



**MONROE COUNTY BOARD OF COMMISSIONERS'  
WORK SESSION AGENDA**

**May 31, 2023**

**Nat U. Hill Meeting Room - 3<sup>rd</sup> Floor, Courthouse and Zoom Connection**

- 1. Sheriff's Department, Sheriff Marte', Jail Commander Kyle Gibbons, and Delaware County Sheriff Tony Skinner**  
Presenting the IRACS Program  
*This item will be heard at 11:30 am*
- 2. Planning Department, Anne Crecelius**  
Ordinance 2023-20; Starts Rezone



# Monroe County Board of Commissioners Agenda Request Form

Date to be heard  Formal  Work session  Department

Title to appear on Agenda:  Vendor #

**Executive Summary:**

Sheriff Ruben Marte and Jail Commander Kyle Gibbons with Delaware County Sheriff Tony Skinner are presenting the IRACS Program.

Fund Name(s):	Fund Number(s):	Amount(s)
<input type="text"/>	<input type="text"/>	<input type="text"/>

Presenter:

**Speaker(s) for Zoom purposes:**

Name(s)	Phone Number(s)
<input type="text"/>	<input type="text"/>

*(the speaker phone numbers will be removed from the document prior to posting)*

Attorney who reviewed:



# Monroe County Board of Commissioners Agenda Request Form

Date to be heard

05/31/23

Formal

Work session

Department

Planning

Title to appear on Agenda:

Ordinance 2023-20:Starts Rezone

Vendor #

### Executive Summary:

The Monroe County Zoning Ordinance is amended to rezone a 17.29 +/- acre parcel in Section 11 of Clear Creek Township at 7955 S Fairfax RD, parcel #: #53-11-11-300-014.000-006, from Agricultural Rural Reserve (AG/RR) to Limited Business (LB) zoning district.

Fund Name(s):

Fund Number(s):

Amount(s)

Presenter:

Anne Crecelius

### Speaker(s) for Zoom purposes:

Name(s)

Lorraine Fowler

Phone Number(s)

*(the speaker phone numbers will be removed from the document prior to posting)*

Attorney who reviewed:

Schilling, David

OFFICE OF  
MONROE COUNTY PLAN COMMISSION  
501 N Morton Street, Suite 224  
BLOOMINGTON, IN 47404

TO: THE COMMISSIONERS OF MONROE COUNTY, INDIANA

CERTIFICATION

I, Tammy Behrman, hereby certify that during its meeting on May 16<sup>th</sup>, 2023 the Monroe County Plan Commission considered Petition No. REZ-22-8 for a Zoning Map Amendment (Ordinance No. 2023-20) to the Monroe County Zoning Ordinance and made a negative recommendation to approve thereon, based on the findings, conditions, and Highway Department reports, with a vote of 5-2.

This proposed amendment is being forwarded for your consideration pursuant to J.C. 36-7-4-605(a).

  
Tammy Behrman  
Acting Director

5/22/2023  
Date

**ORDINANCE NO. 2023-20**

**Starts Rezone**

An ordinance to amend the Monroe County Zoning Maps which were adopted December 1996.

Whereas, the Board of Commissioners of Monroe County, Indiana, passed a zoning ordinance and adopted zoning maps effective January 1997, which ordinance and maps are incorporated herein; and,

Whereas, the Monroe County Plan Commission, in accordance with all applicable laws, has considered the petition to amend said zoning maps;

Now, therefore, be it ordained by the Board of Commissioners of Monroe County, Indiana, as follows:

SECTION I.

The Monroe County Zoning Ordinance is amended to rezone a 17.29 +/- acre parcel in Section 11 of Clear Creek Township at 7955 S Fairfax RD, parcel #: #53-11-11-300-014.000-006, from Agricultural Rural Reserve (AG/RR) to Limited Business (LB) zoning district.

SECTION II.

This ordinance shall be in full force and effect from and after its passage and adoption by the Board of Commissioners of Monroe County, Indiana.

Passed and adopted by the Board of Commissioners of Monroe County, Indiana, this 14<sup>th</sup> day of June, 2023.

**BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA**

"Yes" Votes

"No" Votes

\_\_\_\_\_  
Penny Githens, President

\_\_\_\_\_  
Penny Githens, President

\_\_\_\_\_  
Julie Thomas, Vice President

\_\_\_\_\_  
Julie Thomas, Vice President

\_\_\_\_\_  
Lee Jones, Commissioner

\_\_\_\_\_  
Lee Jones, Commissioner

\_\_\_\_\_  
Attest:  
Catherine Smith, Monroe County Auditor

**MONROE COUNTY COMMISSIONERS****June 14, 2023**

<b>PLANNER</b>	Anne Crecelius
<b>CASE NUMBER</b>	REZ-22-8
<b>PETITIONER</b>	Starts Living Trust c/o Lorraine Fowler
<b>ADDRESS</b>	7955 S Fairfax RD, parcel #53-11-11-300-014.000-006
<b>REQUEST</b>	Rezone Request from AG/RR to LB Waiver of Final Hearing Requested
<b>ACRES</b>	17.29 +/- acres
<b>ZONE</b>	AG/RR, ECO1/2/3
<b>TOWNSHIP</b>	Clear Creek Township
<b>SECTION</b>	11
<b>PLATS</b>	Unplatted
<b>COMP PLAN DESIGNATION</b>	Rural Residential

**EXHIBITS**

1. Petitioner Letter
2. "AG/RR" Permitted and Conditional Use List
3. "Limited Business" Permitted and Conditional Use List
4. Chapter 804 Design Standards Comparison
5. Dave Utley Letter to Plan Commission

**RECOMMENDATION**

Staff recommends **denying** the rezone request from Agricultural Rural Reserve (AG/RR) to Limited Business (LB) based on the findings of fact, subject to the Monroe County Highway and Drainage engineer reports.

**Plan Review Committee – October 13, 2022**

Plan Review Committee forwarded a negative recommendation by a vote of 5-0.

**Plan Commission Regular Meeting – November 17, 2022 (Preliminary Hearing)**

Discussion regarding increased traffic. Motion failed, petition returns for final hearing.

**Plan Commission Regular Meeting – May 16, 2023 (Final Hearing)**

Plan Commission forward a negative recommendation by a vote of 5-2.

**SUMMARY**

The petition site is one parcel totaling 17.29 +/- acres located in Clear Creek Township. The petitioner is proposing to amend the Zoning Map from Agricultural Rural Reserve (AG/RR) and Environmental Constraint Overlay Area 1, 2, and 3 (ECO1/2/3) to Limited Business (LB) and ECO1/2/3.

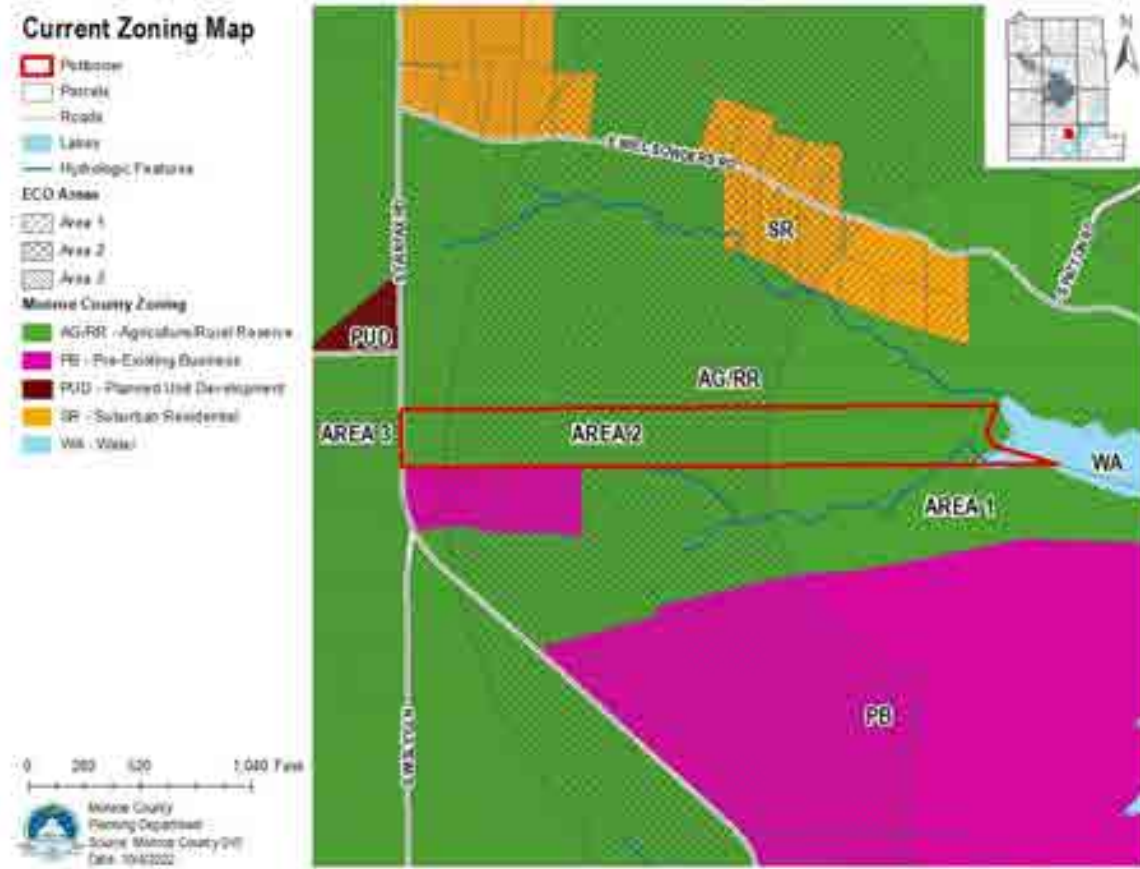
The petition site contains a residential accessory structure – a log cabin style residence was on the property but has been demolished. The property is currently for sale and advertised by the petitioner who is a real estate agent and related to the property owner. The petitioner has stated the desire to rezone the property to commercial is to increase the sale value. If the request is approved by the County Commissioners the petitioner intends to sell the petition site for a commercial use. If the rezone request is denied the zoning will remain AG/RR, a zoning district where primarily agricultural and residential uses are permitted. The Zoning Map amendment would be from AG/RR to LB. Listed below are the definitions of these zones per Chapter 802.

**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



## ZONING

The zoning for the petition site is Agricultural Rural Reserve (AG/RR) and Environmental Constraint Overlay Area 1, 2, and 3 (ECO1/2/3). Adjacent zoning is Agricultural Rural Reserve. The petition site is a currently developed with a Single Family Residence.



## SITE CONDITIONS & INFRASTRUCTURE

The site has frontage along S Fairfax Road, a Major Collector per the 2016 Thoroughfare Plan. The site located within the Lake Monroe Watershed and is zoned with the Environmental Constraints Overlay Area 1, 2, and 3. The petition site is currently developed with a SFR and does contain slopes that exceed 15%. There are no known karst features. The property is somewhat narrow at 270' approximately in width. A driveway permit was applied for at the request of the Highway Dept. Project Manager, Ben Ayers. The existing driveway entrance was denied for site distance issues. The petitioner intends to re-apply with a re-located entrance.



### Site Conditions Map

Major Collector (70')  
Feltliner

10-Foot Contours

#### Percent Slopes

0 - 12%

13 - 16%

16 - 18%

18 - 21%

22 - 24%

> 25%

Local Roads (50')

Hydrologic Features

#### DNR Best Available Data

FLD\_ZONE, ZONE\_SURTY

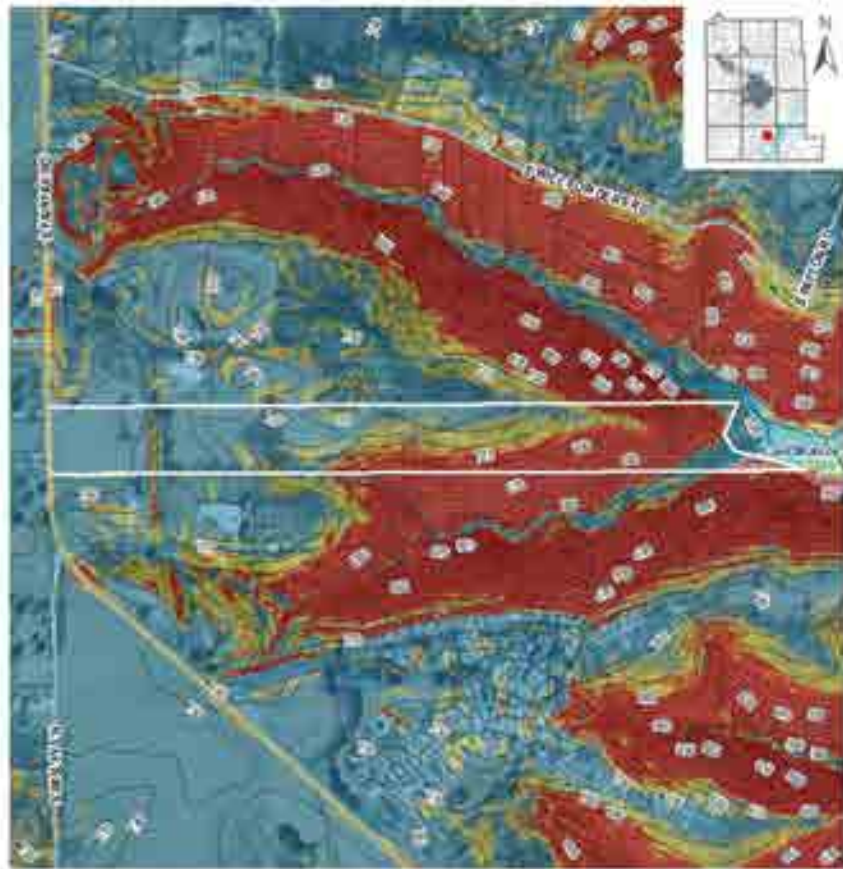
A

Lakes

Parcels

0 150 300 600 Feet

Monroe County  
Planning Department  
Source: Monroe County DNR  
Date: 10/4/2022



**SITE PICTURES**



Photo 1. Pictometry photo looking east.



Photo 2. Pictometry photo looking north.



Photo 3. At the entrance of the property looking east.



Photo 3: Looking north.



Photo 4: Looking south.

**COMPREHENSIVE PLAN DISCUSSION**

The petition site is located within the **Rural Residential** designation of the Monroe County Comprehensive Plan. Points that align with the proposed rezone are highlighted in green. Points that differ are highlighted in grey. The plan states the following for this designation:



The Rural Residential use category includes rural property, environmentally sensitive areas, and areas adjacent to quarry operations where low densities are appropriate and desirable; however, the sparse

population character of the Farm and Forest category is no longer applicable. Generally, these areas are characterized by active or potential mineral extraction operations nearby, steep slopes, and the remaining forest and/or agricultural land where roadways and other public services are minimal or not available.

The Rural Residential use category includes all property in Monroe County that is not within the Farm and Forest Residential area, Bloomington Urbanizing Area or a Designated Community, or an incorporated town or city. Approximately 52,000 acres of rural property in Indian Creek, Clear Creek, Van Buren, Bloomington, Richland, Bean Blossom, Washington, and Benton Townships are designated Rural Residential. Most often this category adjoins or is very close to the Farm and Forest Residential areas. Current Rural Residential densities are usually greater than 64 homes per section and some portions of the Rural Residential area have already been subdivided or developed at urban densities.

To maintain Rural Residential 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. Where appropriate infrastructure is available, home clustering with open space dedications may be an option in this residential category. Open space can serve a variety of uses including recreational opportunities for local residents, limited accessory agricultural uses, or buffering of an adjoining use. Contiguous Resilient Land shall be available for each dwelling adequate to support either two independent conventional septic fields or one replaceable mound system. Sufficient space for buildings traditionally associated for this type of use must also be provided. In addition, public roadways shall not experience less than the Monroe County Level of Service standard existing at the time this Plan is adopted. New subdivision road traffic lanes that access County roadways shall not exceed the capacity of traffic lanes for adjoining public roadways. State highways, major collectors, or arterial roads are exempt from this requirement.

#### **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 Rural Residential;
- “includes rural property, environmentally sensitive areas,”;
- The intention of the petitioner if the rezone is approved is to allow for a commercial use, specifically for commercial “boat storage”;

**(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 17 +/- acres from AG/RR & ECO1/2/3 to Limited Business (LB) and ECO1/2/3;
- The current use of the petition parcel is a residential and is largely undeveloped – it has one residential accessory structure on-site;
- Adjacent uses are residential or commercial and adjacent zoning is AG/RR and PB;

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

**Findings:**

- See Findings under Section A and Section B;
- The site contains some buildable area (slopes 15% and under) and some steep slopes that drains into Monroe Reservoir;
- The site is located within all the Areas (1, 2, and 3) of the Environmental Constraints Overlay zoning districts;
- The area that borders the lake is considered FEMA Floodplain;
- There are no known karst features;

**(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;
- The petitioner states that their intent to rezone is to increase the sale value of the property;

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

**Findings:**

- See Findings under Section A, Section B, and Section C;
- Access is off of S Fairfax Road;
- According to the Monroe County Thoroughfare Plan, S Fairfax Rd is classified as a Major Collector road;

**EXHIBIT 1: Petitioner Letter**

**From:** [Lorraine Fowler](#)  
**To:** [Drew Myers](#)  
**Cc:** [gross@taskar.com](mailto:gross@taskar.com); [Greg Starts](#)  
**Subject:** Rezone Application  
**Date:** Wednesday, September 7, 2022 8:51:24 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
**Importance:** High

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Dear Monroe County Planning Commission,

Hello, my name is Lorraine Fowler, I'm writing on behalf of the property located at 7955 South Fairfax Road, Bloomington, Indiana 47401. I'm the realtor and daughter of the deceased owners of this property, my parents, Arthur and Mary Starts. My eldest brother, Greg Starts, is the Trustee of this property that's held in the Starts Trust. He is attached to this email and has given his consent in my request for a rezoning of this parcel. I currently have three buyers interested in this track of land. All three buyers are interested in purchasing this property for boat storage. So in light of this interest and apparent highest and best use of this property, I'm respectfully submitting a rezone for your consideration.

Best regards,  
Lorraine



**Lorraine Fowler**

**Broker Associate/REALTOR®**

RE/MAX Acclaimed Properties

3695 S. Sare Road

Bloomington, IN 47401

Cell: (812) 320-5553

**EXHIBIT 2: “AG/RR” Permitted and Conditional Use List**

<b>Agricultural Uses</b>	<b>(i)</b>	<b>AG</b>	<b>(C)</b>
Accessory Use		P	53
Accessory Structures for Ag. Use	L	P	
Agriculture	H	P	53
Ag. Event Center, Small	H	C	
Ag. Event Center, Medium	H	C	
Ag. Event Center, High	H	C	
Ag.-Related Industry	H	P	53
Ag. Uses-Land Animal	H	P	22; 53
Ag. Uses-Non Animal	H	P	22; 53
Agritourism / Agritainment	H	P	53
Aquaculture	M	P	22; 53
Christmas Tree Farm	H	P	53
Comm. facilities for the sale, repair, and service of Ag. equip., vehicles, feed, or suppl.	H	C	53
Comm. Non-Farm Animals	M	P	53
Confined Feeding Operations	H	C	24;44
Equestrian Center	H	C	53
Equine Services	L	P	
Feed Lot	H	P	24
Feed Mill	L	P	6;25
Historic Adaptive Reuse		P	15; 44
Horse Farm	L	P	53
Nursery/greenhouse	H	P	53
Orchard	H	P	53
Pick-your-own operation	H	P	53
Roadside farm stand, Permanent	M	P	52
Roadside farm stand, Temporary	L	P	51
Stockyard	H	P	24
Winery	H	P	53

<b>Residential Uses</b>	<b>(i)</b>	<b>AG</b>	<b>(C)</b>
Accessory Apartments	L	P	26
Accessory Dwelling Units	L	P	53; 55
Accessory Livestock	L	P	43
Accessory Use		P	5
Guest House	L	P	
Historic Adaptive Reuse		P	15; 44
Home Based Business	L	P	16
Home Occupation	L	P	16
Residential Storage Structure	L	P	15
Single Family Dwelling	n/a	P	1
Temporary Dwelling	L	P	3; 53
Two Family Dwelling	n/a	P	2
<b>Public &amp; Semipublic</b>	<b>(i)</b>	<b>AG</b>	<b>(C)</b>
Accessory Use		P	13
Cemetery	H	P	
Governmental Facility	H	P	7;40
Historic Adaptive Reuse		P	15; 44
Religious Facilities	H	P	22
Remote Garbage/Rubbish Removal	H	C	34
Solar Farm	L	C	
Telephone and Telegraph Services	L	P	32
Utility Service Facility	M	P	31
Wastewater Treatment Facility	H	C	15
Water Treatment Facility	H	C	
Wired Communication Services	M	P	32



<b>Business &amp; Personal Services</b>	<b>(i)</b>	<b>AG</b>	<b>(C)</b>
Accessory Use		P	13
Artisan Crafts	M	C	15, 22, 44
Bed and Breakfast	L	P	8
Composting Operation	H	P	31; 53
Greenfill	M	P	7;15;22;47
Historic Adaptive Reuse		P	15; 44
Kennel, comm. animal breeding ops.	H	C	10;15; 53
Real Estate Sales office Or Model	L	P	9
Taxidermist	L	P	6
Temporary Seasonal Activity	M	P	46; 54
Tourist Home or Cabin	L	P	48
Veterinary Service (Indoor)	H	C	15
Veterinary Service (Outdoor)	M	C	10; 15
<b>Retail &amp; Wholesale Trade</b>	<b>(i)</b>	<b>AG</b>	<b>(C)</b>
Accessory Use		P	13
Agricultural Sale Barn	H	P	35
Fruit Market	L	P	
Garden Center	H	C	53
Historic Adaptive Reuse		P	15; 44
<b>Automotive &amp; Transportation</b>	<b>(i)</b>	<b>AG</b>	<b>(C)</b>
Automobile Repair Services, Minor	H	C	50; 53
Historic Adaptive Reuse		P	15; 44
<b>Amusement and Recreational</b>	<b>(i)</b>	<b>AG</b>	<b>(C)</b>
Accessory Use		P	13
Camping Facility	H	P	27; 53
Historic Adaptive Reuse		P	15; 44
Park and Recreational Services	H	C	14;20
Private Recreational Facility	H	C	20

Recreational Vehicle (RV) Park	H	C	53
<b>Manufacturing, Mining</b>	<b>(i)</b>	<b>AG</b>	<b>(C)</b>
Accessory Use		P	13
General Contractor	M	C	15
Historic Adaptive Reuse		P	15; 44
Sawmill	H	C	15;22
Wood Products	M	C	7;15

**EXHIBIT 3: “Limited Business” Permitted and Conditional Use List**

<b>Agricultural Uses</b>	<b>(i)</b>	<b>LB</b>	<b>(C)</b>
Historic Adaptive Reuse		P	15; 44
<b>Residential Uses</b>	<b>(i)</b>	<b>LB</b>	<b>(C)</b>
Boarding House	L	P	
Historic Adaptive Reuse		P	15; 44
<b>Public &amp; Semipublic</b>	<b>(i)</b>	<b>LB</b>	<b>(C)</b>
Accessory Use		P	13
Community Center	L	P	28
Daycare Facility	M	P	22;30;42
Governmental Facility	H	P	7;40
Group Home Class I	L	P	
Group Home Class II	L	P	
Historic Adaptive Reuse		P	15; 44
Medical Clinic	L	P	
Religious Facilities	H	P	22
Remote Garbage/Rubbish Removal	H	C	34
Retirement Center	L	P	
Telephone and Telegraph Services	L	P	32
Utility Service Facility	M	P	31
Water Treatment Facility	H	P	
<b>Business &amp; Personal Services</b>	<b>(i)</b>	<b>LB</b>	<b>(C)</b>
Accessory Use		P	13
Appliance Repair	L	P	6
Barber Service	L	P	
Beauty Service	L	P	
Bed and Breakfast	L	P	8
Boat Storage	M	P	41
Caterer	L	P	
Coin Operated Cleaning/Laundry	L	P	
Convenience Storage	M	P	4;6;21
Copy Service	L	P	

Dry Cleaning and Laundry Pickup	L	P	
Electrical Repair	L	P	6
Employment Agency	M	P	
Equipment Rental	M	P	7;21
Estate Services	L	P	
Financial Service	M	P	
Historic Adaptive Reuse		P	15; 44
Insurance Agency	L	P	
Interior Decorating	L	P	
Legal Service	L	P	
Locksmith	L	P	
Massage Studio	M	P	
Office	L	P	
Parking Facility	H	P	31
Photographic Services	L	P	
Real Estate Agency	L	P	
Real Estate Sales office Or Model	L	P	9
Shoe Repair	L	P	
Small Engine and Motor Repair	L	P	6;21
Tailoring	L	P	
Temporary Seasonal Activity	M	P	46; 54
Travel Agency	L	P	
Veterinary Service (Indoor)	H	P	15
<b>Retail &amp; Wholesale Trade</b>	<b>(i)</b>	<b>LB</b>	<b>(C)</b>
Accessory Use		P	13
Apparel Shop	L	P	
Bakery (Retail)	L	P	
Bookstore	L	P	
Camera and Photographic Supply	L	P	
Confectionery	L	P	
Convenience Store	H	P	
Drugstore	M	P	
Florist (Retail)	L	P	
Fruit Market	L	P	
Gift Shop	L	P	

Gunshop	M	CU	
Handicrafts	L	P	
Hardware	M	P	6
Historic Adaptive Reuse		P	15; 44
Liquor Store	M	P	
Meat Market	L	P	
Restaurant	M	P	
Sporting Goods	L	P	
<b>Automotive &amp; Transportation</b>	<b>(i)</b>	<b>LB</b>	<b>(C)</b>
Accessory Use		P	13
Historic Adaptive Reuse		P	15; 44
<b>Amusement and Recreational</b>	<b>(i)</b>	<b>LB</b>	<b>(C)</b>
Accessory Use		P	13
Historic Adaptive Reuse		P	15; 44
Park and Recreational Services	H	P	14;20
<b>Manufacturing, Mining</b>	<b>(i)</b>	<b>LB</b>	<b>(C)</b>
Accessory Use		P	13
Construction Trailer	L	P	17
Historic Adaptive Reuse		P	15; 44
<b>Adult Oriented Business</b>	<b>(i)</b>	<b>LB</b>	<b>(C)</b>
Adult Oriented Businesses	L/M	P	49

**EXHIBIT 4: Chapter 804 Design Standards Comparison**

Table 4-1 Height, Bulk, Area, and Density Requirements for Zoning Districts																	
Requirement	AG	FR	CR	ER	SR	LR	MR	HR	UR	LB	GB	PB	LI	HI	IP	ME	REC
Gross Density	0.40 (J)	0.20	0.40	1.00	1.00	2.00	4.00	7.30	7.30	—	—	—	—	—	—	—	—
Minimum Lot Area (acres)	2.5 (I)	5.0 (I)	2.5 (E)(I)	1.0	1.0 (F)	0.34	0.2	0.14	0.14	—	—	—	—	—	—	—	—
Minimum Lot Width at Building Line	200	200	200	100	50	75	50	50	50	50	50	50	50	100	100	200	200
Minimum Required Setbacks (feet)																	
Yard Fronting on any Street																	
Local	25 (H)	25 (H)	25 (H)	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Minor Collector	35 (H)	35 (H)	35 (H)	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Major Collector	35 (H)	35 (H)	35 (H)	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Minor Arterial	50 (H)	50 (H)	50 (H)	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Principal Arterial	60 (H)	60 (H)	60 (H)	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Side Yards	50 (A)	50 (A)	15	15	5	10	5 (K)	5 (K)	10 (K)	5	5	5	3	3	3	50	50
Rear Yard	50 (B)	50 (B)	35	35	10	25	10	10	10	0	0	0	10 (D)	10 (D)	10 (D)	50	50
Maximum Lot Coverage (AG, FR, CR, FR- Sq. Ft.) Minimum Open Space Area (All Other Zones - percent)	15,000 Square Feet (G)	15,000 Square Feet (G)	15,000 Square Feet (G)	40	40	40	40	40	40	15	20	15	20	20	20	—	20
Maximum Height (feet)	40 Principal Use Structures 30 Accessory Use Structures	40 Principal Use Structures 30 Accessory Use Structures	40 Principal Use Structures 30 Accessory Use Structures	35	35	35	35	35	40	35	45	35	50	60	35	—	40
Maximum Floor Area Ratio	—	—	—	—	—	—	—	—	—	0.25	0.30	0.25	0.4	0.4	0.4	—	0.30

## EXHIBIT 5: Dave Utley Letter to Plan Commission



1400 E Monroe Dam Road  
Bloomington, IN 47401  
[www.thedamboathouse.com](http://www.thedamboathouse.com)

Re: Starts Rezone Information

My name is Dave Utley. I own the Dam Boathouse on Monroe Dam Rd. I have 20+ years in the boating business on Lake Monroe. I have an approved offer on this property that is contingent on its rezoning to LB for boat storage.

I've been looking for land to build storage facilities for several years now. The popularity of luxury pontoons and wake boats has created a need for updated storage facilities. For the last several years I've turned away many potential storage customers that are looking for enclosed buildings with concrete floors, convenient access and appropriate security. The enclosed storage facilities in the area consist of Fairfax Marine (now Lake Monroe Boat and RV Storage) and the Fourwinds have been full in the winter for the last 3-4 years.

I'd also like to add my thoughts on the traffic concerns. These boats are coming to our lake whether this storage facility is here or not. With this facility, they would only have to haul their boat the last two miles of their trip.

I believe that a well-designed site would allow me to serve the needs of my customers and be a good neighbor.

Thank You,

Dave Utley  
The Dam Boathouse  
Phone : (812) 837-6566  
Mobile: (812)360-2129  
Email : [dave@thedamboathouse.com](mailto:dave@thedamboathouse.com)  
1400 E Monroe Dam Road  
Bloomington, IN 47401  
-Helping you Love Lake Life since 2005