of Historic Places?

Yes No Unknown

Has the commission and/or staff attempted to cultivate local support for listing this district?

Yes No

Does the commission have any near-future plans to apply for HPF matching grant assistance through the DHPA to list this district?

Yes No

Stanford Historic District, 105-607-41001-41021

Is there currently local support for listing this district in the National Register of Historic Places?

Yes No Unknown

Has the commission and/or staff attempted to cultivate local support for listing this district?

Yes No

Does the commission have any near-future plans to apply for HPF matching grant assistance through the DHPA to list this district?

Yes No

Victor Oolitic Stone Company Historic District, 105-115-46001-46010

Is there currently local support for listing this district in the National Register of Historic Places?

Yes No Unknown

Has the commission and/or staff attempted to cultivate local support for listing this district?

Yes No

Does the commission have any near-future plans to apply for HPF matching grant assistance through the DHPA to list this district?

Yes No

Smithville Historic District, 105-115-51001-51056

Is there currently local support for listing this district in the National Register of Historic Places?

Yes No Unknown

Has the commission and/or staff attempted to cultivate local support for listing this district?

Yes No

Does the commission have any near-future plans to apply for HPF matching grant assistance through the DHPA to list this district?

Yes No

Harrodsburg Historic District, 105-115-53001-53069

Is there currently local support for listing this district in the National Register of Historic Places?

Yes No Unknown

Has the commission and/or staff attempted to cultivate local support for listing this district?

Yes No

Does the commission have any near-future plans to apply for HPF matching grant assistance through the DHPA to list this district?

Yes No

Item 7: Local Survey Update

- Provide a detailed description of how the local survey data is kept up-to-date in terms of additions, deletions, designation changes, etc. Describe any on-going, systematic update efforts undertaken during the review period.

As of September 2015, the IHSSI County Survey for Monroe County was made available in the SHAARD database. The Board and its staff are utilizing the SHAARD system to assist in local determinations for designation and for many other inquiries.

Item 8: Public Access and Participation

- Please indicate where (location name and street address) and when (days of the week and hours of operation) the public may inspect any commission-related documents in accordance with Indiana’s Open Door Law (IC 5-14-1.5).
- Please indicate the day of the month and time when regular meetings are held.
- Please indicate how, where, and when commission meetings are publicized in advance, in accordance with Indiana’s Open Door Law (IC 5-14-1.5).

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

Hours: 8:00 a.m. to 4:00 p.m. (Monday thru Friday)

Many materials are available online:

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/PlanningDepartment/HistoricPreservation.aspx>

or

<https://www.co.monroe.in.us/department/?structureid=159>

Meetings are held regularly on the third Monday of each month beginning at 5:30 PM in a hybrid meeting format.

HYBRID MEETING INFO

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

VIRTUAL LINK:

<https://www.co.monroe.in.us/egov/apps/document/center.egov?view=item&id=10208>

If there is an item on the agenda that requires a hearing, the rules of procedure are followed in regarding to meeting notices. The meetings are published in the Herald Times at the beginning of the year. A twelve-month schedule is also posted in the public lobby of two county government buildings, as constant notice for year round meetings. The Board’s meeting packets are also posted on the County website one week before each meeting, and they remain on the website. A paper copy of the agenda is posted at the Planning Department at least 48 hours before meetings.

Item 9: General Preservation Accomplishments

- Provide a list or summary of all preservation accomplishments sponsored or achieved by the commission during the review period. Examples include: Preservation Month and/or Archaeology Month activities, local heritage events and observances, locally hosted training events for the commission and/or the general public, plaque or marker installations, awards ceremonies, public outreach events, press releases and media events, brochures or

publications produced, successful outcomes of particularly difficult or controversial COA applications, HPF grant-assisted projects completed, etc.

BELOW IS 2019 RESPONSE

This year's National Preservation Month – May 2019 – saw the Monroe County Historic Preservation Board of Review partner with the Bloomington Historic Preservation Commission on two events:

- Showers Classic Trivia Competition on May 22, 2019
- The Rosemary Miller Lecture Series with Randy Shipp on May 31st. His talk covered Gunnison Houses manufactured in New Albany, IN.

The Educational Outreach proposal in response to the Memorandum of Agreement with the Federal Highway Administration, IN SHPO, and the Monroe County Commissioners was completed in 2018. The grant contract between INDOT and the County was signed in August 2016. The proposal included the development of an educational outreach initiative to highlight the limestone heritage of the Monroe County region. This project was spearheaded by the Board of Review partnering with twelve groups ranging from the Monroe County History Center to a curriculum-writing class at Ball State University in order to create a lasting, available resource. A large component of the multi-year, long range project was production of the Monroe County Limestone Heritage Website. However, in mid-2018 it was discovered the website was non-functional. So, in 2019 considerable efforts were undertaken to correct the situation. The website has been designed to accommodate teaching and learning resources, as well as links to other historical resources related to Limestone heritage. The link to the website is as follows: <http://www.monroecountylimestoneheritage.com>. At the same time, the board produced a rack card to help promote the website and its available resources.

The Community Signage Project is an ongoing public-private initiative facilitated by the Monroe County Historic Preservation Board and supported by local citizens. Through this initiative, our historic rural communities have the opportunity to gain visibility and recognition with place name signage, which undergoes county approval and placement with materials purchased by community members. In 2019, the board approved research toward the erection of signage for the communities of Stobo, Mt. Tabor, and Handy.

The board was considerably involved in a re-zone petition for properties adjacent to the locally designated Stipp-Bender Farm Historic District. It was given protection through Historic Preservation Overlay Zoning in 2017. Re-zoning of the adjoining and nearby properties may have resulted in incompatible new uses as well as direct encroachment across the designated property. Involvement by various board members at special meetings and regularly scheduled public meetings including those of the Plan Commission occurred for several months during the last half of the year. Ultimately, the re-zone petitions were withdrawn.

Three board members became specifically involved in the Alexander Memorial Committee. As part of this the board approved to formally sponsor application to the Historic Preservation Fund Grant to assist with rehabilitation efforts. The Alexander Memorial is a carved limestone monument on the courthouse lawn erected in 1926 as a memorial to the soldiers of all wars.

Damage to the carved panels occurred in the 1980s and efforts toward restoration and rehabilitation of the monument began as part of the Monroe County Bicentennial in 2018.

PART C: STATISTICAL RESPONSES

Item 10: Certificate of Approval Statistics

Please account for all COA applications received so that the number reported for G equals the sum of the numbers reported for A through F. (Please check your math.)

- A. Number of COA applications approved without conditions : **1**
- B. Number of COA applications approved with conditions : **3**
- C. Number of COA applications denied :
- D. Number of COA applications withdrawn :
- E. Number of COA applications tabled, NOT considered during the review period :
- F. Other (please explain below if any) :
- G. Total number of all COA applications received during the review period : **4**

Does the Commission routinely announce and/or publish these statistics in order to help demystify the process for the public?

- Yes If yes, please describe how and when this is done.
- No If not, please consider adopting this practice within the current year.

Item 11: Other Commission Information

Does the commission have organizational membership in the National Alliance of Preservation Commissions (NAPC -- <https://napcommissions.org>)?

- Yes, renewal date August 18, 2022
- No If no, please consider joining in the current year.

Check if applicable:

- Staff person has individual membership in NAPC
- One or more commission members have individual membership in NAPC

Does the commission hold an annual retreat or planning meeting for its members and staff to review accomplishments and lessons learned, identify and set new goals, conduct training, and/or plan special events?

- Yes If yes, please give a brief description of it below.
- No If no, please consider starting this practice in the current year.

Staff and Board members discuss the previous years' accomplishments and lessons at a meeting in January. We also discuss new immediate goals and work program, along with more long-term goals and timelines.

Does the commission have a mission statement?

- Yes If yes, please insert it below.
- No If no, please consider adopting one in the current year.

The Monroe County Historic Preservation Board of Review was established in 2001 to promote the educational, cultural, economic, aesthetic and general welfare of the public through the preservation and protection of historic or architecturally worthy buildings, structures, sites, and neighborhoods that are significant at the local level.

Does the commission have a Code of Ethics?

Yes If yes, please attach a copy of it to this report.

No If no, please consider adopting/adapting the Code of Ethics of the National Alliance of Preservation Commissions (NAPC). Contact NAPC to learn more.

Does the commission have its own website that is separate and distinct from the municipality's main/general web page?

Yes List Web address here: <https://www.facebook.com/MCHPB>

No

PART D: ATTACHMENTS

Item 12: Letter of Commitment

Provide a letter that:

- 1.) Is printed on the municipal government's letterhead;
- 2.) States the municipal government's commitment to fulfill the duties and responsibilities delegated to it in Section 4(A-G) of *Indiana's Certified Local Government Regulations* for purposes of protecting cultural resources;
- 3.) States the commission's commitment to providing for public access and participation in accordance with Indiana's Open Door Law (IC 5-14-1.5);
- 4.) States the commission's commitment to having a majority of its members attend at least one informational or educational meeting, training session, conference, or activity each year;
- 5.) States the municipal government's commitment to finding citizens with a demonstrated interest, competence, and/or knowledge of historic preservation whenever filling vacancies on the commission, including appointing professional members from the disciplines of architecture, history, architectural history, preservation planning, American studies, art history, cultural geography, archaeology, and/or cultural anthropology, to the extent that such individuals are available within the community;
- 6.) Is signed by the chief elected official AND the current chairperson of the Commission.

[ATTACHED]

Item 13: List of Commission Members

Provide an up-to-date list that includes the following information:

- Commission Chair – name and term expiration date;
- Commission Members – name and term expiration date for each member;
- Commission Vacancies – give the number of vacant seats on the commission, if any;
- Advisory Members (if any) – list the name and organizational affiliation of each advisory member.

[ATTACHED]

Item 14: Updates to Commission Documents

If any NEW documents have been prepared (or older documents have been revised and updated) and adopted by the commission during the reporting period, please provide them as separate electronic attachments to this report:

- Rules of Procedure or Bylaws;
- Ordinance revisions or amendments;
- Code of Conduct;
- Code of Ethics;
- District Design Guidelines;
- Any other pertinent documents related to the routine operation of the commission (please do not include copies of recent HPF Grant applications; we already have those on-file).

[ATTACHED – Electronic Attendance Policy]

Item 15: Commission Meeting Agendas, Staff Reports, and Meeting Minutes

For the Commission meeting held in June during the reporting period – as long as there was at least one CofA application considered that month, please attach the meeting agenda, staff report(s), and the meeting minutes. If a meeting was not held that month OR if there were no CofA applications considered that month, please substitute the documents from the previous or following monthly commission meeting held where there was at least one CofA application on the agenda. If more than one meeting was held in the month, submit documents for just one of the meetings – not both.

[ATTACHED: July 2021 Meeting Packet (Includes Meeting Agenda, Staff Report for Reference, and June Meeting Minutes as Agenda Item) and July 2021 Meeting Minutes]

Item 16: Resumes for Commission Members, Municipal Staff, and Contract Staff

Please provide a resume for each current commission member and staff person, including contract staff (if any). Resumes should cover (1) educational background and (2) work experience, as well as demonstrate (3) personal interest in preservation through volunteerism, organizational memberships, and/or other activities and accomplishments. For citizens without an existing professional resume, a brief outline covering these three points is acceptable.

****THIS IS NEW!!! PLEASE SEND STAFF YOUR RESUME ASAP!!!****

2022 Work Plan—Approved March 21, 2022
Monroe County Historic Preservation Board

Project Priorities: Outreach and Preservation, Ongoing Board Initiatives

1) Limestone Heritage Project

- a. Update website with new information as it is available
- b. Connect with Partners on information to link to

Sub-committee members: Danielle, Debby

2) Drystone Walls

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

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

3) Community and Site Signage

- a. Pursue community signage as long as funding is provided
- b. Pursue interpretive signage for new historic covered bridge

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

4) Public Historic Preservation Education

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

Sub-committee members: Devin, Polly, Susan

5) Annual Property Owner Notice

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

Sub-committee members: Don, Debby, Polly

6) Demolition Delay and Staffing Committee

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

Sub-committee members: Duncan, Donn, Danielle

Project Priorities: Procedure, Time Sensitive Initiatives—All Board

- 1) Actively engage in County Development Ordinance revisions

Board Education Priorities, Ongoing Options—All Board and staff

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

MONROE COUNTY PLAN REVIEW COMMITTEE**April 14, 2022**

PLANNER	Drew Myers
CASE NUMBER	REZ-22-3
PETITIONER	Jason Voorhies, Life is Better on the Farm LLC
ADDRESS	5577 E Kings RD, parcel no. 53-06-31-400-002.000-003
REQUEST	Rezone Request from RE2.5 to AG/RR Waiver of Final Hearing Requested
ACRES	19.12 +/- acres
ZONE	Estate Residential 2.5 (RE2.5)
TOWNSHIP	Benton South
SECTION	31
PLATS	Platted, Kings Road Minor Subdivision Amendment 3 for Lot 3A
COMP PLAN DESIGNATION	MCUA Rural Transition

EXHIBITS

1. Petitioner Letter
2. Petitioner Site Plan
3. AG/RR Use Table
4. Kings Road Minor Subdivision Amendment 3 for Lot 3A

RECOMMENDATION TO THE PLAN REVIEW COMMITTEE

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a “positive recommendation” to the Plan Commission based on the petition’s compatibility with the Monroe County Comprehensive Plan.

PLAN REVIEW COMMITTEE

Structures on the property were noted as ‘Contributing’ in the SHAARD database and it was discussed that this petition could be reviewed at the Historic Preservation Board of Review meeting.

MEETING SCHEDULE

Plan Review Committee – April 14, 2022

Plan Commission Admin Meeting – May 2, 2022

Plan Commission Regular Meeting – May 17, 2022 (Preliminary– Waiver of Final Hearing Requested)

Plan Commission Admin Meeting – June 7, 2022

Plan Commission Regular Meeting – June 21, 2022 (Final Hearing)

Board of Commissioners Meeting – TBD

SUMMARY

The petition site is one parcel totaling 19.12 +/- acres located in Benton South Township at 5577 E Kings Road. The petitioner is proposing to amend the Zoning Map from Estate Residential 2.5 (RE2.5/PRO6) to Agricultural/Rural Reserve (AG/RR). The petitioner’s intention behind the rezone request is provide for the appropriate zoning designation to convert the existing single family residence into a “Tourist Home/Cabin”. The Tourist Home/Cabin use is not permitted in the RE2.5 zoning district.

If the rezone request is approved by the County Commissioners, the petitioner intends to complete the planning process for the establishment of a Tourist Home/Cabin use on the property. All applicable site plan requirements for Tourist Home/Cabins as well as the special conditions outlined in Chapter 802 for the Tourist Home/Cabin use must be met by the proposed change of use on the property. Typically, site plan review for Tourist Home/Cabin uses is completed on a staff level.

If the rezone is denied, the petitioner may continue to operate the property as a single family residence or may pursue any of the available uses as outlined in Chapter 833 of the Monroe County Zoning Ordinance for the RE2.5 zone as long as any special conditions can be met.

CHAPTER 801:

Short-Term Lodging Agreement. An agreement under which rooms are provided for a fee, rate, or rental, and are occupied for overnight lodging or habitation purposes for *a period of less than thirty (30) days*.

CHAPTER 802:

Tourist Home or Cabin. A building, or portion thereof, in which four (4) or fewer guest rooms are furnished to the public under the terms of a short-term lodging agreement.

Permitted in the AG/RR, FR, and CR zoning districts and listed as conditional in the ER, LR, MR, HR, and UR zoning districts. Subject to special condition #48.

48. Criteria for Tourist Home or Cabin uses in AG/RR, FR, and CR zoning districts:

- a) The lot must meet or exceed the minimum lot size and infrastructure facilities (i.e. septic system, driveway) requirement for the zoning district prior to the commencement of the Tourist Home or Cabin use;
- b) The Tourist Home or Cabin shall be located no closer than two-hundred (200') feet from any adjoining principal use structure not currently being used as a Tourist Home or Cabin or from the adjoining property setback line if no adjoining principle use structure exists.
- c) Any outdoor pool or spa facilities must meet State and Local Board of Health requirements and must be visually screened from surrounding properties and properly secured with a Power Safety Pool Cover or Enclosure as defined in Indiana Code (675 IAC 20-4-27 - Safety Features; 675 IAC 20-3-9 – Enclosure) standards for a Class C, Semi-Public Pool.
- d) Parking:
 - 1) Parking only on paved or graveled driveways;
 - 2) No parking is allowed on the street or road;
 - 3) One (1) parking space per guest room; and,
 - 4) No parking of any vehicles in any yard or setback area as defined by Chapter 804 of the Zoning Ordinance.
- e) Rules, in a readable size and format, shall be posted outside near the main entrance to the Tourist Home or Cabin and shall include the following:
 - 1) Rules and regulations for ensuring safety and preservation of neighborhood values (e.g., emergency phone numbers; 24 hour contact number for property owner or manager; noise restrictions; solid waste management rules; fishing license rules; etc.);
 - 2) Diagram of property boundary lines; and,
 - 3) Diagram of designated parking.
- f) Smoke detectors and a fire extinguisher shall be installed and maintained in working order in all Tourist Homes or Cabins.
- g) All solid waste and refuse shall be removed from the property and properly disposed of prior to a change of occupancy.
- h) No more than two (2) guests per guest room.

BACKGROUND

The Zoning Map amendment would be from RE2.5 to AG/RR. Listed below are the definitions of these zones per Chapter 833 and Chapter 802, respectively.

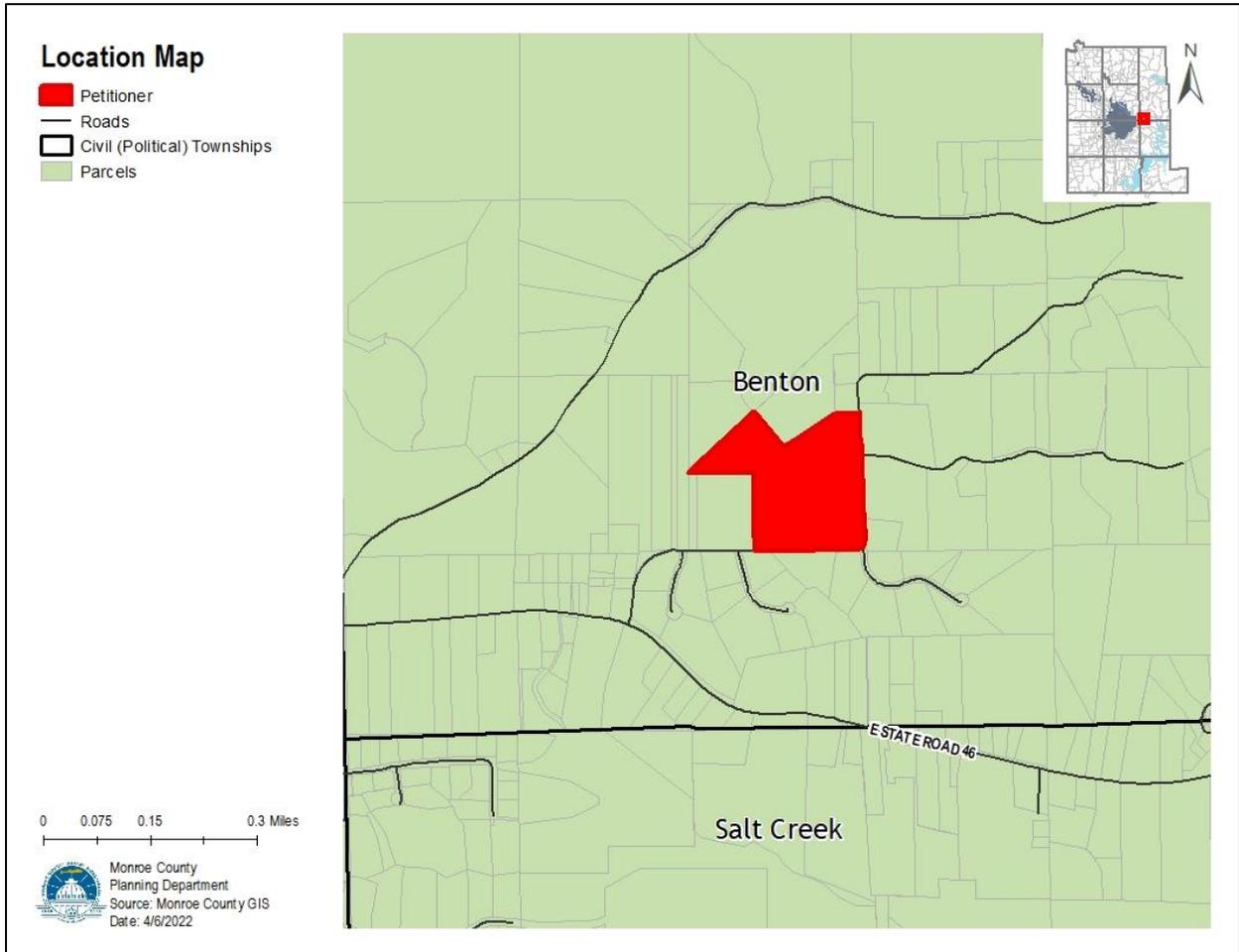
Estate Residential 2.5 (RE2.5) District. *The intent of this district is to required minimum lot sizes of 2.5 acres where sensitive environmental resources exist. Such environmental resources may include karst formations, wetlands, hillsides, heavily wooded land, and the lake's watersheds. The dual purposes of this district are:*

- A. *To protect such sensitive environmental resources.*
- B. *To permit a rural level of development which will not endanger and can be used to protect these sensitive resources.*

Agriculture/Rural Reserve (AG/RR) District. *The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses associated with agriculture uses and limited, very low density, rural non-farm related single family uses and not in (major) subdivisions. Its purposes are to encourage the continuation of agriculture uses, along with the associated single family residential uses, to discourage the development of residential subdivisions and non-farm-related nonresidential uses, to protect the environmentally sensitive areas, such as floodplain and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the AG/RR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the agriculture-related uses. The development of new non-farm residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance.*

LOCATION MAP

The parcel is located at 5577 E Kings Road, Section 31 in Benton South Township. The Parcel No. is 53-06-31-400-001.000-003.



ZONING

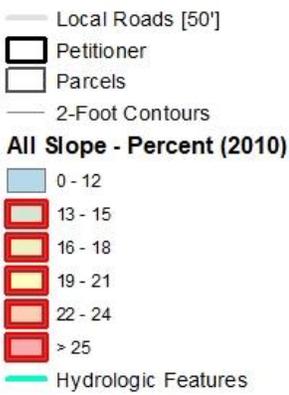
The parcel is zoned Estate Residential 2.5 as are the adjoining parcels to the north, south, east and west. There are numerous properties zoned Agriculture/Rural Reserve (AG/RR) approximately a quarter mile to the east. There are no commercial uses directly adjacent to the subject property. The surrounding area includes mostly residential uses.



SITE CONDITIONS & INFRASTRUCTURE

The petition site is made up of one 19.12 acre +/- parcel. The site contains an approximate 2,609 sf single family residence, a 1,344 sf pole barn, a 646 sf storage structure/utility shed, a 468 sf utility shed, and a 280 sf utility shed. The petition site is currently operated as a single family residence with some agricultural use. Access to the site is from E Kings Road, which is designated as a Local roadway according to the Monroe County Thoroughfare Plan. The petition site is located in Area 3 of the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed). There is no floodplain designated on the petition site. Evidence of karst/sinkhole features is present on and near the petition site according to available contour data. A conservation easement runs the entire length of the property west of the driveway/platted ingress/egress easement (see Exhibit 4).

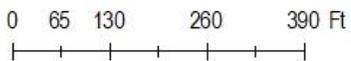
Slope Map



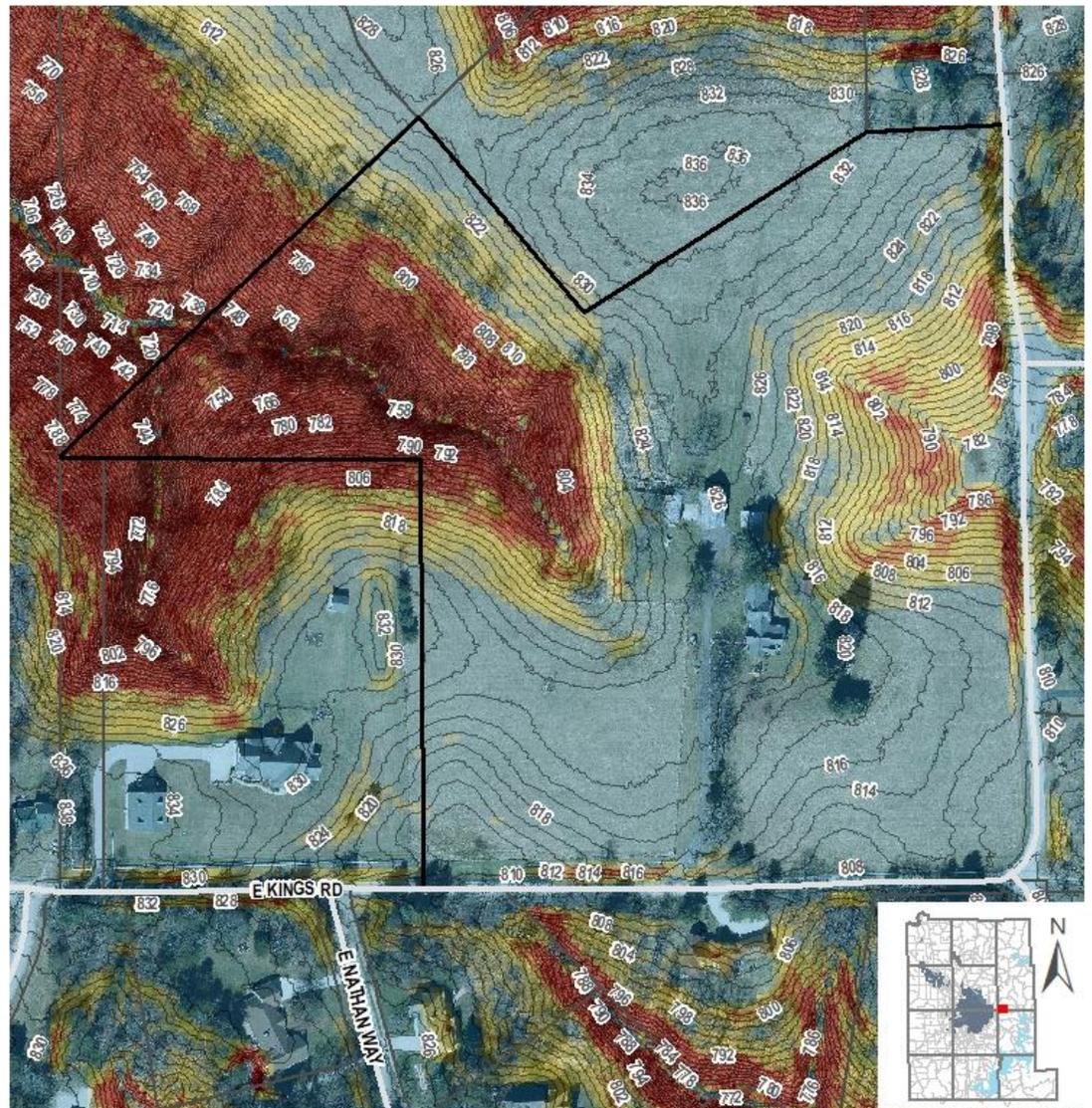
PARCEL #:
53-06-31-400-002.000-003

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

ECO AREA 3:
Areas > 18% slope have special regulations regarding land disturbance per Chapter 825.



Monroe County
Planning Department
Source: Monroe County GIS
Date: 4/6/2022



Stormwater Comments:

No comments on the rezone petition. MS4 Coordinator will review any site improvements when permits are submitted.

Highway Comments:

No comments substantive to the rezone petition at the time of this report’s publishing.

SITE PHOTOS



Photo 1. Aerial pictometry from the south (2020)



Photo 2: Aerial pictometry from the north (2020)

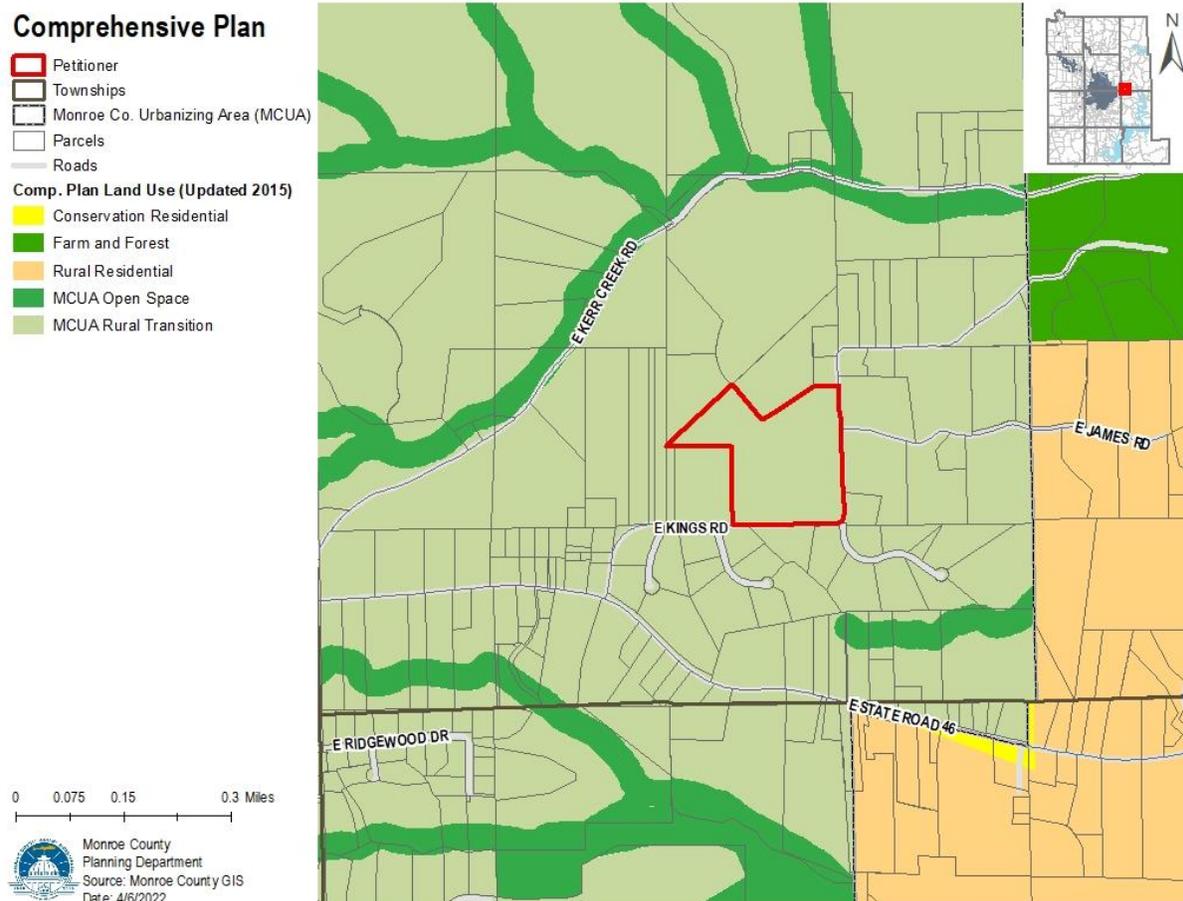


Photo 3: Aerial pictometry from the south (2022)



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

COMPREHENSIVE PLAN DISCUSSION



The petition site is located in the *Rural Transition* district in Monroe County Urbanizing Area of the Monroe County Comprehensive Plan.

5.1.7 Rural Transition

Portions of The urbanizing area, primarily to the east and South, are not suitable for intensive development due To access, infrastructure and environmental constraints.

These areas offer an opportunity to transition the scale and intensity of development along the urban to rural transect. Residential uses are low in density, primarily single-family, and typically are located along existing rural roadways rather than in subdivisions. Larger scale agricultural uses may occur within this area.

Within the Urbanizing Area, rural Transition lands may serve as a “holding” land use category that may be converted to other uses depending on future market demands and infrastructure expansion opportunities. The most likely uses for conversion include conservation residential, Parks and open Spaces, employment uses, and Quarry expansions that are best suited for low-density, relatively isolated development contexts. The potential for conversion to other uses should be considered as part of future updates to the Urbanizing Area Plan.

A. Transportation

Streets

Development in rural Transition areas is intended to occur along existing rural roadways. These are typically designed with two travel lanes and a berm or shoulder with open drainage. New roadway construction will be minimal and will likely respond to broader safety or connectivity needs within the larger transportation system, rather than demand generated by new development within the rural Transition area.

Automobile travel is necessary in rural areas. Care should be taken to avoid roadway improvements that prioritize speed and capacity at the expense of rural roadway character.

Bike, pedestrian, and Transit modes

Due to the low-density character and distance from destinations, travel by foot will be less common in rural Transition areas. However, bicycle travel should be encouraged. Opportunities to extend shared use/bicycle paths as part of a county-wide greenway system should be explored. Roadside paths may be appropriate in some cases, but care should be taken to preserve the scenic character of rural roadways. This can be accomplished through meandering alignments that provide space for landscape features such as mounding, fencing, limestone walls and naturalized plantings. Expansion opportunities for rural Transit routes should be explored to enhance accessibility of more remote areas.

B. Utilities

Sewer

Sewer service in rural transition areas will be limited. Residential development is expected to continue using on-site sewage disposal (septic systems), provided there is sufficient space, topography and soil conditions to meet minimum State and county installation and maintenance requirements.

Power

Overhead utility lines should be buried wherever feasible in the rural Transition area.

Communications

Communications needs will vary within the rural transition neighborhoods, but upgrades to infrastructure need to be a key consideration for future development sites. Communications features will likely differ from all other areas of development since transportation and infrastructure improvement will be limited. Wireless towers should be located sensitively to minimize disruption to scenic viewsheds.

C. Open space

Park Types

Open spaces within rural Transition areas should emphasize interconnected greenway systems and preservation of environmentally sensitive lands, whether public or private. Where feasible, shared use/bicycle paths should be provided to create continuous recreational and alternative transportation connections as part of the larger Monroe county system. Opportunities for new county parks should be explored, as well as opportunities for land preservation by private non-profit organizations such as the Sycamore land Trust.

Agriculture

The rural Transition area provides an opportunity to support food production within the Urbanizing Area. Particular emphasis should be placed on encouraging small-scale, locally-operated farming operations such as hobby farms, community-Supported Agriculture (CSA), vineyards and orchards. These are vital elements of the local economy, and proximity to the City of Bloomington offers an opportunity to integrate these uses into the local farm-to-Table and farm-to-institution supply chains.

D. Public Realm Enhancements

Lighting

Roadway lighting should be avoided on rural roadways to preserve rural character and minimize light pollution, except where necessary for safety.

Street/Site furnishings

Street and site furnishings will be limited to public parks and greenways.

E. Development guidelines

Open Space

Development in the rural Transition area will typically not provide public open space but will be required to protect environmentally sensitive features as development occurs.

Parking ratios

Parking needs are typically minimal for rural businesses, and requirements should be flexible based on the specific use.

Site design

Subdivision of land along rural roadways should avoid creating “residential strips” that block scenic vistas and change the character of the roadway from rural to suburban. Building setbacks will vary based on topography, but will typically exceed 50 feet and may be much larger.

Building form

Simple building massings typical of rural places are encouraged.

Materials

High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Rural development will typically require a lower degree of aesthetic scrutiny than is typical of higher density development areas; however, basic aesthetic standards should be met.

Private signs

residential development will typically not include signs, unless the residence is also operated as a business. Business signs will typically be ground- mounted monument-style or post-style signs and should be limited to no more than six feet in height. Signs should be secured to the ground and should not include changeable copy. Signs may be painted on barns in the manner of historic rural barn signs.

FINDINGS OF FACT - REZONE

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the petition site as MUA Rural Transition.
- The rezone request is to change the zone for the petition site from Estate Residential 2.5 (RE2.5) to Agriculture/Rural Reserve (AG/RR);
- The current use of the petition site is single family residential;
- If approved the petitioner intends to submit a site plan application to convert the existing single family residence into a Tourist Home/Cabin use on the site;

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

Findings:

- See Findings under Section A;
- The rezone request is to change the zoning for the entirety of the site to the Agriculture/Rural Reserve (AG/RR) District, which is described by the County's Zoning Ordinance, Chapter 802, as follows:

Agriculture/Rural Reserve (AG/RR) District. The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses associated with agriculture uses and limited, very low density, rural non-farm related single family uses and not in (major) subdivisions. Its purposes are to encourage the continuation of agriculture uses, along with the associated single family residential uses, to discourage the development of residential subdivisions and non-farm-related nonresidential uses, to protect the environmentally sensitive areas, such as floodplain and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the AG/RR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the agriculture-related uses. The development of new non-farm residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance.

- The petition site is currently zoned Estate Residential 2.5 (RE2.5);
- A commercial driveway permit from County Highway may be required for the purposes of the future site plan proposal;
- The majority of the northwest portion of the site exhibits slopes greater than 15% (see Slope Map);
- A large portion of the property surrounding the existing structures exhibits slopes less than 15% (see Slope Map);
- The petition site is not located in FEMA or DNR Floodplain;
- The petition site is located in Area 3 of the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed);
- Evidence of karst/sinkhole features is present on and near the petition site according to available contour data;

- A conservation easement runs the entire length of the property west of the driveway/platted ingress/egress easement (see Exhibit 4);

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

Findings:

- See Findings under Section A and Section B;
- The adjacent parcels to the north, east, south, and west are currently zoned RE2.5;
- Numerous properties approximately 0.25 miles to the east are zoned AG/RR;
- Land uses in the surrounding area are mostly residential and/or agricultural;
- There are no commercial uses directly adjacent to the subject property;

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

Findings:

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

(E) Responsible development and growth.

Findings:

- See Findings under Section A, Section B, and Section C;
- The petition site is one parcel with 19.12 +/- acres;
- The purpose of the rezone is to provide the property owner with the right zoning to pursue a Tourist Home/Cabin use on the property;
- According to the Monroe County Thoroughfare Plan, E Kings Road is designated as a local roadway;

EXHIBIT 1: Petitioner Letter

To The Monroe County Plan Commission,

We, through Life is Better on the Farm, LLC, own property at 5577 East Kings Road, Bloomington, IN 47408. We are seeking to rezone Parcel 53-06-31-400-002.000-003 from RE2.5 to AG/RR. The purpose of the rezone is to allow us to use the Farmhouse for short term renters who seek lodging while visiting Bloomington.

Thank you for your consideration.

Sincerely,

Jason Voorhies



Rachel Voorhies



Life is Better on the Farm, LLC

EXHIBIT 3: Uses Permitted in the AG/RR Zone

USES	INTENSITY	ZONES	USES	INTENSITY	ZONES
Agricultural Uses	i	AG	Religious Facilities	H	P
Accessory Use		P	Remote Garbage/Rubbish Removal	H	C
Accessory Structures for Agricultural Use	L	P	Solar Farm	L	C
Agriculture	H	P	Telephone and Telegraph Services	L	P
Agricultural-Related Industry	H	P	Utility Service Facility	M	P
Agricultural Uses-Land Animal	H	P	Wastewater Treatment Facility	H	C
Agricultural Uses-Non Animal	H	P	Water Treatment Facility	H	C
Agritourism / Agritainment (i.e. corn mazes,	H	P	Wired Communication Services	M	P
Aquaculture	M	P	Business and Personal Services	i	AG
Christmas Tree Farm	H	P	Accessory Use		P
Commercial facilities for the sale, repair, a	H	C	Artisan Crafts	M	C
Commercial Non-Farm Animals	M	P	Bed and Breakfast	L	P
Confined Feeding Operations	H	C	Composting Operation	H	P
Equestrian Center	H	C	Greenfill	M	P
Equine Services	L	P	Historic Adaptive Reuse		P
Feed Lot	H	P	Kennel, including commercial animal breeding	H	C
Feed Mill	L	P	Real Estate Sales office Or Model	L	P
Historic Adaptive Reuse		P	Taxidermist	L	P
Horse Farm	L	P	Temporary Seasonal Activity	M	P
Nursery/greenhouse	H	P	Tourist Home or Cabin	L	P
Orchard	H	P	Veterinary Service (Indoor)	H	C
Pick-your-own operation	H	P	Veterinary Service (Outdoor)	M	C
Roadside farm stand, Permanent	M	P	Retail and Wholesale Trade	i	AG
Roadside farm stand, Temporary	L	P	Accessory Use		P
Stockyard	H	P	Agricultural Sale Barn	H	P
Winery	H	P	Fruit Market	L	P
Accessory Apartments	L	P	Garden Center	H	C
Accessory Dwelling Units	L	P	Historic Adaptive Reuse		P
Accessory Livestock	L	P	Automotive and Transportation	i	AG
Accessory Use		P	Automobile Repair Services, Minor	H	C
Guest House	L	P	Historic Adaptive Reuse		P
Historic Adaptive Reuse		P	Accessory Use		P
Home Based Business	L	P	Camping Facility	H	P
Home Occupation	L	P	Historic Adaptive Reuse		P
Residential Storage Structure	L	P	Park and Recreational Services	H	C
Single Family Dwelling	n/a	P	Private Recreational Facility	H	C
Temporary Dwelling	L	P	Recreational Vehicle (RV) Park	H	C
Two Family Dwelling	n/a	P	Manufacturing, Mining	i	AG
Public and Semipublic	i	AG	Accessory Use		P
Accessory Use		P	Historic Adaptive Reuse		P
Cemetery	H	P	Sawmill	H	C
Governmental Facility	H	P	Wood Products	M	C
Historic Adaptive Reuse		P			

EXHIBIT 4: Kings Road Minor Subdivision Amendment 3 for Lot 3A

**KINGS ROAD MINOR SUBDIVISION
AMENDMENT 3 FOR LOT 3A FINAL PLAT**

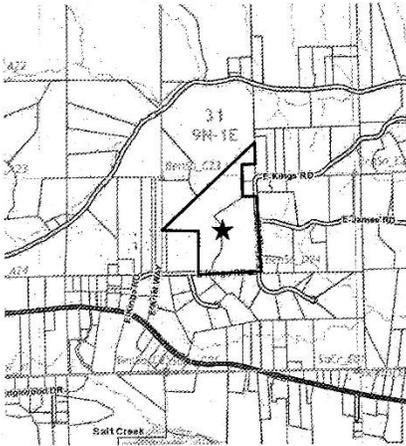
SECTION 31, TOWNSHIP 9 NORTH, RANGE 1 EAST,
BENTON TOWNSHIP, MONROE COUNTY, INDIANA

2021017824 NSPL 826.00
09/14/2021 01:45:48P 1 PGS
P+L SOWALLS
Monroe County Recorder IN
Recorded as Presented

DULY ENTERED
FOR TAXATION
SEP 13 2021

Auditor Monroe County, Indiana

LOCATION MAP

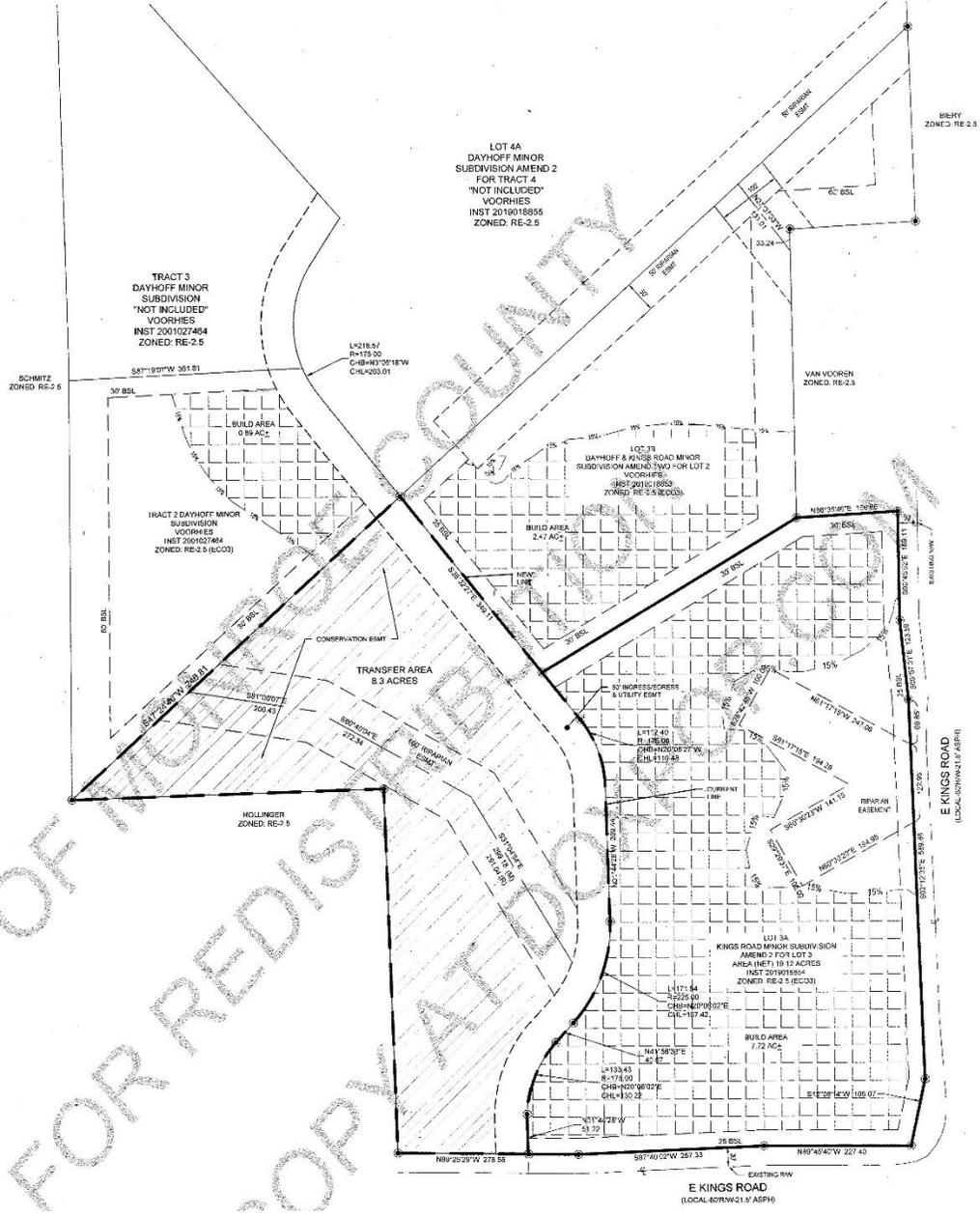


BASIS OF BEARINGS:
DAYHOFF & KINGS ROAD MINOR SUBDIVISION
DAYHOFF MINOR SUBDIVISION



LEGEND

- | | |
|------------------------------|--------------------|
| ○ R-1 LINE | SRW SET RESAR |
| ⊗ STAKE | SMAG SET SASH NAIL |
| ⊙ MARK | M MEASURED |
| ⊙ RCM PIPE | R HILGORD |
| △ MORNAL | |
| ▨ HOLLOW LINE TRANSFER AREA | |
| ▨ CONSERVATION EASEMENT AREA | |
| ▨ HOLLOW LINE MORNAL R-1 RCM | |



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